

**MINUTES OF THE REGULAR MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, OCTOBER 11, 2016 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 James K. Festerman  
Councilman Donald L. Gorham  
Councilwoman Sherri G. Walker

**COUNCIL MEMBERS ABSENT:** Councilman William Hairston

**CITY STAFF PRESENT:** Preston W. Mitchell, City Manager  
Angela G. Stadler, CMC, City Clerk  
William F. McLeod Jr., City Attorney  
Tom Wiggins, Assistant City Manager  
– Community Services  
Chris Phillips, Assistant City Manager  
– Administration  
Kevin Eason, Public Works Director  
Robert Hassell, Police Chief  
David Bracken, Fire Chief  
Donna Setliff, Community  
Development Manager

Mayor Donecker called the meeting to order.

**INVOCATION.**

Fire Chief David Bracken, Pastor of Jerusalem Baptist Church in Spencer, North Carolina, provided the invocation.

**PLEDGE OF ALLEGIANCE.**

The Council led the audience in the Pledge of Allegiance.

**ABSENCE OF COUNCILMAN HAIRSTON NOTED.**

The Mayor noted Councilman Hairston sent his regrets since he is attending revival services he organized.

**APPROVAL OF THE CONSENT AGENDA.**

**Councilman Gorham made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 6-0 vote, to approve the Consent Agenda.**

**CONSENT AGENDA ITEM NO. 1 – APPROVAL OF THE SEPTEMBER 13, 2016 REGULAR MEETING MINUTES AND THE SEPTEMBER 29, 2016 SPECIAL MEETING MINUTES.**

With the approval of the Consent Agenda in a 6-0 vote, the Council approved the September 13, 2016 Regular Meeting Minutes and the September 29, 2016 Special 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 NOVEMBER 8, 2016, FOR THE FOLLOWING PROPERTIES:**

With the approval of the Consent Agenda in a 6-0 vote, the Council approved the following Resolutions related to the following properties whose property owners have requested voluntary annexation:

**(A) 978 WILLOW STREET**

**RESOLUTION DIRECTING THE CLERK  
TO INVESTIGATE A PETITION RECEIVED  
UNDER G.S. 160A-58.1  
978 Willow Street**

**WHEREAS**, a petition requesting annexation of an area described in said petition (see attached description) was received on September 12, 2016, by the City Council of the City of Reidsville; and

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

**WHEREAS**, the City Council of the City of 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 11<sup>th</sup> day of October, 2016.

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

ATTEST:

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

**A16-03**

## **CERTIFICATE OF SUFFICIENCY**

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

I, Angela G. Stadler, CMC/NCCMC, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 4<sup>th</sup> day of October, 2016.

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

**A16-03**

## **RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2 978 Willow Street**

**WHEREAS**, a petition requesting annexation of the non-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, November 8, 2016.

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

Beginning at a point, the northeast corner of the intersection of Willow Street and Willow Street Extension: thence S 86E 01' East for a distance of 95 feet to a point in the northern edge of Willow Street Extension; thence N 5E 27' East for a distance of 60.92 feet to a point in the southern line of Lot No. 4 of the Everette Gilliam Property; thence N 86E 01' West for a distance of 96.54 feet to a point in the eastern edge of Willow Street; thence with the eastern edge of Willow Street for a distance of 60 feet to the point of Beginning and being a portion of the Everette Gilliam Property as shown on map of survey by John B. Cobb made May 21, 1955. This particular tract being a portion of Lot No. 5 of said survey. This conveyance is made subject to restrictions, rights of way and easements of record, if any.

**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 11<sup>th</sup> day of October, 2016.

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

ATTEST:

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

**(B) 136 NARROW GAUGE ROAD**

**RESOLUTION DIRECTING THE CLERK  
TO INVESTIGATE A PETITION RECEIVED  
UNDER G.S. 160A-58.1  
136 Narrow Gauge Road**

**WHEREAS**, a petition requesting annexation of an area described in said petition (see attached description) was received on September 23, 2016, by the City Council of the City of Reidsville; and

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

**WHEREAS**, the City Council of the City of 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 11<sup>th</sup> day of October, 2016.

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

ATTEST:

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

**A16-04**

## **CERTIFICATE OF SUFFICIENCY**

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

I, Angela G. Stadler, CMC/NCCMC, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 4<sup>th</sup> day of October, 2016.

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

**A16-04**

## **RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2 136 Narrow Gauge Road**

**WHEREAS**, a petition requesting annexation of the non-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, November 8, 2016.

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

Beginning at an iron in the western line of Narrow Gauge Road, said iron being the Southeast corner of Lot No. 92 of map hereinafter referred to, from the POINT OF BEGINNING, continuing with the western line of Narrow Gauge Road South 48 deg. East 100 feet to an iron marking the northeast corner of Lot No. 97; thence with the line common to Lots 96 and 97, South 42 deg. West 200 feet to an iron in the back line of Lot No. 84; thence North 48 deg. West 100 feet to an iron, the Southwest corner of Lot No. 92; thence with the line common to Lots 92 and 93, North 42 deg. East 200 feet to the point of beginning and being Lots 93, 94, 95 and 96 as per "Map A" of the Pennington Farm as surveyed and mapped by E.B. Fitzgerald, December 14, 1945, and duly recorded in Map Book 5 at page 4 of the Record of Maps in the office of the Register of Deeds of Rockingham County and specific reference is hereby made to said recorded map for further description of the lots herein conveyed. Reference in chains of title Book 660 page 80.

**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 11<sup>th</sup> day of October, 2016.

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

John M. "Jay" Donecker  
Mayor

ATTEST:

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

Angela G. Stadler, CMC/NCCMC  
City Clerk

**- End of Consent Agenda -**

**PUBLIC HEARINGS:**  
**CONSIDERATION OF A TEXT AMENDMENT (T2016-1) TO ALLOW**  
**MICROBREWERIES BY RIGHT IN CENTRAL BUSINESS, GENERAL**  
**BUSINESS, HIGHWAY BUSINESS, LIGHT AND HEAVY INDUSTRIAL WITH**

**DEVELOPMENT CRITERIA THAT IN CENTRAL BUSINESS AND GENERAL BUSINESS, SILOS AND OUTSIDE STORAGE IS PROHIBITED.**

In making the staff report, Community Development Manager Donna Setliff noted that in anticipation of an economic development possibility, this text amendment was being offered. She said the amendment includes a definition, and it is being recommended that microbreweries be allowed by right in Central Business, General Business, Highway Business, Light and Heavy Industrial with a note stating that in Central Business and General Business, silos and outside storage are prohibited. She also added that the parking requirements are different in Central Business where on-street parking and public parking is available. Setliff read the definition of Microbreweries as “An establishment engaged in the production and distribution of beer, ale, Porter or other fermented malt beverages. Areas for demonstration, education, retail sales or tasting are included in this definition and are accessory to the primary use of producing beverages.”

The Community Development Manager said the Planning Board unanimously recommended approval. There were no questions of Setliff by Council.

Mayor Donecker opened the public hearing on the text amendment at 6:05 p.m. He asked if anyone wished to speak in favor?

Eric Smith, who owns a business at 243 SW Market Street, Reidsville, said that over the past 10 years, the microbrewery industry has grown in the State, bringing with it a \$1.2 billion economic impact, \$300 million in annual wages with 10,000 jobs across the state. As of right now, there are 170 microbreweries in the State with 30 in the planning stages, which will push that number over 200 by next year. Mr. Smith said that in 2015, 675,000 barrels of craft beer were produced using local ingredients, including hops, barley, etc. He said a yeast plant is coming to Asheville. He noted that Reidsville can take advantage of what is going on across the State. He stressed his support of the text amendment.

The Mayor asked if there was anyone who wished to speak against the text amendment? No one came forward and the public hearing was closed at 6:07 p.m.

**Councilman Balsley made the motion to approve the text amendment associated with Microbreweries, which was seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 6-0 vote.**

The Text Amendment as approved follows:

**Amendment T 2016-1**

**AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE**

**AN ORDINANCE AMENDING**

**ARTICLE II, DEFINITIONS; SECTION 1, DEFINITIONS**

**ARTICLE V, DISTRICT REGULATIONS; SECTION 2, TABLE OF PERMITTED USES**

**ARTICLE VIII, OFF-STREET PARKING AND LOADING; SECTION 1 OFF-STREET PARKING  
REQUIREMENTS  
OF THE CITY OF REIDSVILLE ZONING ORDINANCE**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

**Part I.** That Article II, Section 1, Definitions be amended to insert the following:

**Microbreweries** An establishment engaged in the production and distribution of beer, ale, porter or other fermented malt beverages. Areas for demonstration, education, retail sales or tasting are included in this definition, and are accessory to the primary use of producing beverages.

**Part II.** That Article V, Section 2, Table of Permitted Uses be amended to insert the following:

That Microbreweries be added as a permitted use in Central Business, General Business, Highway Business, Light Industrial and Heavy Industrial with the following development criteria:

Note 36: In Central Business and General Business outside storage and silos are prohibited.

**Part III.** That Article VIII, Section 1 Off-Street Parking Requirements be amended to insert the following:

<u>Business Use</u>	<u>Required Off-Street Parking</u>
Microbreweries	1 space for each 200 square feet of gross floor space

**Part IV.** This Ordinance shall become effective upon its adoption by the City Council of the City of Reidsville, North Carolina

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the City Council of the City of Reidsville, North Carolina.

/s/ \_\_\_\_\_  
**JOHN M. "JAY" DONECKER, MAYOR, REIDSVILLE, N.C.**

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



**CONSIDERATION OF THE SALE OF REAL PROPERTY LOCATED AT 228 GILMER STREET TO LUCKY CITY BREWING FOR \$1.00 FOR THE ESTABLISHMENT OF A CO-OPERATIVE MICROBREWERY ON THE GROUND FLOOR AND TO RESERVE THE SECOND AND THIRD FLOORS FOR LEASE TO A TENANT TO BE NAMED.**

In making the staff report, Economic Development Director Jeff Garstka first distributed maps showing the property to be discussed. He stated that this was an exciting economic development project that City staff had been working on for the past several months. He said he had some of the same statistics in his memo and would not repeat them, but he said Council could see how this could impact our community and be an attraction for visitors. (A COPY OF GARSTKA'S MEMO IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

The property shown in the aerial map he distributed (A COPY OF WHICH IS INCLUDED IN THESE MINUTES) is at 228 Gilmer Street, Garstka said. The map shows the new property line, he said, adding that the property does not include the public parking lot to the east of the building, but the way the property line was drawn does allow potentially for some outdoor seating/dining. Eric Smith has been working on a business plan to put together a co-op microbrewery operation, Garstka noted, saying that the only other one of its kind they know about is in Burlington still in the planning stages so this one could potentially be the first of its kind in the State and one of the few in the Southeast.

Garstka said this is a true model of public and private collaboration and one of the most unique and exciting projects he has had the opportunity to work on. Smith has a strong board of directors, who are investors and members in the co-op. They have been in touch with several restaurateurs who might want to cook and serve food on the premises as well, which would not be part of the brewery. The agreement calls for the Brewery co-op to purchase the City-owned property for \$1 with the contract requiring them to begin construction within three years and be operational within five years. If the microbrewery does not meet these requirements, the City would regain ownership of the property, Garstka explained. At least three full-time jobs are expected along with this business, but that is probably a conservative number, he noted. The location is expected to have a brew master, a general manager and some other full-time employees as well, Garstka said.

The Economic Development Director said staff has been working hard on this project and is in full support of it. The second part of the project is the leasing of the other floors to the Rockingham County Arts Council, which has brought in the Rockingham County Theatre Guild. He noted the idea is for a bustling microbrewery downstairs with an upstairs art gallery and possibly an artist-in-residence type space and perhaps, a small black box theatre at some point. Smith is very interested in having that partnership and collaboration, Garstka said, adding that he plans to do educational tours and presentations on home brewing, etc. He stressed that this is not your grandfather's home brew but is a rather sophisticated operation. The Economic Development Director said this is a "game changer" for us.

Garstka said other questions can be answered by Smith, who is on hand as well as members of the Arts Council and Theatre Guild.

Councilman Balsley, noting the \$1.00 sale price, asked Garstka what Council members can say when someone asks why they can't buy their building for a dollar? He asked is it because the Arts Council is a nonprofit?

Mayor Donecker noted that the general vision for downtown is to put more feet on the street. The government can either force it or work with local businesses to make it happen, working with a business that will attract patrons and a few jobs is going to put "more feet on the street", the Mayor said. He added that the Council has to decide whether to look toward the future or decide against it because we can't do it for everyone. The bottom line is we need more people downtown, he said, and we are seeing a resurgence in our downtown, but this is just a piece of the puzzle. The Mayor said he felt that as a Council, we can make a decision tonight that we are going to buy into this because, ultimately, this will help the entire City. Our tax base has grown over 50% in the past 20 years, he said, and we need to keep that going. Councilman Balsley said he felt that was one question that people would ask.

Garstka added that the microbrewery will be paying property taxes on the building while the City as the owner doesn't so we would be getting those monies. City Manager Preston Mitchell noted that there are general statutes related to economic development projects like this and urban redevelopment zones have been identified for this kind of thing, including Reidsville in the early 1980s.

Councilman Festerman, stressing that he was very supportive of this project, said the three years to start construction concerns him. He said they could tie up the building for three years or do a minor amount of work to meet their obligations. The Councilman said he knows Eric's group and believes they are ready to move faster than that, but he has seen such delays in projects down east. He said he'd like some kind of assurance that things will progress and move along. The Councilman said, as had been noted, many cities in the State have microbreweries but he likes it being done by homegrown people. He said he just wants this to be a viable project that will move forward.

Garstka, speaking on behalf of the microbrewery, said they hope to be open within 18 months. He added that they are looking at some grant monies that would speed the process up, noting that there would be the need for some substantial construction. Councilman Festerman asked whose suggestion was the three years? Garstka said it was our suggestion. The Mayor said if you can't trust your friends and neighbors, who can you trust? City Manager Preston Mitchell stated that in economic development, there is usually some type of window, and we are in that range, but it could be sooner. Since they are trying to be a membership cooperative, we need to give them time for that as well, Mitchell added.

Mayor Pro Tem Brown thanked Smith and his organization for their vision, noting they have a very good plan. Councilwoman Walker said this piece of property has been on our books for a long time with the opportunity for others to come in, but Smith and his group have worked diligently to get this open. Councilman Gorham said this will help get feet on the ground in Reidsville rather than people going out of town, and it will also help downtown merchants. Mayor Donecker agreed, saying it will get “more feet on the street.”

Mayor Donecker opened the public hearing at 6:18 p.m. by asking if anyone wished to speak in favor?

Eric Smith returned to the podium. A home brewer for 21 years, Smith said he didn't want to turn his hobby into a career but about three years ago, he ran into the idea of a cooperative-style brewery like the one in the works in Burlington. He said there are currently about 19 such breweries across the United States. He also noted they are in the early planning stages for such a brewery in the western part of the State. He discussed the history of the Burlington Beer Works, noting that it took them 9-10 years to get their building but then their membership increased 50% in six months. Smith noted that Lucky City is in better shape because they have tangible property, etc. that people can see, and the excitement is there. He thanked Garstka and Mitchell for their help, bringing the City in. He said they wanted a “thumbs up” from the community, which has welcomed them with open arms and asked how they can help make this happen. The initial meeting in June had about 20 people and on September 6, they officially organized. He asked those involved to stand up. (About 11 people stood.) Smith said this was not his brewery but everybody's brewery. He told Council he wanted to show them they do have support here. He said they are also excited about having the Arts Council's support. He noted they have a professional brewer here, and Smith said he can tell you brewing is an art. He talked of combining the arts, visual and craft beer with people able to look at the performing arts while downtown, he said. He encouraged Council members to vote yes.

Teresa Phillips, Executive Director of the Rockingham County Arts Council located at 1122 Highway 65, Reidsville, and Barbara Osborne, President of the Arts Council, came forward. Osborne said they couldn't thank City Council enough for making this opportunity available for them. She said they told the State Arts Council what they were planning to do, and they said this was going to be a “game changer” for the arts in this entire region. Phillips added that the Arts Council serves not only Reidsville but the entire County. That will continue, she said, with a strong, stable foundation in this town, noting they have already seen the traffic here along with the support they have received. Phillips said they will be able to serve the arts much better elsewhere in the County through this base here in Reidsville. She added that Lucky City Brewing Co has bent over backwards to help, she said, noting that clearly the Arts Council has put the cart slightly before the horse but they plan to do their due diligence, a sustainability study, etc. for the site. She also thanked the City for the vision. She recognized those present from the Arts Council board.

Diana Moran, a property owner at 224-226 Southwest Market Street, said she paid full price for her downtown properties, but she got a good deal from Councilwoman Walker's father. She said she has seen growth in the downtown. She said it was a desert, and you could buy buildings for nothing. When Market Square was built, you saw resurgence, she said, and we have life in the downtown now. When Eric (Smith) bought Amos Welding, he kept the name, and she has seen what he has done with that business. While she wished they had done the brewery on Southwest Market, she said she was so happy they have someone local doing it. She said she doesn't begrudge him that dollar and is happy to have someone in an unoccupied building. She talked of improved security in the downtown and more "feet on the street." She encouraged the Council to continue the vision downtown, noting sometimes such vision is dropped when new members come onto the board. With Jeff's help, it will come, she said, as she thanked the Council for doing this, which will help all of the businesses downtown. As a citizen of Reidsville, she said she feels the excitement and that everyone will feel it.

The Mayor asked if anyone wished to come and speak in disfavor? No one did, and the public hearing was closed at 6:28 p.m.

**Councilman Gorham then made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 6-0 vote, to approve. (A COPY OF THE FINAL AGREEMENT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)**

**CONSIDERATION OF THE SALE OF REAL PROPERTY, COMPRISED OF TWO INDIVIDUAL PARCELS (PARCEL #154980 AND PARCEL #154977), TO PELHAM TRANSPORTATION FOR \$13,000 TO ACCOMMODATE THE DEVELOPMENT OF A NEW BUILDING AND PARKING FOR THE EXPANSION OF THE BUSINESS.**

In making the staff report, Economic Development Director Jeff Garstka noted that for the next project, we have Ted and Barbara DeJournette here who are no strangers to the City. They have a very successful business on Morehead Street and want to get property adjacent to their business. One is a strip of land at the corner of Martin Luther King Jr. Drive and Morehead Street while the other is to the side and rear of their property, both owned by the City. They would like to purchase the land for \$13,000 because they have outgrown their current space and need additional office space. He noted that you can see the type of growth they have achieved over the past couple of years, and they would like to begin construction within three years and occupy the building within five years. About five new jobs are involved, Garstka said. They plan to use this property to construct additional storage and washing space as well as more office space, he continued. Barbara DeJournette is on the Reidsville Downtown Corporation Board, they live upstairs of their building and City staff has been in support of this opportunity for a growing business. He also pointed out that it has been a long time since there was any new construction in the downtown area. He encouraged Council to consider this project, which includes helping a local business. He asked if there were any questions, adding that the DeJournettes are here as well.

Councilman Festerman asked about the tax value of the properties. Garstka said the value is \$26,464 for both properties combined.

Mayor Donecker opened the public hearing at 6:33 p.m. and asked if there was anyone who wished to speak in favor of the sale?

Barbara DeJournette of 114 W. Morehead Street came forward. She thanked the City for all it has done so far to help their business grow. She talked of the time spent on the business, including wanting to make it a showplace for Reidsville. She also noted that by living in the building, they are encouraging others to live downtown. Mayor Donecker, after asking DeJournette about how many other languages she speaks (five), thanked her for having their business here.

Councilman Balsley said he knew the City gave Pelham Transportation some incentives to re-do their business, adding that he was so “blown away” by how beautiful their apartment is. He said Barbara and Ted are two of the best citizens we have in Reidsville and talked of how they help out in the community. He said he is so proud they are here in Reidsville. Barbara DeJournette thanked God and her husband. Councilman Festerman agreed, saying he didn’t care what they asked for, he was going to help them. The Mayor said that Barbara and Ted represent the type of people we want to attract to Reidsville. Both had 30 years in business before coming here. He thanked them for their example.

The Mayor asked if anyone else wished to speak in favor?

Catherine Wilson of 615 Maple Avenue, Reidsville, came forward. She first thanked the Council for the City’s help with the Old School Block Celebration event and the name change to Dr. Martin Luther King Dr. She said he had been told there was nothing there on MLK Drive, but she disagreed, telling them there was possibility there. She said she is truly in favor of the DeJournettes expanding their business, adding that she likes to have life on the Old Block and is excited about what they are doing. She said she wants Dr. Martin Luther King Drive to be a model street so that people will come here to see what Dr. Martin Luther King Dr. looks like in Reidsville.

No one spoke against the agreement, and the public hearing was closed by Mayor Donecker at 6:38 p.m.

**Councilman Gorham made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 6-0 vote, to approve the sale of the two lots. (A COPY OF THE ECONOMIC DEVELOPMENT AGREEMENT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)**

**CONSIDERATION OF A PROPOSED CONSOLIDATED CAPITAL CALL FOR PROJECTS COMMUNITY TRANSPORTATION PROGRAM APPLICATION FOR SKAT BUS SERVICE IN THE REIDSVILLE AREA.**

Prior to make the report on this item, Meggan Odell, Senior Director of Transit Services for Aging, Disability & Transit Services of Rockingham County, referred to the previous agenda item, saying Ted and Barbara DeJournette are “awesome people.”

Odell then stated that since August of 2014, ADTS has provided skat bus service in Reidsville. Over 24,000 trips have been made, and they are looking at providing new stops. Some 2,000 unduplicated citizens use the service, with some coming into the downtown area, others going to Rockingham Community College to continue their education, others are finding employment or using it for socialization. The new Senior Center will be a stop, she added. They are receiving a grant of \$133,000 from the State but the City must provide a 10% match or \$13,300, she said. She talked of the relationships and partnerships being formed among entities, saying the skat bus service has been a strengthening thing not just for Reidsville but for the entire County.

Councilwoman Walker said it is \$1.00 a ride, but asked if Seniors ride free? Odell said those aged 72 and older or 3 and younger do ride free.

Mayor Donecker opened the public hearing at 7:41 p.m. by asking if anyone wished to speak in favor?

Ted DeJournette of 114 Morehead Street, Reidsville, came forward to speak in support. He said the skat bus service had meant a small decrease in their business, but it took some of the load off of them, and they appreciated it.

Anne Lane of 536 Park Lane, Reidsville, said when she had surgery and couldn't drive for six weeks, she could walk down the street and use the skat bus service. She encouraged them that anything that could be done to improve that would be awesome.

Mayor Donecker closed the public hearing at 6:43 p.m.

**Councilman Gorham made the motion to grant ADTS \$13,300 to continue the program. The motion was seconded by Councilwoman Walker and unanimously approved by Council in a 6-0 vote.**

The accompanying Resolution follows:

**PUBLIC TRANSPORTATION CONSOLIDATED CAPITAL CALL**  
**FOR PROJECTS PROGRAM RESOLUTION**

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for public transportation projects; and

WHEREAS, NCDOT has been designated as the State agency with principle authority and responsibility for administering capital projects for small urbanized and rural areas; and

WHEREAS, (Legal Name of Applicant) City of Reidsville, NC hereby assures and certifies that it will comply with the federal and state statutes, regulations, executive orders, and all small administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U.S.C.

WHEREAS, (Legal Name of Applicant) City of Reidsville, NC understands and agrees that capital project requests will be funded with 5310, 5311 (RTAP or ADTAP), 5339, state funds or a combination thereof. The applicant agrees they will adhere to the compliance of the grant used to fund the project.

NOW, THEREFORE, be it resolved that the (Authorized Official's Title)\* City Manager of (Name of Applicant's Governing Body) City of Reidsville Council is hereby authorized to submit a grant for federal and state funding, provide the required local match, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide public transportation services.

I ( Certifying Official's Name)\*Jay Donecker (Certifying Official's Title) Mayor, City of Reidsville, NC do hereby certify that the above is true and correct copy of an excerpt from the minutes of a meeting of the (Name of Applicant's Governing Board) City of Reidsville Council duly held on the 11<sup>th</sup> day of October, 2016.

/s/ \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Certifying Official

**\*Note that the authorized official, certifying official, and notary public should be three separate individuals.**

Seal Subscribed and sworn to me (date) \_\_\_\_\_

Notary Public Signature \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Address

My commission expires (date) \_\_\_\_\_

**CONSIDERATION OF A LEASE PROPOSAL FOR LAKE HUNT BY CENTRAL PIEDMONT WILDLIFE CLUB.**

In making the staff report, Assistant City Manager of Community Services Tom Wiggins stated that, in the interest of being transparent, he was going to go through some of the details that had been discussed last month, including sharing some historical information for those who may not have been here the previous month. He outlined this information in his memo. (A COPY OF THE MEMO DATED SEPTEMBER 30, 2016 IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

He explained that between 2008-2011, the City leased Lake Hunt but then it went back to City operations. Parks & Rec staff had some internal discussions about limited resources, he said, stressing that Lake Reidsville is our priority between the two lakes. Last spring, Central Piedmont Wildlife Club (CPWC) had an interest in leasing Lake Hunt, having previously leased Lake Jeannette in Guilford County. Following our normal procedure, at an August 25, 2015 meeting, the Parks & Recreation Advisory Commission

recommended 4-0 that the City advertise for proposals for transparency and to see if there was anyone else who might be interested in leasing the lake, he continued. On September 9, 2015, Council directed staff to advertise, and two proposals were received, Wiggins said. The proposal from CPWC was the superior proposal with the group offering to pay rent and utilities and do some capital improvements. The other bid, from a local vendor, was to pay them \$23,000 annually to manage the lake for the City, he said. Going with CPWC, the City would save \$7,000 annually in our operating budget, and the agreement to do a minimum of \$5,000 in capital improvements was attractive to us, Wiggins said.

Over the past year, the process went slower than the Club wanted, but we worked out a final lease agreement, the Assistant City Manager reported. The City Attorney reviewed the draft, which was taken back to the PRAC on June 28, 2016. The PRAC voted 3-0 to approve the lease agreement, he said, adding that with only four active members, three members for the PRAC was a quorum.

Wiggins said one of the concerns of the PRAC, which was shared with the City Council and City Manager, was the need for transparency. The City did a non-emergency CodeRED message to City residents, current Lake Hunt and combo lake pass holders on Sept. 1 with information about the lake planned for the September and October Council meetings, as well as information on the Facebook pages of the City and Lake Reidsville. Wiggins noted that he had provided Council members with an update on these same points and J.D. Blake of the CPWC spoke at last month's Council meeting.

As part of tonight's public hearing, Wiggins shared some highlights of the proposed lease agreement: a three-year term with an automatic renewal for another three years; an "opt out" provision with 90 days written notice by either party; proposed rent at \$5,000 annually; and a \$5,000 minimum in capital improvements with any action signed off by City staff. The group could put up to \$15,000 in capital improvements lumped into year one, Wiggins said. He discussed the fees schedule (\$100 for City Residents/\$50 for Seniors but for the first year, \$50 for City Residents and \$25 for Seniors), adding that the current combo passes with Lake Reidsville will be honored until March of 2017 when the membership drive is usually done. The City would no longer sell combo passes for Lake Reidsville/Lake Hunt, but the group would like to set an initial membership cap at 300. 500 passes are currently sold. City employees would continue to get free passes and City residents would be given first priority to purchase a lake pass. He said there would probably be a 2-3 week window to purchase a pass. City staff would step back from the membership drive because the Club would be responsible for tracking and dispersing the keys. The Club would also keep liability insurance. Wiggins also noted that the Club has a board of directors, and a minimum of six seats would be for City residents per the lease.

Assistant City Manager Wiggins said the third piece to this is an alternate proposal submitted to staff last week by a citizen. He said they were told that Council would be given copies of the agreement. He added that he does have pictures, which he can share with Council if they need them. He said this proposal is a "status quo" that would not require any leasing but would have the City maintain the lake. The proposal is to raise the Lake Hunt/Lake Reidsville combo passes by \$10 to raise additional revenue to make



repairs. Wiggins indicated that if this is something Council would be interested in, he had not had time to consider the impact on staffing and provide Council with that information before the agenda packets went out. The proposal did seem to indicate there was a lack of maintenance at Lake Hunt. He said he visited the site October 3, and the area has been mowed. He again stated that they schedule part-time staff to work around their schedule at Lake Reidsville, but they try to get them to Lake Hunt twice a month to mow, weed eat, check restrooms, etc. He said he was not aware of any complaints before and that this proposal indicated it would take about \$400 to repair the roof over the picnic shelter. He said Codes Inspector Neil McKinney is here for any questions, but that staff felt the cost would be higher than that. He said they could repair the roof, but feel like the roof has reached its useful life. He said they could sink a little more money into it to get another 1-2 years' life on the current roof.

Councilman Festerman said he would like a copy of Wiggins' presentation made available to him, including extra copies of his memo by tomorrow.

Mayor Donecker said he was concerned about the lateness of this other offer. He said this is from citizens associated with Reidsville, who have a deep passion for Lake Hunt. He said he doesn't feel like he has had enough time to review this proposal. Noting that the memberships go to March, he said maybe we need to think a little more about this with candid conversations with City Council. Instead of rushing, he said he felt they should consider this late proposal, not as an alternative but to work through it and look at the differences.

Wiggins said he was okay with it, but he would have to check with the group to see if they want to stay in the process. The Mayor offered an extreme apology to the club, adding that he felt they needed to give friends and neighbors in town extra time to consider what they have said. He asked if there were any other comments from Council?

Councilman Festerman said he was ready to make a motion tonight; however, the Mayor said they needed to have the public hearing, which the City Attorney agreed should be done.

Mayor Donecker opened the public hearing at 7 p.m. and asked who wished to speak in favor of the proposal?

Mr. J.D. Blake, President of Central Piedmont Wildlife Club and a resident of McLeansville, said he doesn't know what he could add to what Mr. Wiggins has said. He noted that they are 19 months into this, and he has been doing everything he can do to hold the board together. He said he was hoping for a vote tonight so this could be a "done deal" and they could start doing improvements. He said they could put a new roof on the shelter next week. He said they wanted to make the lake pristine. He stressed that Reidsville citizens would be members of the club and eventually, they could turn the club over to the local members. Again, he talked of keeping his club alive and hoping for a vote tonight.

Mr. Ernie Shue of 8123 Larriet Drive, Summerfield, came forward. He said he knew members of the CPWC, and they are good people. He said he is a member out at Lake Hunt and Lake Reidsville, having just received the Senior Citizens discount. He noted that Lake Hunt has been leased out several times in the past and that has always failed. He said it should not be given away but should continue to be part of Reidsville's responsibility.

Mr. David Stines, who said he has lived in Rockingham County since 1963, has enjoyed fishing at Lake Hunt since the early 1960s. He questioned some of the membership totals given. He said if it takes a little more money, he was willing for the City to keep it and come March 1, he will buy a pass like he has for the past 30-40 years. He said he thinks the citizens of Reidsville and Rockingham County should have the first opportunity for passes.

Mr. Kenneth Capps, of NC 65, Reidsville, said he has lived here since 1983 and has fished at Lake Hunt since 1985. A disabled veteran, he said he loves Lake Hunt. He said he doesn't know anything about these gentlemen, but he did say a lot of maintenance needs to be done at the lake. He expressed concerns about the condition of the dock, saying a barefooted child could hurt their foot on it. He talked of the wildlife found there that he takes pictures of and the cleanness of the lake. He said you don't see a lot of people out there and several people out there don't live in the City but live in the County. He said nearby property owners need to have a copy of the lake's rules and regulations. The Mayor told Mr. Capps they appreciated his service.

Mr. Gary Melton of Oak Creek Drive, Stokesdale, said he had been a member of Lake Hunt but eventually went to Lake Jeannette the past seven years because Lake Hunt wasn't being maintained. He said with the Wildlife Club, he was interested in the possibility of going back to Lake Hunt. A school teacher, he said it is in the best interest of the taxpayers to have a club with some money and skills in charge who desire to make a place better. He said he understands people being cautious about outsiders coming in, but if they want a bigger say so, they can have six voices on the board. Like Mr. Wiggins said, we have been dealing with this for a year and a half. He said he'd like to have the lake preserved so that his kids will be able to enjoy it.

Mr. Robert Shuford of Cedar Chase Drive, Greensboro, said he just purchased a lot on Lake Hunt. Since he will be living on the lake, he said he would like the character of the lake to be maintained. He said he doesn't care if the club or the City takes care of it, but the character needs to be maintained. He said he also felt there should be some kind of provision for those who live on the lake even though it is a City-owned lake.

Mr. Grady Cochran from Greensboro, a part of the CPWC board, noted the 60-plus years of experience they have in managing a wildlife club. He said there is a huge misconception that they are a group of rich Guilford County members. He said they are into preserving wildlife, like to promote community activities, including children's fishing days, etc. He stressed the time the club has involved in this process, adding that he hopes the Council will address this tonight because it is time to move on with it. He

again said they are committed to community involvement, capital improvements such as repairing the dock and picnic shelter. He said they are willing to work, but it is time to go, and he would appreciate if Council will take them up on it. "We are ready to go," he said.

Mr. Phil Garner of 1112 Sherwood Drive, Reidsville, said he has been a combo pass holder for the past five years. He questioned how many members the CPWC has? He said Lake Hunt is peaceful and only so big, adding that there is usually no more than 5-10 boats out there. He said he felt the City should maintain the lake and he didn't mind paying more money for the City to do it. He also expressed concerns that pass holders might not get to fish because the Club has a bass tournament going on out there. He said he wants to be able to go out there when he wants to go out there.

Mayor Donecker closed the public hearing at 7:19 p.m. He asked if there was a motion from Council?

**Councilman Festerman made the motion, seconded by Councilwoman Walker, that the Lake Hunt lease not move forward, feeling it would be ill advised to take it away from the City of Reidsville.**

Councilman Balsley, noting that he feels like the intentions of the group from Greensboro are good, said that he felt the people in Reidsville just want to fish out at Lake Hunt and they are not looking for amenities. They want the boat ramp fixed and the bathroom facilities, but they are very passionate that they like it as it is, in the City's hands. They don't want to change and are willing to pay for money, the Councilman said.

Councilman Gorham said that he feels that as a Council, they need to have open ears to the City of Reidsville. He indicated they need to investigate the alternate proposal and should add that particular situation to the Council retreat for further discussion. He said they should continue to listen to what our community desires and go from there.

**The motion then passed in a 6-0 vote.**

Councilman Festerman respectfully requested that the City Manager check on the grounds of Lake Hunt, adding that it sounds like the City has not been a good steward of the property.

**CONSIDERATION OF AN ORDINANCE TO ANNEX 1038 WILLOW STREET AT THE REQUEST OF THE PROPERTY OWNERS (A16-01).**

In making the staff report, Community Development Manager Donna Setliff stated that this is a non-contiguous property with a lone owner, Willard Rice. This meets our statutory obligations, being well under our 10% allocation for non-contiguous properties, she said. This is a valid petition with the property coming into the City limits as of December 31, 2016, meaning it will be served by City Fire and Police, she noted. She said we have already provided or are in the process of providing solid waste collection

and City water and sewer rates for the property rather than outside City rates. If that hasn't already begun, it will begin immediately, she said.

Mayor Donecker opened the public hearing at 7:25 p.m. by asking if there was anyone who wished to speak for or against? No one came forward and the public hearing was closed at 7:26 p.m.

**Councilman Gorham made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 6-0 vote, to approve the Ordinance.**

The Ordinance as approved follows:

**AN ORDINANCE TO EXTEND THE  
CORPORATE LIMITS OF THE  
CITY OF REIDSVILLE, NORTH CAROLINA  
1038 Willow Street**

**A16-01**

**WHEREAS**, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

**WHEREAS**, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Council Chambers, 230 West Morehead Street, at 6:00 P.M. on Tuesday, October 11, 2016, after due notice by publication on Sunday, October 2, 2016; and

**WHEREAS**, the City Council finds that the petition meets the requirements of G.S. 160A-58.1(b), to wit;

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City of Reidsville;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City of Reidsville;
- c. The area described is so situated that the City of Reidsville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;

- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Reidsville; and

**WHEREAS**, the City of Reidsville further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

**WHEREAS**, the City of Reidsville further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Reidsville and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Reidsville as of December 31, 2016:

Beginning at a stake on the north side of Willow Street Ext., said stake being South 86 deg. 01 min. East 95 feet from the intersection of said Willow Street Ext. and Willow Street; thence along north side of Willow Street Ext., South 86 deg. 01 min. East 95 feet to an iron, corner to Lot No. 6; thence with west line of Lot No. 6, North 7 deg. 34 min. East 58.15 feet to an iron, corner to Lot No. 6 and Harriett Robinson; thence with said Robinson North 11 deg. 47 min. West 2.04 feet to a stake, corner to Lot No. 4; thence with Lot No. 4, North 86 deg. 01 min. West 96.54 feet to a stake, new corner; thence a new line through Lot No. 5, South 5 deg. 27 min. West 60.02 feet to the point of beginning and being the east half of Lot No. 5 of Everrette Gilliam Division as shown on plat of survey by John B. Cobb, May 21, 1955.

Section 2. Upon and after December 31, 2016, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Reidsville and shall be entitled to the same privileges and benefits as other parts of the City of Reidsville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Reidsville shall cause to be recorded in the office of the Register of Deeds of Rockingham County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Rockingham County Board of Elections, as required by G.S. 163-288.1.

Adopted this 11<sup>th</sup> day of October, 2016.

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

ATTEST:

APPROVED AS TO FORM:

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

/s/ \_\_\_\_\_  
William F. McLeod Jr., City Attorney

**CONSIDERATION OF AN ORDINANCE TO ANNEX 1023 WILLOW STREET  
AT THE REQUEST OF THE PROPERTY OWNERS (A16-02).**

In making the staff report, Community Development Manager Donna Setliff noted that this is a voluntary, non-contiguous annexation request by Janice Barham, widow of the deceased owner. She added that the property is 100 feet from the City limits, well within our 10% for noncontiguous annexations and would come into effect December 31, 2016 just like the previous one.

Mayor Donecker opened the public hearing at 7:27 p.m. With no one speaking for or against, the public hearing was closed at 7:28 p.m.

**Councilman Festerman then made the motion, seconded by Councilman Gorham and unanimously approved by Council in a 6-0 vote, to approve the Ordinance.**

The Ordinance as approved follows:

**AN ORDINANCE TO EXTEND THE  
CORPORATE LIMITS OF THE  
CITY OF REIDSVILLE, NORTH CAROLINA  
1023 Willow Street**

**A16-02**

**WHEREAS**, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

**WHEREAS**, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Council Chambers, 230 West Morehead Street, at 6:00 P.M. on Tuesday, October 11, 2016, after due notice by publication on Sunday, October 2, 2016; and

**WHEREAS**, the City Council finds that the petition meets the requirements of G.S. 160A-58.1(b), to wit;

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City of Reidsville;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City of Reidsville;
- c. The area described is so situated that the City of Reidsville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Reidsville; and

**WHEREAS**, the City of Reidsville further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

**WHEREAS**, the City of Reidsville further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Reidsville and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Reidsville as of December 31, 2016:

Beginning at a new iron pipe located in the Southwest intersection of Willow Street Extension with Willow Street; thence, from said beginning point along the South line of Willow Street Extension North 86 deg. 21' 47" East 80.00 feet to a new iron pipe marking the Northwest corner of Lot 31; thence, along the West line of Lot 31 South 4 deg. 00' 20" West 123.94 feet to a new iron pipe marking the Southwest corner of Lot 31; thence, North 85 deg. 07' 21" West 50.01 feet to a new iron pipe; thence, North 86 deg. 01' West 30.00 feet to a new iron pipe; thence, North 04 deg. 55' 32" East 123.08 feet to a new iron pipe, THE POINT OF BEGINNING, and containing 0.23 Acres. This description per Plat of Survey for David F. Barham, III, by Wayne L. Stutts, P.A., R.L.S., dated July 26, 1995.

Section 2. Upon and after December 31, 2016, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations

in force in the City of Reidsville and shall be entitled to the same privileges and benefits as other parts of the City of Reidsville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Reidsville shall cause to be recorded in the office of the Register of Deeds of Rockingham County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Rockingham County Board of Elections, as required by G.S. 163-288.1.

Adopted this 11<sup>th</sup> day of October, 2016.

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

ATTEST:

APPROVED AS TO FORM:

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

/s/ \_\_\_\_\_  
William F. McLeod Jr., City Attorney

**- End of Public Hearings -**

Mayor Donecker then called for a 10-minute recess.

**CONSIDERATION OF A RESOLUTION APPROVING THE PURCHASE OF SURPLUS PROPERTY BY THE TOWN OF MAYODAN AND A RESOLUTION DISPOSING OF SURPLUS PROPERTY BY ONLINE AUCTION.**

In making the staff report, City Manager Preston Mitchell noted that the City has several items that need to be surplus by City Council through this process. In addition to seeking Council's authorization for surplus items, he said we have a request from the Town of Mayodan for some of the equipment. He cited the letter in front of the Council members on the dais (A COPY OF THE LETTER IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) He said this is a good offer and a way to help out a fellow local government.

**Councilwoman Walker made the motion, seconded by Mayor Pro Tem Brown, to approve both Resolutions. The motion was passed in a 6-0 vote by Council.**

The Resolutions as approved follow:

**REIDSVILLE CITY COUNCIL**

**Resolution Authorizing Sale of Personal Property  
by Public Auction**



**WHEREAS**, G.S. 160-270(b) allows the City Council to sell personal property at public auction upon adoption of a resolution or order authorizing the appropriate official to dispose of the property at public auction; and,

**WHEREAS**, the City Manager has recommended that the property listed on the attached Exhibit A should be sold at public auction as surplus property;

**NOW, THEREFORE, BE IT RESOLVED**, by the Reidsville City Council that the City Manager or his designee is authorized to sell by electronic auction on GovDeals beginning **October 31, 2016 @ 8 a.m. and ending November 9, 2016 @ 5:00 p.m.**, the surplus property described on Exhibit A, in accordance with G.S. 160A-270(b) **with any unsold items to be auctioned off beginning November 28, 2016 at 8 a.m. for a second 10-day period.** The terms of the sale shall be net cash. The City Manager or his designee is directed to publish at least once and not less than ten (10) days before the date of the auction, a copy of this resolution or a notice summarizing its content as required by North Carolina General Statute 160A-270(b).

Adopted on this 11<sup>th</sup> day of October, 2016.

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

ATTEST:

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

### EXHIBIT A

Garage#	Description	Vehicle Identification #	Mileage or Hours	Department	Condition	Goal
57	1984 Ford/New Holland 655D Backhoe	A429945	18,276	Street	Well Used	\$8,000
75	1980 Ford 8000 Boom Trk	R80UVGJ9445	137,346	Fleet	Well Used	\$10,000
78	1992 Gmc White Wx Rolloff Trk	4V2DCFHC3NN651947	117,424	Sanitation	Well Used	\$5,000
164	1992 Ford Ranger Trk	1FTCR10UONTA64797	205,933	Sanitation	Well Used	\$1,000
252	1992 Chev Kodiak Dump Trk	1GBG7H1P7NJ104284	40,611	Lake	Fair	\$2,500
255	1989 GMC 3500 Utility Body Truck	1GDJR34K3KJ504896	75,305	Sanitation	Well Used	\$500
302	1997 Ford F800 Boom Truck	1FDXF80C9VVA37639	120,489	Solid Waste	Poor	\$9,000
372	1998 Ford Crn Vic	2FAFP71W4WX170606	145,182	PD Patrol	Well Used	\$1,000
374	2000 New Holland Mowing Tractor	A444859	1,398	Public Services	Well Used	\$5,000
392	2002 Dodge Dakota Trk	1B7FL16X32S669026	119,247	Meter	Well Used	\$750
394	2003 FORD CRN VIC	2FAFP71W03X139168	96,444	Police	Well Used	\$750
396	2003 FORD CRN VIC	2FAFP71W93X139170	121,145	Police	Well Used	\$750
399	2002 CHEV SUBURBAN SW ( K-9 )	3GNEC16Z22G276372	135,100	Police	Well Used	\$1,000
401	2002 GMC Sierra TK	1GTEK19V72E260065		Police	Well Used	
420	2005 FORD CRN VIC	2FAFP71W55X120604	111,653	Police	Well Used	\$750
461	2008 Chevrolet Colorado	1GCCS149788115780	87,380	Public Services	Fair	\$2,500
654	2009 John Deere Bobcat ZTR Mower	94224900440		Rec Maint	Poor	\$0
671	2010 John Deere Bobcat ZTR Mower	94225400414		Cemetery	Poor	\$0
758	2002 John Deere 737 ZTR Mower	TC0737A010303		Rec Maint	Well Used	\$1,000
n/a	Miscellaneous Tires				n/a	\$0
n/a	Obsolete Inventory				n/a	\$0

**Resolution Approving Conveyance of Property to  
Another Unit of Government in North Carolina  
Pursuant to G.S. 160A-274**

WHEREAS, the City of Reidsville owns a 1996 Dodge Ram 3500 and 1994 GMC Topkick Boom Truck C7H042; and,

WHEREAS, North Carolina General Statute § 160A-274 authorizes a governmental unit in this state to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration; and,

WHEREAS, the City of Reidsville has determined that it is in the best interest of the City to convey said vehicles to the Town of Mayodan and deems it wise to do so for \$5,000 for the Dodge Ram truck and \$9,000 for the Boom Truck, totaling \$14,000.

**THEREFORE, THE REIDSVILLE CITY COUNCIL RESOLVES THAT:**

1. The City of Reidsville hereby conveys to the Town of Mayodan the following property: a 1996 Dodge Ram 3500 and a 1994 GMC Topkick Boom Truck C7H042.
2. The property herein described shall be conveyed for the sum of \$14,000.
3. The Mayor of the City of Reidsville is authorized to execute all documents necessary to convey the property in the manner authorized by this Resolution.

Adopted this the 11<sup>th</sup> day of October, 2016.

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

ATTEST:

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

**CONSIDERATION OF A BUDGET ORDINANCE AMENDMENT NO. 4 TO  
RECEIVE AND PASS THROUGH AN \$150,000 ONE NC GRANT FOR GLOBAL  
TEXTILE ALLIANCE, INC.**

In making the staff report, Assistant City Manager of Administration/Finance Director Chris Phillips stated that a few years ago, Global Textile Alliance applied for this grant with the City serving as the conduit for it. The State has said it is time for the company to request the money, he explained, but the State will send the money to the City, which in turn will sent it to GTA. The actual grant was received four years ago, he noted.

Council will be approving a Budget Ordinance Amendment for \$150,000, which will be going in and then going out, Phillips said. Councilman Balsley asked if this was the old Burlington Plant, to which Phillips replied in the affirmative.

**Councilman Balsley made the motion to proceed with the Budget Ordinance Amendment, which was seconded by Councilman Gorham and unanimously approved by Council in a 6-0 vote. (A COPY OF THE BUDGET ORDINANCE AMENDMENT AS APPROVED IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)**

**PUBLIC COMMENTS.**

None were offered.

**CITY MANAGER'S REPORT.**

In reviewing his written report, City Manager Preston Mitchell noted that the Fall Jubilee is coming up. He said we are excited about it, but the festival is still looking for volunteers and sponsors. Voluntary recycling starts tomorrow. The Chamber's Business Expo will include a VIP night on Wednesday, Oct. 19. He reminded Council members to look at the upcoming events. (A COPY OF THE WRITTEN REPORT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

The City Manager then called up Police Chief Robert Hassell, who presented each of the Council members with one of the vanity plates that are being put on the police cars. The plates have the City's logo "Live Simply. Think Big."

Councilman Festerman asked if the vanity plates will be for sale at some time? Chief Hassell said not through the City, but there might be another way to purchase them. Councilman Gorham said that makes him feel even more special.

**BOARD & COMMISSION APPOINTMENTS & ANNOUNCEMENTS:**

As the board and commission ballots were distributed, Mayor Donecker announced he was appointing Mr. George Rucker Jr. of 514 Staples Street, Reidsville, to the open position of the New Reidsville Housing Authority Board. (A COPY OF MR. RUCKER'S APPLICATION FOR THIS MAYORAL APPOINTMENT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

The Mayor then asked City Clerk Angela Stadler to announce the board and commission appointments.

**ANNOUNCEMENT OF BOARD & COMMISSION APPOINTMENTS.**

City Clerk Stadler announced that Mr. William Conwell of 1128 Woodleigh Circle, Reidsville, was unanimously appointed to one of the two open positions on the Human Relations Commission and that Mr. Richard Piazza of 135 Lucy Lane, Reidsville was unanimously appointed to the Parks & Recreation Commission, leaving four vacancies. (A COPY OF THE BALLOTS ARE HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

## **COUNCIL MEMBERS' REPORTS.**

**Mayor Pro Tem Brown** – The Mayor Pro Tem noted that he served on the Rockingham County Arts Council Grant Review Committee; was appointed to the Annie Penn Hospital Advisory Board where they discussed future programs, including those for the new Senior Center; attended the Wentworth Community Watch meeting; and attended the ribbon cutting for One Source Staffing with Councilman Tom Balsley.

**Councilwoman Walker** – The Councilwoman said she attended the Sept. 22 grand opening of the new simulated hospital at Rockingham Community College, which is a wonderful training opportunity and naming rights are available. She said this Thursday, Oct. 13, as ABC board liaison she wanted to let them know of a speaker Hope Walker, along with Peggy and Josh, who will be coming in to talk to students about drinking, driving and drugs. Reidsville Officer Billy Gibson will also be speaking. This is done by SADD and the ABC Board for senior high school students and then they will be going on to the middle school.

**Councilman Gorham** – The Councilman said he attended the following events: Sept. 17, Old School Block Celebration; Sept. 19, Community Summit of pastors in Rockingham County where Sgt. Sharra Carter, and Councilman Willie Hairston were speakers; Oct. 1, the Last Dons Scholarship Program, where Ms. Katrina Harrison surprised him and his wife by honoring them for their help with getting out the 600-plus book bags for the 2016-17 year.

**Councilman Balsley** – The Councilman said he knew the Chamber of Commerce has a lot of announcements, but said he was proud of how Kayla Bullins has filled in while Diane Sawyer has been on leave of absence. Kayla reported on new Chamber members and upcoming ribbon cuttings. The Business Showcase on Oct. 19-20 has 85 booths, which is a lot more than last year, and several new businesses are taking part, she said, adding that volunteers are needed. The next Chamber Coffee is at Annie Penn on Nov. 3 and the Downtown Reidsville “Pink Day” is on Friday evening, Oct. 21.

**Councilman Festerman** – The Councilman introduced Mike Ward with Southern Kulture, who said he wanted to come down tonight and thank everyone for their help. It has been an easy experience as everyone has bent over backwards to help them, Mr. Ward said. He added they would do everything they could do to make Reidsville better. Councilman Festerman said he has also commented that our City building inspectors had worked with fabulously with them. The Councilman joked that he planned at the November meeting to tell everything he has done in the past year so if anyone was planning to get home to hear election results, they may be able to get home in time to hear the California results. The Councilman asked about grass over the edges of the sidewalk along Freeway Drive and who maintains it. Public Works Director Kevin Eason told him that we have the option of NCDOT maintaining it at their level or we can maintain it and receive a reimbursement from the State. The Manager said we currently can't cut it during the construction phase. Manager Mitchell noted that staff has been in discussions with NCDOT about the medians on Freeway, etc. He concluded by saying he was kidding about a long report in November.

**Mayor Donecker** – The Mayor said he wanted to share three things: on October 26 at 10 a.m. a survivor of the Holocaust will be coming to speak at Reidsville High School. He noted if there is too much intolerance, such things can happen and that if they happened there, they can happen here. Romalita Harrison is in charge of that program. Secondly, he complimented Southern Kulture on their fried green tomatoes, adding that it is really nice to see the people coming in and out of there. Lastly, he said he'd like to call out both Jeff and Preston for being so responsive to all of these economic development projects. He said our tax base has grown over 50% over the past 20 years. Even after American Tobacco left, things are going very well here, and he appreciates Preston and Jeff building on that. The City Manager said Jeff does a great job, and he thanked the great team he has on staff. The Mayor said he knows that there is a team, but he complimented the Council on making the right decisions. He said it is kind of cool to watch this in a town our size, adding that the population has grown 2-3% and that diversity leads to creativity.

**MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT AND REAL ESTATE PURSUANT TO G.S. 143-318.11(A)(4)&(5).**

**Mayor Pro Tem Brown made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 6-0 vote, to go into closed session.**

**APPROVAL OF BUDGET ORDINANCE AMENDMENT.**

**Upon return to open session, Councilman Gorham made the motion, seconded by Councilwoman Walker and unanimously approved in a 6-0 vote, to approve Budget Ordinance Amendment No. 5.**

**BUDGET ORDINANCE AMENDMENT NO. 5**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 14, 2016 which established revenues and authorized expenditures for fiscal year 2016-2017; 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 a land purchase;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 14, 2016 is hereby amended as follows;

**Section 1.** That revenue account number 10-3999-0000, Appropriated General Fund Balance, be increased by \$33,000.00.

**Section 2.** That expense account number 10-4710-5800, Capital Improvements, be increased by \$33,000.00.

This the 11th day of October, 2016.

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

ATTEST:

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

**MOTION TO ADJOURN.**

**Mayor Pro Tem Brown then made the motion, seconded by Councilman Gorham and unanimously approved by Council in a 6-0 vote, to adjourn.**

\_\_\_\_\_  
John M. "Jay" Donecker, Mayor

ATTEST:

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