



AGENDA
REIDSVILLE CITY COUNCIL
MEETING

6:00 PM
Tuesday, June 11, 2024

This meeting will be livestreamed on the City of Reidsville YouTube Channel.

1. Call to Order.
2. Invocation by Reverend Wes Pitts, Pastor of First Presbyterian Church, 318 South Main Street, Reidsville.
3. Pledge of Allegiance.
4. Approval of Consent Agenda.
 - (A) Approval of the May 14, 2024 Regular Meeting Minutes.
 - (B) Approval of the May 21 Special Meeting/Budget Work Session Minutes.
 - (C) Approval of Two Agreements with Lea Waynick to lease space on the walls of her buildings to display Quilt Squares.
5. Public Hearings:
 - (A) Consideration of a Request to rezone a property at 2509 Richardson Drive, Unit A, Rockingham County Parcel #170724, from Industrial-1 (I-1) to Highway Business (HB). The applicant is Central Carolina Kidney Associates, PA, and S&E Investments, LLC, is the property owner. (Z 2024-4) (Enclosure #1) - *Drew Bigelow, Planner I*
 - (B) Consideration of an Ordinance to Extend the Corporate Limits for 788 Rocky Ford Road, Reidsville. (A2024-1) (Enclosure #2) - *Jason Hardin, Planning & Community Development Director*
 - (C) Consideration of a Rezoning Request for property located at 788 Rocky Ford Road, Reidsville, Rockingham County Parcel #184340, to assign an initial City of Reidsville zoning designation of Residential-Agricultural-20 (RA-20). The applicant and property owner is William Lovelace. (Z 2024-05) (Enclosure #3) - *Drew Bigelow, Planner I*

- (D) Consideration of a Request to rezone a property located on NC Highway 14, Rockingham County Parcel #170793, from Residential-Agricultural-20 (RA-20) to Highway Business (HB). (Z 2024-06) (Enclosure #4) - *Jason Hardin, Planning & Community Development Director*
 - (E) Consideration of a Text Amendment Request to amend Article VII, Section 2, "Definitions", and Section 12, "Signs Requiring Permits" to introduce Awning Sign as a new signage type. (T 2024-01) (Enclosure #5) - *Drew Bigelow, Planner 1*
 - (F) Consideration of a Proposed Operating Budget for Fiscal Year 2024-2025 for the ABC Board. (Enclosure #6) – *W. Clark Turner, ABC Board Chairman*
 - (G) Consideration of a Proposed Operating Budget for Fiscal Year 2024-2025 for the City of Reidsville. (Enclosure #7) - *Summer Woodard, City Manager*
7. Budget-Related:
 - (A) Consideration of Police Pay Plan Study. (Enclosure #8) - *Matt Reece, PTRC*
 - (B) Consideration of the adoption of the Budget Ordinance for Fiscal Year 2024-2025 and the Resolution of Understandings Accompanying the Budget Adoption. (Enclosure #9) - *Summer Woodard, City Manager*
 - (C) Consideration of Cleanup Budget Ordinance Amendment for Fiscal Year 2023-2024. (Enclosure #10) - *Summer Woodard, City Manager*
 - (D) Consideration of Extension of Water Sales Agreement with the City of Greensboro. (Enclosure #11) - *Summer Woodard, City Manager*
 8. Awarding of Bids:
 - (A) Consideration of CDBG-NR Bid Award for 706 Lindsey Street, Reidsville. (Enclosure #12) - *Jason Hardin, Planning & Community Development Director*
 9. Public Comments.
 10. Boards & Commissions:
 - (A) June Appointment. (Enclosure #13)
 11. City Manager's Report:
 - (A) Month of June. (Enclosure #14)
 12. Council Members' Reports.
 13. Announcement of Boards & Commissions Appointment.
 14. Miscellaneous:
 - (A) For Information Only.
 15. Adjourn.

**MINUTES OF THE REGULAR MEETING
OF THE REIDSVILLE CITY COUNCIL
HELD TUESDAY, MAY 14, 2024
REIDSVILLE CITY HALL, COUNCIL CHAMBERS**

This meeting was livestreamed on the City of Reidsville's YouTube Channel.

CITY COUNCIL MEMBERS PRESENT: Mayor Donald L. Gorham
Mayor Pro Tem Harry L. Brown
Councilman Shannon Coates
Councilwoman Barbara J. DeJournette
Councilman William Hairston
Councilman William Martin
Councilmember Terresia Scoble

COUNCIL MEMBERS ABSENT: NONE

CITY STAFF PRESENT: Summer Woodard, City Manager
Angela G. Stadler, City Clerk
William F. McLeod, City Attorney
Haywood Cloud Jr., Assistant City Manager of
Community Services
Chris Phillips, Assistant City Manager of
Administration/Finance Director
Josh Beck, Public Works Director
Jason Hardin, Planning & Community Development
Director
Ray Gibson, Police Chief

CALL TO ORDER.

Mayor Gorham called the meeting to order.

INVOCATION BY REVEREND MARK TANNER, PASTOR OF GRACE FELLOWSHIP AT SOUTH PARK, 1863 SOUTH PARK DRIVE, REIDSVILLE.

Reverend Mark Tanner of Grace Fellowship at South Park provided the invocation.

PLEDGE OF ALLEGIANCE.

Mayor Gorham and Council members led in the Pledge of Allegiance.

PROCLAMATIONS & RECOGNITIONS:

RECOGNITION OF 2023 2A STATE FOOTBALL CHAMPIONS REIDSVILLE HIGH SCHOOL RAMS.

Reidsville High School Football Coach Erik Teague and RHS Athletic Director Joe Walker Jr. came forward to accept a proclamation and framed team photo recognizing the RHS Rams as the 2023 2A State Football Champions.

Mayor Donald Gorham read the following proclamation:

CERTIFICATE OF RECOGNITION

WHEREAS, the Reidsville High School Rams Varsity Football Team is no stranger to big moments and big games, securing the school's 23rd State football title by beating undefeated Clinton High School 28-18 to win the State 2A Football Championship in December of 2023; and,

WHEREAS, first-year Head Coach Erik Teague, along with his Assistant Coaches, are continuing the Rams' winning ways, ensuring the team, which held a record of 15-1, would get its "23 in 23" and uphold the tradition as the record state titleholder in high school football in North Carolina; and,

WHEREAS, these talented young players continue to raise the bar higher and higher each year, displaying true sportsmanship on and off the field and a true competitive spirit on the gridiron;

NOW, THEREFORE, I, Donald L, Mayor of the City of Reidsville, on behalf of the Reidsville City Council, do hereby congratulate the **Reidsville High School Varsity Football Team**, winners of the 2023 State 2A Football Championship, and wish these fine young men success and happiness in whatever they pursue in life.

This the 14th day of May, 2024.

/s/

Donald L. Gorham, Mayor

Coach Erik Teague thanked the Mayor and City Council for the recognition, noting every time the team goes out there on Friday nights, they try to make the City of Reidsville proud. Reidsville also shows up, proud and ready to cheer us on, the Coach asserted, noting that they appreciate that support throughout the year. He said it is a testament to the hard work of their coaches and players. At the banquet this past Saturday, the players received their State Championship rings, he said, which brought a lot of excitement. About 30 minutes ago, they got out of the gym and weight room as they prepare for the 2024 season, the Coach stated. He said they are blessed and just getting ready for the next one.

Athletic Director Joe Walker Jr. said it was great to have a top notch coach and a top notch program. He said they looked forward to a few more years of that.

Mayor Gorham presented Coach with a framed team photo that included one of the City's Sesquicentennial Medallions for "23 in 23". Teague and Walker left to a standing ovation from the audience.

RECOGNITION OF 2024 2A STATE BASKETBALL CHAMPIONS REIDSVILLE HIGH SCHOOL RAMS.

Reidsville High School Basketball Coach Jason Ross and RHS Athletic Director Joe Walker Jr. came forward to accept a proclamation and framed team photo recognizing the RHS Rams as the 2023 2A State Basketball Champions. Like the football team, the basketball team went to the State finals last year and lost but came back to win this year, Mayor Gorham noted.

The Mayor then read the following proclamation:

CERTIFICATE OF RECOGNITION

WHEREAS, the Reidsville High School Rams Varsity Boys Basketball Team went undefeated during the 2023-2024 school year, compiling a 29-0 record, winning both the Mid-State 2A Conference and Tournament and the 2A State West Regional; and,

WHEREAS, Head Coach Jason Ross and his Assistant Coaches led this team to the State Championship game against Farmville Central, winning in spectacular fashion by a score of 78-77 in overtime and becoming the North Carolina High School Athletic Association's State 2A Men's Basketball Champions for 2024; and,

WHEREAS, these talented young men showed unparalleled defense, selfless ball handling and a never quit mentality to lead Reidsville High School to its fifth State Basketball Championship, adding their names to those of the teams in 1924, 1973, 1994 and 2003;

NOW, THEREFORE, I, Donald L. Gorham, Mayor of the City of Reidsville, on behalf of the Reidsville City Council, do hereby congratulate the **Reidsville High School Boys Varsity Basketball Team**, 2024 State 2A Men's Basketball Champions, and wish the players and coaches many more victories to come and success in whatever they do.

This the 14th day of May, 2024.

/s/ _____
Donald L. Gorham, Mayor

Coach Jason Ross thanked the Mayor and City Council for the recognition and for their support. He talked about the pressure after losing in last year's State finals to come back and win and then more pressure after Coach Teague won the State football championship. He said he appreciated the City of Reidsville, noting that at their State Championship game there were over 8,000 people in attendance. He stated it was a huge stage for the kids to play on, and they came through in the end. He stated that we have a great basketball program in Reidsville. He noted that he and Coach Teague have a great relationship, adding that they have to share athletes, but they get it done as these athletes do both sports. He also expressed his appreciation for AD Walker. He also thanked the Mayor, who attends every game. Although some of his guys couldn't be here because of sports-related activities, he expressed their appreciation for the recognition. Like he told the broadcaster after the State championship game, they'd see them again next year.

The audience also gave them a standing ovation.

RECOGNITION OF NATIONAL POLICE OFFICERS WEEK MAY 12-18, 2024 AND PEACE OFFICERS MEMORIAL DAY ON WEDNESDAY, MAY 15, 2024.

Police Chief Ray Gibson and Cpl. Chris Macey and Cpl. Walter Joyce came forward to accept the proclamation for National Police Officers Week. Mayor Gorham read the proclamation, which follows:

PROCLAMATION

WHEREAS, the members of the Reidsville Police Department play an essential role in safeguarding the rights and freedoms of citizens; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our Police Department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Reidsville Police Department provide a vital public service to our local community;

NOW, THEREFORE, I, Donald L. Gorham, Mayor of the City of Reidsville, on behalf of the Reidsville City Council, do hereby proclaim May 12-18, 2024, as “**National Police Week**” in Reidsville commemorating law enforcement officers, past and present. I further call upon all citizens to observe May 15, 2024, as “**Peace Officers’ Memorial Day**,” in the State of North Carolina, in honor of those police officers who have made the ultimate sacrifice in service to their community or have become disabled in the line of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

This the 14th day of May, 2024.

/s/

Donald L. Gorham
Mayor

In light of what happened in Charlotte a couple of weeks ago, Chief Gibson asked everyone to keep police officers in their prayers. He talked of the dangers of the job, noting that the men and women of the Reidsville Police Department are 100% committed to keeping the City of Reidsville as safe as possible.

Mayor Gorham said the situation in Charlotte touched his heart too because he has relative who is a Marshal there, although he was not involved in that incident. The Mayor said it is important to keep our police officers and first responders in our prayers.

The audience provided a standing ovation.

RECOGNITION OF NATIONAL PUBLIC WORKS WEEK MAY 19-25, 2024.

Public Works Director Josh Beck came forward to receive the proclamation recognizing Public Works Week. Mayor Gorham, noting that Public Works is another one of those departments that is vital to the City, read the following proclamation:

PROCLAMATION

WHEREAS, Public Works services provided in our community are an integral part of our citizens’ everyday lives; and,

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewer, streets and highways, public buildings, fleet maintenance, water treatment and solid waste collection; and,

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and,

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works employees; and,

WHEREAS, the efficiency and the qualified and dedicated personnel who staff public works departments is materially influenced by the people’s attitude and understanding of the importance of the work they perform.

NOW, THEREFORE, I, Donald L. Gorham, Mayor of the City of Reidsville, on behalf of the Reidsville City Council, do hereby proclaim the week of May 19-25, 2024, as

National Public Works Week

in the City of Reidsville, and I call upon all citizens to acquaint themselves with the issues involved in providing our Public Works and to recognize the contributions which these employees make every day to our health, safety, comfort, and quality of life, following this year’s theme, “Connecting the World Through Public Works.”

This 14th day of May, 2024.

/s/ _____
Donald L. Gorham
Mayor

Public Works Director Josh Beck thanked Council on behalf of his staff for all of the support they provide. As the Mayor said, sometimes it can be a pretty thankless job as his staff at the Water and Wastewater Treatment Plants work 24/7, including holidays, he stated. He again thanked them for the recognition and encouraged everyone, if they see a Public Works employee working somewhere, to stop and thank them for what they do.

The audience again rose for a standing ovation.

APPROVAL OF CONSENT AGENDA.

Councilman Hairston made the motion, seconded by Councilmember Scoble and unanimously approved by Council in a 7-0 vote, to approve the Consent Agenda.

CONSENT AGENDA ITEM NO. 1 - APPROVAL OF APRIL 9, 2024 REGULAR MEETING MINUTES.

With the approval of the Consent Agenda in a 7-0 vote, the Council approved the April 9, 2024 Regular Meeting Minutes.

CONSENT AGENDA ITEM NO. 2 - APPROVAL OF APRIL 22, 2024 SPECIAL MEETING/BUDGET WORK SESSION MINUTES.

With the approval of the Consent Agenda in a 7-0 vote, the Council approved the April 22, 2024 Special Meeting/Budget Work Session Minutes.

CONSENT AGENDA ITEM NO. 3 - APPROVAL OF A REQUEST TO BEGIN THE PROCESS TO VOLUNTARILY ANNEX 788 ROCKY FORD ROAD, ROCKINGHAM COUNTY TAX PARCEL #184340, INCLUDING A RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND A RESOLUTION FIXING DATE OF PUBLIC HEARING ON JUNE 11, 2024. (A2024-01)

With the approval of the Consent Agenda in a 7-0 vote, the Council approved the following documents based on Planning & Community Development Director Jason Hardin's May 1st memo, which follows:

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Director of Planning & Community Development
DATE: May 1, 2024
RE: Voluntary Annexation Request for 788 Rocky Ford Rd.

Attached is a fully executed request by William and Sharon Lovlace to voluntarily annex 3.8 acres located at 788 Rocky Ford Rd. (Rockingham County Tax Parcel #184340). This is a contiguous annexation. Due to the noncontroversial nature of this request, the City Clerk has reviewed the sufficiency of the petition, and the first two steps of the annexation have been combined. Therefore, with the agreement of City Council, a public hearing will be held at the Council's June 11, 2024 meeting.

Council will need to approve the attached resolution directing the City Clerk to Investigate the petition, along with the resolution calling for the public hearing at the June council meeting. *(END OF MEMO)*

The approved documents and the Clerk's Certificate of Sufficiency follow:

A2024-01

**RESOLUTION DIRECTING THE CLERK
TO INVESTIGATE A PETITION RECEIVED
UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on April 4, 2024 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 14th day of May, 2024.

/s/ _____

Donald L. Gorham
Mayor

ATTEST:

/s/ _____
Angela G. Stadler, CMC/NCCMC
City Clerk

A2024-01

CERTIFICATE OF SUFFICIENCY

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

I, Angela G. Stadler, 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-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 14th day of May, 2024.

/s/ _____
Angela G. Stadler, CMC/NCCMC
City Clerk

A2024-01

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31 *788 Rocky Ford Road Parcel #184340*

WHEREAS, a petition requesting annexation of the 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 West Morehead Street, at 6:00 P.M. on Tuesday, June 11, 2024.

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

Beginning at an existing iron stake having grid coordinates of Northing 936,072.78 and Easting 1,815,815.14, said iron being North 84 deg. 51 min. 15 sec. East of the centerline of Rocky Ford Road with the centerline of Holiday Loop Road; thence from said beginning point North 04 deg. 41 min. 20 sec. West 30.30 feet to a point in the centerline of Rocky Ford Road (S.R. 2592); thence with the centerline of said road North 77 deg. 12 min. 47 sec. East 133.15 feet to a point; thence continuing with said centerline with a curve to the left North 74 deg. 00 min. 38 sec. East 67.04 feet to a point; thence leaving said centerline South 04 deg. 41 min. 10 sec. East 31.34 feet to an existing iron stake in Judy W. Miller's line (see Deed Book 1520 at Page 1034); thence continuing with Miller's line South 04 deg. 41 min. 10 sec. East 74.93 feet to an existing iron stake, said stake being a common corner with said Miller and Leona K. Warren (see Deed Book 1643 at Page 238); South 04 deg. 41 min. 10 sec. East 128.61 feet to an existing iron stake; thence with the southern property line of said Warren South 86 deg. 56 min. 56 sec. East 210.29 feet to a computed point, the northwest corner of Mark & Kristi Lovelace (see Deed Book 1321 at Page 1932); thence with western property line of said Lovelace South 04 deg. 44 min. 54 sec. East 213.00 feet to an existing iron pipe; thence continuing with said Lovelace property line South 05 deg. 20 min. 35 sec. East 97.11 feet to a 3/4" existing iron pipe, a common corner with Mark & Kristi Lovelace (see Deed Book 1495 at Page 636) and in the northern property line of D. H. Griffin Family Limited Partnership (see Deed Book 1158 at Page 990); thence with said D.H. Griffin line North 86 deg. 58 min. 12 sec. West 410.98 feet to a 3/4" existing iron pipe; thence continuing with said D. H. Griffin line North 04 deg. 41 min. 20 sec. West 455.92 feet to the point of beginning and containing 3.816 Acres as shown on map for William C. Lovelace & Sharon K. Lovelace by C. E. Robertson & Associates, PC and dated February 29, 2024.

Section 3. Notice of the public hearing shall be published in *RockinghamNow*, 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 14th day of May, 2024.

/s/ _____
Donald L. Gorham
Mayor

ATTEST:

/s/ _____
Angela G. Stadler, CMC/NCCMC
City Clerk

- End of Consent Agenda -

PUBLIC HEARINGS:

CONSIDERATION OF REQUEST TO AMEND THE CONDITIONAL ZONING

MASTERPLAN FOR AN UNDEVELOPED PARCEL LOCATED ON SHERWOOD DRIVE,

ROCKINGHAM COUNTY TAX PARCEL #184284. (CZ 2024-01)

In making the staff report, Planning & Community Development Director Jason Hardin reviewed his March 27th memo, which follows:

MEMORANDUM

TO: The Reidsville Planning Board
FROM: Jason Hardin, Planning & Community Development Manager
DATE: March 27, 2023
RE: Docket No. CZ 2024-01

Elam Freeway, LLC is petitioning to amend the conditional zoning masterplan previously approved by City Council in July 2023, for an undeveloped parcel located on Sherwood Drive (Rockingham County Tax Parcel #184284). The parcel is zoned Conditional Zoning Residential-6 (CZ R-6). The applicant is Elam Freeway, LLC. The property owner is Cable Enterprise, LLC. Amendments to the masterplan include the reduction of the existing required front yard setback from 30 feet to 20 feet due to a provision of a 50 foot easement for future greenway trail to be provided on final plat for development by the City of Reidsville. The parcel encompasses an area of 26.267 acres.

A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district. The applicant gets to choose which of the allowable uses for the district, in this case R-6, that they would like to impose upon the land. In addition, the applicant has provided a concept masterplan, as required by the Ordinance. To amend this masterplan, the applicant must undergo the revision process. Per Article V, Section 1 of the Reidsville Zoning Ordinance, any major change that alters the density of the development, decreases use of compatible design features, decreases pedestrian features, or changes the use(s) approved for the property must go before the Planning Board and City Council for approval.

The Planning Staff recommend the proposed rezoning application be approved. *(END OF MEMO)*

Accompanying Hardin's memo were a statement of Consistency & Reasonableness Determination and Draft Motions to Approve/Deny, which follow:

CONSISTENCY & REASONABLENESS DETERMINATION

The Board has reviewed **Case CZ 2024-01**, rezoning to **Conditional Zoning Residential-6 (CZ R-6)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of the **Growth Management Area 3 – Suburban**.
 - A. This parcel is located in the **Growth Management Area 3 – Suburban** according to the Reidsville Land Development Plan, and is characterized by stable, existing residential areas with an increased number of residential development.
 - B. The Reidsville Land Development Plan suggests that areas within **Growth Management Area 3 – Suburban** should generally be characterized as predominately residential.

2. The proposed action is found to be reasonable :
 - A. The subject property is surrounded by and abuts others parcels featuring predominantly residential uses (CZ R-6, CZ R-12 & R-20).
 - B. The uses allowed in the Conditional Zoning Residential-6 (CZ R-6) district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area.

- C. This rezoning request will allow for the development of single-family homes in the Conditional Zoning Residential-6 (CZ R-6) district, which would have or allow impacts similar to those of other parcels in the area.
- D. The proposed single-unit development addresses the considerable need for housing in the City of Reidsville.

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the board wishes to take on the case.

APPROVE

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Board agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon the **CONSISTENTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Board agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.” *(END OF DOCUMENTS)*

As he reviewed his report, Hardin noted this rezoning allows some legislative flexibility and some development standards that Council can approve at its discretion. Phase 3 of the Sherwood Trail Plan would go along the sewer easement in the southwest portion of this property with the next phase going further and connecting to Freeway, he continued. The applicant has agreed to provide that 50-foot easement to provide for future development of that greenway, Hardin explained. In order to do that, they need to reduce the front setback by that 10 feet to push the houses a little further away from the greenway, he stated. Hardin said staff finds it reasonable because last year, City Council approved a 10-foot reduction for R-12 for single units from 35 feet to 25 feet. This would reduce the front yard setback for single units from 30 feet to 20 feet in R-6, which are smaller lots than R-12, he noted. Again, we find the request is reasonable and the area encompasses approximately 26.267 acres, the Planning & Community Development Director said.

Noting the zoning is attached to the plan, the usage will be for single-family homes, Hardin reiterated. The only requests being made are reducing the front-yard setback and providing the greenway easement as a condition so it will be tied to the plan, he continued.

Hardin also noted that the proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan to expand housing and provide a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area #3 of

the LDP, which is primarily for residential development, he continued, and Goal #5, which prioritizes facilities and parks for active living that includes expanding the greenways system. So this aligns directly with that goal, he noted. The proposed conditional rezoning is in line with the surrounding land use, and no change in land use is requested, he reiterated once again. Planning staff recommended approval while the Planning Board recommended approval in a 5-1 vote.

Councilmember Scoble commented, Did we not learn previously that homeowners want smaller yards, that is more appealing to them? Hardin agreed, saying that is what they are seeing along with more compact development just for those economics of scale where people can get more affordable housing. A single-family 1,300-square-foot home is already \$300,000 so getting the land costs down helps, he said, adding that it also helps with the greenway. Councilmember Scoble said that the greenway is a bonus for us.

Councilman Coates asked Hardin if it was going to be 48 houses? The Planning & Community Development Director said he thought so. The Councilman asked, looking at the map, is the greenway going to be behind it? Hardin said the greenway would be at the southern edge of it and goes along that bottom property line near the stream. Along with the stream is a Riparian Buffer since this is part of the Jordan Lake watershed, he added, so they worked with the engineer to make as little impact on it as possible. He said they stayed out of Zone #1, which can't be disturbed, and are staying out of Zone #2 as much as they can. Agan, staff worked with the them so it wouldn't impact the stream, Hardin stated.

Councilman Coates asked Hardin if he had any idea the cost range for the homes? Hardin said he wasn't sure since that is not something they would evaluate for zoning. Councilman Coates said he didn't know if it might have come up or if anyone was here for them. Hardin said the engineer is here to speak on behalf of it.

Mayor Gorham opened the public hearing at 6:28 p.m.

Mr. Jared Vick with the Hagan Engineering Company, came forward, and said he was there to answer any questions Council might have about the proposed changes from the rezoning from an engineering aspect. Council had no questions.

With no one else coming forward for or against, Mayor Gorham closed the public hearing at 6:30 p.m.

Councilwoman DeJournette read the following prepared motion: I make a motion to recommend the proposed rezoning be APPROVED for the specified parcels to the requested zoning district based upon the CONSISTENCY AND REASONABLENESS DETERMINATION statements that are included in the Board agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes. The motion was seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 7-0 vote.

With this approval, the following Resolution was approved:

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY AND
REASONABLENESS REGARDING A PROPOSED AMENDMENT TO THE
CITY OF REIDSVILLE ZONING ORDINANCE**

**CONDITIONAL ZONING MAP AMENDMENT
DOCKET # CZ 2024-01**

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

WHEREAS, on July 12, 2022, the Reidsville City Council adopted the Land Development Plan which included a Future Land Use Map. Plans such as the City of Reidsville Land Development Plan are not designed to be static but are meant to reflect the City of Reidsville's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Reidsville's ordinances;

WHEREAS, the City of Reidsville received a request to amend the conditional zoning masterplan for a parcel encompassing a total area of 26.267 acres located along Sherwood Drive, zoning district CZ Residential-6 (CZ R-6).

WHEREAS, On April 17, 2024 the City of Reidsville Planning Board voted to recommend to the Reidsville City Council that the conditional zoning amendment request be approved.

STATEMENT OF NEED: The rezoning of the subject property(s) would enable them to be utilized in a way that would benefit the City of Reidsville in future development and growth. These uses are compatible with the surrounding commercial and residential districts.

STATEMENT OF CONSISTENCY: The goals of the 2022 City of Reidsville Land Development Plan are to make smart growth decisions by carefully managing growth to:

- A. Revitalize downtown through new development and redevelopment.
- B. Encourage economic development and bring a greater variety of businesses to the City.
- C. Expand available housing stock with options that are attractive and affordable.
- D. Develop community based opportunities for children and young adults.
- E. Improve our parks, trail systems to promote greater Greenway connectivity.
- F. Promote long-term visions for greater connectivity, while preserving our sense of community.

STATEMENT OF REASONABLENESS: The Reidsville City Council finds the rezoning amendment reasonable, in accordance with G.S. 160D-605(b), as the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the City while improving access to quality open spaces and environmental amenities to improve the quality of life for all Reidsville residents.

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

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

1. The Reidsville City Council finds that the proposed amendment to the City of Reidsville's Zoning Map is consistent with the goals and recommendations of the 2022 City of Reidsville's Land Development Plan.
2. At no time are land use regulations or plans of the City of Reidsville or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.

3. Therefore, based upon the foregoing information, the amendment to the City of Reidsville's Zoning Map is reasonable and, in the public's best interest.

ADOPTED this the _____ day of _____, 2024 by the City Council of the City of Reidsville, North Carolina.

/s/ _____
DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.

/s/ _____
Angela G. Stadler, City Clerk

CONSIDERATION OF A RESOLUTION FOR CLOSEOUT OF THE CDBG-CV PENN HOUSE PROJECT.

In making the staff report, Public Works Director Josh Beck noted that at the Council Retreat, they learned that the project had been completed. Now, as part of the closeout for the grant, this public hearing must be held, he explained. The public hearing allows our citizens to speak about the activities and come forward with any questions or concerns they may have and to get a better understanding of the project and how the funds were used, he explained. Beck then reviewed his May 14th memo, which follows:

MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Josh Beck, Public Works Director
RE: Public Hearing – Penn House CDBG-CV Closeout
DATE: May 14, 2024

The purpose of this public hearing is to provide citizens with information concerning the CDBG Coronavirus Program and to provide the opportunity for public comment on the activities carried out by the City of Reidsville under Grant # 20-V-3506.

Project Benefit:

The CDBG-CV program was developed to provide communities with funds to help combat the effects of COVID-19. The City determined that these funds would be best spent to create a community facility on the Penn House property (i.e. "The Carriage House") that could be used to accommodate gatherings and allow for space to social distance, accommodate telehealth and/or on-site mobile health clinic (testing), meetings and trainings. The facility allows the City adequate space to hold indoor gatherings more safely and accommodate a higher capacity of attendees based on social distancing guidelines.

In addition to construction of the neighborhood facility, the project also provides free community Wi-Fi access on the project site. The Penn House lies in the central part of the City adjacent to some of the highest low and moderate income (LMI) census tracts in the City. It is also located adjacent to an area that serves the Moss Street Elementary School, where 92.7% of the students are LMI. The City established free Wi-Fi access at the Penn House to aid these students' access to virtual learning. Free Wi-Fi access will ensure that the most vulnerable students do not fall behind due to a lack of internet access for school activities.

Initial Project Scope & Budget:

The project scope has not changed since the application. The project provided funds for construction of the new neighborhood facilities building as previously described. The project budget is as follows: CDBG-CV Funds, \$600,000; and City Funds, \$870,870.27. These funds total \$1,470,870.27.

Final Project Financials:

Construction is complete and all invoices have been received. CDBG-CV funds were used towards the construction of the neighborhood facility, installation of the Wi-Fi network on the Penn House campus, and for grant administration. Additional expenses, covered by the City, included architectural design and bidding services.

CDBG-CV Received To-Date \$594,500.15

CDBG-CV Final Disbursement in Process - Pending Receipt \$5,499.85

CDBG-CV Total \$600,000

Changes to the Project:

There were five change orders issued for the project: Change Order #1 \$2,976.87 was used of contingency to remove crepe myrtles at the gazebo that was necessary to complete the patio and sidewalk construction. Change Order #2 \$8,170.05 consisted of some electrical modifications and AV pathways for the two projectors. Change Order #3,774.75 was requested by the owner for additional tile work to be installed on several bathroom walls. Change Order #5 \$4,233.60 was for some gazebo and step modifications and Change Order #6 \$3,150 was for painting the chandeliers. Change Order #4 was not accepted and Change Order #6 was reimbursed by the architects.

Final Project Accomplishments and Performance:

The construction of the neighborhood facility on the Penn House property at 324A Maple Avenue in Reidsville, is now complete and open to the public. The new facility is just shy of 5,000 SF and is a single-story building with a mixed facade of brick and EIFs. The primary room was designed to comfortably seat 250 guests with supporting bathrooms and a kitchenette for catering.

The project has supported the community's efforts to recover from the COVID19 pandemic, benefitting low and moderate income residents in the project area. The project is complete and the national CDBG-CV objective has been met successfully.

Request:

Following the public hearing, staff requests that Council approve the attached Closeout Resolution. (*END OF MEMO*)

As he reviewed his written report, Beck noted that the City did not have a facility that could hold approximately 250 people comfortably and provide space for social gatherings. As an example, he noted it was large enough to allow his department to have onsite training there. He also discussed in greater detail the free public Wi-Fi available in the parking lot area in case schools had to be shut down for remote learning again, etc.

As he reviewed the Change Orders listed in the written report, he noted that Change Order #3 was due to a request made by the late Judy Yarbrough, Penn House Manager, and Change Order #6 was paid by the architects. He noted that change order to repaint the chandeliers was demanded

by Yarbrough, who was adamant that they should be painted black. As you all know, Judy could be a bulldog in ensuring the City did not have to pay when it was not our fault, Beck said. The City paid for that change order, but it was reimbursed by the architects, he explained.

Beck concluded by noting that we have all of the warranties in place, and the closeout paperwork ready to go for the final steps on what has turned out to be a really wonderful project and what he described as a true asset to the City.

With no questions from Council, Mayor Gorham opened the public hearing at 6:37 p.m. With no one speaking for or against, the public hearing was closed at 6:38 p.m.

Councilman Hairston made the motion, seconded by Councilman Coates and unanimously approved by Council in a 7-0 vote, to approve the Closeout Resolution.

The Resolution as approved follows:

**A RESOLUTION AUTHORIZING THE CLOSEOUT OF THE
PUBLIC FACILITY AND PUBLIC SERVICE NEEDS (AKA PENN
HOUSE PROJECT) UNDER THE NORTH CAROLINA
DEPARTMENT OF COMMERCE RURAL ECONOMIC
DEVELOPMENT DIVISION COMMUNITY DEVELOPMENT
BLOCK GRANT – CORONAVIRUS PROGRAM
GRANT NO. 20-V-3506**

WHEREAS, the City of Reidsville is participating in the Community Development Block Grant Coronavirus Program with assistance provided under the Coronavirus Aid, Relief and Economic Security Act (the “CARES” Act”) Public Law 116-136 and awarded to DOC under Title 1 of the Unites States Housing and Community Development Act of 1974, as amended, and administered by the North Carolina Department of Commerce; and,

WHEREAS, the City of Reidsville has completed the scheduled activities identified in the grant as approved by the Rural Economic Development Division; and,

WHEREAS, the City of Reidsville has conducted the required public hearing for the closeout of CDBG Grant No. #20-V-3506.

NOW, THEREFORE, BE IT RESOLVED BY THE REIDSVILLE CITY COUNCIL OF REIDSVILLE, NORTH CAROLINA THAT:

The Reidsville City Council hereby formally takes this action to close out the aforementioned Community Development Block Grant project.

The Closeout Performance Report will be reviewed and executed by the Mayor on behalf of the City.

The Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 14th day of May, 2024, in Reidsville, North Carolina.

/s/ _____
Donald L. Gorham, Mayor, City of Reidsville

ATTEST:

/s/ _____
Angela G. Stadler, City Clerk

- End of Public Hearings -

AGREEMENTS & LEASES:

CONSIDERATION OF AMENDMENTS TO AGREEMENTS WITH OLD NORTH STATE LEAGUE FOR LEASE OF THE BASEBALL STADIUM AND OPERATION OF THE CONCESSION STAND, CHANGING THE NAME TO REIDSVILLE LUCKIES, LLC.

In making the staff report, Assistant City Manager of Community Services Haywood Cloud Jr. noted his May 2nd memo, which follows:

MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Haywood Cloud, Assistant City Manager of Community Services
DATE: May 2, 2024
RE: Reidsville Luckies Agreement Amendments

As we move into the fourth year of our partnership with the Old North State League (ONSL) to host their summer league baseball games, league officials have requested a couple of changes to existing agreements that they would like City Council to approve. The first is to amend the original Jaycee Park Field #3 agreement that would change the entity listed as "Lessor" to Reidsville Luckies. Currently Old North State League is listed as the Lessor. This request is being made by Reggie Allred, co-owner of ONSL.

The second request pertains to adding language that provides better clarity of who is allowed to sell alcohol during the games. Mr. Allred is also asking that the name listed as "Vendor" on the current concession stand agreement be changed to Reidsville Luckies as well. This additional language will also clearly illustrate who is responsible regarding alcohol sales.

I have spoken with Mr. Allred, and they will have a league representative at the meeting to provide more details.

Let me know if you have any questions. (*END OF MEMO*)

The two agreements with proposed amendments are shown with either strikethroughs and/or italicized as follows:

LEASE OF BASEBALL STADIUM

Property Address: 125 Jaycee Park
Reidsville, North Carolina 27320

This contract of lease ("Lease") made effective this the 1st day of June, 2020, by and between the City of Reidsville, Rockingham County, North Carolina ("Lessor"); and Old North State League

is hereby amended to change the organizational name to Luckies Baseball, LLC PO Box 1337 Ramseur, NC 27316 ("Lessee")

WITNESSETH:

That subject to the terms and conditions hereinafter set forth, Lessor lets and leases unto Lessee and Lessee accepts as Lessee of said Lessor a certain parcel of land together with the baseball field ("**Field 3**") and other improvements ("**Field 3 Improvements**") located at 125 Jaycee Park, Reidsville, North Carolina 27320 ("Premises").

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein and other good and value consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereto agree as follows:

1. TERM

This Lease shall begin on the 1st day of June, 2021 for sixty (60) days until July 31 each year of the Term and, unless sooner terminated, shall continue until July 31, 2041. Lessee may not assign this Lease or sublease the Premises without the written consent of Lessor, which shall not be unreasonably withheld.

2. RENTAL

Lessee shall not be charged rent for the Term.

3. USE OF THE PREMISES AND MUTUAL PROMISES OF EXCLUSIVITY

The Premises shall be used during the Term for the play of baseball in the City of Reidsville by teams in the Old North State League. The Lessee agrees to not put another team in Rockingham County. The Lessor agrees that it will not lease to another baseball team in competition with the Lessee in the City of Reidsville during the sixty (60) day window of the lease for the Term.

4. ADDITIONAL REVENUE

Lessee shall be entitled to receive all revenues from ticket sales, the sale of beer (restricted to the Beer Garden area and designated areas in fan seating at Field 3), and the sale of memorabilia, caps, and fan wear. Lessee shall also be entitled to sell signage and receive the revenue from all signage placed in and around Field 3. City shall have a limited right to some signage, such as "Team Reidsville" and mention on Lessor's websites. The City may use Field 3 for parks and recreation league games and weekend tournaments put on by the City. Lessor and Lessee agree to work out mutually acceptable scheduling agreements to accommodate recreation league games and tournaments consistent with scheduled play of baseball in The Old North State League.

5. UTILITY CHARGES

The Lessor shall pay all utility charges.

6. INSURANCE

The Lessee shall purchase and maintain general liability insurance coverage with the Lessor as the named insured during the Term. Lessee is fully responsible for obtaining insurance for its respective personal property. Lessor is not responsible for Lessee's possessions and properties on the premises. The Lessee must maintain general liability insurance coverage, including coverage for the sale of alcohol at the Beer Garden.

7. REPAIRS

It is understood and agreed that Lessee accepts the Premises in the physical condition it is currently in. Normal maintenance and repairs shall be performed by the Lessor.

IN TESTIMONY WHEREOF, the Lessor, its successors and assigns, and the Lessee, its successors and assigns, have entered into and executed this agreement; said parties have set their hands and seals to this Agreement and Lease, in duplicate originals, the day and year first written above.

This Lease hereby amended the 14th of May, 2024 by the Reidsville City Council.

Witness my hand and seal:

LESSEE: LUCKIES BASEBALL, LLC.

By:

Printed Name:

Title:

LESSOR: CITY OF REIDSVILLE

By:

Printed Name:

Title: (END OF LEASE)

REIDSVILLE PARKS AND RECREATION DEPARTMENT CONCESSIONS AND MAINTENANCE AGREEMENT ATHLETIC FACILITIES 2023

This **Agreement**, made and entered into this 8th day of May, 2023, by and between the **City of Reidsville** (hereinafter referred to as “**City**”) and Old North State League *is hereby amended to change the organizational name to Luckies Baseball, LLC*, (hereinafter referred to as “**Vendor**”);

Witnesseth:

Whereas, Vendor desires to operate the concessions at Jaycee Park Ball Field located at 125 Jaycee Park Road, Reidsville, North Carolina;

Now, therefore, in consideration of the mutual promises and covenants contained herein, the parties hereby agree and contract as follows:

1. City Facility Responsibilities. City shall (a) furnish **Vendor** a concession building at Jaycee Park; (b) maintain a popcorn machine to remain in and for the use in the concession stand; (c) maintain a hot dog machine to remain in and for the use in the concession stand; (d) maintain and clean bathroom facilities; (e) maintain and replace lights at field; (f) maintain and repair all equipment and appliances provided by the City within the concession stand; (g) provide water and electricity service to concession stand; (h) make necessary repairs to concession facility that result from normal wear-and-tear or emergency situations; and (i) provide **Vendor** a key to the concession stand.

2. Vendor Responsibilities. **Vendor** shall (a) be sole occupant and operator for the concession building; (b) operate a concession building and maintain concession prices at a fair market value; (c) comply with all applicable state and local health laws, regulations, or standards to include obtaining required permits and inspections from the Rockingham County Health Department prior to operation of the concession stand; (d) maintain and monitor the concession area for public safety purposes and summon emergency personnel as required; (e) notify the **City** through its Parks and Recreation Department of any unsafe equipment and/or unforeseen situations which may arise at the facility; (e) use only locks furnished by **City** to secure the concession building; (f) secure all required state and local privilege licenses and pay all applicable sales taxes; (g) secure and provide a Certificate of Insurance with a minimum of \$500,000 in general liability coverage; (h) secure and provide a Certificate of Insurance with Worker's Compensation coverage limits as specified in the North Carolina General Statutes; (i) repair or replace **City** provided concessions equipment if damaged beyond normal wear and tear (j) unlock and lock adjoined concession stand bathrooms each day of service (the **City** will maintain cleanliness and stock these bathrooms);

(k) provide park patrons with courteous, friendly service and operate the concession stand in a respectful, clean, organized, and professional manner, and (l) *Luckies Baseball LLC has permission to sell alcohol off premises to be consumed within the perimeter of Jaycee Park baseball park facilities located at 125 Jaycee Park Road, Reidsville, NC 27320*

3. Administration. **City** shall administer the subject facility through the Reidsville Parks and Recreation Department. **Vendor** shall exercise their rights and perform duties pursuant to this agreement under the supervision of the Reidsville Parks and Recreation Department Concession Supervisor or his/her designee. It is expected that the Concession Supervisor and **Vendor** will communicate on an as-needed basis to address concession stand operations, customer service suggestions and related items of concern.

4. Revenue. **Vendor** shall retain revenues from concession sales.

5. Risk of Loss and Assumption of Liability. **Vendor** assumes all liability in connection with operation of the concession hereunder, and **Vendor** specifically agrees to indemnify and hold **City** harmless from any and all claims or damages arising from **Vendor's** operation of the concession hereunder.

Vendor and **City** specifically agree that this agreement and contract is not a partnership or joint venture, and **Vendor** specifically agrees to indemnify and hold **City** harmless for any and all claims for damages or costs arising from any imputation of a partnership or joint venture relationship hereunder.

6. Term and Rent. **Vendor** shall pay the **City** a sum of \$ 2,000 as annual rent for the concession building herein, said fee to be paid in two installments with the first \$ 1,000 due on or before June 1st, and the second \$ 1,000 due on or before December 5, 2023. This concession agreement shall extend from May 8th, 2023 until midnight on May 8th, 2026. If the **City** chooses to terminate the agreement for a reason other than violating the terms herein, the **City** may allow the **Vendor** to occupy the facility through the end of the **Vendor's** current Liability Insurance term. Fourth- and fifth-year options may be approved by both parties without rebidding this process.

7. Alterations. No alterations, additions, modification, or changes shall be made to the concession building or the concessions area herein without prior written approval from the **City's** Concession Supervisor.

8. No Assignment or Subletting. This concession and maintenance agreement shall not be assigned or the concession building herein sublet to any other party.

9. Termination. This agreement and contract may be terminated by either party upon thirty (30) days prior written notification.

10. Entire Agreement/Situs. This instrument constitutes and contains the entire agreement between the parties relative to the subject matter herein and shall not be modified except by written modification mutually agreed upon by the parties. This agreement shall be construed and enforced under the laws of the State of North Carolina. The parties agree that the exclusive forum for any action to enforce this agreement shall be the Superior Court of Rockingham County, North Carolina

In Witness Whereof, City and Vendor have duly executed this agreement, the day and year first above written.

This amendment made this the 14th day of May, 2024.

City of Reidsville

By: _____
City Manager

Vendor

By: _____

Attest:

_____ *(END OF CONCESSION STAND AGREEMENT)*
City Clerk

Cloud stated that the Luckies had received the lease on the concession stand in May of 2023. Now, the organization is requesting that the name on both the lease for the ballfield and the concession stand agreement be changed to Reidsville Luckies, LLC instead of Old North State League. He also noted that Mr. Reggie Allred was on hand to answer any questions Council might have regarding the name change, and the Assistant City Manager turned it over to Mr. Allred.

Mr. Allred came forward, noting that from when they signed the lease originally in 2020, the Old North State League has grown a lot with 22 teams across the State. He said ONLS only owns eight of them, and their law firm advised them that they should have each individual team as its own entity. That is what they are slowly doing, he said, and why they need to change the lease.

As far as the concessions lease, the ABC Commission is very particular about the wording and it needs to be in the same name as the entity, Mr. Allred asserted. To them Old North State League and Luckies Baseball is not the same entity, he said, adding that there were some other small things in there that they wanted. They just have to match up, he said.

Councilmember Scoble asked if, in the original agreement, there was any clause about changing names or it being a different company? So, if we change names do we not have to go back and accept bids again? she asked. This would be for the concession stand agreement, she added upon a question from Assistant City Manager Cloud.

Cloud said he felt that might be a legal question, but since Old North State League and Reidsville Luckies are under the same entity, they were just required to put everything under the individual names as originally stated. Between the bid the City put out in 2018 which ran to 2023, he said we only received one bid in 2018 and one in 2023, Cloud continued, adding he didn't know if that was a big factor but given that they are all under the same umbrella, he said he isn't sure.

Councilman Martin asked if ONSL was not the owner of the Reidsville Luckies? Mr. Allred agreed so the Councilman said they were the same company and the same bid.

Councilmember Scoble then asked, on the lease agreement for the concessions was that not for concessions at Jaycee Park for everything all the time, not just at Luckies games, right? Technically that concession stand could be open during a tennis tournament, softball games, etc., she said. No one else could operate the concession stand because of that, right? she asked. Mr. Allred agreed. The Councilmember said, in her opinion, we have a little "gold mine" there and it seems to her that it is not opened near enough in order to make it viable. Now that we are talking about an ABC license, she said she had several questions since the two kids working there can't sell beer there.

Mr. Allred said the ABC Commission is very particular, and they will follow the law. The beer is only sold at the Luckies games and not at any other tournaments, etc. As far as for weekend ball, Councilmember Scoble is right. He said they just got the inspections done, and the concession stand will be open on weekends for tournaments. Tournament games won't be going on at the same time as the college games, he said, reiterating that beer will only be sold at Luckies games.

Councilmember Scoble then asked who would be staffing the concession stand during Luckies games and other tournament games? Mr. Allred replied that their General Manager will be responsible for employees. She also expressed concerns about security, questioning if there is beer in the concession stand, what is to prevent someone from taking a crow bar and trying to break into the building during the week when no games are going on? Mr. Allred said that is a concern at all of the locations. She asked who would be responsible for the security, the City or the Luckies? Mr. Allred said, in regards to the product, it would be them, the Luckies.

Mr. Allred did say he needed to speak with the City about getting an off-duty police officer there during the games like was being done at other locations. Councilmember Scoble was asked if she was meaning after hours? She said yes, asking if we weren't already having problems with the bathrooms? Assistant City Manager Cloud said he had a conversation with the Luckies General Manager about this. While he could not predict what may or may not happen, he said he was unaware of anyone breaking into the concession stand to steal Gatorade, etc. He said he didn't know whether it would be more of a problem because beer is there, but he would have that discussion with the General Manager.

Mr. Allred did note that Saturday night, they have a similar agreement with the Town of Hope Mills, and the concession stand there was broken into. He said in Hope Mills, they did have cameras. This led to a discussion of possibly getting cameras out at Jaycee Ballpark. Manager Woodard said they had looked into that in the past, but it had been costly.

Councilmember Scoble said her next question dealt with beer sales. She knew there was a problem last year with Reynolds and its permit. She said, in her opinion, at a Luckies ballgame they should be selling Luckies beer. However, she stated that she knew there was a problem with permits and asked how they could adjust that.

The ABC Commission, Mr. Allred said, is really hard to deal with, adding that he went to Raleigh twice last year to meet with them. He said they did what ABC permitting told him to do, and then a few weeks into the season, they found out they had been told incorrectly. He said he had to go down there again and dealt with the legal side and got it cleared up.

He talked of how thick the packet was that he had to turn into the ABC Commission the other week. If they got this wording changed regarding the name of the entity, they should be able to get their retail permit and use any distributor that they want to, Mr. Allred continued. In discussing this with Councilmember Scoble, he noted that Reynolds or Lucky Brewing couldn't come out there and sell beer, but Luckies Baseball can buy it from one of them and sell it.

Mr. Robert Scarborough with Lucky City Brewing was in the audience. Discussion ensued about whether Lucky City could sell at the ballpark, but it was noted that the brewery's special events permit does not cover baseball games. Mr. Scarborough explained that Lucky City could sell wholesale to the Luckies because it has the permit needed to sell the kegs. Mr. Allred asked about cans, to which Mr. Scarborough said that was a manual process and cost prohibitive and labor intensive to do it that way. He said they had no plans presently to do that but they did have five-gallon kegs. Both Mr. Scarborough and Mr. Allred said they could talk about it.

Councilmember Scoble then asked if it would not be up to the General Manager and employees on how the beer would be served. She then asked who would have the liability, City or the Luckies? It was noted that it would be the Luckies.

Assistant City Manager Cloud then asked Mr. Allred to discuss the provision in the concession stand agreement that talks about "off premises" so that everyone would understand that doesn't mean people can take beer out of the ballpark, etc. "Off premises" means the concession stand and the three-foot area around it, people can drink beer, Mr. Allred explained. "On premises" he noted means they could do the whole park, but the problem with Jaycee is that it is not completely fenced in, he said. People can't go into the parking lot, etc. with beer either, he said.

Councilman Martin said he didn't think the Council should be interjecting what products the Luckies can or cannot sell. While it might be good to do that, those businesses are responsible for their own actions and have leased this property, he continued. He noted that would be like the City being responsible for things that happen in a social district or on Lucky City Brewing property, etc. He said he didn't feel like the City should be negotiating with the two entities regarding the sale of alcoholic beverages. If these two gentlemen want to meet up and discuss selling Lucky City beer there, but Councilman Martin reiterated that he didn't think the Council should be involved. Councilmember Scoble said she did not bring it up for that reason, but that she brought it up because there were so many questions about the ABC laws last year and what could happen.

With no other questions, Mayor Gorham asked for a motion.

Mayor Pro Tem Brown made the motion, seconded by Councilman Martin and unanimously approved by Council in a 7-0 vote, to approve the Reidsville Luckies' agreement amendments.

ORDINANCE AMENDMENTS:

CONSIDERATION OF AN ORDINANCE AMENDING THE CITY OF REIDSVILLE CODE OF ORDINANCES CHAPTER 11, OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, PARADES AND STREET EVENTS, SECTIONS 11-40 THROUGH 11-47 AND ACCOMPANYING STREET EVENT APPLICATION.

In making the staff report, City Manager Summer Woodard reviewed her May 2nd memo, which follows:

Date: May 2, 2024
To: Mayor Donald Gorham
City Council Members
From: Summer Woodard, City Manager
Subject: City of Reidsville Street, Parking Lot and Sidewalk Closure Application

City Staff has been working on updating the City Street, Parking Lot, Parking Space and Sidewalk Closure application for the past several months. The City of Reidsville receives numerous requests to close City-owned and maintained streets, parking lots, parking spaces and sidewalks. All the closures listed above take a lot of staff time and use of City-owned equipment. Therefore, it has become necessary for the City to revisit their current application process for closures and implement a fee for these requests.

This was discussed at our City Council Retreat on February 15-16th this year. Please find attached in the agenda packet a copy of the current closure application and a copy of the new proposed closure application, which includes the proposed fee schedule. City staff is proposing this policy to become effective July 1, 2024.

Applications received prior to July 1, 2024 will abide by the current closure application and policy. However, any applications received on July 1, 2024 and after will fill out the new closure application and abide by the fee schedule. Please see attached fee schedule.

These changes will also require the corresponding City Ordinance to be revised. Please see the attached Ordinance with strike-throughs and revisions highlighted in red.

If Council agrees, you will need to approve the amended Ordinance. The new closure application with fee schedule will become effective July 1, 2024. *(END OF MEMO)*

The amended ordinance with strikethroughs and revisions (*highlights changed to italics for these minutes*) follows:

**AN ORDINANCE AMENDING THE
CITY OF REIDSVILLE CODE OF ORDINANCES
CHAPTER 11, OFFENSES AND MISCELLANEOUS PROVISIONS
ARTICLE III, PARADES AND ~~STREET~~ *SPECIAL* EVENTS
SECTIONS 11-40 THROUGH 11-47**

WHEREAS, the City of Reidsville continues to undertake measures designed to provide economic revitalization, beautification, safety and welfare for individual citizens and businesses, and a sense of community peace and tranquility; and

WHEREAS, the City has studied its current policies and Ordinance regarding parades, ~~and~~ “street” events *and public parking lot/space closures* toward providing for the aforementioned continued economic revitalization, beautification, safety and welfare of individual citizens and businesses, and a sense of community peace and tranquility; and

WHEREAS, the City is always mindful of rights of citizens to assemble and participate in free speech, and intends to ensure that any regulation or the use of public property is narrowly tailored to serve a legitimate public interest to balance the same with the peace, tranquility, health, safety, and welfare of its citizens, and the conservation of City resources; and

WHEREAS, the City enjoys ownership of numerous parcels of property upon which special events are most appropriate; and

WHEREAS, the City wishes for its citizens to enjoy the use of its facilities, including its parks, recreational areas, and other properties owned by the City; and

WHEREAS, the City believes in conservation of City resources both manpower and facility use-wise; and

WHEREAS, it is believed that closing of City streets should be reserved only for permitted parades and extraordinarily large community-wide events accommodating the expectation of more attendees and needed parking than can be accommodated by the utilization of other City-owned properties; and

WHEREAS, it is anticipated that some special events may grow, or diminish, in number of attendees from year to year and may need to be located at various venues to accommodate the special event while also protecting the peace, tranquility, health, safety and welfare of citizens and code-compliant businesses, and conservation of City resources;

NOW, THEREFORE, be it hereby Ordained by the City Council of the City of Reidsville that Article III of its Code of Ordinances, Sections 11-40 through 11-47 be and are hereby amended to read:

“ARTICLE III. PARADES AND SPECIAL EVENTS”

Sec. 11-40. Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

CITY MANAGER: Shall include the City Manager and his or her designee.

PARADE: Any assemblage of ten (10) or more persons participating in any organized march, ceremony, or procession of any kind, in or upon any street, sidewalk, or other public place owned or under the control of the City.

PERMIT: A written authorization as required by this Article.

SPECIAL EVENT: Any planned or organized event intended to attract and/or assemble ten (10) or more persons on City-owned property, *including Parking Lots/Parking Spaces*, or within State or City Rights of Way, for festivals, celebrations, concerts, shows, exhibitions, or similar occurrences.

TECHNICAL REVIEW COMMITTEE (TRC): A group which provides recommendations to the City Manager regarding parades and special events.

VENUES: Those streets and properties either owned by the City or for which the City has joint use or potential joint use suitable for the assembly of citizens for parades and/or special events. A current listing, updated at least annually, of all City Venues shall be maintained in the office of the City Clerk for inspection by any citizen.

(Ord. of 8-2-00)

(Ord. of 5-14-2024)

Sec. 11-41. Permit required.

(a) No person shall engage in, participate in, aid, form, or start, any parade or special event unless a permit shall have been obtained from the City Manager, and provided, further, that no person may conduct or otherwise participate in any parade or special event between ~~10:30 p.m. and 6:00 a.m.~~ *10:00 p.m. and 7:00 a.m.*

(Ord. of 5-14-2024)

(b) This section shall not apply to:

- (1) Funeral processions supervised by a licensed mortuary.
- (2) Any governmental agency acting within the scope of its function.
- (3) Picketing on the sidewalks.
- (4) Temporary closing of streets by a department of the City for activities related to maintenance, repair, construction, alteration or other official duties of such department.

(Ord. of 8-2-00)

Sec. 11-42. Same--Application.

An individual seeking issuance of a Permit shall file an Application with the City Manager on forms provided by the City.

(1) *Filing period*: A *completed* Application for a Permit shall be filed with the City Manager at least ~~thirty (30)~~ *forty-five (45)* days and no more than one hundred eighty (180) days prior to the time at which it is proposed to conduct the parade or special event. The application will be forwarded to the City's Technical Review Committee (TRC). Within five (5) business days, the TRC will forward its recommendation to the City Manager, who will review the recommendation and notify the applicant of his or her decision within four (4) business days. The City Manager shall not approve any Application for a Permit when the City Manager finds that there is a conflict in both schedule and location (venue)

with some other event for which a Permit has been previously granted or when two events overlap in time and feasible City manpower/large equipment is not available.

(2) *Contents:* The Application(s) for a Permit shall *be tailored to the type/location of event planned* set forth *and include* the following information:

- a. General Information and Details regarding the Event, the Applicant and/or Sponsoring Organization and the Need for City-related services.*
- b. Requirements for insurance and maps showing the desired locations and/or routes.*
- c. A fee schedule detailing the costs of City services provided.*

~~a. The name, address, telephone number and email address of the individual seeking to conduct such parade or special event.~~

~~b. If the parade or special event is proposed to be conducted for, on behalf of, or by, an Organization: the name, address, telephone number and email address of the headquarters of the organization, and of the authorized and responsible heads of such organization.~~

~~c. The name, address, telephone and email address of the person to be in charge of the parade or special event and who will accompany it and carry the Permit at all times.~~

~~d. The date on which the parade or special event is to be conducted and the hours that such parade or special event will start and terminate.~~

~~e. If the proposed activity is a parade, then the proposed route to be traveled for the parade, the starting point, and the termination point. If the proposed activity is to be a special event, then the proposed, or requested, location and time of such special event. For either activity, the Applicant shall include a statement as to whether the parade or special event is proposed to occupy all or any portion of the width of any street within the City.~~

~~f. The approximate number of persons who, and animals and vehicles which, will constitute such parade or special event; the general type of animals and general description of the vehicles.~~

~~g. If the parade or special event is designed to be held by, or on behalf of, or for, any individual or entity other than the Applicant, the Applicant for such Permit shall file with the City Manager a written document from the person or entity proposing to hold the parade or special event, authorizing the Applicant to apply for the Permit in the person's or entity's behalf.~~

~~h. The location by address or commonly known name of any assembly area that the Applicant proposes as the venue together with a description of the activities planned during the event, including, but not limited to, a description of any sound amplification equipment that will be used during the assembly.~~

(Ord. of 8-2-00)

(Ord. of 5-14-2024)

Sec. 11-43. Same--Requirements for issuance.

Within ~~ten (10)~~ *fourteen (14)* business days after the filing thereof, the City Manager shall issue a Permit as provided in this Section if:

- (1) The Applicant for the Permit has agreed to abide by the standards set forth in this Article which are necessary measures to promote the health, safety, and welfare of the community;
- (2) The location proposed for the event appears to be a proper venue taking into consideration the number of expected participants, the type of event, any resources requested of the City, the volume of sound, the length of the proposed event, the anticipated parking needed; and, the venue can be used for such an event so that the reasonable expectations of residents and businesses can be balanced against the reasonable needs of the Applicant. All efforts will be made to direct applicants to City-owned venues, including parks, parking lots, etc., when possible with a listing of such venues made available with the application.
- (3) No other parade or special event has previously been issued a Permit for the same date and location as requested in the Application. If two or more Applications request the same date for a parade or special event, the City Manager shall consider the Applications in the order they were filed. No applications will be approved that overlap previously approved applications in time, location and manpower required;
- (4) The proposed parade or special event does not conflict with the temporary closing of streets by a department of the City for activities related to maintenance, repair, construction, alteration or other official duties of such department; and
- (5) The time, route, or size of the proposed parade or special event will not disrupt the use of a public vehicular street ordinarily subject to significant congestion or traffic, unless reasonable provision can be made by the City for the safe and orderly movement of vehicular and pedestrian traffic along alternate routes during the proposed parade or special event.
- (6) The conduct of the parade or special event will not require the diversion of so great a number of City Police Officers to properly police the parade or special event and the areas contiguous thereto, as to prevent normal police protection in the City. If the event is longer in duration than one hour or requires more than two officers in attendance, the applicant may incur fees associated with his or her event based on overtime costs by City employees. Applicants should also be aware that a delay in start time that causes said street events to go past the time allotted may lead to additional personnel-related costs incurred by the City.

(Ord. of 8-2-00)

(Ord. of 5-14-2024)

Sec. 11-44. Same--Denial of permit request; alternative permit; appeal.

- (a) If the City Manager disapproves the Application, he or she shall notify the Applicant of the decision, stating the reasons for the denial of the Permit. Upon the denial of an Application for a Permit made pursuant to this Article, the Applicant may appeal to the City Council within ~~two (2)~~ *three (3)* business days from the date notice of the denial is mailed to the Applicant by first-class mail to the address of the

Applicant on the Application. In the case of a denial, a courtesy call or email can be sent to the applicant if a telephone number/email address is provided at time of application. Appeal may be made by filing an Appeal Letter *in writing* with the City Manager who shall set the appeal for hearing by the City Council ~~within seven (7) business days from the filing of the appeal.~~ *at the next scheduled City Council Meeting. If the next regularly scheduled City Council Meeting is after the scheduled date of the event, a Special Called Meeting of City Council may be requested, in accordance with North Carolina General Statutes.*

(b) The City Manager, in approving an Application for a Permit, may authorize the parade or special event at a date, time, route or location different from that proposed by the Applicant. The City Manager shall state the reasons for the issuance of the alternative Permit location based on the criteria listed in Section 11-43(2). An Applicant desiring to accept a Permit for a place and/or time differing from that proposed shall, within five days of the issuance of the Permit, file a written notice of acceptance of the same with the City Manager. Appeal of location may be made by filing an Appeal Letter *in writing* with the City Manager who shall set the appeal for hearing by the City Council ~~within seven (7) business days from the filing of the appeal.~~ *at the next scheduled City Council Meeting. If the next regularly scheduled City Council Meeting is after the scheduled date of the event, a Special Called Meeting of City Council may be requested, in accordance with North Carolina General Statutes.*

(Ord. of 8-2-00)

(Ord. of 5-14-2024)

Sec. 11-45. Standards applicable to parades and special events.

(a) No firearms or dangerous weapons of any kind, as defined in this subsection, may be possessed, either exposed or concealed, by any participant in the parade or special event, any person affiliated with and present at the parade or special event, or any person upon any street, sidewalk, or other public place within five hundred (500) feet of the parade or special event, except as permitted in this subsection. For the purpose of the section, the term "dangerous weapon" shall be defined as any device designed or capable of being used to inflict serious injury upon person or property including, but not limited to, firearms, knives of any kind or any type having a blade in excess of three (3) inches in length, razors and razor blades, metallic knuckles, clubs, blackjacks and night sticks, thrown rocks, bottles or bricks, and dynamite cartridges, bombs, grenades, mines, or other powerful explosives. This restriction shall not apply to the following persons while acting lawfully and within the scope of their duties and authority:

- (1) Law enforcement officers.
- (2) Officers and soldiers of the armed forces, militia, National Guard, and color guards of officially recognized veteran's organizations.
- (3) Students of military science in an accredited high school or college program.

(b) No hand-carried signs or posters transported in any parade or special event shall be of greater density than eight-ply three hundredths (0.030) thickness cardboard. No support for such sign or poster shall be of a metallic substance or thicker than one (1) inch.

(c) The person designated by the Applicant as the person responsible for the physical conduct of the parade or special event shall be physically present and accept responsibility for compliance with any and all terms of the Permit as set forth in Section 11-46.

(d) The Applicant shall file with the City Manager a waiver signed by the Applicant releasing and saving the City and its employees harmless for any claims, actions, and lawsuits, arising out of the conduct of the parade or special event, excepting injuries or damages proximately caused by the City.

(e) Every parade shall follow the route designated and approved by the City Manager, and every special event shall remain in the parameters designated and approved by the City Manager.

(f) No person shall unreasonably hamper, obstruct, impede, or interfere with any parade or special event, or with any person, vehicle, or animal participating or used in a parade or special event.

(g) No child under the age of four (4) shall be permitted to participate in a parade or special event without being accompanied by an adult who will be responsible for such child.

(h) Those high school and college marching bands and drill teams accredited by the state department of education are permitted to carry such flags, instruments, batons, etc. that are customary in carrying out their respective functions.

(i) No vicious animal, whether leashed or unleashed, shall be allowed to participate in or proceed along the route of a parade or in a special event.

(j) The person designated in the Application as responsible for the physical conduct of the parade or special event shall be responsible for ensuring that any booths, stands, or other equipment used in the parade or special event participants are removed from the area within a reasonable amount of time.

(Ord. of 8-2-00)

Sec. 11-46. Responsibility of participants and person in charge.

(a) Participants in a parade or special event are required to abide by this Article and the terms of the Permit issued pursuant to this Article. Willful violation thereof will constitute a violation of this Article and is punishable as provided by law.

(b) The person designated in the Application as responsible for the physical conduct of the parade or special event shall be responsible for monitoring the conduct of the participants in the parade or special event.

(Ord. of 8-2-00)

Sec. 11-47. Revocation of permit.

The City Manager or his/her designated agent may revoke any Permit granted for a parade or special event if:

- (1) Any participant in a parade or special event violates the standards for the conduct of parades or special events set out herein; or
- (2) Any participant in a parade or special event fails to comply with the formation, terms, or conditions set out in the Application and Permit, or fails to comply with the terms of this Section.”

(Ord. of 8-2-00)

To become effective July 1, 2024.

Amended this the 14th day of May, 2024.

CITY OF REIDSVILLE:

/s/ _____
Donald L. Gorham, Mayor

ATTEST:

/s/ _____
Angela G. Stadler, CMC/NCCMC, City Clerk

APPROVED AS TO FORM:

/s/ _____
William F. McLeod, Jr., City Attorney

The application follows:

SPECIAL EVENT APPLICATION

Revised May 2024

Applications for this permit MUST be submitted at least 45 days prior to your specialevent and no earlier than 180 days prior to the event.

I. General Information

Type of Event: (please check all that apply)

- Parade/March Run/Walk/Bike Rally/Protest Community Block Party
- Festival Neighborhood Street Closure Public Parking Lot/Space Closure
- Other (Explain: _____)

Event Name: _____ **Event Location:** _____

Event Website / Twitter / Facebook: _____

Event Date (s): _____ **Inclement Weather Date(s):** _____

Description of Event (Please briefly describe the event): _____

Purpose of Event: _____

Overall Event Timeframe: _____ Start Time: _____ End Time: _____

Set-Up/Load-In Time: Date & Time (start/end): _____

Dismantle/Load-Out Time: Date & Time (start/end): _____

Will this event require street closures? Yes No (If YES, please complete Appendix B)

Estimated Attendance: _____

Basis on which this estimate is made: _____

Is the Event private (invite-only) or open to the public?

II. Applicant and Sponsoring Organization Information

Sponsoring Organization/Business Name: _____

Sponsor Status: Non-profit Charitable For-profit Individual Other

If non-profit, are you: 501c (3) 501c (6) Place of worship

****Attach Federal Letter to validate non-profit status****

Applicant Name: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Mobile Phone: _____ Email: _____

Day of Event Contact: (Please provide information for a contact person who will be on-site the day of your event.)

Day of Event Contact Name: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Mobile Phone: _____ Email: _____

III. Run/Walk/Parade Route Closure Requests

Fill out **Appendix A** if you are applying for a Run/Walk/Parade Permit. Must include written turn by turn directions.

IV. Street Closure Requests

Fill out **Appendix B** if you are requesting a street closure as part of your special event.

V. Public Parking Lot / Space Closure Requests

Fill out **Appendix C** if you are ONLY requesting for a public parking lot / parking space closure as part of your special event.

VI. Event Details:

Please answer the following questions regarding your event.

Yes No Is this an annual event?
What years have the event taken place? _____
Have any changes been made from previous years? Yes No
If YES, please describe these changes. _____

Yes No Does the event involve the **sale of food**?
If "YES" has the health department been notified? Yes No
◆ The health department must be notified at least 45 days prior to the event.
◆ More information is available at their website:
<https://www.rockinghamcountync.gov/pview.aspx?id=21398&catid=0>
◆ A copy of your business registration may be required to be submitted.

Yes No Will there be **musical entertainment** at your event?
If "YES", please provide the following information:
◆ Type(s) of music: _____
◆ Number of stages: _____ Number of Bands: _____
◆ Amplification? Yes No

Note: All Music must end by 10:00 p.m.

- Yes No Will there be any **tents, canopies, or temporary structures** in the proposed event site?
 ♦ Will any single tent exceed 400 sq. feet in area? Yes No

Note: Tent permits will be required from Building Inspections Department in accordance with NCFC 105.6.45 for all tents equal to or greater than 400 square feet in size.

- Yes No Will you provide **portable toilets** for the general public? (minimum of 1 per 250 people).
 If "YES", how many regular/handicapped: _____ Locations: _____

- Yes No Will you require **access to City of Reidsville provided water** for the event?
 If "YES", explain: _____

- Yes No Will you require **electrical hookups** for this event? If "YES", where? _____

- Yes No Will you be using **generators** for this event?

- Yes No Will **admission fees** be charged to attend this event?
 If "YES", provide the cost(s) of all tickets: _____
 Note: The NC gross receipts tax is 3% remitted to the state of North Carolina.

- Yes No Will **fees be charged to vendors** to participate in this event?
 If "YES", please provide the schedule of fees: _____

- Yes No Will any **amusements (moon walks, bounce houses, dunk tanks, etc.)** be used for this event?
 If "YES", please provide size and details: _____

Note: All NC Guidelines related to amusements must be followed. For more information, please see the NC Department of Labor's website at <https://www.labor.nc.gov/safety-and-health/amusement-device>

Miscellaneous Questions:

Trash

- Do you need City of Reidsville assistance with trash services? Yes No
- How many trash receptacles do you need? _____
 Note: The rate per trash receptacle is \$10/each. This fee must be paid at the time the application is approved.

Parking

- How will overall patron parking be accommodated for this event? _____

Advertisement

- Will the event be marketed, promoted, or advertised in any manner? Yes No
 If YES, please describe the outlets that will be used. _____

- Do you have an advertising budget for the event? Yes No
 If so, what is the total advertising budget for your event? _____
 Note: Include a copy of your advertisement flyer or any applicable materials with your application submission.
- Will there be live media coverage at your event? Yes No
- Does the event have a media partner and if so please list? _____
- Do you object to your event being published to the City of Reidsville's social media sites?

Yes No

➤ Will any handouts/pamphlets, advertising material be handed out during the event?

Yes No

Special Information and Conditions of Receiving a Special Event Permit:

Event Notification

No person shall engage in, participate in, aid, form, or start any parade or special event on public property unless a permit is obtained from the City Manager. An applicant can request any public location for the parade, special event, public parking lot / space closing, but the City Manager may use his/her discretion to determine which City venue is most appropriate for the event.

Closing of City streets is reserved only for permitted parades and extraordinarily large community-wide events accommodating the expectation of more attendees and needed parking than can be accommodated by the utilization of other City-owned properties. *(A listing of available City venues is included in this application.)*

No person may conduct or otherwise participate in any parade or special event between 10:00 pm and 7:00 am.

A complete application for a permit shall be filed with the City Manager at least forty-five (45) days and no more than 180 days before the time at which it is proposed to conduct the parade or special event. The City Manager will not approve any incomplete application, nor any application for a permit when the City Manager finds that there is a conflict in schedule with some other event for which a permit has already been granted. It is the responsibility of the applicant to file within the allotted time frame as identified above. No exceptions shall be made to the time line.

Within fourteen (14) days after filing of a complete application, the City Manager shall issue a permit based on criteria as cited in the City's Parade and Special Events Ordinance and as recommended by the City's Technical Review Committee (TRC). If the request to close a public street is denied, the applicant may appeal to the City Council within three (3) business days, which shall be heard at the next scheduled City Council Meeting. If the next regularly scheduled City Council Meeting is after the scheduled date of the event, a Special Called Meeting of City Council may be requested, in accordance with North Carolina General Statutes.

All applicants are responsible for providing public restroom facilities and making arrangements for electrical hookup, if necessary. Applicants may not use the restrooms or electrical power of area merchants unless the applicant receives written permission from the merchant prior to the event.

Event Advertisement

Do not announce, advertise or promote your event until you have completed and submitted this application, and you have received preliminary approval from the City Manager.

Street/Event Area Conditions

No permanent alterations to the street or permitted area will be permitted. Any and all festival/event equipment, trash or remnants must be removed at the end of the event.

Public Safety

Police: The TRC, in consultation with the Reidsville Police Department (RPD), shall determine the number of police officers needed to appropriately manage street closures and for event security, as well as the time when such services shall commence and end.

Permitting Reidsville Police Department employees to engage in extra-duty employment enhances the safety and security of the community at large through the increased presence of law enforcement officers during special events.

The pay rate for an off-duty officer is a minimum of \$35.00 per hour, and the minimum length of a shift is three (3) hours. This is a minimum cost of \$105/per officer/per 3-hour shift. The TRC and the RPD will develop a staffing plan for your event, and notify you of the total projected cost of extra-duty police coverage prior to the approval of your Special Event Application. The projected cost of services must be paid in full prior to the start of your event.

City of Reidsville Street Closure Equipment: Applicant shall pay for the set-up and retrieval of traffic control equipment at the time of the application. Applicants are not permitted to close streets or sidewalks independent of sworn law enforcement. Only City of Reidsville provided traffic control equipment shall be utilized to close street(s), intersection(s), sidewalk(s), public parking lots, or public parking spaces.

Note: Applicant is responsible for the replacement cost of traffic control equipment that is lost, damaged or stolen. Failure to remit payment for lost, damaged, or stolen equipment may result in the denial of future applications for Special Events.

CURRENT SPECIAL EVENT PERMIT FEE SCHEDULE: Fees for special events and neighborhood block parties will utilize the fee schedule set forth in City Ordinance 26-4(b). Permit fees are non-refundable and are subject to change.

Special Event Application: \$25 Parking Lot, Parking Space or Sidewalk Closure
 \$50 Single Street Closure (one block or less)
 \$100 Multiple Streets and/or Intersections Closure

Checks should be made payable to: City of Reidsville

Binding Agreement

I have read and understand this application and the requirements placed upon this applicant and organization. I agree to abide by the City of Reidsville rules, regulations and ordinances should my permit application be approved. And I will fulfill the requirements placed upon this permit application.

Authorized Signature: _____ Date: _____

Organization: _____

Use this checklist to ensure that you have all of the needed documents attached. The following documents **MUST** be attached with submitted application:

Insurance:

Please attach proof of insurance or applicable rider - Comprehensive General Public Liability Insurance required; \$1,000,000 per person per occurrence with a \$2,000,000 aggregate naming the City of Reidsville as additionally insured.

****Certificate should be specifically worded: The City of Reidsville, its officers, employees and agents are additionally insured. EXAMPLE of insurance certificate available upon request.**

Map of Event:

Please attach a map of the entire event area – This map should include street closures, vendor locations, portable toilet locations, stage & entertainment locations, and any other significant details.

RETURN COMPLETED APPLICATION AND APPROPRIATE FEES TO:

City of Reidsville
ATTN: Angela Stadler
230 W. Morehead St.
Reidsville, NC 27320
Fax: (336) 342-3649

AStadler@ReidsvilleNC.Gov

For any questions regarding this application, please contact the City at (336) 349-1030.

Waiver and Indemnification Agreement for Parades and Street Events:

In consideration of and for the issuance by the City of Reidsville of Special Event Permit Number _____, dated the _____ day of _____, 20_____, the receipt of which is hereby acknowledged and pursuant to Chapter 11, Article III of the Reidsville Code of Ordinances, the undersigned does hereby waive, release, forever discharge, and agree to indemnify and hold harmless, the City of Reidsville, a municipal corporation of Rockingham County, North Carolina, its employees and agents, none of whom admit any liability, but expressly deny the same, from and against any and all claims, demands, damages, actions, cause of action, or suits of whatsoever kind and nature, and in particular on account of loss of or damage to property or on account of bodily injury, known and unknown, sustained by any person, firm, corporation, animal or other legal entity, caused by or resulting from the actions of the undersigned or any other person participating in the special event, street closing, or parking lot/space closing authorized by said Special Event Permit.

For the purposes of this Agreement, “participant” in the special event shall mean any and all persons, vehicles, animals, or other entities or things identified in the special event permit application made under the Reidsville Code of Ordinances, Section 11-40, either by specific enumeration or by general description in said application, and shall also mean any and all other persons actually taking part in such special event as the term “Parade” and “Street Event” is defined in the Reidsville Code of Ordinances, Section 11-40, Definitions.

The undersigned agrees to be fully responsible for identifying special event participants on the day of the special event by badge, costume, uniform, or other device calculated to clearly designate persons affiliated with the undersigned, and authorized to participate in the special event pursuant to said Special Event Permit. Persons taking part in such special event authorized by said Special Event Permit,

as the term "Parade" and "Street Event" as defined in the Reidsville Code of Ordinances, Section 11-40, not otherwise identified by the undersigned to law enforcement personnel on the day of the special event as unauthorized non-participants, shall be presumed for purposes of this Agreement to be special event participants.

Designations used herein shall include the singular, plural, masculine, feminine, or neutral, as required by context.

I certify that all the information contained in this Special Event Application is correct, complete and accurately described above. I understand that all fees associated with the special event will be paid in full prior to the start of the event. I understand that I will be held financial responsible for the loss, or damage to City-owned equipment utilized in the closing of streets, parking lots or parking spaces.

Signature: _____ Date: _____

Appendix A
RUN/WALK/PARADE ROUTE DESCRIPTION

Revised May 2024

EVENT NAME: _____

EVENT DATE: _____ EVENT TIME: _____

FORMATION AREA LOCATION: _____

STARTING POINT: _____

ENDING POINT: _____

ROUTE: (Please provide a turn-by-turn description of the proposed parade/run/walk route. A map of the route is required. Sidewalks must be utilized along route, if available.)

Route Begins:

By signing below, I certify that all the information pertinent to this route request is contained in this application, and that the route is accurately described above.

Signature: _____ Date: _____

Note: If you are requesting a street closure as part of your walk/run/parade, you must also complete Appendix B.

Appendix B STREET CLOSURE REQUEST FORM

Revised May 2024

EVENT NAME: _____

EVENT DATE: _____ EVENT TIME: _____

Name of street to be closed: _____

Is this a total closure or partial lane closure? _____

Beginning Intersection Point: _____

Ending Intersection Point: _____

Beginning Time: _____ AM PM Ending Time: _____ AM PM

Name of street to be closed: _____

Is this a total closure or partial lane closure? _____

Beginning Intersection Point: _____

Ending Intersection Point: _____

Beginning Time: _____ AM PM Ending Time: _____ AM PM

Name of street to be closed: _____

Is this a total closure or partial lane closure? _____

Beginning Intersection Point: _____

Ending Intersection Point: _____

Beginning Time: _____ AM PM Ending Time: _____ AM PM

Street Closure Guidelines:

- Closure Times: Streets are only permitted to close and open according to times listed on the Special Event Application.
- Closure Set-Up: Executing the street closure must be done by Law Enforcement Officers only.
- Fire Lane: 20' Wide Fire-Lane must be maintained throughout all streetclosures.
- Vendors: All festival vendors should be contained within street closure, not on sidewalks.
- Handicap Sidewalk Ramps: Handicap Sidewalk Ramps should remain unblocked throughout closure.

By signing below, I certify that all the information pertinent to this route request is contained in this application, and that the route is accurately described above. I understand and agree to the Street Closure Guidelines listed above.

Signature: _____ Date: _____

Appendix C PUBLIC PARKING LOT/SPACE(S) CLOSURE REQUEST FORM

Revised May 2024

EVENT NAME: _____

EVENT DATE: _____ EVENT TIME: _____

Location of parking lot or spaces to be closed: _____

Is this a total closure or partial parking lot closure? _____

If this is a partial parking lot closure, please identify which spaces are to be closed:

If this is a request to close specific parking spaces, please identify which spaces are to be closed:

Beginning Time: _____ AM PM Ending Time: _____ AM PM

Please include a map which indicates exactly which parking lot or parking spaces you are requesting to close.

Parking Lot/Space(s) Closure Guidelines:

- **Notification:** Applicant MUST notify all businesses and residencies affected by the parking lot/space(s) closure within 15 days of the start of the closure.
- **Closure Times:** Parking lot/space(s) closures are only permitted to close and open according to times listed on the Special Event Application.
- **Closure Equipment:** Parking lot/space(s) closures must be executed with City of Reidsville Barricades and Equipment.
- **Closure Set-Up:** Parking lot/space(s) closures must be done by Law Enforcement Officers only.
- **Vendors:** All festival vendors should be contained within the parking lot/space(s) closures, not on sidewalks.
 - **Event Perimeter:** Event perimeter must NOT exceed the sidewalk area. No event equipment or event vendors should encroach into the street along the sidewalk closure.

By signing below, I certify that all the information pertinent to this parking lot or parking space closure request is contained in this application, and that the included map is an accurate reflection of the lot or spaces to be closed. I understand and agree to the Parking Lot/Space(s) Closure Guidelines listed above.

Signature: _____ Date: _____ *(END OF APPLICATION)*

(THE SPECIAL EVENT APPLICATION WORKSHEET/FEE SCHEDULE IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

Councilmember Scoble stated that, in reference to the attached proof of insurance, she thought the rider should also include other organizations like the Reidsville Downtown Corporation, so they are protected as well since they are separate from the City of Reidsville. Manager Woodard said the application can be amended to include that as well. The Councilmember said the rider should include any additional insurers, such as the RDC, Reidsville Chamber, etc.

Councilman Coates asked about the runs/walks that have been going on for years, such as the Turkey Trot. He questioned that once they fill out this application, would the organization be responsible for hiring the officers to block the intersections, which wasn't required before? The City Manager said yes, they would. Councilman Martin asked if all of them would be responsible, such as the RDC, Chamber, etc.? Manager Woodard said yes, if it was not a City-sponsored event.

Councilman Coates made the motion, seconded by Councilmember Scoble and unanimously approved by Council in a 7-0 vote, to amend the Ordinance. It was also noted to add the

modification to the application. (A COPY OF THE FINAL ORDINANCE AND REVISED APPLICATION ARE HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

BUDGETARY ITEMS:

PRESENTATION OF PROPOSED 2024-2025 FISCAL YEAR BUDGET WITH PUBLIC HEARING TO BE HELD JUNE 11, 2024.

City Manager Summer Woodard noted that tonight would be the City Council's first glance at the proposed FY 2024-2025 budget book. Also before them was a PowerPoint presentation on the budget that she would be presenting tonight. (A COPY OF THE ENTIRE POWERPOINT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) The City Manager said this budget is like none other that she has seen in her career, and she talked of the need for transparency and to show everyone where the budget dollars are going. She asked everyone to hold their questions until the end but reminded them that a budget work session is planned for May 21st at 5:30 p.m. If Council has any other questions, they can reach out to her or those questions can be discussed next week.

The public hearing is set for June 11th at 6 p.m. with copies being made available at City Hall and the Reidsville Public Library, she stated, before getting into the slideshow.

Some of the slides are presented, along with highlights of the budget presentation:

Budget Overview:

- The objective of this proposed budget is to ensure the needs of all our citizens are met in a cost-effective manner. The proposed Citywide budget is \$39,781,750 versus FY 23-24 amount of \$33,398,450.
- This is an increase of \$6,383,300 which is related to increased personnel costs and increases in departmental operations, due mainly to inflation, along with capital needs.
- After accounting for payments and transfers between funds, the true total proposed budget for Fiscal Year 2024-2025 is \$33,856,750.

Growth:

- Holiday Loop Apartments has begun construction on 216 units.
- Clarks Preserve will begin construction Summer of 2024 for 149 single-family homes.
- Residential construction on Reid School Road for 176 units that include single-family, townhomes and duplexes will start construction in 2024-2026.
- Clarks Preserve Phases 2 & 3 includes 251 single-family homes.
- Belmont Estates construction includes 194 Townhomes.
- Sherwood Glenn includes 48 single-family homes.
- Gibbs Lake Road includes 176 single-family homes.
- All of these residential housing projects bring a proposed **1,210** new residential units.
- The City will provide water, sewer, garbage, police and fire along with other City services to all these units.

We Must Be Prepared:

- As Reidsville grows, the City must prepare for today and plan for tomorrow. It is paramount the City of Reidsville ensures capital equipment needs, capital projects and personnel retention needs are met.

- The City is seeing record inflationary cost increases in our operating expenses. Operating expenses continue to increase due to inflation. Suppliers and contractors have significantly increased their prices on goods and services.
- According to the Consumer Price Index (CPI) for North Carolina as of March, 2024, prices increased 3.5 percent over the past year. The City is experiencing rising costs throughout General Fund and our Water and Sewer fund operations.
- For example, the City of Reidsville provides Street Lights throughout our City. Our monthly electric bill was \$21,000 as of July, 2023 which equates to \$252,000 annually.
- As of January, 2024, our monthly electric bill for Street Lights increased to \$29,000 which equates to \$348,000 annually. This is an increase of \$96,000. In spite of rising costs we have held some general operating costs to current levels to balance the fiscal year 2024-2025 budget.

We Must Invest:

- In order to be prepared for this growth, we must invest in our most valuable assets our employees.
- This budget proposes a four percent (4%) Cost- of- Living Adjustment (COLA) and up to a three percent (3%) Merit increase based on annual employee evaluations. Total cost of \$710,000.
- The police pay plan and compression study is included in this proposed budget. The total cost is \$310,000.
- This budget includes one floating holiday for all full-time employees.
- Two (2) new positions are budgeted in Community Development. One (1) customer service position for the customer service window and one (1) building inspector position.
- The importance of recruiting and retaining our employees was discussed in great detail by City Council at our annual retreat in February, 2024.

Employee Benefits:

- The City participates in the Local Government Employees Retirement System (LGERS), which is administered by the NC State Treasurer. The rate for General employees will increase from 12.92% to 13.67%, and the rate for Law Enforcement will increase from 14.04% to 15.04%. The change in rates represents a \$80,000 increase for the 2024-2025 budget.
- The City Health insurance is insured through the Municipal Insurance Trust of the NC League of Municipalities for our health insurance.
- The increase for the City came in at nine (9) percent. The 2024-2025 budget has absorbed this increase, allowing employees to continue coverage at no cost. Rates to electively cover spouses and/or dependents did increase by nine (9%) for employees.
- The 9% increase resulted in a \$1,000 increase in cost per employee and eligible retirees, bringing the annual cost per participant to \$13,000. This increase represents a \$216,500 increase for the 2024-2025 budget.

Municipal Service District Tax:

- The Reidsville Downtown Corporation budget increased \$250.00. The RDC is a partnership between the private sector and the City, so staff will be assisting as in past years.
- The reappraisal produced a tax base of \$18,253,788. This is an increase of \$1,311,560 in assessed value from the current Fiscal Year 2023-2024. The tax base for Fiscal Year 2023-2024 was \$16,942,228.

- Using the new tax base of \$18,253,788 in Fiscal Year 2024-2025, a tax rate of (\$0.232) cents per one hundred dollars (\$100) of valuation is needed to produce a revenue neutral budget for fiscal year 2024-2025.
- The current tax rate of \$0.250 cents per \$100 of valuation is recommended for this fund.

General Fund Revenues:

- Increases in General Fund revenues are as listed below.
- Occupancy tax increased by \$30,000 and the Tourism Development Authority (TDA) distribution increased \$30,000.
- School Resource Officer (SRO) reimbursement increased \$35,000, due to increasing salaries.
- Powell Bill increased \$75,000, due to the State's increased allocation.
- Cell Tower lease increased \$2,000.
- The City of Reidsville's current total property value is estimated at \$1,235,636,595. The City's current property tax rate is \$0.7390 cents per one hundred dollars (\$100) of valuation. The City's current assessed valuation produces **\$122,130** per one cent.
- The Fiscal Year 2024-2025 proposed budget recommends the General Fund's tax rate decrease from \$0.739/\$100 of valuation to \$0.660/\$100 of valuation. This is the lowest tax rate in twenty-four (24) years.

Statement of Revenue Neutral:

- North Carolina counties must conduct a countywide revaluation of all real property within the county at least every eight (8) years. Rockingham County, NC has completed the countywide revaluation for 2024. The last countywide revaluation occurred 2020. North Carolina G.S. 159-11 (e) requires each taxing unit to publish a revenue-neutral property tax rate as part of its budget for the fiscal year following the revaluation of its real property. The purpose of the revenue neutral tax rate is to provide citizens with comparative information.
- Revenue Neutral does not mean values remain the same.
- Even at a revenue neutral rate, some property owners will pay more in taxes.

What Does this Mean for Reidsville?

- The reappraisal produced a tax base of \$1,611,247,542. This is an increase of \$375,610,947 in assessed value from the current Fiscal Year 2023-2024.
- Using the new tax base of \$1,611,247,542 in Fiscal Year 2024-2025, a tax rate of (\$0.5667) cents per one hundred dollars (\$100) of valuation is needed to produce a revenue neutral budget for Fiscal Year 2024-2025.
- In applying a revenue neutral tax rate to be included in the budget a growth rate must be calculated as well. This budget reflects an adjustment for growth of 0.80% to the tax rate of (\$0.7390) cents per one hundred dollars (\$100) of valuation, a revenue neutral tax rate would be (\$0.5713) cents per one hundred dollars (\$100) of valuation.
- Using the new tax base of \$1,611,247,542, one cent would generate **\$159,255**.

Utility Rates:

- The last utility rate increase for the City of Reidsville was in 2020. The City of Reidsville has been operating on the same budget for the past four (4) years. This is no longer sustainable.
- The City of Reidsville contracted with McGill Engineering this current budget year to complete a Comprehensive Improvements Plan (CIP). This plan took an in-depth look into the current and future needs of our Water and Waste Water Systems. The CIP also looks at what our City's utility rates need to be in order to operate.

- As stated earlier, the City of Reidsville is growing and poised for even more growth in our future. In order to meet the current and future demands of our utility customers a thirty-five (35%) percent water and sewer revenue increase is proposed in the Fiscal Year 2024-2025 budget.
- This rate increase is necessary to provide safe drinking water and waste water services.
- It is recommended that the utility rate increases become effective October 1, 2024. This will give all utility customers notice and time to budget for the increase.

Debt Service:

- The City of Reidsville General Fund and Parks & Recreation Fund have a total Fiscal Year 2024-2025 beginning debt balance of \$6,430,475. Debt Service payments for fiscal year 2024-2025 total \$612,918 with no new debt being proposed in the upcoming 2024-2025 budget.
- The Combined Enterprise Fund has a total Fiscal Year 2024-2025 estimated beginning debt balance of \$33,828,606 with debt service of \$2,489,974 scheduled to be paid.
- Three in-process capital projects, the BNR WWTP Project, the WWTP Headworks Project and the Redundant Water Line Project have been awarded grants and low interest loans that have been preliminarily included in the City’s debt schedule.
- The 2012 and 2013 Revenue Bond issues of the City have debt covenants that must be considered with issuing any new debt financing, along with the ability to pay the related debt service.
- Debt financing remains a viable method to improve the City’s existing infrastructure.

Budget Summary:

- This budget for Fiscal Year 2024-2025 is balanced as required by law and continues to provide existing services while meeting the governing board’s priorities and policies.
- The Fiscal Year 2024-2025 budget proposal involved a lot of teamwork by the Management Team and many others. Assistant City Manager/Finance Director Chris Phillips is to be commended for his and his department’s hard work and financial resilience in assisting with preparation of the proposed 2024-2025 budget. Assistant City Manager Haywood Cloud is also to be commended for his assistance in this proposed budget. I would also like to thank City Clerk Angela Stadler and Deputy City Clerk Latasha Wade for their hard work and commitment in preparing the budget notebooks. *(END OF PRESENTATION)*

City Manager Woodard stressed that this was a hard budget and was not easy to present but a necessary budget to prepare for Reidsville’s growth that we are seeing and that we know is coming. After thanking staff, she also thanked City Council for allowing her to present this budget to them.

Mayor Gorham thanked her for crossing every “t” and dotting every “i”. With the growth we are experiencing now, he said it is going to take that kind of budget savvy to keep Reidsville on track.

Councilmember Scoble asked if the City Manager could give us an idea of where we stand with our water and sewer rates in the County? Manager Woodard asked Assistant City Manager/Finance Director Chris Phillips to come forward since she knew he had some of that information. Phillips stated that currently we have the lowest residential rates in the County, explaining that like the City Manager said we haven’t raised rates since 2020. Then the pandemic hit, along with inflation, and he said Council tried to hold the line as long as we could because we didn’t want to pile on with everything else going on.

Phillips said he wasn't sure what the others cities in the County are going to do, but this proposed increase will put us up into the middle of the pack. Once we increase our rate, Reidsville and Eden should be neck in neck, he said, and we should be close to the average bill. Some of the cities will be less, and the County will probably be more, he continued, noting that the County currently has the highest rate. He said we will move out of the lowest rate and more into the average rate in the County.

With no other questions from Council, Mayor Gorham thanked City Manager Woodard and Team Reidsville for putting together a fantastic budget that will be helpful and useful in the growth of Reidsville as we move forward. He added that it will also help us maintain the quality of staff that we have.

PUBLIC COMMENTS.

Davis RV Life Event at Lake Reidsville.

Mr. Wray Davis, 602 Boyd Street, Reidsville, came forward and thanked Mayor Gorham, City Council and Team Reidsville on behalf of himself and his wife, Andrea, and Davis RV Life for allowing them to host the First Annual Davis RV Life "Meet-Up" of RV friends April 18-21 out at Lake Reidsville. He said he thought it was the first event of its kind here. Over 110 people, 55 RVs and two tent campers attended, he said. He discussed the event and the various locations that people traveled from to get to the event held at the lake. He gave a special thanks to City Parks & Recreation Director Quintin Robertson, Assistant City Manager Haywood Cloud and Camp Host Donna Chilton. He thanked Mayor Gorham for addressing the group and welcoming them to Lake Reidsville as well as Mayor Pro Tem Brown on Saturday morning. He thanked the sponsors and said he believed this event made a financial impact on the City. He talked of Lake Reidsville as a "hidden gem" and discussed future plans to speak with staff about a makeover of the facility. Plans are under way for the event in 2025, he added. Mr. Davis added that he had a few copies of the survey, which he would give to Mr. Cloud, so that Council could see what the campers said.

Social Districts Needed in Reidsville.

Mr. Robert Scarborough of 308 South Main Street came forward. He noted he was representing two businesses tonight, Chez Lindsey, the Main Street bed and breakfast, and Lucky City Brewing on Gilmer Street on the need for a social district in Reidsville. He said we are competing with other cities in the area for entertainment dollars, noting that Madison has a social district. Mr. Scarborough said it became clear to them in April at an event where the street and parking lot were closed down and it was possible to carry alcohol outside the establishment. It was the best revenue night they had since re-opening back in August, he stated. He thanked Police Chief Ray Gibson and City Manager Woodard for helping them figure out how to make this happen outside their premises, etc.

He talked of an area that would include Lucky City, Celtic Fringe, The Leaf & Teller and Dirty Laundry Taphouse, which is scheduled to open later this year. He said Perry Savas couldn't be here tonight, but would like to come and talk in the future on behalf of the social district. In speaking with the City Manager about this recently, she had told him to come and speak to Council sooner, he said. He knew they were talking about doing it in 2025, but he said they need it now. The survival of Lucky City is not necessarily dependent upon it, but it would really propel Lucky City to grow that much faster, Mr. Scarborough stated. He advocated for having a social district in place this summer.

CITY MANAGER'S REPORT:

MONTH OF MAY.

City Manager Summer Woodard reviewed her May City Manager's Report, which follows:

Date: May 1, 2024
To: Mayor Donald Gorham
City Council Members
From: Summer Woodard, City Manager
Subject: City Manager's Monthly Report

Upcoming Events:

- Annual employee appreciation luncheon will be Saturday May 18, 2024 from 10:00 a.m. to 2:00 p.m. at Lake Reidsville. This event will feature our final Battle of the Cup event, Employees' years of service recognition and announcement of the 2023 Employee of the Year. A floating lunch will be served from 12:00 to 1:30 p.m. The awards ceremony will begin at 1:30 p.m. *She noted that the decision would be made by tomorrow whether to move this event to RCARE due to expected weather.*
- City Council Budget work session Tuesday, May 21, at 5:30 p.m. at City Hall.

Personnel:

- IT Director Shirrell Williams defended her applied research paper and passed and will be graduating from UNC-Chapel Hill with her Masters of Public Administration degree on May 11, 2024. *She received a standing ovation.*
- Public Works Director Public Works Director Josh Beck completed his certificate in Municipal and County Administration from the UNC School of Government at Chapel Hill last month. *This was an eight-month-long course. Not knowing he was at his graduation ceremony, she said she gave him a call about a City project and he left the graduation stage to answer her call and deal with the problem so she wanted to recognize him for going above and beyond. He also received a standing ovation.*
- Assistant City Manager Haywood Cloud Jr. came forward to say he would be remiss if he didn't let everyone know that Jason Hardin, Planning & Community Development Director, recently passed the exam to complete the UNC Community Development Academy. *Hardin also received a standing ovation.*
- The Director of Marketing and Economic Development position had 41 applicants. We have selected ten (10) candidates to move forward to a first-round interview with Assistant City Manager Haywood Cloud, Human Resources Director Leigh Anne Bassinger, Assistant City Manager Chris Phillips, Interim Economic Development Director Mac Williams and myself. First round of interviews will begin Thursday, May 9th, and Friday, May 10th. We hope to select two or three candidates to move forward to a second round of interviews with our Management Team Members on Thursday, May 15, Friday, May 16, and Monday, May 20. We are hoping to have an offer extended to a candidate by May 31st.
- Business Development Manager position had 4 applicants.
- For Part-Time Splash Pad Supervisor position, we received 11 applicants and for the Part-Time Splash Pad Attendant, we received 37 applicants.
- Assistant Public Works Director position, we have only received four (4) applicants.
- In our budget work session on Monday, April 22, 2024, I brought up the need to reorganize and create one (1) new customer service position in Community Development. The customer service window for Community Development is experiencing a significant amount of walk-up traffic and phone traffic. This is impacting the amount of work our Planner One position is able to accomplish. Therefore, I would like to move forward with moving the Planner One position

upstairs so this position can focus more on Community Planning and succession planning for our permitting department. There are existing funds in this year's budget to move forward with this new position now. This position will be included in the proposed fiscal 20204-2025 budget.

Projects & City Updates:

- **Splashpad** - Grand Opening May 24th at 12:00 p.m. - As we discussed in our Splashpad meeting earlier this week, we will have another meeting on May 13th to discuss final items before the grand opening. Staff reached out to Greensboro Splashpad Parks & Recreation staff last week, and they met us onsite Tuesday to give us operational and maintenance advice. It was very informative and very helpful. On Thursday May 2nd, we received the Certificate of Occupancy for the Splashpad project. Cirrus Construction is still working with L Squared to determine why a portion of the scorpion spray feature is not working. They plan to be back onsite the week of 5/6 to run a camera down the piping and scope the issue. With the inspections behind us, Public Works, IT, and Parks & Recreation are now busy putting the lounge furniture and picnic tables together, installing the various cameras, WIFI, and other technology and getting the new staff trained once onboard for the ribbon cutting on 5/24/24.
- **Redundant Water Line** – Right of Way Consultants (RWC) has made initial contact with approximately 90% of property owners along the proposed route discussing the project and the easement needs from them. The easement maps have recently been updated, addressing several concerns noted along the proposed route. City staff will be updating Council on the acquisition cost once RWC updates their estimates based on these latest revisions.
- **BNR Project** - The BNR project is currently going through the submittal process so equipment can be ordered. No work onsite has occurred to date.
- **Head Works Project** - J Cumby has completed most of their exploratory excavation to location the various underground piping with the construction area. They have installed several well points to assist with groundwater given the depths of their work and they are in the early stages of forming up the footings and slab for the bottom of the headwork channels. Currently the project is running approximately 30 days behind schedule due to rainfall and wet soils in the pit.
- **Parks and Rec Gym Floor** - The selected contractor is onsite, and renovations have begun. The estimated completion time is four weeks.
- **JC Park Pickle Ball Courts**- The pickle ball courts will be constructed as soon as the tennis courts are done because the paving and painting of both will be done by the two contractors working on the tennis courts.
- **JC Park Tennis Courts** - Staff met with USTA engineers on 4/29/24 to approve the contractor's recommendations about the asphalt cold/thaw scope, and it was sent back for a second opinion. Also met with USTA Executive Director Kelly Gains, who verbally approved the project and will give us a final answer on the amount of our award very soon. As we have discussed, receiving this grant will reduce the amount that we will have to use of the \$100,000 that was given to us by our State leaders to repair the courts. If done this way, this will allow us to use the balance of that money on other parks and recreation projects. Once we get the final

word in a couple of weeks on the grant award, it will take two weeks to complete the project, weather permitting.

- **Sister Cities** - Our application is being reviewed to see if they have a match for us in the current pool of candidates. All dues are paid, and membership has been confirmed. We are now waiting to hear back from our representative to see if they have any possible matches.
- **YMCA Quarterly Report** - Please find behind the Miscellaneous tab, the YMCA report for January through March of 2024.

Events/Meetings Attended:

- 4/3 – Two-on-Two Meetings with City Council & City Staff
- 4/4 – Meeting with Rockingham County to discuss Water and Sewer projects
- 4/5 – Met with City Staff to discuss progress on the UDO
- 4/8-4/10 – Budget Meetings with Department Heads
- 4/11-4/12 – Served as an Assessor for Developmental Associates
- 4/12 – Guest on the Chamber of Commerce News and Views Show
- 4/15 - Budget Meetings with Department Heads
- 4/16 – Budget Meetings with Department Heads and attended the Rockingham County meeting at City Hall to discuss Tax Re-evaluation.
- 4/18 - Attended Health and Wellness Event for City Staff, ribbon cutting at Boardwalk Baker and met virtually with McGill Engineering to discuss CIP for Water and Sewer
- 4/19 – Met with Penn House Manager and Main Street Manager
- 4/22 – Met with Employee Relations Committee and attended the budget work session with City Council
- 4/23-4/25 - Attended the NCLM Conference in Winston Salem
- 4/29 - Meeting with Management Team to discuss Computer Use Policy and Splash Pad Grand Opening
- 4/30 - Met with City Attorney to discuss minimum housing and attended the Reside in Reidsville event at Lake Reidsville (*END OF REPORT*)

COUNCIL MEMBERS' REPORTS.

Mayor Pro Tem Brown – Mayor Pro Tem Brown had no verbal report but he provided a written report about attending the following: 4/20, gave welcome remarks to the RV Club at Lake Reidsville; 4/22, budget meeting at City Hall; 5/7, attended two-on-two meeting at City Hall; and 5/13, McLaurin Good Neighbor Association meeting.

Councilman Martin – Councilman Martin reported attending the following: 5/7, working Teacher's Appreciation at Monrocton Elementary School; 5/11, Fundraiser for Senator Phil Berger and North Carolina State Representative Reece Pyrtle; 4/18, Daycare Parade -Week of the Young Child; and 4/23, NCLM Conference in Winston.

Councilman Coates - Councilman Coates reported attending the following: 4/3, Two-on-two meeting; 4/9, Rockingham Youth Development Center Open House; 4/11, Children's Week of the Young Child Parade; 4/18, Boardwalk Bakery Ribbon Cutting; 4/27, Reidsville Appearance Commission's Shred Event; 4/27, Multicultural Event at Market Square; 4/30, Reside in Reidsville Event; and 4/30, Appearance Commission Meeting.

Councilmember Scoble - Councilmember Scoble reported attending the following: 4/22, City Budget Work Session; 5/4, Black Tie & Blue Jeans Event for Rockingham Care Pregnancy Center; and 5/7, Two-on-two meeting.

Councilman Hairston – Councilman Hairston reported attending the following: 4/27, Human Relations Multicultural Day at Market Square; and 4/29, the Ministerial Alliance meeting.

Councilwoman DeJournette - Councilwoman DeJournette reported attending the following: 4/3, Two-on-two Meeting; 4/23-4/25, NCLM Conference in Winston-Salem; 5/9, two-on-two meeting; and 5/14, RDC Meeting.

Reidsville Chamber of Commerce Report:

After distributing upcoming a list of upcoming events, etc., Reidsville Chamber President Diane Sawyer first discussed the nine-month Leadership Rockingham program, noting that the City of Reidsville had three graduates, two of which were here tonight, Jason Hardin and Shirrell Williams. She then talked about two upcoming events: Reidsville Night at the Greensboro Grasshoppers on May 24, 2024, and the Navigating Waters Ahead: Understanding Reidsville's Water Rate Adjustments on May 24, 2024 at the Carriage House at the Penn House, from 8:30-10 a.m. She complimented Assistant City Manager Chris Phillips on his knowledge and his ability to present the budget numbers, etc.

She then either mentioned the following Topics at 12:00 or they were included in her handout: Chamber Champions 201, May 30, 2024 at 11:30 a.m.-1 p.m., Chamber Conference Room; Navigating the Digital Frontier: Maximizing Your Reidsville Chamber MIC, June 11, 2024 at 11:30 a.m.-1 p.m., Chamber Conference Room; and Building Our Future Together-Uniting Local Schools and Businesses for Impactful Internships on July 30, 2024 at 11:30 a.m.-1 p.m., Chamber Conference Room. She talked in detail about the need to make sure that Reidsville students are able to get these internship opportunities.

She discussed the upcoming Ribbon Cuttings, including: Rockingham County High School-Anatomage Lab on May 16, 2024 at 12 Noon, 324 Chamber Conference Room; Splashpad-Reidsville on May 24, 2024 at 12 Noon, 136 South Scales Street; Reidsville High School-Anatomage Lab on June 12, 2024, 12 Noon; and Royalty Home Health Care on June 14, 2024, 12 Noon at New Location (Old Eden Mall), which is not only celebrating its new location but also 10 years in business. The Chamber has a few new members, which are Got Dog? LLC, and Carolina Commercial Pro-Services. The June 2024 Coffee and Connections will be hosted by Rockingham County Clerk of Court's Office, 170 Highway 65, Reidsville on June 6th, from 9-10 a.m. On Thursday, July 18, will be the Chamber's Ice Cream Social from 4:30-7:30 p.m. at the Splashpad, she announced.

Councilman Martin added that on June 8, there will be a grand opening of the new WLC Forklift on Freeway Drive. He discussed plans for the event.

Mayor Gorham -- Mayor Gorham provided a written report on all of the 32 functions he attended, which follows: 4/11, Kiwanis Club meeting; 4/11, swearing in of a new police officer-Brenna Funez; 4/11, Community meeting at Zion Baptist Church; 4/12, met with Lee Thompson to discuss possible permits; 4/13, attended YPHA meeting at Galileo Holiness Church-Reidsville Fire Station One provided a Fire Safety Program; 4/16, Anne Ruston Community Watch Meeting-RPD, 4/17, Planning Board Meeting (ODU); 4/18, ABC Board Meeting; 4/18, The Week of the Young Child Celebration at Market Square; 4/18, Kiwanis Club Meeting; 4/18, Salvation Army Boys & Club steak and burger dinner; 4/19, Wray Davis RV Event (Davis RV Life) at Lake Reidsville; 4/20, returned to Wray Davis Event to evaluate the event; 4/21, attended a celebration of Youth & Reidsville High School Basketball Team at Elm Grove Baptist Church; 4/22, Special Called Budget Meeting at City Hall; 4/24, phone conversation with Mr. Randy Traylor concerning Lowes Field Parking Rules; 4/24, attended the New St. Paul Baptist Church Revival in Eden, NC; 4/25, Kiwanis Club Meeting; 4/25, Community Watch Meeting at Cambridge Park; 4/27; Rev. Dr. Joseph Bryant's 30th Anniversary at the Reidsville Event Center; 4/30, Resided in Reidsville at Lake Reidsville, 5/7, Housing Authority Meeting; 5/7, McLaurin Park Community Watch; 5/7, Two on two's; 5/3, Kiwanis Club Meeting; 5/10, Two-on-two meetings.

The Mayor talked of how much he enjoyed the RV Life event, so much so that he came back for a second day. He said they would need to work on this “diamond in the rough” and needed to do a few things to make it even better. Councilmember Scoble asked if all of City Council could be invited next time. Mr. Davis said they would be happy to have them.

MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE BETWEEN THE ATTORNEY AND PUBLIC BODY PURSUANT TO G.S. 143-318.11(A)(3).

Councilman Martin then made the motion, seconded by Councilman Hairston and unanimously approved, to go into closed session.

Mayor Gorham told those present that they would not be returning to the floor/open session.

MOTION TO ADJOURN.

Upon return to open session, Councilman Coates made the motion, seconded by Councilmember Scoble and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 8:30 p.m.

Donald L. Gorham, Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC, City Clerk

**MINUTES OF THE SPECIAL MEETING
OF THE REIDSVILLE CITY COUNCIL
HELD TUESDAY, MAY 21, 2024
REIDSVILLE CITY HALL, 1st-FLOOR CONFERENCE ROOM**

CITY COUNCIL MEMBERS PRESENT: Mayor Donald L. Gorham
Mayor Pro Tem Harry L. Brown
Councilman Shannon Coates
Councilwoman Barbara J. DeJournette
Councilman William Hairston
Councilman William Martin
Councilmember Terresia Scoble

COUNCIL MEMBERS ABSENT: NONE

CITY STAFF PRESENT: Summer Woodard, City Manager
Angela G. Stadler, City Clerk
Chris Phillips, Assistant City Manager of
Administration/Finance Director
Haywood Cloud Jr., Assistant City Manager of
Community Services
Josh Beck, Public Works Director
Josh Farmer, Fire Chief
Leigh Anne Bassinger, HR Director
Ronnie Ellison, Police Major
Keith Hinnant, Police Captain

CALL TO ORDER.

Mayor Gorham called the special meeting to order and noted the purpose was to review proposed Fiscal Year 2024-2025 budget items as noted in the Special Meeting Notice.

OUTLINE OF BUDGET MEETING.

City Manager Summer Woodard invited Council members to ask any questions they might have before she reviewed the items that staff would be discussing tonight.

CITY OF REIDSVILLE POLICE PAY PLAN.

City Manager Woodard discussed the process associated with the City's pay plan studies, adding that the City of Reidsville has contracted with the PTRC (Piedmont Triad Regional Council) for close to 30 years to do these studies. With new board members unaware of the process, she said staff would try and look at things differently in how they present information. The City Manager expressed concern about reported rumblings in the community that budget numbers are being changed or information is being withheld. Going forward, she said she will have Matt Reece or

someone with PTRC come to the first budget work session in April to present the pay study information for that year so that there will be no misconceptions. The next pay plan study will focus on Public Works, she added.

Manager Woodard explained that she, along with Human Resources Director Bassinger and Assistant City Manager Phillips, looked at the numbers with PTRC consultant Matt Reece. For this year, Matt Reece will present the pay plan study for the Police Department at the Council's June 11th meeting, she stated.

Assistant City Manager of Administration/Finance Director Chris Phillips said he felt that HR Director Leigh Anne Bassinger did a good job summarizing the recommendations of the pay plan in her May 15th memo, which follows:

Memorandum

To: Summer Woodard, City Manager
From: Leigh Anne Bassinger, HR Director
Date: May 15, 2024
Re: Classification and Compensation Recommendations

The Piedmont Triad Regional Council of Government (PTRC) has made the following recommendations related to the current classification and compensation study for the sworn law enforcement officers in the Reidsville Police Department. It is important to remember, these are only recommendations. The City has not yet met with the consultants to review their recommendations. Nor have the requested changes, as a part of the 2024 – 2025 budget requests, been approved by City Council. It is also important to remember that these preliminary figures do not include the proposed Cost of Living Adjustment (COLA) of 4%, nor any merit related increase of up to 3%.

The PTRC is recommending the positions of Captain and Major move up one pay grade. This will move the Captains to pay grade 36 with a minimum annual salary of \$73,231.23. As is always the case, a one pay grade reclassification results in a minimum salary increase of 1.25%. However, if this increase does not move the employee to at least the minimum of the new pay grade, they are given the percentage necessary to move to the new minimum. The classification of Major will move up one pay grade, to pay grade 37, with a minimum annual salary of \$76,892.79. The estimates cost for these changes is approximately \$3,100, plus the cost of benefits, which includes retirement and 401k contributions.

All of the other sworn positions in the RPD will move up two pay grades. This will result in a minimum salary increase of 2.5% for these employees. Again, if the 2.5% does not bring them to the new minimum of the new pay grade, their increase will be more. For the Police Cadets, the average increase will be 5%. For Police Officers (I, II, III and MPO), the average increase is 9.14%. Some employees will receive only 2.5%, while others will receive as much as 10.25%, depending on where

they currently fall in their pay grade, and what it will take to get them to the new minimum. The total cost for these changes is projected to be \$113,400 plus the cost of benefits.

After these adjustments to the pay plan, a new Police Officer I will be in pay grade 26, with a minimum salary of \$44,957.62. Again, this rate is before the adoption of any COLA increase approved by City Council.

Police Sergeants and Police Lieutenants are also recommended to move up two pay grades. Again, these employees will see a minimum of 2.5% increase in their salary. The average increase will be 8.48%, with the range being 2.5% - 10.25%. The total cost for these increases will be \$76,500, plus the cost of benefits.

In addition, the PTRC is recommending a two-pronged approach to address the issue of compression in the RPD. First, all employees will receive an increase of \$10/month for every month of service with the RPD, up to a maximum of 30 years of service credit. An employee who has been employed with RPD for 3 years will see an additional increase of \$360/year in their salary. And employee with 10 years of service will see an increase of \$1,200/year. It should be noted that any employee who has been employed for less than one calendar year will not receive any sort of compression adjustment at this time. The estimated cost of the compression adjustment is \$43,800, plus the cost of benefits.

The PTRC is further recommending that employees who are classified as a supervisor (Sergeant or above) receive an additional \$5/month for each month they have been classified as a supervisor, up to a maximum of 30 years of recognition. If an employee was promoted to Sergeant 4 years ago, they will receive an additional increase to their salary of \$240/year. The projected cost of the supervisory compression recommendations is \$8,000 plus benefits.

The total estimated cost, in salaries alone, of implementing the proposals for reclassification and compression from the PTRC is \$244,800. With an additional cost of benefits about 30%, the total cost of implementation, as proposed, is \$310,000. Please let me know if you have any questions or if I can provide you any additional information. (END OF MEMO)

The pay plan provides a review of the City's pay plan, including an external market comparison and a focus on internal equity. Bassinger's memo has the highlights of the pay study recommendations, he noted. When Councilman Coates requested more detail, the spreadsheet that has been included with today's information was sent out to Council. (A COPY OF THE SPREADSHEET IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Manager Woodard explained that the spreadsheet is marked draft because it is not effective until Council approves the budget. To clear up any misconceptions that this study costs the City \$100,000 or more, she noted that the study with PTRC costs the City \$6,000.

The City Manager stressed that the figures in the Police Department pay plan study do not include the proposed COLA or merit increases. Phillips added that the recommendations are not effective until the budget is approved, which is why the detailed information is not included in the budget

book. He briefly discussed pay increment percentages and pay grades. He noted that a one pay grade reclassification would mean an increase of 1.25% or what it takes to get to beginning pay. This pay study also tackled compression issues for the first time, he continued, stressing that there is no “cookie cutter” plan for all of this. He briefly noted the way to combat compression proposed is to give an extra \$10 a month for every year an officer has been here so, if they have been here for 10 years, the officer would get \$1,200. For supervisory experience, the officer would receive an additional \$5 per month since becoming a supervisor. Phillips stated that the salary increases recommended from this study total \$245,000, plus 30% for benefits, bringing the total up to \$310,000.

The Assistant City Manager of Administration/Finance Director then reviewed two pages of graphs that showed a comparison of various starting police officer positions with other municipalities in Rockingham County and the Triad area. (*A COPY OF THE GRAPHS IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.*) With these proposed recommendations, we would basically be “almost dead on” with the average, he said, but he noted that the inclusion of the City of Greensboro pushed the salaries way out and skewed the numbers. However, we wanted to include them because Greensboro is only 20 minutes away, Phillips added.

The Assistant City Manager said we were already close to the top of Rockingham County, and this will move us up further but he stressed that we don’t know what everyone else is doing. He said we are competing with the average, which has been pushed out further due to Greensboro. Councilmember Scoble said it is not fair to have to compete with larger cities like Greensboro, High Point and Winston-Salem. Phillips agreed but said we do want to be “close” to Greensboro’s starting pay. Councilman Martin stated that we are competing with those cities nearby. He added that he has heard chatter in the community that the Eden Police Department is concerned that our starting pay may “steal” some of their officers away.

City Manager Woodard said we have heard some crazy rumors that officers will be receiving \$20,000 or more in raises from the pay study. She shared with Council the following starting pay for police officers effective July 1, 2024 that staff could determine for Rockingham County and its municipalities: Reidsville, \$46,755.92; Rockingham County, \$43,860.07; Eden, \$40,530.00 (might go higher with COLA); and Stoneville, \$37,390. Madison is actually the highest at \$47,349.12, but it was noted that the town has less than 20 officers and high turnover. Some of these other towns’ salaries may include a proposed COLA. Reidsville’s figures do not include a COLA and merit so those will be added, Phillips said, noting that merit-based changes do not move the pay plan.

Even with these pay plan changes, it looks like Madison will still be the highest, the Assistant City Manager stated. Councilman Martin pointed out that Madison has some heavy duty taxpayers, which allows the town to invest more in its police department.

City Manager Woodard asked if Council members were comfortable with these numbers presented? No one responded negatively.

Councilman Martin questioned whether the consultant gives tiered recommendations or just the \$310,000? Phillips said the one-page recommendation is what PTRC provided us. He referenced the

percentages included on the graph pages for each position (for Police Officer 1, 98.8%) as a reference to the average.

Manager Woodard said they included in tonight's packet of information the Position Description Questionnaire used by PTRC to conduct the interviews of employees. She added that Matt Reece with PTRC will be coming to one of the City employees' Lunch & Learns next year.

Phillips then reviewed the process, starting with the questionnaire. He stressed the study focuses on position, not on the individual employee. In some instances, officers of the same rank/position may get together to fill out the questionnaire so that they don't miss any of the duties. He noted that this may be a little different than what retired police officers Hairston and Coates had done in the past since this is a new form this year. The questionnaire focuses on things like the responsibilities of the position, the consequences of error, how much supervision is given to that employee or how much that employee provides supervision, etc. A PTRC representative will then come onsite and interview someone from that position, perhaps a senior sergeant, etc., the Assistant City Manager explained. After interviews are done and a market analysis, the results are compiled into a spreadsheet.

Then, as in other places, the results of the pay plan must be weighed against the budget and available funding, Phillips continued. If Council approves the budget, the pay plan is approved "as is", he stressed.

City Manager Woodard then told Council, this is where we are. She asked if Council had any questions with the pay plan or if there was anything staff needed to provide Council prior to the June 11th Council meeting? Councilmembers Scoble and Hairston said they were proud to be able to give this to the employees. Councilman Coates, looking at the one-page sheet from PTRC, said officers could see as much as a 14% increase with the pay study, COLA and merit, etc.

Councilman Martin asked if all pay studies are conducted the same? Manager Woodard said yes, but she said this is the first time that compression has been tackled. She added that the next pay study with Public Works will also look at compression.

DISCUSSION ON PROPOSED COLA AND MERIT.

Manager Woodard first reviewed information from the U.S. Bureau of Labor Statistics on the Consumer Price Index released May 15, 2024. The numbers included in the CPI is why we are pushing for a 4% Cost-of-Living Adjustment (COLA) for our employees, she said. She reviewed the statistics to show how staff had come up with the proposed 4% COLA, she stated.

The City Manager noted that their packets tonight included a copy of the annual evaluation form that was implemented a couple of years ago. The form allows for employees to perform a self-evaluation and the supervisor to evaluate the employee, she explained. Human Resources Director Leigh Anne Bassinger commented that previously, the form was some 15 pages and probably 30 different forms based on departmental needs were in circulation. She added that one of the first big projects for the Management Team once she came to the City was to create a more user friendly form providing more consistent data on employee performance. Manager Woodard noted that the Management Team and a committee comprised of department members updated the form itself. The City Manager

said the last appraisals were due in December, and the proposed merit increases will be based on that 2023 evaluation.

Assistant City Manager Phillips then reviewed the one page Merit Increase page. (*A COPY OF THIS PAGE IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.*) He discussed the combination of three categories (by department, % of department and % of the % group) and the five categories (3%, 2.5%, 2%, 1.5% and 1%) with no one getting downgraded. City Manager Woodard reiterated that these numbers are based on the December of 2023 evaluations. Staff looked into providing this after Council members at the Council Retreat asked staff to look into bringing back the merit system this year, she said.

Phillips explained that 164 employees will be getting merit increases. While we have 198 positions, not all of those positions were filled, he noted. As he continued to review the handout, he noted that 56 employees will receive 3% (top third); 12 will receive 2.5%; 42 will receive 2%; 23 will receive 1.5%; and 31 will receive 1%. Therefore, about 34% of our employees will get the full 3%, he said.

Manager Woodard clarified that City Hall Administration does not pick who gets what merit increases. The employees and their supervisors work on this, not City Hall, she stressed.

Councilmember Scoble asked if we need to address those at 1%? Phillips noted that only two employees are on self-improvement plans. Overall our employees are doing their jobs, but he pointed out that we have a relatively young workforce. The average employee has been here about seven years. These young employees may still be learning the jobs, he explained.

Councilman Martin asked if 1% means employees are doing their jobs? Phillips said yes, compared to all of them, adding there is only a 0.2% difference between them. Out of a possible 5.0, the highest evaluation came in at 4.9%, the Assistant City Manager stated, but 2.6% are the lowest, who are doing their job but may need some improvement. As a follow-up to a question from Councilwoman DeJournette, Phillips explained about performance improvement plans. He gave an example that Public Works is a learning department where informal mentoring is done. The evaluation process captures some of that, he stated. He added that HR Director Bassinger will tell you that there shouldn't be any surprises at evaluation time as supervisors should be giving their employees feedback throughout the year. Councilman Martin said it was good that the form was redone, making it more fair and equal. Phillips noted that the qualities in the questionnaire help make a good employee regardless of which position they are in.

Councilmember Scoble asked who gets the merit increases? She was informed every full-time employee off of probation that was evaluated in December, 2023.

Councilman Martin asked about step progression for continuing education for employees. Manager Woodard said that is the career ladder program, which HR Director hopes to be rolling out soon for you all to look at. How long will it take to implement? the Councilman asked. Woodard responded most likely in Fiscal Year 2025-2026. She added it will be critiqued this year and rolled into next year's budget.

Councilman Martin asked about notifying employees so that they could prepare for it. The City Manager explained that the Police and Fire Departments already have a career ladder program, and Public Works is working on a program currently. She said we are looking to put all of these ladders into one document and show employees where they can be in the next 2-5 years, 10 years, etc. Councilman Coates asked about educational pay. HR Director Bassinger noted that within the career ladder, there will be increases in some areas for certifications, etc. She gave an example based on the building inspectors and their different levels/certifications. The Councilman asked if they would be given something to look at, which was responded in the affirmative. Councilman Martin briefly reviewed the levels building inspectors must go through to be certified. He asked about other areas where certificates and classes are needed for advancement or to keep minimum certifications. City Manager Woodard explained that that can be part of the evaluation process, which includes the supervisor deciding what courses need to be taken and also allows some flexibility within the career ladder, etc. Right now, it might be hard for employees to take time to get certifications because they are so short staffed she added.

Assistant City Manager of Community Services Haywood Cloud Jr. briefly discussed courses available through the UNC School of Government and how employees are encouraged to take them as part of the evaluation process. He cited as an example, taking the Historic Tax Credits class. Manager Woodard talked of letting each department oversee the needs for educational credits and tweaking the requirements for that particular department, building in advanced training opportunities and getting to the next step within the career ladder.

Councilman Martin talked about an officer who receives his advanced law enforcement certificate, having to undergo hundreds of hours that go into that. That officer may never make it to sergeant or lieutenant though, he said. Manager Woodard said it would be helpful when they take the career ladder to Council.

SUMMARY OF GENERAL FUND CAPITAL OUTLAY REQUESTS.

City Manager Woodard then reviewed the sheets involving General Fund Capital Outlay requests. The first sheet includes three items not included in the upcoming budget because staff feels that they can be funded by other methods. The following items total \$575,036 and include:

- Main Street, Wood Repair at Market Square, \$24,500 (through MSD funds)
- Solid Waste, One Arm Bandit Trash Truck, \$425,000
- RCARE, New Passenger Van, \$125,536

The Solid Waste and RCARE requests may be able to be done with either debt or possible grant funding, which would come back to Council, she explained.

The second sheet outlined the following items that are recommended for \$359,200 in current year surplus expenditures or carryover funds due to conservative spending:

<ul style="list-style-type: none"> ▪ Fire Department ▪ Fire Department ▪ Fire Department ▪ Solid Waste 	<p>Replace a 2008 Pick Up Truck</p> <p>Replace Floor at Station 3</p> <p>Replace exterior building at Station 3</p> <p>Replace 624 Trash Cans</p>	<p>\$53,000</p> <p>\$5,695</p> <p>\$6,565</p> <p>\$43,000</p>
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▪ Solid Waste	New Cylinder for Transfer Station	\$17,000
▪ Streets Department	Leaf Machine	\$75,000
▪ Garage Department	Lift	\$11,775
▪ Engineering Department	GPS Unit	\$7,400
▪ Parks & Rec Facilities	Zero Turn Mower	\$13,700
▪ Parks & Rec Facilities	Replace roof & floors JC Park Bathroom	\$6,565
▪ Cemetery Division	New Doors at Cemetery Building	\$8,300
▪ Police Department	Two new patrol cars	\$111,200
		<i>(End of Slide)</i>

The savings in expenditures are expected due to shortages in salaries because of conservative spending and vacancies. Assistant City Manager Phillips discussed in greater depth where this additional funding comes from, including the shortages in personnel over the course of the year and savings in health insurance costs due to those shortages as well. He also stressed that our employees have never had a “use it or lose it” mentality and realize that leftover funding may be used for capital outlay requests even if not within their own departments. Manager Woodard explained that they will be able to look into providing carryover funding in October. Phillips noted that the use of this funding does not require a vote by City Council. The City Manager said they wanted to include this to show how they justify taking these requests out of the upcoming year’s budget.

Councilman Martin asked about the status of the land sale at the Rural Ready site. Phillips said the City just received its \$550,000 check from the sale of the former Horse Park property this past Thursday. Therefore, those funds had not been included in the upcoming year’s budget as of yet since the sale of the property happened fairly quickly. Potential uses of the funding could be purchasing additional property, he stated, or the City could sit on the monies for other possible projects, etc. The Councilman said he hadn’t realized how long it would be before it was disbursed since the sale had been done a while ago.

The Councilman then asked about confidential drug monies and how they are indicated in the budget. He questioned if the \$18,000 line item (confidential funds in the Investigative Division) was enough? Councilman Martin said he knows money in the budget is tight and asked if the City had ever looked into increasing those funds to get more monies from the seizure of such assets, etc.

Police Captain Keith Hinnant said this funding has been sufficient in the past, but he added that the department would probably expend the entire \$18,000 this year. He added that they had not used all of those funds in previous years. Councilman Martin asked how much money the department had received? This led to a discussion of how such funds are typically used. Capt. Hinnant explained that his department doesn’t get enough to buy new vehicles but might be used to purchase used vehicles, including those received from the State. Councilman Coates explained that if a forfeiture gains \$1 million in cash, it is typically dispersed across several departments so we would only get a percentage. He indicated it could be a while before the monies are received. Councilman Martin, citing how Henry County, Virginia, makes use of such monies, said it can take the burden off of taxpayers.

City Manager Woodard asserted that the number could not be increased in this coming year’s budget. However, perhaps the issue could be reviewed again in the fall.

Councilman Martin, referencing back to the Horse Park monies, said he likes the idea of reinvesting those funds.

Manager Woodard then reviewed the Capital Outlay for Parks & Recreation, which follows:

- Rec Building Bathrooms, \$21,000
- Backboards for Basketball Goals, \$20,000

Again, she stressed that these items are not in the proposed budget, but they believe that other sources of funding may be available, including current year surplus expenditures or carryover funding for the bathrooms and possible grant funding for the basketball backboards.

The City Manager then reviewed the following Capital Outlay requests totaling \$332,800 in the General Fund, which are proposed to be included in the FY2024-2025 budget:

- Three new patrol vehicles, \$166,800.
- One new single-axle dump truck, \$166,000.

Manager Woodard stressed that these are the only two Capital Outlay items included in the upcoming year's budget for the General Fund. Information about the vehicles were included among the materials provided in the first budget work session in April, she added. Again, she reiterated that only these four items (3 patrol vehicles & dump truck) are proposed in the FY2024-2025 budget.

Councilmember Scoble referenced in the past when the City had worked with other cities to get a fire truck. Phillips explained the process that had been used, cooperation purchasing, to secure the truck based on quotes received from another city. He added that the State also puts items on State contract. He said all of these are used to find the best price. Of course, we also try to buy locally if possible, but he noted that we can't always do that.

City Manager Woodard asked Council if there were any concerns with Capital Outlay? She asked if everyone was comfortable with it, and the consensus appeared to be yes.

DISCUSSION ON PROPOSED TAX RATE.

City Manager Woodard then reviewed the slide, "What Does This Mean for Reidsville?", which discusses the tax base as follows:

- The reappraisal produced a tax base of \$1,611,247,542. This is an increase of \$375,610,947 in assessed value from the current Fiscal Year 2023-2024.
- Using the new tax base of \$1,611,247,542 in Fiscal Year 2024-2025, a tax rate of (\$0.5667) cents per one hundred dollars (\$100) of valuation is needed to produce a revenue neutral budget for Fiscal Year 2024-2025.
- In applying a revenue neutral tax rate to be included in the budget a growth rate must be calculated as well. This budget reflects an adjustment for growth of 0.80% to the tax rate of (\$0.7390) cents per one hundred dollars (\$100) of valuation, a revenue neutral tax rate would be (\$0.5713) cents per one hundred dollars (\$100) of valuation.

- Using the new tax base of \$1,611,247,542, one cent would generate **\$159,255.** *(End of Slide)*

Assistant City Manager/Finance Director Phillips added that the State generates a spreadsheet that cities can use to figure out their revenue neutral rates. Each city is required to publish a revenue neutral rate, which means it must be included in the budget itself. Manager Woodard also discussed use of the State formula to calculate revenue neutral rates.

Councilmember Scoble, noting that property taxes are due January 1, 2025, asked how our rates are included since people have already received their reappraisals? Staff explained that the reappraisals include the value, not the rate. Manager Woodard said after July 1st, residents should get a tax bill that includes the tax rate that was adopted. So, they will see the tax bill, Councilmember Scoble said. Councilman Martin added that people could also calculate the estimated bill themselves. Residents have until January 5, 2025 to pay their tax bill.

City Manager Woodard briefly reviewed the appraised values examples included in their information. The middle-size property example was based on her own information, she noted, and the smaller properties are more in keeping with rental properties. She reminded Council members that the proposed tax rate is the lowest the City has seen in 24 years. She also noted that while the City must publish a revenue neutral rate, it doesn't mean that the City has to implement that rate.

The City Manager also shared an email from the County Manager that included the proposed tax rates for all of the municipalities in Rockingham County.

Municipal Tax Rates			
	Current:	Revenue Neutral:	Proposed:
Eden	.609	.45	.50
Madison	.73	.59	.70
Mayodan	.695	.555	.61
Reidsville	.73	.58	.66
Rockingham	.695	.51	.5801
Stoneville	.69	.59	.69

City Manager Woodard then reviewed the slide titled "Expenditures Vs. Tax Rate".

**EXPENDITURES VS. TAX RATE
ONE CENT = \$159,255**

Expenditures	Cost	vs. Tax Rate
▪ Health Insurance & Retirement Increases	\$233,000	1½ Cent
▪ COLA	\$435,000	3 Cents
▪ Merit	\$275,000	1¾ Cent
▪ Police Pay Plan	\$310,000	2 Cents
▪ Three (3) Police Cars	\$166,800	1 Cent
▪ One (1) Single Axle Dump Truck	\$166,000	1 Cent <i>(End of Slide)</i>

She stressed that she and Phillips had cut everything they could from the budget. As she reviewed the slide, the City Manager asked what on here would you like us to cut? She added that they had cut department's operational budgets back to current levels.

Mayor Pro Tem Brown said he didn't see anything here that could be cut. Councilman Hairston agreed. Councilman Martin added that if you cut a few cents from the tax rate, it will only save about \$5-\$6. The City Manager said they wanted to be transparent, again saying there is no where else to cut. She added that this budget has not been fun and the hardest she has had to do in her 10 years of preparing budgets. However, she said we are not alone as other cities are facing the same thing.

Mayor Gorham said he felt staff has crossed every "t" and dotted every "i" in this proposed budget. Councilmember Scoble added that the City cannot afford to be put in a bad situation in the future. Councilman Coates said, in talking with people, he has explained that we are living in inflation and that we have to pay to keep the city moving forward. He cited as examples the cost of chemicals going up three times more, vehicles going up, etc. It still stings, he said, but we have to pay it.

Mayor Pro Tem Brown said we are operating at the levels we have to and are not on a Cadillac plan. Councilman Coates also noted the need to be able to accommodate the growth of this residential areas and to be attractive to prospective residents/industries, etc.

Upon a question from Councilman Martin about how often the tax rate is reviewed, Manager Woodard explained that the tax rate is considered every year as part of the budget process, not just because of revaluation. The County, she added, will go through revaluation again in four years. Councilmember Scoble also pointed out that with this expected growth, the City may need more employees, including more police officers and trash collectors, etc.

City Manager Woodard asked Council if they were comfortable going with the proposed tax rate? Councilwoman DeJournette said she felt it was fair. Councilman Martin cited an example of how the new housing units could impact the City's property tax revenues, providing potentially an approximate \$2 million increase in such revenues.

The City Manager again noted that the City would go through the budget process next year without the added layer of revaluation included.

SUMMARY OF WATER AND SEWER CAPITAL OUTLAY REQUESTS.

City Manager Summer then transitioned to the Water & Sewer Funds or Combined Enterprise Fund. The slide noted that this Fund did see an increase in expenditures in the proposed budget of \$3,900,100 or 39.02% This increase was due to inflation in operating expenses, debt service and capital outlay. She noted that Capital Outlay and the Comprehensive Improvements Plan totaled \$1,600,300.

The City Manager reviewed the Capital Outlay Requests slide totaling \$557,400 for the Combined Enterprise Fund, which follows:

▪ Plants Maintenance Division	New Pick Up Truck	\$45,000
▪ Plants Maintenance Division	New Trailer	\$5,500
▪ Waste Water Department	Sand Filter Control Replacement (1991)	\$184,900
▪ Water Treatment Department	Raw Water Pump Rebuild	\$50,000
▪ Water Treatment Department	TOC Analyzer	\$37,000
▪ Water Treatment Department	Two (2) Tanks (25 years old)	\$38,000
▪ Water Treatment Department	Heaters for Building	\$25,000
▪ Water Treatment Department	Barricades for Water Intake	\$107,000
▪ Sewer Lines Division	Natural Gas Generator (Johnson lift station)	\$65,000
▪ Total		\$557,400

(End of Slide)

Councilmember Scoble asked about the \$50,000 for a Raw Water Pump Rebuild versus getting a new pump. Public Works Director Josh Beck explained that a new water pump would be triple the cost to rebuild it. Noting that the plant was built in 1979, he said they review the pumps every few years, but right now, rebuilding is much cheaper than replacing the pump. The Councilmember asked Beck what kind of life expectancy is there for a rebuild? He replied that such rebuilds are considered “new” for another 15-18 years, but the installers can say until they get in there to do the rebuild. Upon a question from Councilman Coates, the Public Works Director discussed the process involved to fix leaking around the seals, etc.

City Manager Woodard then reviewed the Comprehensive Improvement Plan Requests as outlined on page 24 of the handout.

▪ Water Treatment	Sludge Removal Valve Improvements	\$208,000
▪ Meter Department	Meter Replacement	\$120,000
▪ Water Treatment	Hydrant Assembly Repair/Replacement	\$62,400
▪ Water Treatment	Valve Repair/Replacement	\$62,400
▪ Sewer Treatment	4X4 Flusher Truck	\$310,000
▪ Sewer Treatment	Pick Up Truck	\$54,700
▪ Water & Sewer	Line Replacement/Repair	\$225,400
▪ Total:		\$1,042,900

(End of Slide)

With no questions from Council on these requests, City Manager Woodard moved on to the proposed utility rates.

DISCUSSION ON PROPOSED WATER AND SEWER UTILITY RATES.

At this point, City Manager Woodard reviewed the utility rates slide found on page 25.

- The last utility rate increase for the City of Reidsville was in 2020. The City of Reidsville has been operating on the same budget for the past four (4) years. This is no longer sustainable.
- The City of Reidsville contracted with McGill Engineering this current budget year to complete a Comprehensive Improvements Plan (CIP). This plan took an in-depth look into

the current and future needs of our Water and Waste Water Systems. The CIP also looks at what our City's utility rates need to be in order to operate.

- As stated earlier, the City of Reidsville is growing and poised for even more growth in our future. In order to meet the current and future demands of our utility customers a thirty-five (35%) percent water and sewer revenue increase is proposed in the Fiscal Year 2024-2025 budget.
- This rate increase is necessary to provide safe drinking water and waste water services.
- It is recommended that the utility rate increases become effective October 1, 2024. This will give all utility customers notice and time to budget for the increase. *(End of Slide)*

She noted that the City cannot legally cut debt service. Therefore, if the Council doesn't want to consider a utility rate increase, we would have to cut costs and services, including employees, the City Manager said. Again, she stressed that debt service cannot be cut.

Councilmember Scoble discussed the need to continue providing the services the City already has, including quality of life services as well as providing safe drinking water, etc. Councilman Hairston agreed, saying that was certainly true.

Councilman Martin asked about the turnaround times for the City to receive some of the monies secured by Representative Pyrtle or Senator Berger. Assistant City Manager/Finance Director Phillips said it varies, but until the State budget is passed, those monies are not guaranteed. He reminded Council that one time the City had \$300,000 in monies in the State budget for Parks & Recreation that we didn't even know about. Manager Woodard said it can take days, weeks or months. She thanked Council for letting her send the long list of needs, basically everything we had, when Rep. Pyrtle made the last request. Councilmember Scoble noted that if you don't ask, you can't get it

Returning to the utility rate discussion, Manager Woodard pointed out that if a resident only gets water, they may be paying more as a percentage. Assistant City Manager Phillips explained that sewer is more expensive. The analysis showed the need for a 65% increase in the water rate and a 25% increase in the sewer rate. Some people in the City still have septic tanks, he added. If you have both water and sewer, the increase would be 35%, he said. Of course, that 65% for just water is based on a lower cost, Phillips continued. The City Manager said they wanted to clarify how that number was derived.

Councilman Martin asked if we have to give a percentage vs. a dollar amount. Staff discussed this briefly, adding that the effective date is set for October 1, 2024 to allow our residents and industries more time to prepare.

Manager Woodard said that Reidsville Chamber President Diane Sawyer reached out to staff to see how they could help. A meeting has been set up for 8:30-10 a.m. Wednesday, May 29, at The Carriage House to present the proposed changes to all of our industrial users, etc. Phillips also added that staff has discussed sending out a mailer as well. In the past, we have made the information available in the form of a Frequently Asked Questions (FAQ), he noted.

The City Manager stated that with the proposed utility rate increase, the average user will see a little less than \$20 extra month on their residential bill.

She asked Council if they had any other questions, but none were offered.

Manager Woodard thanked City staff for all of their hard work. She stressed that if they asked for something, it was a real need, not a “want”. She especially thanked Assistant City Managers Chris Phillips and Haywood Cloud Jr. for their work on the budget as well as City Clerk Angela Stadler and Deputy Clerk Latasha Wade for physically putting the budget books together.

The City Manager said she didn’t want to present this budget, but it is what it is, without any fat. She added that she is a true believer that you don’t always have to do something a certain way just because that has been done in the past. She also talked about transparency and getting this information out to the public. She also said she thinks about how she can do a better job of helping our citizens understand our role as local government.

Manager Woodard then turned the discussion over to Council for their remarks.

DISCUSSION FROM CITY COUNCIL.

Mayor Gorham thanked City Manager Woodard and staff for their work on the budget. He said he thinks they all understand the desperate needs we have and what we can afford to cut or perhaps push back to a later time. He asked if any Council members had any questions? He also asked if there was anything Council felt could be done to combat any sense of distrust?

Councilmember Scoble said this may have been a hard budget, but she talked of how well it has been presented. Mayor Gorham agreed, again noting that every “t” has been crossed and every “i” dotted. He expressed concerns that we don’t need to just take care of the Police Department through the pay studies, but we must take care of everyone else in the future. He said everyone should have the opportunity to take a piece of the pie.

Councilman Coates complimented Manager Woodard on how the budget was brought down to where everyone could understand it. He also mentioned the potential development which is expected to take off this year and the next. Councilman Martin agreed, again citing a potential \$1.9 million in property tax increases with this new development possible. Councilwoman DeJournette said she felt if it is presented this way, the public will understand. She complimented HR Director Bassinger on the changes to the evaluation process.

Councilman Hairston stated that we can’t grow without these increases. Like was mentioned earlier, he said we will probably be needing more employees, and we need to maintain and attract quality staff. There is a lot of competition out there, he asserted. Councilmember Scoble said our best asset has always been our employees, and we want to keep them here in Reidsville

Mayor Gorham encouraged Council to not join the naysayers but to be supportive of the City and our employees. He paraphrased legendary Packers Coach Vince Lombardi, noting that if we chase perfection, we can catch excellence.

City Manager Woodard expressed her appreciation for the Mayor and Council’s comments. If they talk with citizens, please use us as a resource, she told them. She added that if Council is not happy with her results, they always have a way to fix it.

The City Manager concluded by noting that the next Employee Lunch & Learn will be at the Fire Department on the proposed budget. They were also reminded that the ribbon cutting for the new splashpad will be Friday at 12 noon.

Human Resources Director Bassinger stressed to Council how appreciative the employees are about what Council does for them. They are filled with gratitude for you all, she said. Police Major Ronnie Ellison also expressed thanks from his department for the pay study and the budget. He said it is all about teamwork.

MOTION TO ADJOURN.

Councilman Martin made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 7:16 p.m.

Donald L. Gorham, Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC, City Clerk



Reidsville Downtown Corporation

230 Morehead St. • Reidsville, North Carolina 27320 • 336.347.1111

TO: Summer Woodard, City Manager
FROM: Robin Yount, Main Street – Market Square Manager
DATE: 6/3/24
RE: Lea Waynick Lease Agreements

Attached are lease agreements with Lea Waynick for the walls of her properties at 323 S. Scales Street and 234/236 Settle Street to showcase Reidsville’s quilt squares. The agreement for 323 S. Scales Street is an extension of the original agreement for the building adjacent to Market Square.

Please note per these agreements that the City is paying \$1.00 a year for seven years to lease the wall at each property. Also, these quilt squares will be included on the Rockingham County Quilt Trail.

Thanks,
Robin Yount

NORTH CAROLINA
ROCKINGHAM COUNTY

LEASE

THIS LEASE, Made and entered into this the _____ day of _____, 2024 by and between **LEA'S CORNER, INC.**, a Corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Lessor", and the **CITY OF REIDSVILLE**, a Municipal Corporation of Rockingham County, State of North Carolina, hereinafter referred to as "Lessee".

WITNESSETH:

That, subject to the terms and conditions hereinafter set forth, Lessor does hereby let and lease to Lessee, and Lessee does hereby accept as tenant of said Lessor, a certain tract or parcel of real estate situated and being located in the City of Reidsville, Rockingham County, North Carolina and being described as follows:

BEING AND CONTAINING exclusively: the Northern exterior wall (only) of the improvements to real property located at 323 S. Scales Street, Reidsville (Rockingham County), State of North Carolina (for reference, see Deed Book 1302 at page 1449, Rockingham County Registry), otherwise known throughout this lease as "the demised premises".

1.

This lease shall begin as of the _____ day of _____, 2024 and unless sooner terminated as herein provided, shall exist and continue for a period of seven (7) years from the date of its inception. At the expiration of the seven (7) year period of time referred to above, the Lessee shall have the option to renew the terms and conditions of this lease for a period of an additional seven (7) years if Lessee has abided by all the terms and conditions of the lease agreement.

2.

Without notice of demand, the rental of lease payments shall be paid by the Lessee directly to the Lessor annually in advance on or before the 31st day of December, 2024 with a like payment due on or before the 31st day of each subsequent December for the duration of this lease.

3.

The amount of the rental or lease payment referred to in paragraph two (2) above shall be \$1.00 per year.

4.

During the term of this lease, the Lessee shall provide and pay for all maintenance and upkeep to be made to the demised premises. Both of the parties hereto covenant and agree that the Lessee shall not make any improvements or attach any permanent structures or fixtures to the demised premises during the period of this lease without the prior written consent of the Lessor.

5.

It is understood and agreed that the Lessee accepts the premises in a completed physical condition (Lessee accepts the demised property "as is"), and the Lessor is in no way obligated to make any capital improvements during the term of this lease.

6.

Should the premises be destroyed or declared unfit for use and occupancy by fire or other natural disaster, this lease shall terminate. But if said premises can, with reasonable diligence, be repaired within ten (10) days, the terms of this lease shall remain in full force and effect.

7.

It is understood and agreed between the parties hereto that the sole use of the demised premises shall be for the Lessee herein to paint, decorate, maintain, make repairs to and otherwise use the demised premises for any lawful activity in which the Lessee may be engaged for the use and benefit of the Lessee and Lessee's agents, guests and/or assigns and the Lessee herein does covenant and agree to hold the Lessor harmless from the responsibility for the upkeep, maintenance and repairs to same.

8.

It is understood and agreed between the parties hereto that there shall be no illegal activities conducted at the demised premises by the Lessee or any of the Lessee's agents, guests and/or assigns and any violation of this condition shall give to Lessor,

at its option, the right to terminate this lease and to re-enter and take possession of said premises without further notice or service of process.

9.

It is understood and agreed between the parties hereto that Lessee shall not assign or sublet the premises for the unexpired term of said lease without first obtaining the written consent of the Lessor.

10.

It is understood and agreed between the parties hereto that if any annual payment of rent as herein provided be and remain overdue and unpaid for a period of thirty (30) days, the Lessor may, at its option, terminate this lease and have the right to re-enter and take possession of said premises without further notice or service of process.

11.

During the term of this lease, the Lessee shall carry and maintain such premises liability insurance or any other insurance coverage that the Lessee shall at its sole option elect to obtain so as to protect the Lessee from any liability arising out of the operation of the Lessee's business.

12.

Lessee hereby covenants and agrees that in the event that Lessee chooses to cease occupancy of the leased premises prior to the expiration of the term set forth above, the Lessee shall first give the Lessor written notice of not less than sixty (60) days of Lessee's intention to vacate the demised premises.

IN TESTIMONY WHEREOF, said parties have executed this lease in duplicate originals, one of which is retained by each of said parties, the day and year first above written.

LEA'S CORNER, INC., Lessor

BY: _____ (SEAL)
President

CITY OF REIDSVILLE, a Municipal Corporation

BY: _____ (SEAL)
Donald L. Gorham - Mayor

ATTEST: _____
Angela G. Stadler-City Clerk

ROCKINGHAM COUNTY

I, _____, a Notary Public of said county and state, do hereby certify that _____ personally appeared before me this day and acknowledged that she is the President of Lea's Corner, Inc., a North Carolina Corporation, and that by the authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial seal this the _____ day of _____, 2024.

Notary Public
My Commission Expires:_____.

NORTH CAROLINA
ROCKINGHAM COUNTY

This the _____ day of _____, 2024, personally appeared before me _____, a Notary Public for said county and state, ANGELA G. STADLER, City Clerk of Reidsville, North Carolina, who being by me duly sworn, says that she knows the common seal of the City of Reidsville and is acquainted with DONALD L. GORHAM who is the Mayor of the City of Reidsville, and that she, ANGELA G. STADLER, is the City Clerk of said City, and that she saw the Mayor sign the foregoing instrument, and that she, the City Clerk, as aforesaid, affixed the seal to the said instrument, and that she the said ANGELA G. STADLER, signed her name in attestation of the execution of the said instrument.

Witness my hand and notarial seal this the _____ day of _____, 2024.

Notary Public
My Commission Expires:_____.

NORTH CAROLINA
ROCKINGHAM COUNTY

LEASE

THIS LEASE, Made and entered into this the _____ day of _____, 2024 by and between LEA'S CORNER, INC., a Corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Lessor", and the CITY OF REIDSVILLE, a Municipal Corporation of Rockingham County, State of North Carolina, hereinafter referred to as "Lessee".

WITNESSETH:

That, subject to the terms and conditions hereinafter set forth, Lessor does hereby let and lease to Lessee, and Lessee does hereby accept as tenant of said Lessor, a certain tract or parcel of real estate situated and being located in the City of Reidsville, Rockingham County, North Carolina and being described as follows:

BEING AND CONTAINING exclusively: the Northern exterior wall (only) of the improvements to real property located at 234/236 Settle Street, Reidsville (Rockingham County), State of North Carolina, otherwise known throughout this lease as "the demised premises".

1.

This lease shall begin as of the _____ day of _____, 2024 and unless sooner terminated as herein provided, shall exist and continue for a period of seven (7) years from the date of its inception. At the expiration of the seven (7) year period of time referred to above, the Lessee shall have the option to renew the terms and conditions of this lease for a period of an additional seven (7) years if Lessee has abided by all the terms and conditions of the lease agreement.

2.

Without notice of demand, the rental of lease payments shall be paid by the Lessee directly to the Lessor annually in advance on or before the 31st day of December, 2024 with a like payment due on or before the 31st day of each subsequent December for the duration of this lease.

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The amount of the rental or lease payment referred to in paragraph two (2) above shall be \$1.00 per year.

4.

During the term of this lease, the Lessee shall provide and pay for all maintenance and upkeep to be made to the demised premises. Both of the parties hereto covenant and agree that the Lessee shall not make any improvements or attach any permanent structures or fixtures to the demised premises during the period of this lease without the prior written consent of the Lessor.

5.

It is understood and agreed that the Lessee accepts the premises in a completed physical condition (Lessee accepts the demised property "as is"), and the Lessor is in no way obligated to make any capital improvements during the term of this lease.

6.

Should the premises be destroyed or declared unfit for use and occupancy by fire or other natural disaster, this lease shall terminate. But if said premises can, with reasonable diligence, be repaired within ten (10) days, the terms of this lease shall remain in full force and effect.

7.

It is understood and agreed between the parties hereto that the sole use of the demised premises shall be for the Lessee herein to paint, decorate, maintain, make repairs to and otherwise use the demised premises for any lawful activity in which the Lessee may be engaged for the use and benefit of the Lessee and Lessee's agents, guests and/or assigns and the Lessee herein does covenant and agree to hold the Lessor harmless from the responsibility for the upkeep, maintenance and repairs to same.

8.

It is understood and agreed between the parties hereto that there shall be no illegal activities conducted at the demised premises by the Lessee or any of the Lessee's agents, guests and/or assigns and any violation of this condition shall give to Lessor, at its option, the right to terminate this lease and to re-enter

and take possession of said premises without further notice or service of process.

9.

It is understood and agreed between the parties hereto that Lessee shall not assign or sublet the premises for the unexpired term of said lease without first obtaining the written consent of the Lessor.

10.

It is understood and agreed between the parties hereto that if any annual payment of rent as herein provided be and remain overdue and unpaid for a period of thirty (30) days, the Lessor may, at its option, terminate this lease and have the right to re-enter and take possession of said premises without further notice or service of process.

11.

During the term of this lease, the Lessee shall carry and maintain such premises liability insurance or any other insurance coverage that the Lessee shall at its sole option elect to obtain so as to protect the Lessee from any liability arising out of the operation of the Lessee's business.

12.

Lessee hereby covenants and agrees that in the event that Lessee chooses to cease occupancy of the leased premises prior to the expiration of the term set forth above, the Lessee shall first give the Lessor written notice of not less than sixty (60) days of Lessee's intention to vacate the demised premises.

IN TESTIMONY WHEREOF, said parties have executed this lease in duplicate originals, one of which is retained by each of said parties, the day and year first above written.

LEA'S CORNER, INC., Lessor

BY: _____ (SEAL)
President

CITY OF REIDSVILLE, a Municipal Corporation

BY: _____ (SEAL)
Donald L. Gorham - Mayor

ATTEST: _____
Angela G. Stadler-City Clerk

NORTH CAROLINA

NORTH CAROLINA
ROCKINGHAM COUNTY

I, _____, a Notary Public of said county and state, do hereby certify that _____ personally appeared before me this day and acknowledged that she is the President of Lea's Corner, Inc., a North Carolina Corporation, and that by the authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial seal this the _____ day of _____, 2024.

Notary Public
My Commission Expires:_____.

NORTH CAROLINA
ROCKINGHAM COUNTY

This the _____ day of _____, 2024, personally appeared before me _____, a Notary Public for said county and state, ANGELA G. STADLER, City Clerk of Reidsville, North Carolina, who being by me duly sworn, says that she knows the common seal of the City of Reidsville and is acquainted with DONALD L. GORHAM who is the Mayor of the City of Reidsville, and that she, ANGELA G. STADLER, is the City Clerk of said City, and that she saw the Mayor sign the foregoing instrument, and that she, the City Clerk, as aforesaid, affixed the seal to the said instrument, and that she the said ANGELA G. STADLER, signed her name in attestation of the execution of the said instrument.

Witness my hand and notarial seal this the _____ day of _____, 2024.

Notary Public
My Commission Expires:_____.



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065

Planning@reidsvillenc.gov

MEMORANDUM

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: City of Reidsville Planning Staff
DATE: May 28, 2024
RE: Docket No. Z 2024-04

Central Carolina Kidney Associates is petitioning to rezone a parcel located at 2509 Richardson Drive (Rockingham County Parcel Number 170724), from Industrial-1 (I-1) to Highway Business (HB). This parcel encompasses a total area of 0.9 acres. There is a multi-unit commercial building located on site, where existing offices and retail businesses currently operate. The subject parcel has existing City of Reidsville water and sewer services, extending from mains located in the ROW of Richardson Drive. The proposed rezoning is in alignment with the existing uses at this location, and will not create a new non-conformity. A rezoning to Highway Business is consistent and compatible with all other existing nearby land uses.

Therefore, staff finds the proposed rezoning to be consistent with the 2022 Reidsville Land Development Plan, reasonable, and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency.

The Planning Staff recommend the proposed rezoning application be approved.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed rezoning be approved.

DRAFT MOTIONS TO APPROVE/DENY

Included are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the Council wishes to take on the case.

APPROVE

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon [**INSERT REASONING**], as may be amended and incorporated into the motion, to be included in the minutes.”



City of Reidsville, North Carolina
Department of Planning & Community Development
230 West Morehead Street
Reidsville, NC 27320
336-349-1065
Planning@reidsvillenc.gov

Application for Zoning Map Amendment

Date Submitted: 4/3/2024 Application No.: Z 2024-04 (Office Use)

APPLICANT INFORMATION:

Name: Central Carolina Kidney Associates, PA
Address: 2509 Richardson Dr Ste A City/State/ZIP Reidsville NC 27320
Daytime Telephone No.: 336-512-6228

PROPERTY OWNER INFORMATION:

Name: S&E Investments LLC
Address: PO BOX 213 City/State/ZIP Reidsville NC 27320
Daytime Telephone No.: unknown

PROPERTY INFORMATION:

County Tax Parcel Number: 170724
County Property Identification Number (PIN): Long PIN: 799419512092
Property size in acres (sq. ft. if less than one (1) acre): .9
Property street location: 2509 Richardson Drive Ste A Reidsville NC 27320
Current use of property: Office
Existing Zoning District: Industrial-1 (I-1)
Requested Zoning District: Hwy Business (HB)

CERTIFICATION

I hereby request the Planning Board to consider this rezoning application and to make recommendations to the City Council to amend the Zoning Map. I certify that all information provided by me is accurate to the best of my knowledge.

Munsoor Lateef n/a for owner signature
Munsoor Lateef n/a for owner signature (Apr 3, 2024 15:56 EDT)

Signature of Applicant

I hereby certify that I am the rightful and true owner(s) of the property(s) indicated on this application for zoning change.

Munsoor Lateef n/a for owner signature
Munsoor Lateef n/a for owner signature (Apr 3, 2024 15:56 EDT)

Munsoor Lateef n/a for owner signature
Munsoor Lateef n/a for owner signature (Apr 3, 2024 15:56 EDT)

Signature of Owner(s)



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

REZONING REQUEST STAFF REPORT

DOCKET NO.: Z 2024-04

PRESENTER: Drew Bigelow, Planner I

CONTRIBUTING STAFF: Jason Hardin, Director of Planning & Community Development
Drew Bigelow, Planner I

PETITIONER: Central Carolina Kidney Associates, PA

OWNER(S): S&E Investments, LLC

REQUEST: Rezone to Highway Business (HB) from Industrial-1 (I-1).

LOCATION(S): 2509 Richardson Drive, Ste A

PUBLIC NOTICE MAILED: 5/3/2024

PUBLIC NOTICE POSTED ON PROPERTY: 5/3/2024

PUBLIC NOTICE PUBLISHED IN NEWSPAPER: 5/5/2024

SITE INFORMATION

Tax Parcel Number(s): 170724

Site Acreage: 0.9 acres

Current land uses: Office Space

Availability of Water: Existing service.

Availability of Sewer: Existing service.

Is the site located in the Jordan Lake Watershed? Yes.

Is the site located in the Troublesome Creek Watershed? Yes.

Is the site located within a floodplain? No.

Is the site located within a historic district? No.

What is the topography of the property? Flat

Is there a stream on the property? No.

ZONING COMPABILITY ANALYSIS

North: Highway Business (HB) & Office and Institutional (O&I)
South: Industrial-1 (I-1)
East: Highway Business (HB) & Industrial-1 (I-1)
West: Industrial-1 (I-1)

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: Yes, there are parcels to the east and north that also have Highway Business (HB) zoning designations.

CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: No.

4. Have the conditions changed in the area from the time that the area was originally zoned making this change appropriate or necessary?

COMMENTS: No.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: No.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: No.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: No.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

OTHER REVIEW FACTORS

1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No.

ANALYSIS AND STAFF RECOMMENDATION

Central Carolina Kidney Associates is petitioning to rezone a parcel located at 2509 Richardson Drive (Rockingham County Parcel Number 170724), from Industrial-1 (I-1) to Highway Business (HB). This parcel encompasses a total area of 0.9 acres. There is a multi-unit commercial building located on site, where existing offices and retail businesses currently operate. The subject parcel has existing City of Reidsville water and sewer services, extending from mains located in the ROW of Richardson Drive.

The proposed rezoning is in alignment with the existing uses at this location, and will not create a new non-conformity. A rezoning to Highway Business is consistent and compatible with all other existing nearby land uses. The parcels to the north are zoned Highway Business (HB), and Office and Institutional (O&I). The parcels to the east are zoned Highway Business (HB), and Industrial-1 (I-1). The parcels to the south and the west are zoned Industrial-1 (I-1), which is a light industrial district. Overall, this area is a mix of commercial and industrial zoning districts. There are no nearby or adjoining residentially zoned parcels.

This property is located in Growth Management Area 3 – Suburban, which surrounds the city center, primarily encompassing the areas to the west, and southwest. GMA 3 is intended to serve as the primary location of commercial, industrial and office development. The Land Development Plan indicates that GMA 3 has provisions for commercial growth, and an adequate transportation network. Expansion of commercial development is a key objective of GMA 3, and there is a clearly defined need to grow the local economy.

Therefore, staff finds the proposed rezoning to be consistent with the 2022 Reidsville Land Development Plan, reasonable, and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency.

The Planning Staff recommend the proposed rezoning application be approved.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed rezoning be approved.

DRAFT MOTIONS TO APPROVE/DENY

Included are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

CONSISTENCY & REASONABLENESS DETERMINATION

The Reidsville City Council has reviewed **Case Z 2024-04**, rezoning from **Industrial-1 (I-1)** to **Highway Business (HB)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of **Growth Management Area 3 – Suburban**.
 - A. This parcel is located in the **Growth Management Area 3 – Suburban** according to the Reidsville Land Development Plan, and is characterized by commercial, industrial and office development.
 - B. The Reidsville Land Development Plan identifies provisions for commercial growth, and an adequate transportation network in **Growth Management Area 3 – Suburban**.
 - C. Uses permitted within the **HB** district are compatible with a variety of land uses including those currently existing on the parcel, and those in the surrounding area.
 - D. The subject property is contiguous to an existing Highway Business district to the east.

2. The proposed action is found to be reasonable:
 - A. The subject property is contiguous to an existing Highway Business district.
 - B. The uses allowed in the **HB** district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area surrounding these properties.
 - C. The Land Development Plan supports the expansion of commercial and office development in **Growth Management Area 3**.

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY AND
REASONABLENESS REGARDING A PROPOSED AMENDMENT TO THE
CITY OF REIDSVILLE ZONING ORDINANCE**

ZONING MAP AMENDMENT

DOCKET # Z 2024-04

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

WHEREAS, on July 12, 2022, the Reidsville City Council adopted the Land Development Plan which included a Future Land Use Map. Plans such as the City of Reidsville Land Development Plan are not designed to be static but are meant to reflect the City of Reidsville's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Reidsville's ordinances;

WHEREAS, the City of Reidsville received a request to a parcel encompassing a total area of 0.9 acres located at 2509 Richardson Drive, Rockingham County Parcel Number 170724.

WHEREAS, On May 15, 2024, the City of Reidsville Planning Board voted to recommend to the Reidsville City Council that the rezoning request be approved.

STATEMENT OF NEED: The rezoning of the subject property would enable it to be utilized in a way that would benefit the City of Reidsville in future development and growth. These uses are compatible with the surrounding commercial and residential districts.

STATEMENT OF CONSISTENCY: The goals of the 2022 City of Reidsville Land Development Plan are to make smart growth decisions by carefully managing growth to:

- A. Revitalize downtown through new development and redevelopment.
- B. Encourage economic development and bring a greater variety of businesses to the City.
- C. Expand available housing stock with options that are attractive and affordable.
- D. Develop community based opportunities for children and young adults.
- E. Improve our parks, trail systems to promote greater Greenway connectivity.
- F. Promote long-term visions for greater connectivity, while preserving our sense of community.

STATEMENT OF REASONABLENESS: The Reidsville City Council finds the rezoning amendment reasonable, in accordance with G.S. 160D-605(b), as the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the City while improving access to quality open spaces and environmental amenities to improve the quality of life for all Reidsville residents.

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

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

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

ADOPTED this the _____ day of _____, 2024 by the City Council of the City of Reidsville, North Carolina.

DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.

Angela G. Stadler, City Clerk


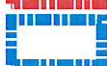
Request: I-1 to HB

Docket No.: Z 2024-04

City of Reidsville, NC Aerial Map



Legend

-  City Limits
-  ETJ Boundary

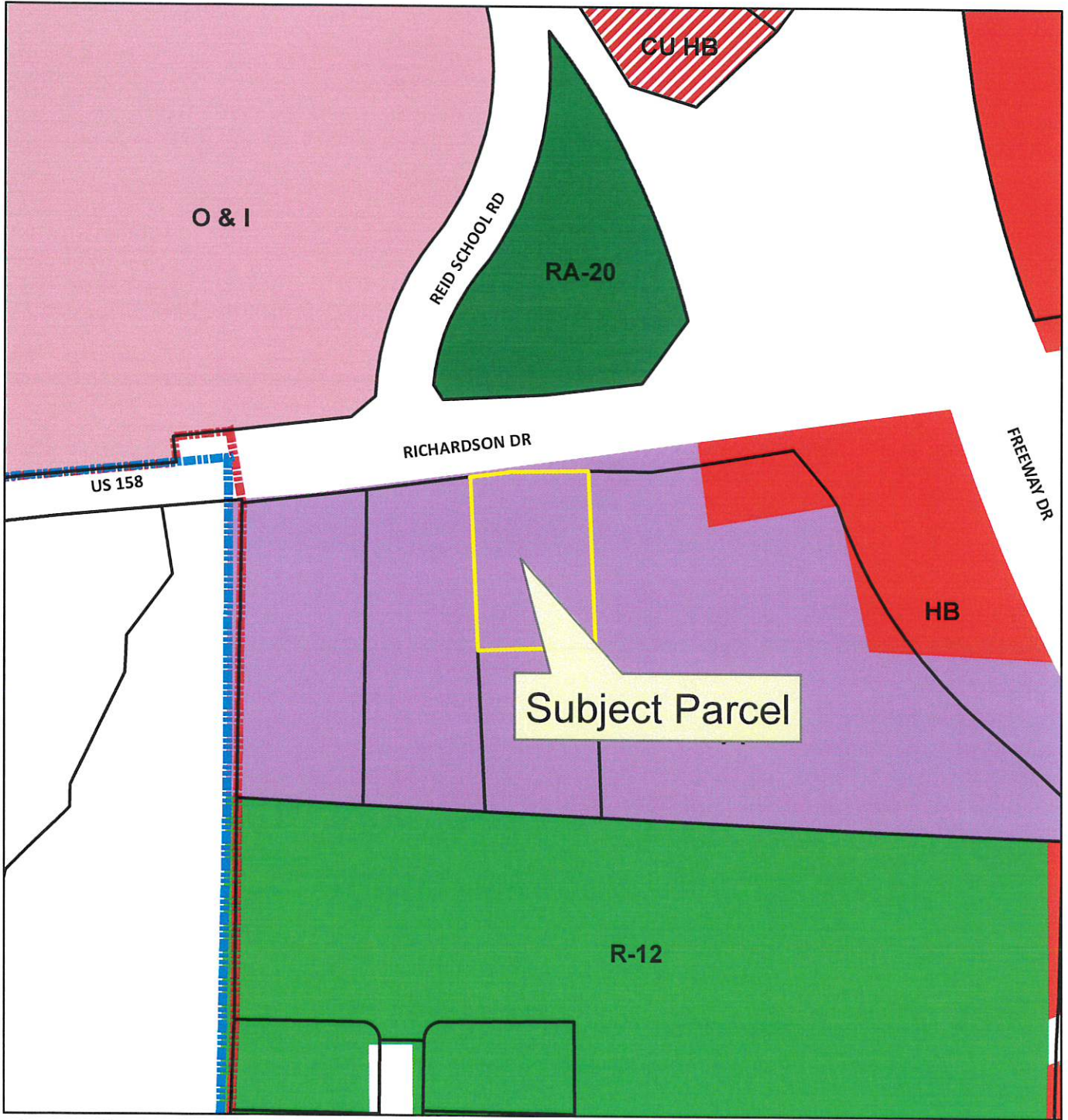


Prepared by:
City of Reidsville
Planning & GIS
Date: 5/1/2024

Request: I-1 to HB

Docket No.: Z 2024-04

City of Reidsville, NC Zoning Map



Legend

ZONING DISTRICTS	HB	R-20	CU O & I
C	I-1	RA-20	CU NB
O & I	I-2	CU R-6	CU GB
CB	R-6	CU R-12	CU HB
NB	R-12	CU RS-12	CU I-1
GB	RS-12	CU RA-20	City Limits
			ETJ Boundary



Prepared By:
City of Reidsville
Planning & GIS
Date: 5/1/2024

HB Permitted Uses

Amendments through September 15, 2018

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Adult Establishments	Requires SUP
Amusements, commercial including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile race tracks, circuses or the like	
Antiques and gift retail sales	
Appliance distributors, wholesale and retail	
Arts and crafts supply and retail sales	
Art studio, art gallery and museum	
Automobile accessories sales	
Automobile body shops, painting, upholstering and reconditioning	See Note 7
Automobile car wash	
Automobile car wash, not automatic or self service, requiring no vehicle stacking	
Automotive parking lots serving uses permitted in district in which lot is located	
Automobile repair garages	See Note 7
Automobile sales, new and used	See Note 26
Automobile parking lots for public rental when not associated with an existing permitted use and with site plan approval by Planning Staff	See Note 9
Automobile service stations, not including outside storage of used, wrecked, inoperable or dismantled automobiles	
Automobile service stations	See Note 7
Bakeries selling at retail, products produced on premises	
Bakeries, bottling works	
Banks, savings and loan and similar financial institutions	
Beach Bingo Parlors	See Note 11
Bicycle sales and repair	
Boatworks, marine sales, travel trailer sales, recreational vehicle and sales	
Book and stationery stores	
Building material sales and storage	See Note 7
Carnivals, ferris wheels, rides (temporary)	
Carpentry shops	See Note 7
Catering Establishments	
Churches, synagogues, temples and other places of worship (including preschool child instruction and/or care carried on by churches, provided the operation is contained entirely on site)	See Note 31
Cleaners	
Clothing sales	
Clubs and lodges, private, non-profit	
Clubs and place of entertainment (commercial)	See Note 17
Coal, coke, wood lots	See Note 7
Coffee Shop	
Community Center, profit or non-profit or assembly or recreation	
Compartmentalized storage for individual storage of residential and commercial goods	
Condominiums (Office and Commercial)	
Construction storage yards, lumber yards	See Note 7
Curb market, permanent	
Dairy bars including manufacturing of ice cream on premise	
Day care facility, children and adults with indoor activity area of at least 25 sq. ft. per person; for children outdoor play area of 75 sq. ft. per person and security fence at least 4 ft. high	
Drive-in restaurant	
Drive-in theater	Requires SUP

HB Permitted Uses

Amendments through September 15, 2018

Dwellings Permitted in Commercial Districts	Requires SUP
Exhibit Center/Event Center, not including recreational type events or spectator sport events	
Fabrication - light fabrication of items for sale on premises	Requires SUP
Fabrication of items not for retail sale on premises	Requires SUP
Feed, seed, fertilizer retail, no outdoor storage	
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Fleamarkets and or sale of used goods when conducted within a permanent building (sale of used auto parts and accessories not permitted)	
Fleamarkets (commercial) and/or sale of used goods out-of-doors, provided that no sales area shall be located in any required yard and provided that parking spaces as required in the district where located shall be provided as specified in the zoning ordinance	See Note 10
Florists and gift shops	
Funeral Homes including Crematories as an accessory use	See Note 33
Furniture, retail sales	
Game Rooms	
Golf courses, par three, par two miniature courses	
Golf driving range	
Gymnasiums, spas, fitness	
Hardware sales	
Homeless shelters	Requires SUP
Hotels, motels	
Hunting Supply Sales	See Note 35
Industrial supplies, machinery and equipment sales	
Internet Sweepstakes Café	Requires SUP
Laboratories, medical, dental	
Laundries	
Lock and gunsmiths	
Medical, dental, paramedical, chiropractor offices	
Microbreweries	See Note 37
Mobile home sales, sale of agricultural implements, heavy machinery	
Modular Units (residential or commercial)	See Note 28
Monument works, stone works	
Motorcycle, power saw, lawn mower repair	
Movie Theaters (indoor)	
Music Production and Recording	See Note 32
News stands	
Nonconforming use, change or extension	Requires SUP
Nursery stock, greenhouses, (growing, cultivation)	
Offices	
Open air retail sale or display incidental to operation of an otherwise permitted use in a permanent building; no obstruction of parking areas or sidewalk, no outdoor storage	
Pawn shop	
Pet Grooming	See Note 34
Photographic developing, processing and finishing	
Photographic studios including blueprinting	
Plumbing, heating, electrical contractors sales and service	See Note 7
Poolroom (more than 60% of floor area for pool tables and playing pool)	
Printing or binding shop	

HB Permitted Uses

Amendments through September 15, 2018

Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Public works, garages, storage	
Radio and television stations	
Repair and servicing of office and household appliances and equipment	
Restaurant, including all eating places except drive-in, 60% of sales must be in food products	
Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory uses)	Requires SUP
Retail business (excluding car sales) not otherwise listed including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 persons	
Satellite dishes	See Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	
Schools (Nonacademic); commercial, vocational, public or private including music and dance studio	See Note 24
Service establishments, including but not limited to barber shops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors	
Sheet metal and/or roofing shops	
Shoe repair	
Shopping centers (more than 4 acres)	Requires SUP
Signs	Art. VI
Sign painting but not manufacturing	
Storage Building Sales	
Storage, Class I combustible liquids in underground tanks only when installed by certified service person and which meet all requirements of fire prevention code	
Storage, outdoor	See Note 7
Storage, gas products for private use - above ground	See Note 13
Storage, kerosene for commercial use - above ground - one 500 gallon tank per commercial property	
Storage of gas and petroleum products in quantities for distribution	
Stores or shops, retail, but not automobile sales or repair and not otherwise listed herein	
Temporary building incidental to a construction project	
Temporary housing non-profit	
Therapeutic massage	See Note 12
Tire sales and service	See Note 7
Townhouses (commercial)	
Transportation terminals, freight	
Upholstery sale and fabrication	
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Veterinary establishments, inside kennel only	
Wholesale establishments	
Wholesaling of household furniture, furnishing and appurtenances	
Warehouses, sales or service	
Woodworking shops, millwork	
Yard sales, rummage sales sponsored by non-profit organizations	

HB Permitted Uses

Amendments through September 15, 2018

Description of District HB
Highway Business District

These districts are generally located on the major radial highways leading into and around the developed area and provide for retailing goods and services to the passing motorists and the local residences. Because these business areas are subject to the public view, which is a matter of important concern to the whole community, they should provide an appropriate appearance, ample parking, and be designed to minimize traffic congestion.

I-1 Permitted Uses

Amendments through September 15, 2018

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Adult Establishments	Requires SUP
Art studio, art gallery and museum	
Amusements, commercial including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile race tracks, circuses or the like	
Automobile accessories sales	
Automobile body shops, painting, upholstering and reconditioning	See Note 7
Automobile car wash	
Automobile car wash, not automatic or self-service, requiring no vehicle stacking	
Automotive parking lots serving uses permitted in district in which lot is located	
Automobile repair garages	See Note 7
Automobile sales, new and used	See Note 26
Automobile parking lots for public rental when not associated with an existing permitted use and with site plan approval by Planning Staff	See Note 9
Automobile service stations, not including outside storage of used, wrecked, inoperable or dismantled automobiles	
Automobile service stations	See Note 7
Bakeries, bottling works	
Beach Bingo Parlors	See Note 11
Boatworks, marine sales, travel trailer sales, recreational vehicle and sales	
Building material sales and storage	See Note 7
Carnivals, ferris wheels, rides (temporary)	
Carpentry shops	See Note 7
Carpet, rug, bag cleaning establishments	
Cleaners	
Coal, coke, wood lots	See Note 7
Coffee Shop	
Compartmentalized storage for individual storage of residential and commercial goods	
Condominiums (Office and Commercial)	
Construction storage yards, lumber yards	See Note 7
Drive-in theater	Requires SUP
Dwelling, accessory to non-residential	Requires SUP/ See Note 14
Exhibit Center/Event Center, not including recreational type events or spectator sports events	
Fabrication - light fabrication of items for sale on premises	
Fairground, carousels, roller coaster, ferris wheels, super slides, etc. (permanent)	
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Fleamarkets (commercial) and/or sale of used goods out-of-doors, provided that no sales area shall be located in any required yard and provided that parking spaces as required in the district where located shall be provided as specified in the zoning ordinance	See Note 10
Food and dairy processing (excluding slaughter of animals)	
Frozen food lockers	
Game Rooms	

I-1 Permitted Uses

Amendments through September 15, 2018

Golf courses, par three, par two miniature courses	
Golf driving range	
Gymnasiums, spas and fitness centers	
Hazardous waste storage transfer facility	Requires SUP
Homeless shelters	Requires SUP
Hunting Supply Sales	See Note 35
Industrial/Corporate park	Requires SUP
Industrial supplies, machinery and equipment sales	
Laboratories, research	
Laundries	
Machine shop, welding shop	
Maintenance shops and yards for vehicles and equipment	
Manufacture of apparel, canvas goods, linens, domestic soft goods	
Manufacture of electrical products, precision tools and instruments	
Manufacture of pharmaceutical products	
Microbreweries	See Note 37
Mobile home manufacturing	
Mobile home sales, sale of agricultural implements, heavy machinery	
Modular Units (residential and commercial)	See Note 28
Monument works, stone works	
Motorcycle, power saw, lawn mower repair	
Mulch sales	See Note 15
Nonconforming use, change or extension	Requires SUP
Offices	
Open air retail sale or display incidental to operation of an otherwise permitted use in a permanent building; no obstruction of parking areas or sidewalk, no outdoor storage	
Plumbing, heating, electrical contractors sales and service	See Note 7
Printing or binding shop	
Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Processing and packaging of windshield washer fluid	Requires SUP
Public parks, cultural and recreational facilities	
Public utility stations serving the community; transformers, radio and TV towers	
Public utility facilities, pump stations, water tower, etc.	
Public works, garages, storage	
Radio and television stations	
Repair and servicing of office and household appliances and equipment	
Recycle collection	Requires SUP
Recycle processing	See Note 7
Retail uses permitted in Industrial Districts	Requires SUP
Satellite dishes	See Note 1
Schools (Nonacademic); commercial, vocational, public or private including music and dance studio	See Note 24
Sheet metal and/or roofing shops	
Signs	Art. VII
Storage Building Sales	
Storage, Class I combustible liquids in underground tanks only when installed by certified service person and which meet all requirements of fire prevention code	

I-1 Permitted Uses

Amendments through September 15, 2018

Storage, outdoor	See Note 7
Storage, gas products for private use - above ground	See Note 13
Storage, kerosene for commercial use - above ground - one 500 gallon tank per commercial property	
Storage, gas and petroleum projects in quantities for distribution	
Temporary building incidental to a construction project	
Tire recapping	
Tire sales and service	See Note 7
Tobacco warehouses, processing and storage	
Transportation terminals, freight	
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Veterinary establishments, inside kennel only	
Veterinary establishments	
Water treatment facilities	
Wholesale establishments	
Wholesaling of household furniture, furnishing and appurtenances	
Warehouses, sales or service	
Woodworking shops, millwork	
Yard sales, rummage sales sponsored by non-profit organizations	

I-1 Permitted Uses

Amendments through September 15, 2018

Description of District I-1 **I-1 Industrial District**

The I-1 Industrial District is established as a district in which the principal use of land is for industrial which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential, office and institutional, or business district. The regulations are designated to prohibit the use of land for heavy industry which should be properly segregated and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district.



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING
TO PROPERTY OWNERS**

TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:

I, Angela G. Stadler, CMC, Reidsville City Clerk, do hereby certify that notices of the public hearing to consider an application to rezone the property located at 2509 Richardson Drive, Unit A, Rockingham County Parcel #170724, from Industrial-1 (I-1) to Highway Business (HB) to be held on June 11, 2024, at 6:00 p.m. in the Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 23rd day of May, 2024, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 23rd day of May 2024.



Angela G. Stadler, CMC/NCCMC
City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Reidsville Property Holdings, LLC
CGS Ventures, LLC
Elton H. Trent III & Sallie E. Trent
Jal Reidsville, LLC
S&E Investments, LLC
FROM: Angela G. Stadler, CMC/NCCMC, City Clerk *AGS*
DATE: May 23, 2024
SUBJ: Public Hearing – June 11, 2024

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, June 11, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone the property located at 2509 Richardson Drive, Unit A, Rockingham County Parcel #170724, from Industrial-1 (I-1) to Highway Business (HB). Central Carolina Kidney Associates, PA submitted the application. The property owner is S&E Investments, LLC. (Docket No. Z 2024-04.)

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).



THE CITY OF
Reidsville
NORTH CAROLINA


230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, June 11, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone the property located at 2509 Richardson Drive, Unit A, Rockingham County Parcel #170724, from Industrial-1 (I-1) to Highway Business (HB). Central Carolina Kidney Associates, PA submitted the application. The property owner is S&E Investments, LLC. (Docket No. Z 2024-04.)

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

This 26th day of May, 2024.

Angela G. Stadler, CMC, NCCMC 
City Clerk

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-235-2962 (TT).

**Publish Dates in the Reidsville Review: Sunday, May 26, 2024
Sunday, June 2, 2024**



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W. Morehead Street, Reidsville, NC 27320 Ph. (336)-349-1065

Planning@reidsvillenc.gov

M E M O R A N D U M

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Director of Planning & Community Development
DATE: June 3, 2024
RE: Voluntary Annexation Request for 788 Rocky Ford Rd.

Attached is a fully executed request by William and Sharon Lovelace to voluntarily annex 3.8 acres located at 788 Rocky Ford Rd. (Rockingham County Tax Parcel #184340). This is a contiguous annexation.

Staff finds this petition to be valid and recommends approval of the Ordinance to extend the corporate limit after the required public hearing.

Enclosures

PETITION FOR VOLUNTARY ANNEXATION
Contiguous Property

Date: 4/4/2024

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

1. We the undersigned owners of the real property respectfully request the area described in paragraph 2 below be annexed into the City of Reidsville, N.C.
2. The area to be annexed is contiguous to the City of Reidsville, N.C. and the boundaries of such territory are as follows:

Beginning at an existing iron stake having grid coordinates of Northing 936,072.78 and Easting 1,815,815.14, said iron being North 84 deg. 51 min. 15 sec. East of the centerline of Rocky Ford Road with the centerline of Holiday Loop Road; thence from said beginning point North 04 deg. 41 min. 20 sec. West 30.30 feet to a point in the centerline of Rocky Ford Road (S.R. 2592); thence with the centerline of said road North 77 deg. 12 min. 47 sec. East 133.15 feet to a point; thence continuing with said centerline with a curve to the left North 74 deg. 00 min. 38 sec. East 67.04 feet to a point; thence leaving said centerline South 04 deg. 41 min. 10 sec. East 31.34 feet to an existing iron stake in Judy W. Miller's line (see Deed Book 1520 at Page 1034); thence continuing with Miller's line South 04 deg. 41 min. 10 sec. East 74.93 feet to an existing iron stake, said stake being a common corner with said Miller and Leona K. Warren (see Deed Book 1643 at Page 238); South 04 deg. 41 min. 10 sec. East 128.61 feet to an existing iron stake; thence with the southern property line of said Warren South 86 deg. 56 min. 56 sec. East 210.29 feet to a computed point, the northwest corner of Mark & Kristi Lovelace (see Deed Book 1321 at Page 1932); thence with western property line of said Lovelace South 04 deg. 44 min. 54 sec. East 213.00 feet to an existing iron pipe; thence continuing with said Lovelace property line South 05 deg. 20 min. 35 sec. East 97.11 feet to a 3/4" existing iron pipe, a common corner with Mark & Kristi Lovelace (see Deed Book 1495 at Page 636) and in the northern property line of D. H. Griffin Family Limited Partnership (see Deed Book 1158 at Page 990); thence with said D.H. Griffin line North 86 deg. 58 min. 12 sec. West 410.98 feet to a 3/4" existing iron pipe; thence continuing with said D. H. Griffin line North 04 deg. 41 min. 20 sec. West 455.92 feet to the point of beginning and containing 3.816 Acres as shown on map for William C. Lovelace & Sharon K. Lovelace by C. E. Robertson & Associates, PC and dated February 29, 2024.

3. A survey plat is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Reidsville, N.C.


PROPERTY INFORMATION:

Location: 788 Rocky Ford Rd.

Parcel No.: 184340

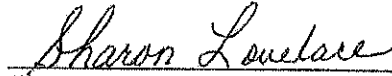
Property Owner Mailing Address: Listed under each signature below.

Owner Signature:



William C. Lovelace (Signature)
788 Rocky Ford Rd.
Reidsville, NC 27320

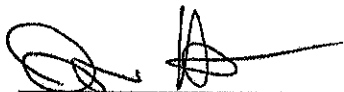
Owner Signature:



Sharon Lovelace (Signature)
788 Rocky Ford Rd.
Reidsville, NC 27320

Received by the Director of Planning & Community Development, City of Reidsville, NC

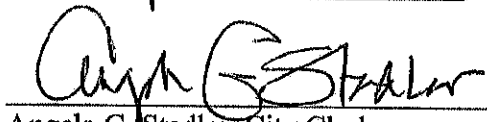
on April 4, 2024.



Jason Hardin, Director of Planning & Community Development

Received by the City Clerk, City of Reidsville, N.C.

on April 4th, 2024.



Angela G. Stadler, City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

A2024-01

**AN ORDINANCE TO EXTEND THE
CORPORATE LIMITS OF THE
CITY OF REIDSVILLE, NORTH CAROLINA
788 Rocky Ford Road – Parcel #184340**

WHEREAS, the City Council has been petitioned under G.S. 160A-31 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 in City Council Chambers, 230 West Morehead Street, at 6:00 P.M. on Tuesday, June 11, 2024, after due notice by publication on Sunday, May 26, 2024; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

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-31, approximately 3.8 acres, Parcel No. 184340, 788 Rocky Ford Road, is hereby annexed and made part of the City of Reidsville effectively immediately:

Beginning at an existing iron stake having grid coordinates of Northing 936,072.78 and Easting 1,815,815.14, said iron being North 84 deg. 51 min. 15 sec. East of the centerline of Rocky Ford Road with the centerline of Holiday Loop Road; thence from said beginning point North 04 deg. 41 min. 20 sec. West 30.30 feet to a point in the centerline of Rocky Ford Road (S.R. 2592); thence with the centerline of said road North 77 deg. 12 min. 47 sec. East 133.15 feet to a point; thence continuing with said centerline with a curve to the left North 74 deg. 00 min. 38 sec. East 67.04 feet to a point; thence leaving said centerline South 04 deg. 41 min. 10 sec. East 31.34 feet to an existing iron stake in Judy W. Miller's line (see Deed Book 1520 at Page 1034); thence continuing with Miller's line South 04 deg. 41 min. 10 sec. East 74.93 feet to an existing iron stake, said stake being a common corner with said Miller and Leona K. Warren (see Deed Book 1643 at Page 238); South 04 deg. 41 min. 10 sec. East 128.61 feet to an existing

“Live Simply. Think Big.”

iron stake; thence with the southern property line of said Warren South 86 deg. 56 min. 56 sec. East 210.29 feet to a computed point, the northwest corner of Mark & Kristi Lovelace (see Deed Book 1321 at Page 1932); thence with western property line of said Lovelace South 04 deg. 44 min. 54 sec. East 213.00 feet to an existing iron pipe; thence continuing with said Lovelace property line South 05 deg. 20 min. 35 sec. East 97.11 feet to a 3/4" existing iron pipe, a common corner with Mark & Kristi Lovelace (see Deed Book 1495 at Page 636) and in the northern property line of D. H. Griffin Family Limited Partnership (see Deed Book 1158 at Page 990); thence with said D.H. Griffin line North 86 deg. 58 min. 12 sec. West 410.98 feet to a 3/4" existing iron pipe; thence continuing with said D. H. Griffin line North 04 deg. 41 min. 20 sec. West 455.92 feet to the point of beginning and containing 3.816 Acres as shown on map for William C. Lovelace & Sharon K. Lovelace by C. E. Robertson & Associates, PC and dated February 29, 2024.

Section 2. Effective immediately, 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 11th day of June, 2024..

Donald L. Gorham
Mayor

ATTEST:

APPROVED AS TO FORM:

Angela G. Stadler, CMC/NCCMC
City Clerk

William F. McLeod Jr.
City Attorney

**NOTICE OF PUBLIC HEARING ON REQUEST FOR
CONTIGUOUS VOLUNTARY ANNEXATION
*788 Rocky Ford Road (Parcel #184340)***

A2024-01

The public will take notice that the City Council of the City of Reidsville will hold a public hearing at 6 p.m. on Tuesday, June 11, 2024, in City Council Chambers, 230 W. Morehead Street, Reidsville, NC, on the question of voluntarily annexing approximately 3.8 acres, Parcel No. 184340, as requested by petition filed pursuant to G.S. 160A-31 and described as follows:

Beginning at an existing iron stake having grid coordinates of Northing 936,072.78 and Easting 1,815,815.14, said iron being North 84 deg. 51 min. 15 sec. East of the centerline of Rocky Ford Road with the centerline of Holiday Loop Road; thence from said beginning point North 04 deg. 41 min. 20 sec. West 30.30 feet to a point in the centerline of Rocky Ford Road (S.R. 2592); thence with the centerline of said road North 77 deg. 12 min. 47 sec. East 133.15 feet to a point; thence continuing with said centerline with a curve to the left North 74 deg. 00 min. 38 sec. East 67.04 feet to a point; thence leaving said centerline South 04 deg. 41 min. 10 sec. East 31.34 feet to an existing iron stake in Judy W. Miller's line (see Deed Book 1520 at Page 1034); thence continuing with Miller's line South 04 deg. 41 min. 10 sec. East 74.93 feet to an existing iron stake, said stake being a common corner with said Miller and Leona K. Warren (see Deed Book 1643 at Page 238); South 04 deg. 41 min. 10 sec. East 128.61 feet to an existing iron stake; thence with the southern property line of said Warren South 86 deg. 56 min. 56 sec. East 210.29 feet to a computed point, the northwest corner of Mark & Kristi Lovelace (see Deed Book 1321 at Page 1932); thence with western property line of said Lovelace South 04 deg. 44 min. 54 sec. East 213.00 feet to an existing iron pipe; thence continuing with said Lovelace property line South 05 deg. 20 min. 35 sec. East 97.11 feet to a 3/4" existing iron pipe, a common corner with Mark & Kristi Lovelace (see Deed Book 1495 at Page 636) and in the northern property line of D. H. Griffin Family Limited Partnership (see Deed Book 1158 at Page 990; thence with said D.H. Griffin line North 86 deg. 58 min. 12 sec. West 410.98 feet to a 3/4" existing iron pipe; thence continuing with said D. H. Griffin line North 04 deg. 41 min. 20 sec. West 455.92 feet to the point of beginning and containing 3.816 Acres as shown on map for William C. Lovelace & Sharon K. Lovelace by C. E. Robertson & Associates, PC and dated February 29, 2024.

This the 26th day of May, 2024.

Angela G. Stadler, CMC/NCCMC
City Clerk

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-235-2962 (TT).

Rockingham Now: Publish Date Sunday, May 26, 2024



The City of

Reidsville

North Carolina

Department of Planning & Community Development

230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065

Planning@reidsvillenc.gov

MEMORANDUM

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: City of Reidsville Planning Staff
DATE: May 28, 2024
RE: Docket No. Z 2024-05

William Lovelace is petitioning to have an initial City of Reidsville zoning designation of Residential Agricultural-20 (RA-20) assigned to his property located at 788 Rocky Ford Rd. (Rockingham County Parcel Number 184340). The property owner is petitioning to voluntarily annex this parcel into the City of Reidsville corporate limit, and will require a City zoning designation upon annexation. The parcel encompasses a total combined area of 3.7 acres. An existing single family dwelling is located on site. Existing water service is available, with a water main located in the ROW of Rocky Ford Rd. Service is not available. The closest sewer main is located to the northwest on Holiday Loop Rd., approximately 2,350 feet away.

Therefore, staff finds the proposed rezoning to be consistent with the 2022 Reidsville Land Development Plan, reasonable, and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency.

The Planning Staff recommend the proposed rezoning application be approved.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed rezoning be approved.

DRAFT MOTIONS TO APPROVE/DENY

Included are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the Council wishes to take on the case.

APPROVE

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon [**INSERT REASONING**], as may be amended and incorporated into the motion, to be included in the minutes.”



City of Reidsville, North Carolina
Department of Planning & Community Development
230 West Morehead Street
Reidsville, NC 27320
336-349-1065
Planning@reidsvillenc.gov

Application for Zoning Map Amendment

Date Submitted: 4/4/2024 Application No.: 7 2024-05 (Office Use)

APPLICANT INFORMATION:

Name: William C Lovelace
Address: ⁷⁸⁸ Rocky Ford Rd City/State/ZIP Reidsville N.C. 27320
Daytime Telephone No. 336-349-6735

PROPERTY OWNER INFORMATION:

Name: Sharon K Lovelace
Address: 788 Rocky Ford Rd City/State/ZIP Reidsville, N.C. 27320
Daytime Telephone No. : 336-349-6735

PROPERTY INFORMATION:

County Tax Parcel Number: 184340
County Property Identification Number (PIN): 891302650803
Property size in acres (sq. ft. if less than one (1) acre): 3.7 Acres
Property street location: 788 Rocky Ford Rd.
Current use of property: Residential - Single Family
Existing Zoning District: Rockingham County - RA/RP
Requested Zoning District: RA-20

CERTIFICATION

I hereby request the Planning Board to consider this rezoning application and to make recommendations to the City Council to amend the Zoning Map. I certify that all information provided by me is accurate to the best of my knowledge.

William C Lovelace

Signature of Applicant

I hereby certify that I am the rightful and true owner(s) of the property(s) indicated on this application for zoning change.

William C Lovelace

Sharon K Lovelace

Signature of Owner(s)



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

REZONING REQUEST STAFF REPORT

DOCKET NO.: Z 2024-05

PRESENTER: Drew Bigelow, Planner I

CONTRIBUTING STAFF: Jason Hardin, Director of Planning & Community Development
Drew Bigelow, Planner I

PETITIONER: William Lovelace

OWNER(S): William Lovelace & Sharon Lovelace

REQUEST: Assign initial City of Reidsville Residential Agricultural-20 (RA-20) zoning designation.

LOCATION(S): 788 Rocky Ford Rd.

PUBLIC NOTICE MAILED: 5/3/2024

PUBLIC NOTICE POSTED ON PROPERTY: 5/3/2024

PUBLIC NOTICE PUBLISHED IN NEWSPAPER: 5/5/2024

SITE INFORMATION

Tax Parcel Number(s): 184340

Site Acreage: 3.7 acres

Current land uses: Single family dwelling on site.

Availability of Water: Service is available in the ROW of Rocky Ford Rd.

Availability of Sewer: Service is not available. The closest sewer main is located northwest on Holiday Loop Rd., approximately 2,350 feet away.

Is the site located in the Jordan Lake Watershed? No.

Is the site located in the Troublesome Creek Watershed? No.

Is the site located within a floodplain? No.

Is the site located within a historic district? No.

What is the topography of the property? Flat

Is there a stream on the property? No.

ZONING COMPABILITY ANALYSIS

North: City Residential Agricultural-20 (RA-20)
South: County Residential Agricultural (RA) & County Residential Protected (RP)
East: County Residential Agricultural (RA) & City Residential Agricultural-20 (RA-20)
West: County Residential Agricultural (RA) & County Residential Protected (RP)

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: Yes, the surrounding area consists of residential agricultural zoning (either City RA-20 or County RA/RP).

CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: No.

4. Have the conditions changed in the area from the time that the area was originally zoned making this change appropriate or necessary?

COMMENTS: Yes, property is being annexed into the City of Reidsville corporate limit.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: No.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: Yes, existing zoning is County designated. Upon annexation property will require City of Reidsville zoning designation.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: No.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

OTHER REVIEW FACTORS

1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No.

ANALYSIS AND STAFF RECOMMENDATION

William Lovelace is petitioning to have an initial City of Reidsville zoning designation of Residential Agricultural-20 (RA-20) assigned to his property located at 788 Rocky Ford Rd. (Rockingham County Parcel Number 184340). The property owner is petitioning to voluntarily annex the parcel into the City of Reidsville corporate limit, and will require a City zoning designation upon annexation. The parcel encompasses a total combined area of 3.7 acres. An existing single family dwelling is located on site. Existing water service is available, with a water main located in the ROW of Rocky Ford Rd. Service is not available. The closest sewer main is located to the northwest on Holiday Loop Rd., approximately 2,350 feet away.

This property is located in Growth Management Area 4 – Rural, which encompasses the areas to the east, southeast, north, and northwest of the City. GMA 4 is predominately characterized by residential and agricultural development. According to the Land Development Plan, GMA 4 prioritizes large lot development and the preservation of undisturbed natural areas.

Therefore, staff finds the proposed rezoning to be consistent with the 2022 Reidsville Land Development Plan, reasonable, and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency.

The Planning Staff recommend the proposed rezoning application be approved.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed rezoning be approved.

DRAFT MOTIONS TO APPROVE/DENY

Included are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

CONSISTENCY & REASONABLENESS DETERMINATION

The Reidsville City Council has reviewed **Case Z 2024-05**, rezoning from Rockingham County split zoning designation **Residential Agricultural and Residential Protected (RP)** to City of Reidsville zoning designation **Residential Agricultural-20 (RA-20)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of **Growth Management Area 4 – Rural**.
 - A. This parcel is located in the **Growth Management Area 4 – Rural** according to the Reidsville Land Development Plan, and is predominately characterized by residential and agricultural development.
 - B. The Reidsville Land Development Plan prioritizes large lot development and the preservation of undisturbed natural areas in **Growth Management Area 4 – Rural**.
 - C. Uses permitted within the **RA-20** district are compatible with a variety of land uses, including those in the surrounding area.
 - D. The subject property is contiguous to existing Residential Agricultural-20 districts to the east and north.

2. The proposed action is found to be reasonable:
 - A. The subject property is contiguous to existing Residential Agricultural-20 districts.
 - B. The uses allowed in the **RA-20** district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area surrounding these properties.
 - C. The Land Development Plan supports the expansion of residential development in **Growth Management Area 4**.

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY AND
REASONABLENESS REGARDING A PROPOSED AMENDMENT TO THE
CITY OF REIDSVILLE ZONING ORDINANCE**

ZONING MAP AMENDMENT

DOCKET # Z 2024-05

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

WHEREAS, on July 12, 2022, the Reidsville City Council adopted the Land Development Plan which included a Future Land Use Map. Plans such as the City of Reidsville Land Development Plan are not designed to be static but are meant to reflect the City of Reidsville's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Reidsville's ordinances;

WHEREAS, the City of Reidsville received a request to a parcel encompassing a total area of 3.7 acres located at 788 Rocky Ford Rd., Rockingham County Parcel Number 184340.

WHEREAS, On May 15, 2024, the City of Reidsville Planning Board voted to recommend to the Reidsville City Council that the rezoning request be approved.

STATEMENT OF NEED: The rezoning of the subject property would enable it to be utilized in a way that would benefit the City of Reidsville in future development and growth. These uses are compatible with the surrounding commercial and residential districts.

STATEMENT OF CONSISTENCY: The goals of the 2022 City of Reidsville Land Development Plan are to make smart growth decisions by carefully managing growth to:

- A. Revitalize downtown through new development and redevelopment.
- B. Encourage economic development and bring a greater variety of businesses to the City.
- C. Expand available housing stock with options that are attractive and affordable.
- D. Develop community based opportunities for children and young adults.
- E. Improve our parks, trail systems to promote greater Greenway connectivity.
- F. Promote long-term visions for greater connectivity, while preserving our sense of community.

STATEMENT OF REASONABLENESS: The Reidsville City Council finds the rezoning amendment reasonable, in accordance with G.S. 160D-605(b), as the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the City while improving access to quality open spaces and environmental amenities to improve the quality of life for all Reidsville residents.

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

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

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

ADOPTED this the _____ day of _____, 2024 by the City Council of the City of Reidsville, North Carolina.

DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.

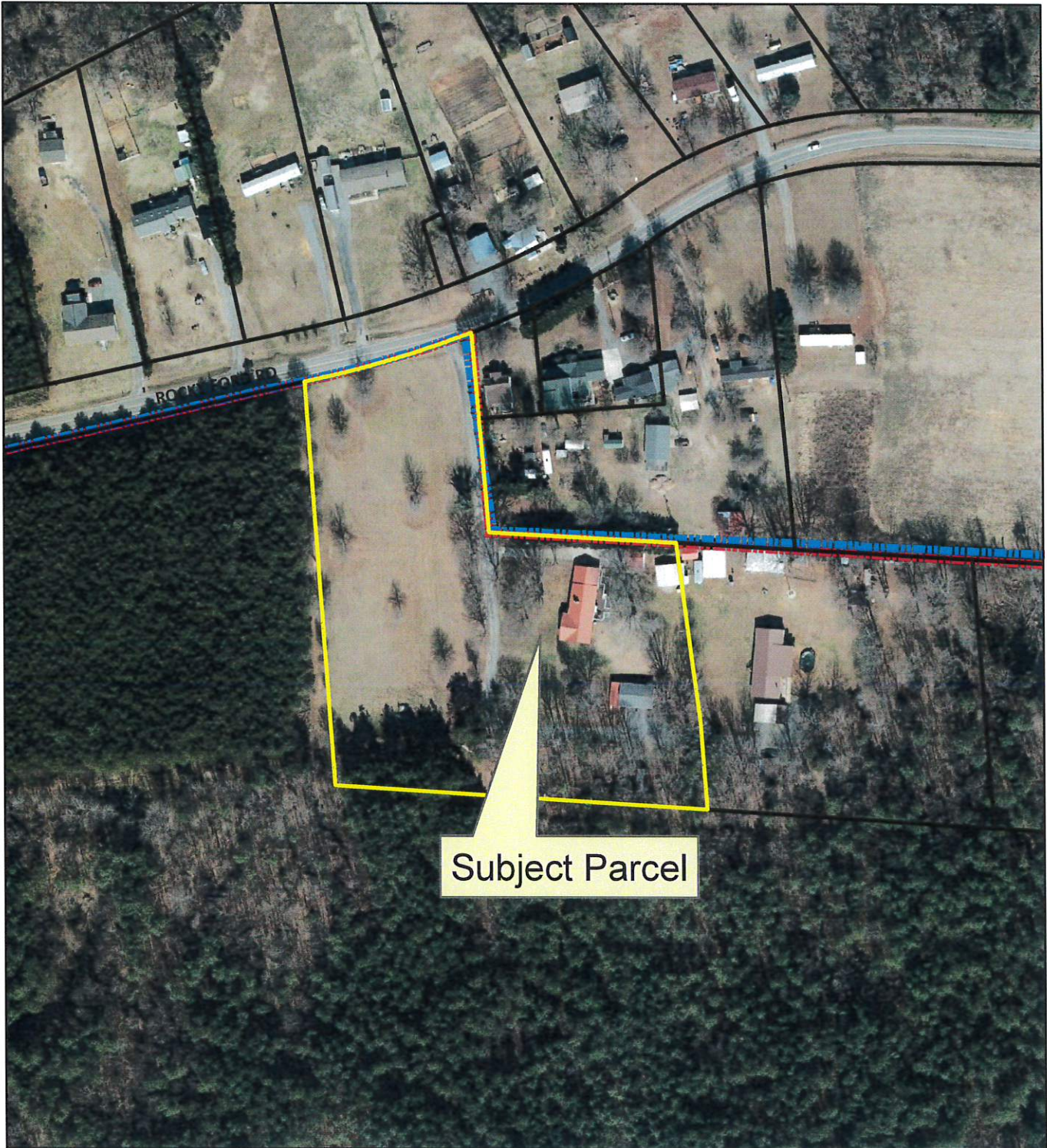
Angela G. Stadler, City Clerk

Request: County RA/RP
to City RA-20


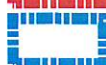
City of Reidsville, NC Aerial Map



Docket No.: Z 2024-05



Legend

-  City Limits
-  ETJ Boundary



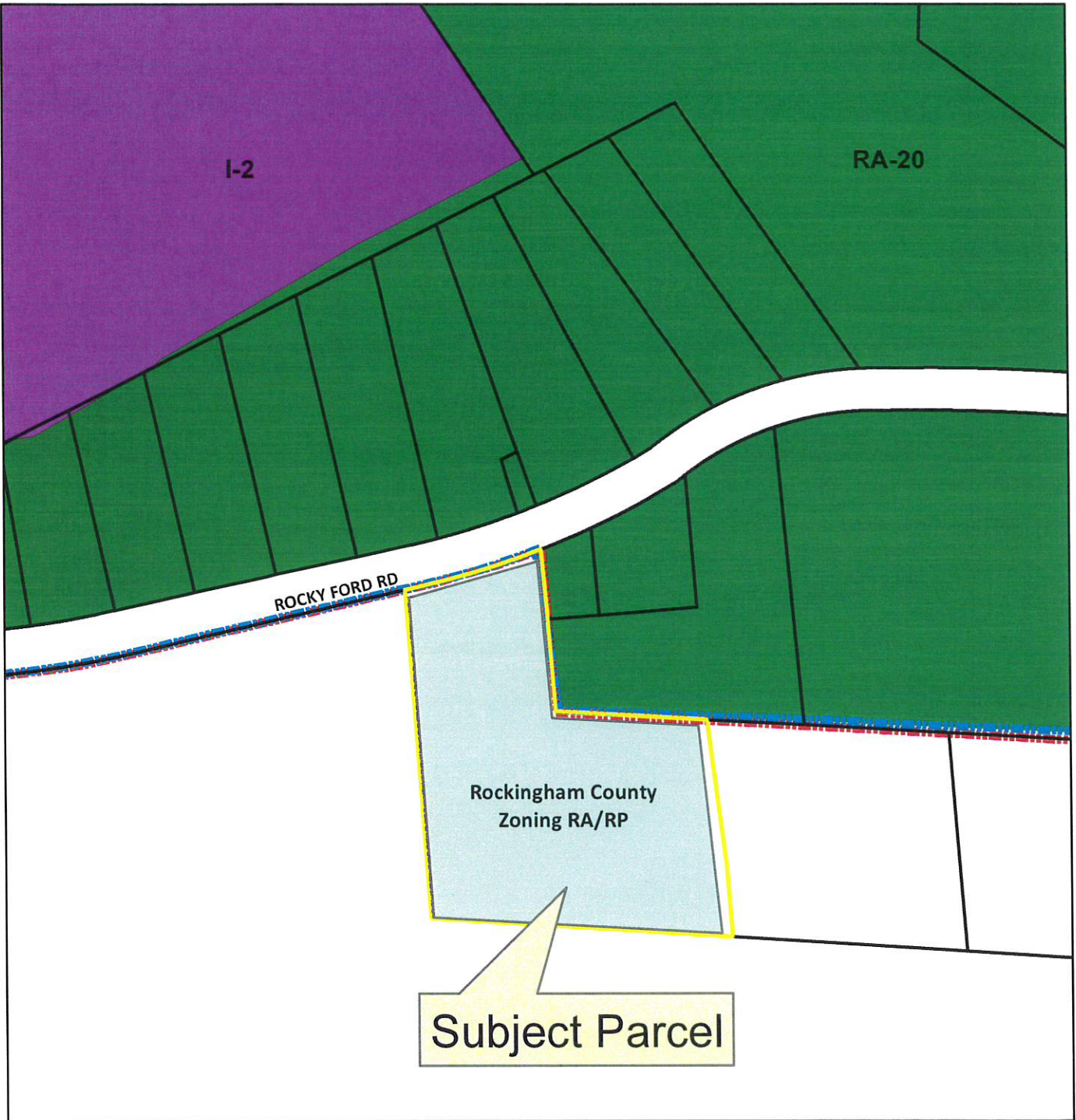
Prepared by:
City of Reidsville
Planning & GIS
Date: 5/1/2024

Request: County RA/RP
to City RA-20

City of Reidsville, NC Zoning Map



Docket No.: Z 2024-05



Legend

ZONING DISTRICTS

C	HB	R-20	CU O & I
O & I	I-1	RA-20	CU NB
CB	I-2	CU R-6	CU GB
NB	R-6	CU R-12	CU HB
GB	R-12	CU RS-12	CU I-1
	RS-12	CU RA-20	City Limits
			ETJ Boundary



Prepared By:
City of Reidsville
Planning & GIS

Date: 5/1/2024

RA-20 Permitted Uses

Amendments through August 1, 2019

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Agricultural uses, truck farms, excluding raising poultry or other livestock so as to create a nuisance to surrounding property owners	
Agritourism	Note 29
Automotive parking lots serving uses permitted in district in which lot is located	
Boarding, training and riding facility for horses	Requires SUP
Cemetery or mausoleum	
Churches, synagogues, temples and other places of worship (including preschool child instruction and/or care carried on by churches, provided the operation is contained entirely on site)	
Clubs and lodges, private, non-profit	
Day care facility in the Home for 6 or more children	Requires SUP
Dwellings, single family detached	
Dwellings, townhouses	Requires SUP
Dwellings, two family	
Family care homes	See Note 6
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Golf courses, except par three or miniature courses	
Home Occupations	See Note 2
Mobile homes / Manufactured housing (one per lot)	See Note 5
Mobile home park	Requires SUP
Modular Units (residential or commercial)	See Note 28
Nail Salon within the Home	Requires SUP
Nonconforming use, change or extension	Requires SUP
Nursery stock, greenhouses, (growing, cultivation)	
Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Satellite dishes	Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	
Signs	See Art. VI
Solar Energy System, Large Scales	Requires SUP
Storage, Class I combustible liquids in underground tanks only when installed by certified service person and which meet all requirements of fire prevention code	
Temporary building incidental to a construction project	
Therapeutic massage as a home occupation	Requires SUP
Tourist homes or bed and breakfast	Requires SUP
Townhouses (residential)	Requires SUP
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Yard sales, rummage sales sponsored by non-profit organizations	

RA-20 Permitted Uses
Amendments through August 1, 2019

Description of District RA-20
Residential-Agricultural District

The RA-20 Residential-Agricultural District is established as a district in which the principal use of land is for low density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render it undesirable for farms and future development, and to insure that residential development not having access to public water supplies and dependent upon septic tank systems for sewage disposal will occur at sufficiently densities to insure a healthful environment.



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING
TO PROPERTY OWNERS**

TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:

I, Angela G. Stadler, CMC, Reidsville City Clerk, do hereby certify that notices of the public hearing to consider an application to rezone the property located at 788 Rocky Ford Road, Rockingham County Parcel #184340, to assign an initial City of Reidsville zoning designation of Residential Agricultural-20 (RA-20) to be held on June 11, 2024, at 6:00 p.m. in the Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 23rd day of May, 2024, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 23rd day of May 2024.



Angela G. Stadler, CMC/NCCMC
City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Leona K. Warren
Roger Searcy & Alicia L. Wentz
D.H. Griffin Family LTD Part
Willian C. Lovelace & Sharon Lovelace
Mark Lovelace & Kristie S. Lovelace
Judy W. Miller
FROM: Angela G. Stadler, CMC/NCCMC, City Clerk *aj*
DATE: May 23, 2024
SUBJ: Public Hearing – June 11, 2024

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, June 11, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone the property located at 788 Rocky Ford Road, Rockingham County Parcel #184340, to assign an initial City of Reidsville zoning designation of Residential Agricultural-20 (RA-20). The applicant and property owner, William Lovelace, is requesting voluntary annexation of the subject property. (Docket No. Z 2024-05.)

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).



THE CITY OF
Reidsville
NORTH CAROLINA


230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, June 11, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone the property located at 788 Rocky Ford Road, Rockingham County Parcel #184340, to assign an initial City of Reidsville zoning designation of Residential Agricultural-20 (RA-20). The applicant and property owner, William Lovelace, is requesting voluntary annexation of the subject property. (Docket No. Z 2024-05.)

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

This 26th day of May, 2024.

Angela G. Stadler, CMC, NCCMC 
City Clerk

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-235-2962 (TT).

**Publish Dates in the Reidsville Review: Sunday, May 26, 2024
Sunday, June 2, 2024**



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065

Planning@reidsvillenc.gov

MEMORANDUM

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: City of Reidsville Planning Staff
DATE: May 29, 2024
RE: Docket No. Z 2024-06

Donald Willard is petitioning to rezone a property located along NC 14 (Rockingham County Tax Parcel #170793), from Residential Agricultural-20 (RA-20) to Highway Business (HB), Docket No. Z 2024-06. The parcel encompasses an area of 36.76 acres. There is no sewer or water service adjacent to this property at present time. The closest Sewer Main is across NC 14 in the ROW of N Willow St. The closest Water Main is to the west in the ROW of NE Market St.

This property is located in Growth Management Area 4 – Rural, which encompasses the area to the east, southeast, north, and northwest of the City. While GMA 4 suggests limited development, it does not exclude it entirely. The Land Development Plan notes GMA 4 has existing road network that can easily accommodate growth. Therefore, staff finds the proposed rezoning is consistent with the 2022 Reidsville Land Development Plan. The Planning Staff finds this rezoning is reasonable and in the public interest based on the information presented in the staff report and the attached statements of reasonableness/consistency.

The Planning Staff recommends the proposed rezoning application be approved.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed rezoning be approved.

DRAFT MOTIONS TO APPROVE/DENY

Included are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the Council wishes to take on the case.

APPROVE

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon [**INSERT REASONING**], as may be amended and incorporated into the motion, to be included in the minutes.”



City of Reidsville, North Carolina
Department of Planning & Community Development
230 West Morehead Street
Reidsville, NC 27320
336-349-1065
Planning@reidsvillenc.gov

Application for Zoning Map Amendment

Date Submitted: 4-17-24 Application No.: Z 2024-06 (Office Use)

APPLICANT INFORMATION:

Name: Donald Willard

Address: 115 Arrowbrook City/State/ZIP Reidsville, NC 27320

Daytime Telephone No. : 336-549-7203

PROPERTY OWNER INFORMATION:

Name: Same

Address: _____ City/State/ZIP _____

Daytime Telephone No. : _____

PROPERTY INFORMATION:

County Tax Parcel Number: 170793

County Property Identification Number (PIN): 89051286 241500

Property size in acres (sq. ft. if less than one (1) acre): 28.38

Property street location: NC Hwy 14

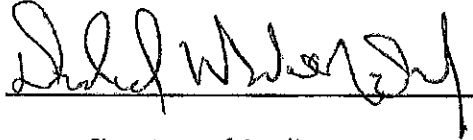
Current use of property: Vacant

Existing Zoning District: Residential

Requested Zoning District: Highway Business

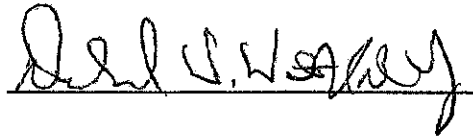
CERTIFICATION

I hereby request the Planning Board to consider this rezoning application and to make recommendations to the City Council to amend the Zoning Map. I certify that all information provided by me is accurate to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Derek W. Wray", written over a horizontal line.

Signature of Applicant

I hereby certify that I am the rightful and true owner(s) of the property(s) indicated on this application for zoning change.

A handwritten signature in black ink, appearing to read "Derek W. Wray", written over a horizontal line.

Signature of Owner(s)



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

REZONING REQUEST STAFF REPORT

DOCKET NO.: Z 2024-06

PRESENTER: Jason Hardin, Director of Planning & Community Development

CONTRIBUTING STAFF: Jason Hardin, Director of Planning & Community Development
Drew Bigelow, City Planner

PETITIONER: Donald Willard

OWNER(S): Donald Willard

REQUEST: Rezone the property from RA-20 to HB.

LOCATION: Off NC 14

PUBLIC NOTICE MAILED: 5/3/2024

PUBLIC NOTICE POSTED ON PROPERTY: 5/3/2024

PUBLIC NOTICE PUBLISHED IN NEWSPAPER: 5/05/2024

SITE INFORMATION

Tax Parcel Number(s): 170793

Site Acreage: 38.76 Acres

Current land uses: Undeveloped

Availability of Water: Closest water main is in the ROW of NE Market St. West of the subject property.

Availability of Sewer: Sewer service is not available. The closest main is across NC 14 in the ROW of N Willow St.

Is the site located in the Jordan Lake Watershed? No.

Is the site located in the Troublesome Creek Watershed? No.

Is the site located within a floodplain? No.

Is the site located within a historic district? No.

What is the topography of the property? Sloping.

Is there a stream on the property? Yes, runs along the southern property line.

ZONING COMPABILITY ANALYSIS

North: Residential Agricultural-20 (RA-20)
South: Residential Agricultural-20 (RA-20)
East: Residential Agricultural-20 (RA-20)
West: Industrial-1 (I-1)

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: While the subject parcel is not directly contiguous with a lot in a Highway Business District. It is the planning staff's opinion that the proposed rezoning is consistent & compatible with the parcel's location along a major thoroughfare which is the chief characteristic of the HB district. There is a large Highway Business District along the NC 14 corridor further west past the Madison Street intersection.

CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes, the plan provides accommodations for predominantly large lot developments with undisturbed natural areas in GMA 4.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: The lot is located on NC 14. Permitted access will be determined by NCDOT.

4. Have the conditions changed in the area from the time that the area was originally zoned making this change appropriate or necessary?

COMMENTS: The NC 14 corridor is prime for commercial development with access off of US 29, future Interstate I-785.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: No.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: No.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: No.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

OTHER REVIEW FACTORS

- 1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

- 2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

- 3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No.

ANALYSIS AND STAFF RECOMMENDATION

Donald Willard is petitioning to rezone a property located along NC 14 (Rockingham County Tax Parcel #170793), from Residential Agricultural-20 (RA-20) to Highway Business (HB), Docket No. Z 2024-06. The parcel encompasses an area of 36.76 acres. The existing land use of the property is currently undeveloped. There is no sewer or water service adjacent to this property at present time. The closest Sewer Main is across NC 14 in the ROW of N Willow St. The closest Water Main is to the west in the ROW of NE Market St.

The surrounding land use is predominantly rural-residential. The lots to the north, east, and south are zoned Residential Agricultural-20. To the west, there is a light industrial (I-1) district. RA-20 is a transitional district found mostly along the outskirts of the city intended to transition from the rural county into the urban area. While there is not a directly adjacent HB zoned lot, NC 14 is a commercial corridor primed for development with easy connection to US 29/future I-785. The plan identified two activity centers planned for commercial development along this corridor: US 29/NC 14 Intersection and the intersection of N Scales St. and NC 14. The Zoning Ordinance defines Highway Business as a district located along major thoroughfares. Given the ordinance’s definition of HB along with the location of the subject property along a major corridor, the proposed zoning of HB is reasonable and consistent with the character of the location along a major thoroughfare. Moreover, there is a large HB district just north of this property along NC 14.

This property is located in Growth Management Area 4 – Rural, which encompasses the area to the east, southeast, north, and northwest of the City. While GMA 4 suggests limited development, it does not exclude it entirely. The Land Development Plan notes GMA 4 has existing road network that can easily accommodate growth. Therefore, staff finds the proposed rezoning is consistent with the 2022 Reidsville Land Development Plan. The Planning Staff finds this rezoning is reasonable and in the public interest based on the information presented in the staff report and the attached statements of reasonableness/consistency.

The planning staff recommend the proposed rezoning be approved.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed rezoning be approved.

DRAFT MOTIONS TO APPROVE/DENY

Included are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

CONSISTENCY & REASONABLENESS DETERMINATION

The Reidsville Planning Board has reviewed **Case Z 2024-06**, rezoning from **Residential Agricultural-20 (RA-20)** to **Highway Business (HB)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of **Growth Management Area 4 – Rural**.
 - A. This parcel is located in the **Growth Management Area 4 – Rural** according to the Reidsville Land Development Plan, and is characterized by large lot development.
 - B. The Reidsville Land Development Plan identifies an existing road network that can easily accommodate growth in **Growth Management Area 4 – Rural**.
 - C. Uses permitted within the **HB** district are compatible with a variety of land uses including those in the surrounding area.
 - D. The subject property is located along the NC 14 corridor which is a major throughfare. NC 14 is directly connected to US 29/future I-785. The area is prime for commercial development.

2. The proposed action is found to be reasonable:
 - A. The subject property are along the same NC 14 corridor as an existing **HB** district.
 - B. The uses allowed in the **HB** district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area surrounding these properties.
 - C. The Land Development Plan supports the expansion of large lot development and identified a major activity center at the intersection of US 29 and NC 14 identified for commercial development in **Growth Management Area 4**.

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY AND
REASONABLENESS REGARDING A PROPOSED AMENDMENT TO THE
CITY OF REIDSVILLE ZONING ORDINANCE**

ZONING MAP AMENDMENT

DOCKET # Z 2024-06

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

WHEREAS, on July 12, 2022, the Reidsville City Council adopted the Land Development Plan which included a Future Land Use Map. Plans such as the City of Reidsville Land Development Plan are not designed to be static but are meant to reflect the City of Reidsville's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Reidsville's ordinances;

WHEREAS, the City of Reidsville received a request to a parcel encompassing a total area of 38.76 acres located along NC Highway 14., Rockingham County Parcel Number 170793.

WHEREAS, On May 15, 2024, the City of Reidsville Planning Board voted to recommend to the Reidsville City Council that the rezoning request be approved.

STATEMENT OF NEED: The rezoning of the subject property would enable it to be utilized in a way that would benefit the City of Reidsville in future development and growth. These uses are compatible with the surrounding commercial and residential districts.

STATEMENT OF CONSISTENCY: The goals of the 2022 City of Reidsville Land Development Plan are to make smart growth decisions by carefully managing growth to:

- A. Revitalize downtown through new development and redevelopment.
- B. Encourage economic development and bring a greater variety of businesses to the City.
- C. Expand available housing stock with options that are attractive and affordable.
- D. Develop community based opportunities for children and young adults.
- E. Improve our parks, trail systems to promote greater Greenway connectivity.
- F. Promote long-term visions for greater connectivity, while preserving our sense of community.

STATEMENT OF REASONABLENESS: The Reidsville City Council finds the rezoning amendment reasonable, in accordance with G.S. 160D-605(b), as the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the City while improving access to quality open spaces and environmental amenities to improve the quality of life for all Reidsville residents.

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

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

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

ADOPTED this the _____ day of _____, 2024 by the City Council of the City of Reidsville, North Carolina.

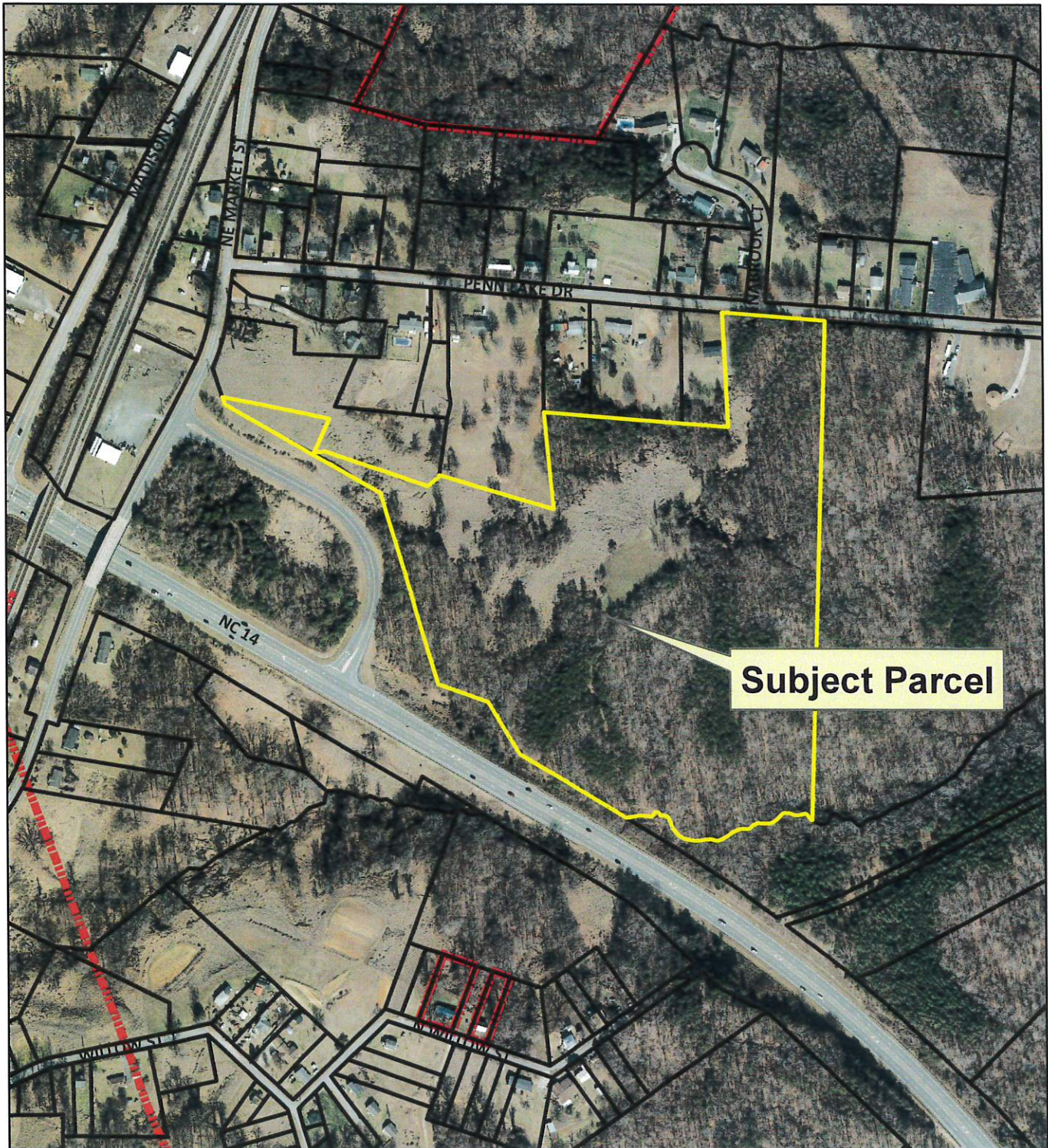
DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.

Angela G. Stadler, City Clerk


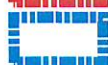
Request: RA-20 to HB

Docket No.: Z 2024-06

City of Reidsville, NC Aerial Map



Legend

-  City Limits
-  ETJ Boundary

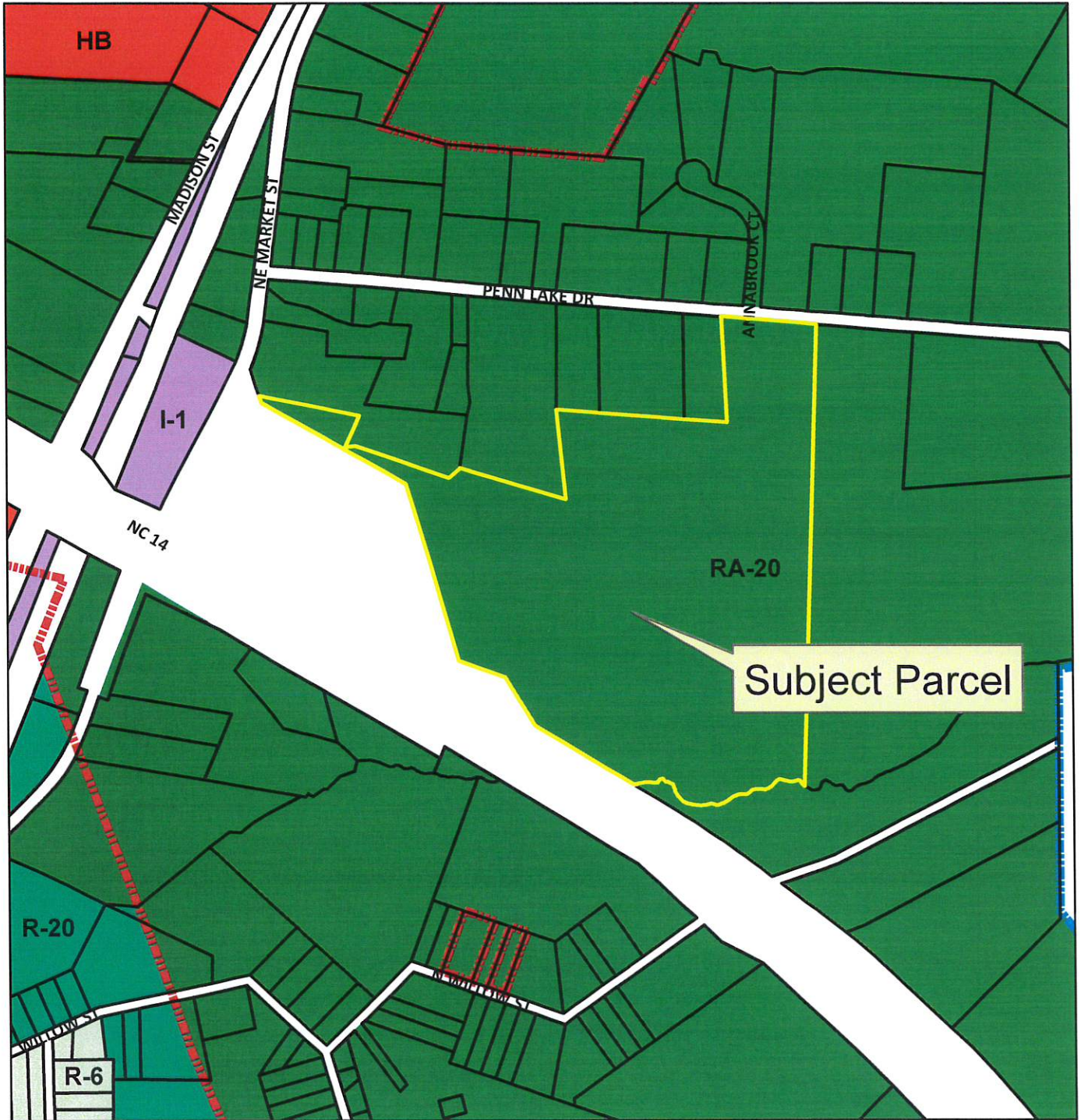


Prepared by:
City of Reidsville
Planning & GIS
Date: 5/1/2024

Request: RA-20 to HB

Docket No.: Z 2024-06

City of Reidsville, NC Zoning Map



Legend

ZONING DISTRICTS

- | | | |
|-------|-------|----------|
| C | HB | R-20 |
| O & I | I-1 | RA-20 |
| CB | I-2 | CU R-6 |
| NB | R-6 | CU R-12 |
| GB | R-12 | CU RS-12 |
| | RS-12 | CU RA-20 |

- | |
|----------|
| CU O & I |
| CU NB |
| CU GB |
| CU HB |
| CU I-1 |

- | |
|--------------|
| City Limits |
| ETJ Boundary |



Prepared By:
City of Reidsville
Planning & GIS

Date: 5/1/2024

RA-20 Permitted Uses

Amendments through August 1, 2019

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Agricultural uses, truck farms, excluding raising poultry or other livestock so as to create a nuisance to surrounding property owners	
Agritourism	Note 29
Automotive parking lots serving uses permitted in district in which lot is located	
Boarding, training and riding facility for horses	Requires SUP
Cemetery or mausoleum	
Churches, synagogues, temples and other places of worship (including preschool child instruction and/or care carried on by churches, provided the operation is contained entirely on site)	
Clubs and lodges, private, non-profit	
Day care facility in the Home for 6 or more children	Requires SUP
Dwellings, single family detached	
Dwellings, townhouses	Requires SUP
Dwellings, two family	
Family care homes	See Note 6
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Golf courses, except par three or miniature courses	
Home Occupations	See Note 2
Mobile homes / Manufactured housing (one per lot)	See Note 5
Mobile home park	Requires SUP
Modular Units (residential or commercial)	See Note 28
Nail Salon within the Home	Requires SUP
Nonconforming use, change or extension	Requires SUP
Nursery stock, greenhouses, (growing, cultivation)	
Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Satellite dishes	Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	
Signs	See Art. VI
Solar Energy System, Large Scales	Requires SUP
Storage, Class I combustible liquids in underground tanks only when installed by certified service person and which meet all requirements of fire prevention code	
Temporary building incidental to a construction project	
Therapeutic massage as a home occupation	Requires SUP
Tourist homes or bed and breakfast	Requires SUP
Townhouses (residential)	Requires SUP
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Yard sales, rummage sales sponsored by non-profit organizations	

RA-20 Permitted Uses
Amendments through August 1, 2019

Description of District RA-20
Residential-Agricultural District

The RA-20 Residential-Agricultural District is established as a district in which the principal use of land is for low density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render it undesirable for farms and future development, and to insure that residential development not having access to public water supplies and dependent upon septic tank systems for sewage disposal will occur at sufficiently densities to insure a healthful environment.

HB Permitted Uses

Amendments through September 15, 2018

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Adult Establishments	Requires SUP
Amusements, commercial including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile race tracks, circuses or the like	
Antiques and gift retail sales	
Appliance distributors, wholesale and retail	
Arts and crafts supply and retail sales	
Art studio, art gallery and museum	
Automobile accessories sales	
Automobile body shops, painting, upholstering and reconditioning	See Note 7
Automobile car wash	
Automobile car wash, not automatic or self service, requiring no vehicle stacking	
Automotive parking lots serving uses permitted in district in which lot is located	
Automobile repair garages	See Note 7
Automobile sales, new and used	See Note 26
Automobile parking lots for public rental when not associated with an existing permitted use and with site plan approval by Planning Staff	See Note 9
Automobile service stations, not including outside storage of used, wrecked, inoperable or dismantled automobiles	
Automobile service stations	See Note 7
Bakeries selling at retail, products produced on premises	
Bakeries, bottling works	
Banks, savings and loan and similar financial institutions	
Beach Bingo Parlors	See Note 11
Bicycle sales and repair	
Boatworks, marine sales, travel trailer sales, recreational vehicle and sales	
Book and stationery stores	
Building material sales and storage	See Note 7
Carnivals, ferris wheels, rides (temporary)	
Carpentry shops	See Note 7
Catering Establishments	
Churches, synagogues, temples and other places of worship (including preschool child instruction and/or care carried on by churches, provided the operation is contained entirely on site)	See Note 31
Cleaners	
Clothing sales	
Clubs and lodges, private, non-profit	
Clubs and place of entertainment (commercial)	See Note 17
Coal, coke, wood lots	See Note 7
Coffee Shop	
Community Center, profit or non-profit or assembly or recreation	
Compartmentalized storage for individual storage of residential and commercial goods	
Condominiums (Office and Commercial)	
Construction storage yards, lumber yards	See Note 7
Curb market, permanent	
Dairy bars including manufacturing of ice cream on premise	
Day care facility, children and adults with indoor activity area of at least 25 sq. ft. per person; for children outdoor play area of 75 sq. ft. per person and security fence at least 4 ft. high	
Drive-in restaurant	
Drive-in theater	Requires SUP

HB Permitted Uses

Amendments through September 15, 2018

Dwellings Permitted in Commercial Districts	Requires SUP
Exhibit Center/Event Center, not including recreational type events or spectator sport events	
Fabrication - light fabrication of items for sale on premises	Requires SUP
Fabrication of items not for retail sale on premises	Requires SUP
Feed, seed, fertilizer retail, no outdoor storage	
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Fleamarkets and or sale of used goods when conducted within a permanent building (sale of used auto parts and accessories not permitted)	
Fleamarkets (commercial) and/or sale of used goods out-of-doors, provided that no sales area shall be located in any required yard and provided that parking spaces as required in the district where located shall be provided as specified in the zoning ordinance	See Note 10
Florists and gift shops	
Funeral Homes including Crematories as an accessory use	See Note 33
Furniture, retail sales	
Game Rooms	
Golf courses, par three, par two miniature courses	
Golf driving range	
Gymnasiums, spas, fitness	
Hardware sales	
Homeless shelters	Requires SUP
Hotels, motels	
Hunting Supply Sales	See Note 35
Industrial supplies, machinery and equipment sales	
Internet Sweepstakes Café	Requires SUP
Laboratories, medical, dental	
Laundries	
Lock and gunsmiths	
Medical, dental, paramedical, chiropractor offices	
Microbreweries	See Note 37
Mobile home sales, sale of agricultural implements, heavy machinery	
Modular Units (residential or commercial)	See Note 28
Monument works, stone works	
Motorcycle, power saw, lawn mower repair	
Movie Theaters (indoor)	
Music Production and Recording	See Note 32
News stands	
Nonconforming use, change or extension	Requires SUP
Nursery stock, greenhouses, (growing, cultivation)	
Offices	
Open air retail sale or display incidental to operation of an otherwise permitted use in a permanent building; no obstruction of parking areas or sidewalk, no outdoor storage	
Pawn shop	
Pet Grooming	See Note 34
Photographic developing, processing and finishing	
Photographic studios including blueprinting	
Plumbing, heating, electrical contractors sales and service	See Note 7
Poolroom (more than 60% of floor area for pool tables and playing pool)	
Printing or binding shop	

HB Permitted Uses

Amendments through September 15, 2018

Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Public works, garages, storage	
Radio and television stations	
Repair and servicing of office and household appliances and equipment	
Restaurant, including all eating places except drive-in, 60% of sales must be in food products	
Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory uses)	Requires SUP
Retail business (excluding car sales) not otherwise listed including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 persons	
Satellite dishes	See Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	
Schools (Nonacademic); commercial, vocational, public or private including music and dance studio	See Note 24
Service establishments, including but not limited to barber shops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors	
Sheet metal and/or roofing shops	
Shoe repair	
Shopping centers (more than 4 acres)	Requires SUP
Signs	Art. VI
Sign painting but not manufacturing	
Storage Building Sales	
Storage, Class I combustible liquids in underground tanks only when installed by certified service person and which meet all requirements of fire prevention code	
Storage, outdoor	See Note 7
Storage, gas products for private use - above ground	See Note 13
Storage, kerosene for commercial use - above ground - one 500 gallon tank per commercial property	
Storage of gas and petroleum products in quantities for distribution	
Stores or shops, retail, but not automobile sales or repair and not otherwise listed herein	
Temporary building incidental to a construction project	
Temporary housing non-profit	
Therapeutic massage	See Note 12
Tire sales and service	See Note 7
Townhouses (commercial)	
Transportation terminals, freight	
Upholstery sale and fabrication	
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Veterinary establishments, inside kennel only	
Wholesale establishments	
Wholesaling of household furniture, furnishing and appurtenances	
Warehouses, sales or service	
Woodworking shops, millwork	
Yard sales, rummage sales sponsored by non-profit organizations	

HB Permitted Uses

Amendments through September 15, 2018

Description of District HB **Highway Business District**

These districts are generally located on the major radial highways leading into and around the developed area and provide for retailing goods and services to the passing motorists and the local residences. Because these business areas are subject to the public view, which is a matter of important concern to the whole community, they should provide an appropriate appearance, ample parking, and be designed to minimize traffic congestion.



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING
TO PROPERTY OWNERS**

TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:

I, Angela G. Stadler, CMC, Reidsville City Clerk, do hereby certify that notices of the public hearing to consider an application to consider an application to rezone the property located on NC Highway 14, Rockingham County Parcel #170793, from Residential Agricultural-20 (RA-20) to Highway Business (HB) to be held on June 11, 2024, at 6:00 p.m. in the Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 23rd day of May, 2024, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 23rd day of May 2024.



Angela G. Stadler, CMC/NCCMC
City Clerk




THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Mattco Metal Works, LLC
 Callie Cecilia Monte
 Avery C. Harrison & Naima R. Durrett
 Paulette Carrington Settle
 Hector G. Montoya & Leonides Perdomo
 Mary Lou Stone Estate
 David S. Kemp, Sr. & Margaret Kemp
 Donald W. Willard, Jr. & Wendy B. Willard
 Curtis Lee Denny
 Angela Gail Amos City
 Timothy Quinton Barnette
 Iwilda Neal Lee
 Nicholas D. Roberts & Sarah Golink Roberts
 Elizabeth Darnell McDaniel
 Gregory D. Williams & Christina R. Williams

FROM: Angela G. Stadler, CMC/NCCMC, City Clerk 

DATE: May 23, 2024

SUBJ: Public Hearing – June 11, 2024

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, June 11, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone the property located on NC Highway 14, Rockingham County Parcel #170793, from Residential Agricultural-20 (RA-20) to Highway Business (HB). The property owner, Donald Willard, submitted the application. (Docket No. Z 2024-06.)

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays from 8:30 a.m. to 4:00 p.m.

Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

 The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).

“Live Simply. Think Big.”



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

NOTICE OF PUBLIC HEARING

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This 26th day of May, 2024.

Angela G. Stadler, CMC, NCCMC
City Clerk

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-235-2962 (TT).

**Publish Dates in the Reidsville Review: Sunday, May 26, 2024
Sunday, June 2, 2024**



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W. Morehead Street, Reidsville, NC 27320 Ph. (336)-349-1065

Planning@reidsvillenc.gov

M E M O R A N D U M

TO: The Honorable Mayor Gorham, Members of the Reidsville City Council, and Summer Woodard, City Manager
FROM: Drew Bigelow, City Planner I
DATE: May 28, 2024
RE: Text Amendment T 2024-01

Currently, the Zoning Ordinance does not distinguish between hanging canopy signs and awning surface signs. Staff is requesting amend Article VII, Section 2 “Definitions” and Section 12, “Signs Requiring Permits” of the Zoning Ordinance to introduce and define “Awning Sign” as a new, independent signage type. Awning Signs will be defined in Section 2 as “A sign that is part of an awning face, or other protective canvas, plastic, or metal cover affixed to a building and located over a door, entrance, window, or other outdoor area. Colors, stripes, or patterns on an awning’s surface shall not be considered as signage.” The design standards for Awning Signs will be laid out in Section 12 “Signs Requiring Permits.” The design standards will allow “up to twenty-five (25) percent of the total surface area measured in square feet of the awning face, including the drip flap, to be permitted as signage.” Awning Sign projection will be limited to “5 foot within the right-of-way,” and “only one Awning Sign is permitted for every ten linear feet of building façade facing a street.” Awning Signs will be limited to the Central Business zoning district.

We recognize the need to create this new signage type, as it will help to expand the potential advertising space for businesses in the downtown area. Staff has evaluated requirements for awning sign types in other municipalities around the Triad, and has found our new design standards to be comparatively accommodating. Therefore, staff views this request to be reasonable.

The Planning Staff recommend adoption of the proposed text amendment.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the text amendment be approved.

Enclosure



The City of
Reidsville
North Carolina
Department of Planning & Community Development
230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065
Planning@reidsvillenc.gov

APPLICATION FOR ZONING TEXT CHANGE

Date Submitted: April 10th, 2024 Application No.: T 2024-01 (Office Use)

(1) **Applicant Information**

Name: City of Reidsville Planning Staff

Address: 230 W. Morehead St.

Daytime Telephone No.: 336-349-1065

(2) **Applicable Section of the Zoning Ordinance:** _____

Article VII, Section 2 and Section 12

(3) **Existing Wording in Text:** _____

"Awning Sign" currently does not exist in the text.

(4) **Requested Wording in Text:** New definition for Awning Sign. Standards will read as

"up to twenty-five (25) percent of the total surface area measured in square feet of the awning

face to be permitted as signage," and awning sign projection will be limited to a "5 foot within the right-of-way."

(5) **Reason for Requested Change:** _____

To introduce a new signage type. _____

I hereby request the Reidsville Planning Board consider this application for a change to the Zoning Text and make a recommendation to City Council.

Signature of Applicant

Form Revised: August, 2023



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W. Morehead Street, Reidsville, NC 27320 Ph. (336)-349-1065

Planning@reidsvillenc.gov

ZONING ORDINANCE TEXT AMENDMENT REPORT

DOCKET NO.: T 2024-01

REPORT PRESENTER: Drew Bigelow, City Planner I

REPORT

CONTRIBUTOR(S): Jason Hardin, Planning & Community Development Director
Drew Bigelow, City Planner I

PETITIONER: City of Reidsville Planning Staff

ARTICLE/SECTION TO BE AMENDED: Article VII, Section 2 “Definitions” and Section 12 “Signs Requiring Permits”

REQUEST: Introduce “Awning Signs” as a new signage type in the Central Business (CB) district.

REPORT: Planning Staff is petitioning to amend Article VII, Section 2 “Definitions” and Section 12 “Signs Requiring Permits” to introduce “Awning Signs as a new, independent signage type.

ANALYSIS & RECCOMENDATION: Currently, the Zoning Ordinance does not distinguish between hanging canopy signs and awning surface signs. Staff is requesting amend Article VII, Section 2 “Definitions” and Section 12, “Signs Requiring Permits” of the Zoning Ordinance to introduce and define “Awning Sign” as a new, independent signage type. Awning Signs will be defined in Section 2 as “A sign that is part of an awning face, or other protective canvas, plastic, or metal cover affixed to a building and located over a door, entrance, window, or other outdoor area. Colors, stripes, or patterns on an awning’s surface shall not be considered as signage.” The design standards for Awning Signs will be laid out in Section 12 “Signs Requiring Permits.” The design standards will allow “up to twenty-five (25) percent of the total surface area measured in square feet of the awning face, including the drip flap, to be permitted as signage.” Awning Sign projection will be limited to “5 foot within the right-of-way,” and “only one Awning Sign is permitted for every ten linear feet of building façade facing a street.” Awning Signs will be limited to the Central Business zoning district.

We recognize the need to create this new signage type, as it will help to expand the potential advertising space for businesses in the downtown area. Staff has evaluated requirements for awning sign types in other municipalities around the Triad, and has found our new design standards to be comparatively accommodating. Therefore, staff views this request to be reasonable.

The Planning Staff recommend adoption of the proposed text amendment.

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the text amendment be approved.

AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE

AN ORDINANCE AMENDING ARTICLE VII, SECTION 2 AND SECTION 12 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 VII, Section 2: “Definitions” and Section 12: “Signs requiring Permits” of the Zoning Ordinance be amended to read as follows:

Section 2: Definitions

Awning Sign - A sign that is part of an awning face, or other protective canvas, plastic, or metal cover affixed to a building and located over a door, entrance, window, or other outdoor area. Colors, stripes, or patterns on an awning’s surface shall not be considered as signage.

Section 12: Table of Signs Requiring Permits

CB	Wall	No more than 3 per building wall facing a public street	1 sq. ft. per linear ft. of wall	18" (projection)	lighted from behind to illuminate letters or internally	a
	Wall (either side or rear)	1 per building	One-half (1/2) sq. Ft. per linear ft. of wall which sign is to be placed	18" (projection)	lighted from behind to illuminate letters or internally	a
	Freestanding (ground sign)	1 per zoning lot	25 sq. ft.	6 ft.	internal or external	b,c,d, e,f.
	Freestanding (pole sign)	1 per zoning lot	36 sq. ft.	15 ft. with 10 ft. clearance from ground	internal or external	b,c,d, e,f.
	Awning Sign	1 per every 10 linear feet of building façade facing a street	up to twenty-five (25) percent of the total surface area measured in square feet of the awning face, including the drip flap, to be permitted as signage	5 foot within the right-of-way	none	
	Canopy	1 per building front	4 sq. ft.	1 ft. high with 9 ft. clearance from ground	internal	
	Marquee	1 per side	50 sq. ft.	18" (projection)	internal	
	Suspended Sign	1 per building front	8 sq. ft.	5' from building wall	exterior spots lights	r
	Marquee for Theaters, Museums, Auditoriums and facilities providing entertainment	No more than 1 marquee structure	1 sq. ft per linear ft of wall Display area maybe in 1 sign or divided into 3 signs.	See Note (s)	internal or external	s

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

ADOPTED this the _____ day of _____, 2024 by the City Council of the City of Reidsville, North Carolina.

DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.

Angela G. Stadler, City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, June 11, 2024, at 6:00 P.M., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider a Text Amendment to amend Article VII, Section 2 “Definitions” and Section 12, “Signs Requiring Permits” to introduce Awning Sign as a new signage type in the City of Reidsville Zoning Ordinance. (Docket No. T 2024-01)

A copy of the proposed text amendment further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays, from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 26th day of May, 2024.

Angela G. Stadler, CMC/NCCMC
City Clerk

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**Rockingham Now Publish Dates: Sunday, May 26, 2024
Sunday, June 2, 2024**

Rockingham Now Classified Dept.: Bill CC (City Council)

REIDSVILLE ABC BOARD

Budget Message for 2024/2025 Fiscal Year

The annual budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025 (FY 2024/25) has been prepared in accordance with North Carolina General Statute 18B-702 "Financial operations of local boards". The Reidsville ABC Board determines, through adoption of an annual budget, the level of customer services that the ABC system will provide and the resources available for operations.

The primary drivers during the preparation of this budget include projecting operating costs required to sustain acceptable levels of customer service, projecting revenue through sales to fund the operating costs and provide distributions to our beneficiaries.

The budget consists of projected revenue from liquor sales of \$3,615,000, taxes related to sales of \$831,450, cost of sales of \$1,879,800, operating expenses of 685,000, capital outlay for a new roof of \$25,000, mortgage principle and interest expenditures of \$95,000 and profit distributions of \$92,100.

Highlights of the budget:

- Sales projection reflects a decrease in sales based on previous year's sales.
- Capital Outlay reflects a projected cost of \$25,000 for the construction of a new roof at Durwood Court location.

Budget process:

A budget calendar was used during the process of completing the annual budget to ensure the budget was completed in a timely manner. The Board follows the budget calendar and process of the City of Reidsville.

Debt:

- The Board currently has a loan balance of \$1,281,476.00 with Home Trust Bank for construction of Diesel Drive property.

Priorities and assumptions:

- The Board's only source of revenue is through the sale of spirituous beverages. A key assumption is the amount of expected sales growth.
- Revenue projections are calculated using expected sales growth, historic sales figures, as well as the state of the economy.
- All activities of the Board are accounted for within a single proprietary (enterprise) fund.
- The Board contracts for local law enforcement with the Reidsville Police Department.
- North Carolina ABC Commission rules define working capital as "the total cash, investments, and inventory, less all unsecured liabilities". ABC Commission rules also state that "a local Board shall set its working capital requirements at not less than two weeks' average gross sales of the latest fiscal year nor greater than four months' average gross sales of the latest fiscal year.

For the period ending March 31, 2024 working capital was as follows:

Minimum:	82,329.00
Maximum:	535,137.00
Actual:	587,306.00

Staffing summary:

- The Board has a total of 6 full-time positions and is currently sufficiently staffed. The Board has authorized the general manager to hire employees as needed. Current authorized staffing levels are allocated as follows:

Administrative	2
Full-time Retail/clerical	4
Part-time Retail/clerical	1

Post-employment benefits:

- The Governmental Accounting Standards Board requires that government entities report their liability for post-employment benefits. The Reidsville ABC Board has no post-employment benefits obligations.

Recommendations for future budget considerations:


- Continue to strive to exceed financial performance standards specifically for this entity.

Note:

This Budget document was prepared based on all available data at April 30, 2024 and projected data for the remainder of the fiscal year. The Reidsville ABC Board opened a second store on May 2, 2022 and closed that store on March 3, 2023 due to low volume sales and staffing issues. The Board is currently monitoring potential economic growth in the area and reviewing options regarding the decision to retain or sell this property.

Conclusion:

The budget reflects the Board's commitment to fulfill its mission based on all known information.



Jodi M. Langel
General Manager
Reidsville ABC Board

**REIDSVILLE ABC BOARD
BUDGET DOCUMENT
Fiscal Year 2024 - 2025**

The following budget document establishing revenues and setting expense appropriations is hereby approved and when adopted will be effective July 1, 2024, through June 30, 2025.

Section 1. Estimated Revenues. It is estimated that the revenues listed below will be available during the fiscal year beginning July 1, 2024 and ending June 30, 2025 to meet the operational and functional appropriations as set forth in Section 2, in accordance with the chart of accounts prescribed by the state ABC Commission.

Estimated Revenues:

Sales	3,615,000
 Total	 <u>3,615,000</u>

Section 2. Appropriations. The following expenses are hereby appropriated for fiscal year 2024 - 2025 and are funded by the revenues made available through Section 1, herein.

Appropriations:

Taxes Based on Revenue	831,450
Cost of Goods Sold	1,879,800

Operating Expenses

Salaries & Benefits	525,000
Board Member Fees	1,800
Utilities	20,000
Repairs & Maintenance	18,000
Insurance/ General	20,000
Store/Office Supplies	20,000
Travel/Convention	2,000
Professional Fees	12,000
Bank/Credit Card Fees	43,000
Dues	2,100
Miscellaneous/ Delivery	6,100
Contingencies	<u>15,000</u>
 Total Operating Expenses	 685,000

Capital Outlay:

New Roof/ Durwood Court 25,000

Current Principle Portion of Mortgage 51,000

Current Interest Portion of Mortgage 44,000

Distributions:

City of Reidsville 55,000

City of Reidsville, Law Enforcement 25,000

Rockingham County 4,000

Rockingham County Library 3,000

Cone Hospital (Annie Penn) 3,000

Reidsville Police Dept. (Alcohol Education) 2,100

Total Distributions 92,100

Total 3,608,350

Recap:

Total 3,608,350

Working Capital Retained 6,650

Fund Balance 3,615,000

Section 3. Copies of this Budget Document shall be furnished to the City of Reidsville, the Reidsville ABC Board Finance Officer and the N.C. ABC Commission to be kept on file for their direction in the disbursement of funds.

Approved by the Reidsville ABC Board on May 21, 2024:

ON FILE

W. Clark Turner, Chairperson

ON FILE

D. Kelly Almond

ON FILE

Carolyn Nimmons

Jodi M. Langel May 21, 2024
Jodi M. Langel Date



BUDGET MESSAGE

TO: The Honorable Mayor Gorham and Reidsville City Council
DATE: May 14, 2024
RE: Proposed Budget for Fiscal Year 2024-2025

Dear Mayor and Members of City Council:

Herein submitted for your consideration, pursuant to my responsibility as City Manager and Budget Officer, is the City of Reidsville Fiscal Year 2024-2025 Annual Budget scheduled to begin on July 1, 2024 and end on June 30, 2025. City Staff is to be commended for all their efforts and hard work to ensure this proposed budget serves the needs of the public while meeting the governing board's priorities and policies.

The budget has been prepared in accordance with the North Carolina Local Government Budget and Fiscal Control Act as required by North Carolina General Statute 150-7. As required, all funds within the budget are balanced along with all anticipated revenue and expenditure estimates being identified for Fiscal Year 2024-2025. Notice of this submission will be given to the news media and the public, and a public hearing will be scheduled at the City Council's meeting on June 11, 2024 at 6:00 p.m. A copy of this proposed budget will be placed on file with the City Clerk and will be available for public inspection during normal business hours within 10 days prior to the June 11th public hearing. As is traditional, a copy will also be placed in the Reidsville Branch of the Rockingham County Public Library to facilitate its examination by our citizens and stakeholders.

Introduction

The objective of this proposed budget is to ensure the needs of all our citizens are met in a cost-effective manner. The proposed Citywide budget is \$39,781,750 versus the FY 23-24 amount of \$33,398,450. This is an increase of \$6,383,300, which is related to personnel costs with the remainder being spread across departmental operations due mainly to inflation and capital needs. After accounting for payments and transfers between funds, the true total proposed for Fiscal Year 2024-2025 is \$33,856,750.

The City of Reidsville Fiscal Year 2024-2025 Annual Budget is composed of seven permanent funds: General, Parks & Recreation, Reidsville Downtown Corporation, Combined Enterprise, Police Separation Trust, Garage and Insurance Funds. All seven (7) funds are balanced in regards to revenues and expenditures.

“Live Simply. Think Big.”

The City of Reidsville is experiencing residential, commercial and industrial growth. Holiday Loop Apartments, consisting of 216 units, has begun construction; Clarks Preserve Phase 1 will begin construction Summer of 2024 with 149 single family homes; Residential construction for Reid School Road's 176 units that include single family, townhomes and duplexes will be constructed between 2024-2026; Clarks Preserve Phases 2 & 3 include 251 single-family homes; Belmont Estates construction includes 194 Townhomes; Sherwood Glenn includes 48 single-family homes; and Gibbs Lake Road includes 176 single-family homes. All of these residential housing projects bring a proposed 1,210 new residential units to our City. Our City has also seen a lot of new commercial businesses open this year. In addition to growth in residential and commercial, the City of Reidsville is seeing industrial growth. Farmina Pet Foods and Drylock Technologies are a couple of current industrial projects.

As Reidsville grows, the City must prepare for today and plan for tomorrow. It is paramount the City of Reidsville ensures capital equipment needs, capital projects, and personnel retention needs are met. The City, as with the rest of the Country, has seen record inflationary increases in our operating expenses. Operating expenses continue to increase due to inflation. Suppliers and contractors have significantly increased their prices on goods and services. According to the Consumer Price Index (CPI) for North Carolina as of March, 2024, prices increased 3.5 percent over the past year. The City is experiencing rising costs across General Fund departments. For example the City of Reidsville provides Street Lights throughout our City. Our monthly electric bill was \$21,000 as of July 2023, which equals to \$252,000 annually. As of January, 2024, our monthly electric bill for Street Lights increased to \$29,000, which equates to \$348,000 annually. This is an increase of \$96,000. In spite of increased costs, we have held some general operating costs to current levels in order to balance the Fiscal Year 2024-2025 budget.

Personnel Benefits

The City's greatest asset is its employees. It is imperative that the City of Reidsville focus on retaining employees. Therefore, this budget includes a Cost-of-Living Adjustment (COLA) of four (4%) percent for all full-time employees. The total cost for the COLA is \$435,000, which includes benefits. This budget includes funding for employees to receive up to a three (3%) percent merit based on their annual evaluation. This budget also includes one (1) floating holiday for all full-time employees.

Retirement

The City participates in the Local Government Employees Retirement System (LGERS), which is administered by the NC State Treasurer. While the NC retirement system is one of the strongest in the Country, planned increases to contribution rates have been scheduled to maintain the integrity of the plan. 2024-2025 is the sixth consecutive annual increase added to the contribution rate. The rate for General employees will increase from 12.92% to 13.67%, and the rate for Law Enforcement will increase from 14.04% to 15.04%. The change in rates represents an \$80,000 approximate increase for the 2024-2025 budget.

Health Insurance

The City is insured through the Municipal Insurance Trust of the NC League of Municipalities. The City is fully insured in that a set premium is paid per employee and there is no assessment made if claims exceed the premiums. The increase for the City came in at nine (9%) percent. The 2024-2025 budget has absorbed this increase, allowing employees to continue coverage at no cost. Rates to electively cover spouses and/or dependents did increase by nine (9%) percent for employees.

The 9% increase resulted in a \$1,000 increase in cost per employee and eligible retiree, bringing the annual cost per participant to \$13,000. This increase represents an \$216,500 approximate increase for the 2024-2025 budget.

Pay Plan

The City of Reidsville reviews a third of its employees every year in comparison to the market and for internal equity. As a point of reference, the three groups for the pay plan study are as follows:

Year 1: Police Category

Year 2: Public Works Category

Year 3: Remaining Category (All Others, including Management Team)

The implementation of year one (1) of the market pay plan is proposed as part of this Fiscal Year 2024-2025 budget. The total cost for the Police Group pay plan implementation is \$310,000, which includes benefits and a factor for compression.

Funds included in the 2024-2025 budget to complete the study for year two (2) **Public Works** includes a compression study with a July 1, 2025 planned implementation.

New Positions

This proposed budget for Fiscal Year 2024-2025 allots for the following new positions:

Community Development is budgeted for two (2) new full-time positions. One (1) Customer Service position. The total cost to implement this position is \$59,600. This position would provide customer service at the Community Development customer service window. This position would also be responsible for answering and transferring all calls received to the City of Reidsville. This position is needed due to the increased number of customers utilizing the Customer Service window at City Hall. The other position is for one (1) new building inspector position. The total cost to implement this position is \$72,500. This position is needed to assist with the residential and commercial growth the City of Reidsville is experiencing. In the next two (2) years, the City is expected to gain 1,210 new residential housing units.

Capital Outlay

All General Fund and Parks and Recreation capital outlay requests were cut from the proposed 2024-2025 budget except for three (3) patrol vehicles for the Police Department and one (1) single axle dump truck for the Streets Department. This was necessary in order to balance the proposed budget.

Capital requests were cut in order to account for a four (4%) percent COLA, three (3%) Merit, pay plan implementation, benefit increases, inflation and new positions.

General Fund

Capital Outlay of \$1,308,036 was requested for the 2024-2025 fiscal year. Cuts have been made since the first budget work session on April 22, 2024. The Capital Outlay requests have been reduced to \$332,800. The items listed below are recommended for current year surplus expenditures or carryover funds. There is a surplus in expenditures expected in the 2023-2024 budget year due to conservative spending.

The following Capital Outlay requests for \$359,200 is recommended utilizing the expected expenditure surpluses for the 2023-2024 budget year. The Capital requests outlined below should be considered for carry over funding Fall,2024.

- Fire Department	Replace a 2008 Pick Up Truck	\$53,000
- Fire Department	Replace Floor at Station 3	\$5,695
- Solid Waste	Replace 624 Trash Cans	\$43,000
- Solid Waste	New Cylinder for Transfer Station	\$17,000
- Streets Department	Leaf Machine	\$75,000
- Garage Department	Lift	\$11,775
- Engineering Department	GPS Unit	\$7,400
- Parks & Rec Facilities	Zero Turn Mower	\$13,700
- Parks & Rec Facilities	Replace roof & floors JC Park Bathroom	\$6,565
- Cemetery Division	New Doors at Cemetery Building	\$8,300
- Police Department	Two new patrol cars	\$111,200

The following Capital Outlay requests for \$575,036 are proposed to be funded by other methods.

- Main Street	Wood Repair at Market Square	\$24,500
- Solid Waste	One Arm Bandit Trash Truck	\$425,000
- RCARE	New Passenger Van	\$125,536

It is recommended the wood repair at Market Square be submitted to the Reidsville Downtown Corporation (RDC) for consideration of funding through the Municipal Service District Tax (MSD).

The City should seek financing options to pay for the One Arm Bandit Trash Truck that was requested by the Solid Waste Department. There is an eighteen (18) month lead time for this truck.

Revenues

Revenues will be discussed via the respective funds for easier understanding. As a point of reference, please see Section B, Citywide Revenues for a breakdown of recommendations.

General Fund

The Fiscal Year 2024-2025 proposed budget recommends the General Fund's tax rate decrease from \$0.739/\$100 of valuation to \$0.660/\$100 of valuation. This is the lowest tax rate in twenty-four (24) years. The Municipal Service District tax rate is recommended to remain the same at \$0.25/\$100 of valuation. There is no appropriation of Fund Balance in the proposed 2024-2025 General Fund budget.

Section B, Appendix D – Historical Summary of Property Tax Information provides additional traditional tax data.

Rising inflation costs are a contributing economic factor for the City of Reidsville's revenues. Revenues in the 2024-2025 budget are mostly unchanged. With the exception of ad valorem taxes, occupancy tax increased \$30,000, Tourism Development Authority distributions increased \$30,000, School Resource Officer reimbursements increased \$35,000, Powell Bill allocation increased \$75,000 and the City's cell tower lease increased by \$2,000.

Statement of Revenue Neutral Tax Rate

North Carolina counties must conduct a countywide revaluation of all real property within the county at least every eight (8) years. Rockingham County, NC has completed the countywide revaluation for 2024. The last countywide revaluation occurred in 2020. North Carolina G.S. 159-11 (e) requires each taxing unit to publish a revenue-neutral property tax rate as part of its budget for the fiscal year following the revaluation of its real property. The purpose of the revenue neutral tax rate is to provide citizens with comparative information.

As defined in N.C.G.S. 159-11(e) "in each year in which a general reappraisal of real property has been conducted, the budget officer shall include in the budget, for comparison purposes, a statement of the revenue-neutral property tax rate for the budget. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred. To calculate the revenue-neutral tax rate, the budget officer shall first determine a rate that would produce revenues equal to those produced for the current fiscal year and then increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general reappraisal. This growth factor represents the expected percentage increase in the value of the tax base due to improvements during the next fiscal year. The budget officer shall further adjust the rate to account for any annexation, de-annexation, merger, or similar event."

The City of Reidsville's current total property value is estimated at \$1,235,636,595. The City's current property tax rate is \$0.7390 cents per one hundred dollars (\$100) of valuation. The City's current assessed valuation produces \$122,130 per one cent. The reappraisal produced a tax base of \$1,611,247,542. This is an increase of \$375,610,947 in assessed value from the current fiscal year 2023-2024. Using the new tax base of \$1,611,247,542 in Fiscal Year 2024-2025, a tax rate of (\$0.5667) cents per one hundred dollars (\$100) of valuation is needed to produce a revenue neutral budget for Fiscal Year 2024-2025. Using the new tax base of \$1,611,247,542, one cent would generate \$159,255.

As part of calculating a revenue neutral tax rate, G.S. 159-11 (e) provides that a growth factor be used in calculating the revenue-neutral rate based upon the average increase in the tax base "due to improvements since the last general reappraisal." In applying a revenue neutral tax rate to be included in the budget ordinance adjusted for growth of 0.80% to the tax rate of (\$0.7390) cents per one hundred dollars (\$100) of valuation, a revenue neutral tax rate would be (\$0.5713) cents per one hundred dollars (\$100) of valuation. Appendix D, Property Tax Information, illustrates revenue neutral and growth factor calculations. However, it is recommended that the City of Reidsville adopt a tax rate of (\$0.6600) cents per one hundred dollars (\$100) of valuation for Fiscal Year 2024-2025. This proposed tax rate is the lowest tax rate the City of Reidsville has had since the 2000-2001 fiscal year. This recommendation is due to increased operating costs, rising costs in personnel and the purchase of capital equipment in the General Fund.

Municipal Service District Tax

The reappraisal produced a tax base of \$18,253,788. This is an increase of \$1,311,560 in assessed value from the current Fiscal Year 2023-2024. The tax base for Fiscal Year 2023-2024 was \$16,942,228.

Using the new tax base of \$18,253,788 in Fiscal Year 2024-2025, a tax rate of (\$0.232) cents per one hundred dollars (\$100) of valuation is needed to produce a revenue neutral budget for Fiscal Year 2024-2025.

The current tax rate of \$0.250 cents per \$100 of valuation is recommended for this fund.

Parks & Recreation Fund

This fund remains largely the same as last year with an overall increase of \$114,100 (5.78%) related primarily to personnel increases due to COLA and Merit. There are no rate increases proposed for this fund in the 2024-2025 proposed budget.

Combined Enterprise Fund

The last utility rate increase for the City of Reidsville was in 2020. The City of Reidsville has been operating on the same budget for the past four (4) years. This is no longer sustainable.

The City of Reidsville contracted with McGill Engineering this current budget year to complete a Comprehensive Improvements Plan (CIP). This plan took an in-depth look into the current and future needs of our Water and Waste Water Systems.

The CIP also looks at what our City's utility rates need to be in order to operate these systems. Operating expenses will increase \$1,604,950 (19.58%). Debt service will increase \$694,850 (38.60%) and Capital Outlay will increase from nothing in the current fiscal year budget to \$1,600,300. This is a total increase of \$3,900,100 in the Combined Enterprise Fund. As stated earlier, the City of Reidsville is growing and poised for even more growth in our future. In order to meet the current and future demands of our utility customers, a thirty-five (35%) percent utility increase is proposed in the Fiscal Year 2024-2025 budget. It is recommended that the utility rate increase become effective October 1, 2024. This will give all utility customers ample notice and time to budget for the increase.

The City remains committed to provide not only for operations, but also for inflationary and capital outlay costs, which is something that has to be reviewed on an annual basis in order to properly maintain our utility system. While the industry suggested standard operating margin is 1.20, the City strives to keep an operating margin between 1.05 and 1.10 due to affordability.

Other Funds

The other remaining funds are either internal or special funds that serve a specific purpose within the organization (Police Separation Allowance, Garage, and Insurance Reserve Funds) or community (Reidsville Downtown Corporation). The Police Separation Allowance Fund decreased \$66,200 from the current year; the Garage Fund increased \$59,950 due to inflation; the Insurance Reserve Fund increased \$146,300 due to rate increases and the effects of higher salaries on Workers' Compensation premiums.

Expenditures

Expenditures will be discussed via the respective funds for easier understanding. As a point of reference, please see Section B, Citywide Expenditures for a breakdown of requests and recommendations.

General Fund

The General Fund's expenditures are proposed to increase by \$2,228,800 (11.13% overall). This increase is from a 9.65% increase in operations, no change in debt service and capital outlay totaling \$332,800.

Parks & Recreation Fund

The Parks and Recreation Fund expenditures saw an overall increase of \$114,100 (5.78%). This increase was driven by inflation, COLA and Merit. Section D includes Parks and Recreation departmental overviews, objectives, and line item details.

Combined Enterprise Fund

The Combined Enterprise Fund did see an increase in expenditures in the proposed budget of \$3,900,100 or 39.02%. This increase was due to inflation in operating expenses, increased personnel costs, additional debt service and capital outlay.

Section F includes Combined Enterprise Fund departmental overviews, objectives and line item details.

Other Funds

The Reidsville Downtown Corporation budget increased \$250.00 for marketing expenses. The RDC is a partnership between the private sector and the City, so staff will be assisting as in past years. The remaining internal funds see anticipated expenditures for the upcoming fiscal year met.

Sections E, G, H, and I include departmental overviews, objectives, and line item details for each fund.

Debt Service

The City of Reidsville Debt Service Summary is located in Section B, Appendix C. The General Fund and Parks & Recreation Fund have a total Fiscal Year 2024-2025 beginning balance of \$6,430,475. Debt Service payments for Fiscal Year 2024-2025 total \$612,918, with no new debt being proposed in the upcoming 2024-2025 budget.

The Combined Enterprise Fund has a total Fiscal Year 2024-2025 estimated beginning debt balance of \$33,828,606 with potential debt service of \$2,489,974 scheduled to be paid. Three in-process capital projects, the BNR WWTP Project, the WWTP Headworks and the Redundant Water Line, have been awarded grants and low interest loans that have been preliminarily included in the City's debt schedule. The 2012 and 2013 Revenue Bond issues of the City have debt covenants that must be considered with issuing any new debt financing, along with the ability to pay the related debt service. At any point, debt financing remains a viable method to improve the City's existing infrastructure.

Summary

This budget for Fiscal Year 2024-2025 is balanced as required by law and continues to provide existing services while meeting the governing board's priorities and policies.

The Fiscal Year 2024-2025 budget proposal involved a lot of teamwork by the Management Team and many others. Assistant City Manager/Finance Director Chris Phillips is to be commended for his and his department's hard work and financial resilience in assisting with preparation of the proposed 2024-2025 budget. Assistant City Manager Haywood Cloud is also to be commended for his assistance in this proposed budget. I would also like to thank City Clerk Angela Stadler and

Deputy City Clerk Latasha Wade for their hard work and commitment in preparing the budget notebooks.

I look forward to working with the City Council, City staff and our citizens to implement this budget over the 2024-2025 fiscal year.

Respectfully Submitted,

Summer Woodard
City Manager



Department of Human Resources

230 West Morehead Street
Reidsville, North Carolina 27320
(336)349-1058

Memorandum

To: Summer Woodard, City Manager
From: Leigh Anne Bassinger, HR Director
Date: May 15, 2024
Re: Classification and Compensation Recommendations

The Piedmont Triad Regional Council of Government (PTRC) has made the following recommendations related to the current classification and compensation study for the sworn law enforcement officers in the Reidsville Police Department. It is important to remember, these are only recommendations. The City has not yet met with the consultants to review their recommendations. Nor have the requested changes, as a part of the 2024 – 2025 budget requests, been approved by City Council. It is also important to remember that these preliminary figures do not include the proposed Cost of Living Adjustment (COLA) of 4%, nor any merit related increase of up to 3%.

The PTRC is recommending the positions of Captain and Major move up one pay grade. This will move the Captains to pay grade 36 with a minimum annual salary of \$73,231.23. As is always the case, a one pay grade reclassification results in a minimum salary increase of 1.25%. However, if this increase does not move the employee to at least the minimum of the new pay grade, they are given the percentage necessary to move to the new minimum. The classification of Major will move up one pay grade, to pay grade 37, with a minimum annual salary of \$76,892.79. The estimates cost for these changes is approximately \$3,100, plus the cost of benefits, which includes retirement and 401k contributions.

All of the other sworn positions in the RPD will move up two pay grades. This will result in a minimum salary increase of 2.5% for these employees. Again, if the 2.5% does not bring them to the new minimum of the new pay grade, their increase will be more. For the Police Cadets, the average increase will be 5%. For Police Officers (I, II, III and MPO), the average increase is 9.14%. Some employees will receive only 2.5%, while others will receive as much as 10.25%, depending on where they currently fall in their pay grade, and what it will take to get them to the new minimum. The total cost for these changes is projected to be \$113,400 plus the cost of benefits.

“Live Simply. Think Big.”



LIVE SIMPLY. THINK BIG.

Department of Human Resources

230 West Morehead Street
Reidsville, North Carolina 27320
(336)349-1058

After these adjustments to the pay plan, a new Police Officer I will be in pay grade 26, with a minimum salary of \$44,957.62. Again, this rate is before the adoption of any COLA increase approved by City Council.

Police Sergeants and Police Lieutenants are also recommended to move up two pay grades. Again, these employees will see a minimum of 2.5% increase in their salary. The average increase will be 8.48%, with the range being 2.5% - 10.25%. The total cost for these increases will be \$76,500, plus the cost of benefits.

In addition, the PTRC is recommending a two-pronged approach to address the issue of compression in the RPD. First, all employees will receive an increase of \$10/month for every month of service with the RPD, up to a maximum of 30 years of service credit. An employee who has been employed with RPD for 3 years will see an additional increase of \$360/year in their salary. And employee with 10 years of service will see an increase of \$1,200/year. It should be noted that any employee who has been employed for less than one calendar year will not receive any sort of compression adjustment at this time. The estimated cost of the compression adjustment is \$43,800, plus the cost of benefits.

The PTRC is further recommending that employees who are classified as a supervisor (Sergeant or above) receive an additional \$5/month for each month they have been classified as a supervisor, up to a maximum of 30 years of recognition. If an employee was promoted to Sergeant 4 years ago, they will receive an additional increase to their salary of \$240/year. The projected cost of the supervisory compression recommendations is \$8,000 plus benefits.

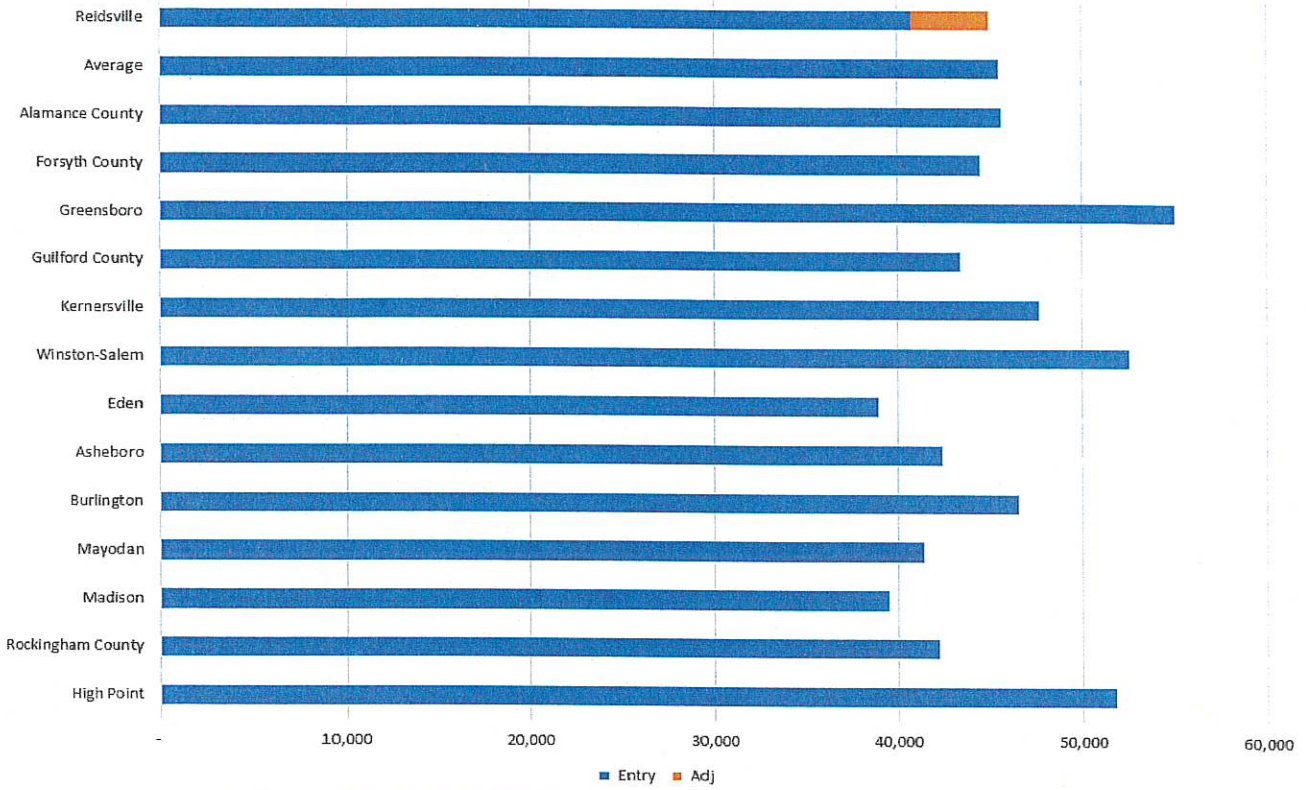
The total estimated cost, in salaries alone, of implementing the proposals for reclassification and compression from the PTRC is \$244,800. With an additional cost of benefits about 30%, the total cost of implementation, as proposed, is \$310,000. Please let me know if you have any questions or if I can provide you any additional information.

"Live Simply. Think Big."

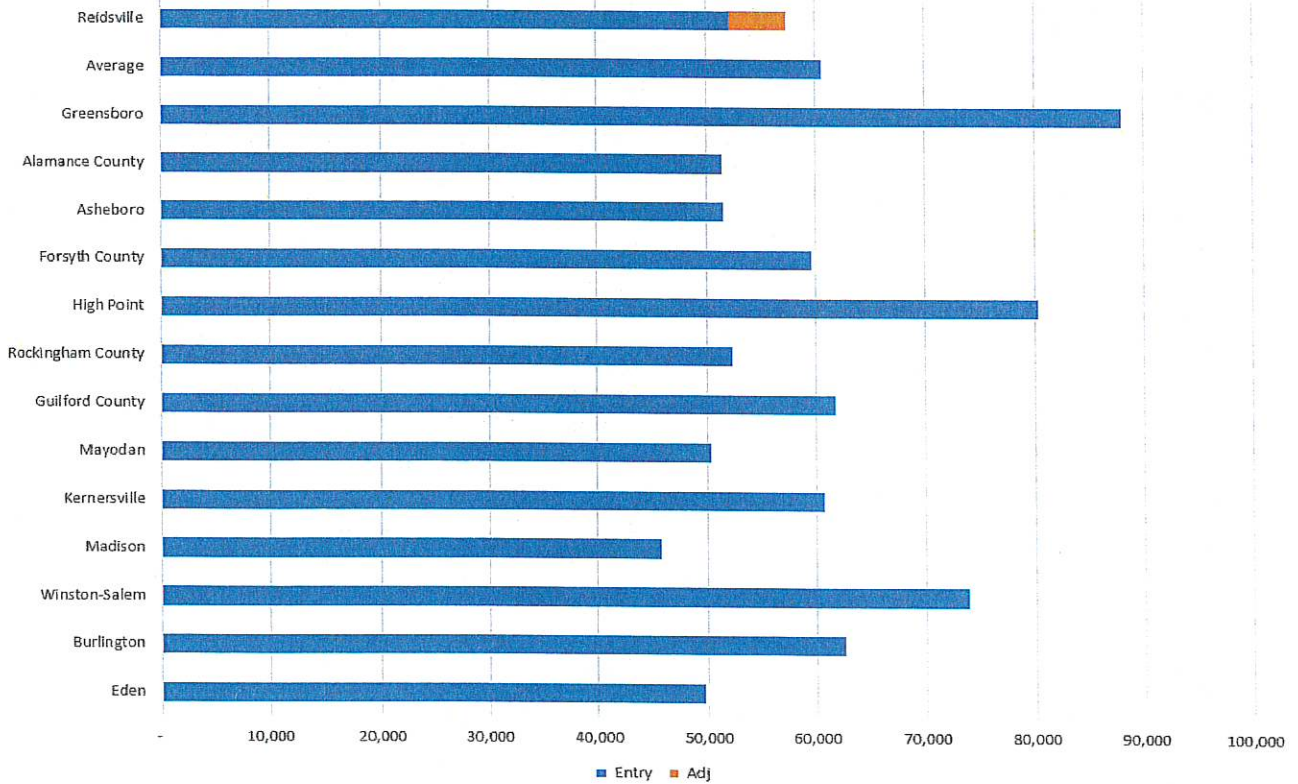
Current Title	Current SSN	CS	PG	Change	Prop Minimum	Proposed SSN	Change	% Change	Months of Service	Compressions	Supervisor SSN	Salary After	Grand Total	Grand Total %
Police Officer Cadet	\$38,835.68	23	24	1	\$40,777.88	\$40,777.88	\$1,942.21	5.00%	11.05	\$0.00	\$0.00	\$40,777.88	\$1,942.21	5.00%
Police Officer Cadet	\$38,835.68	23	24	1	\$40,777.88	\$40,777.88	\$1,942.21	5.00%	5.95	\$0.00	\$0.00	\$40,777.88	\$1,942.21	5.00%
Police Officer I	\$40,778.85	24	26	2	\$44,957.62	\$44,957.62	\$4,178.77	10.25%	11.05	\$0.00	\$0.00	\$44,957.62	\$4,178.77	10.25%
Police Officer I	\$40,778.85	24	26	2	\$44,957.62	\$44,957.62	\$4,178.77	10.25%	11.05	\$0.00	\$0.00	\$44,957.62	\$4,178.77	10.25%
Police Officer I	\$40,778.85	24	26	2	\$44,957.62	\$44,957.62	\$4,178.77	10.25%	2.89	\$0.00	\$0.00	\$44,957.62	\$4,178.77	10.25%
Police Officer I	\$40,778.85	24	26	2	\$44,957.62	\$44,957.62	\$4,178.77	10.25%	7.56	\$0.00	\$0.00	\$44,957.62	\$4,178.77	10.25%
Police Officer I	\$40,778.85	24	26	2	\$44,957.62	\$44,957.62	\$4,178.77	10.25%	35.21	\$352.10	\$0.00	\$45,309.72	\$4,530.87	11.11%
Police Officer I	\$40,778.85	24	26	2	\$44,957.62	\$44,957.62	\$4,178.77	10.25%	40.27	\$402.70	\$0.00	\$45,360.32	\$4,581.47	9.80%
Police Officer II	\$44,887.23	25	27	2	\$47,205.50	\$47,205.50	\$2,318.27	5.16%	25.78	\$257.80	\$0.00	\$47,463.30	\$2,576.07	5.74%
Police Officer II	\$44,887.23	25	27	2	\$47,205.50	\$47,205.50	\$2,318.27	5.16%	35.21	\$352.10	\$0.00	\$47,557.60	\$2,670.37	11.06%
Police Officer II	\$44,887.23	25	27	2	\$47,205.50	\$47,205.50	\$2,318.27	5.16%	35.87	\$358.70	\$0.00	\$47,564.20	\$2,677.27	11.09%
Police Officer II	\$44,887.23	25	27	2	\$47,205.50	\$47,205.50	\$2,318.27	5.16%	37.74	\$377.40	\$0.00	\$47,582.90	\$2,705.17	9.71%
Police Officer II	\$44,887.23	25	27	2	\$47,205.50	\$47,205.50	\$2,318.27	5.16%	32.7	\$327.00	\$0.00	\$47,532.50	\$2,654.27	11.48%
Police Officer III	\$49,958.10	26	28	2	\$49,565.78	\$49,565.78	\$2,431.35	5.16%	24.85	\$248.50	\$0.00	\$49,814.28	\$2,679.85	5.69%
Police Officer III	\$49,958.10	26	28	2	\$49,565.78	\$49,565.78	\$2,431.35	5.16%	35.21	\$352.10	\$0.00	\$49,917.88	\$2,759.67	11.09%
Police Officer III	\$49,958.10	26	28	2	\$49,565.78	\$49,565.78	\$2,431.35	5.16%	66.97	\$669.70	\$0.00	\$50,235.48	\$2,277.38	11.75%
Police Officer III	\$49,958.10	26	28	2	\$49,565.78	\$49,565.78	\$2,431.35	5.16%	72.69	\$724.90	\$0.00	\$50,290.68	\$2,332.58	11.85%
Police Officer III	\$49,958.10	26	28	2	\$49,565.78	\$49,565.78	\$2,431.35	5.16%	73.41	\$734.10	\$0.00	\$50,299.88	\$2,341.78	11.86%
Police Officer III	\$49,958.10	26	28	2	\$49,565.78	\$49,565.78	\$2,431.35	5.16%	10.55	\$0.00	\$0.00	\$50,000.00	\$0.00	0.00%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	8.75	\$0.00	\$0.00	\$52,044.07	\$1,844.11	3.67%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	58.45	\$584.50	\$0.00	\$52,628.57	\$4,892.95	10.25%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	63.52	\$635.20	\$0.00	\$52,679.27	\$4,943.71	11.60%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	89.95	\$899.50	\$0.00	\$52,943.57	\$5,736.87	17.15%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	90.67	\$906.70	\$0.00	\$52,950.77	\$5,744.07	12.17%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	142.36	\$1,423.60	\$0.00	\$53,467.87	\$6,268.26	13.27%
Master Police Officer	\$50,199.96	27	29	2	\$52,044.07	\$52,044.07	\$1,844.11	3.67%	330.25	\$3,302.50	\$0.00	\$56,347.85	\$4,901.47	7.66%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	18.87	\$188.70	\$85.17	\$57,852.45	\$5,806.69	10.77%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	31.07	\$310.70	\$80.50	\$57,769.59	\$5,724.95	11.00%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	51.59	\$515.90	\$24.50	\$58,318.98	\$6,273.98	12.05%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	107.93	\$1,079.30	\$66.50	\$58,524.38	\$6,479.35	12.49%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	112.08	\$1,120.80	\$57.17	\$58,555.55	\$6,511.50	12.51%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	135.97	\$1,359.70	\$85.17	\$59,023.43	\$6,578.62	13.41%
Police Sergeant	\$52,044.83	29	31	2	\$57,378.58	\$57,378.58	\$5,333.75	10.25%	214.72	\$2,147.20	\$479.50	\$60,005.28	\$7,429.24	14.13%
Police Sergeant	\$58,929.95	29	31	2	\$57,378.58	\$60,408.20	\$1,478.25	2.50%	327.02	\$3,270.20	\$568.17	\$64,241.57	\$5,911.62	9.01%
Police Lieutenant	\$60,247.95	32	34	2	\$66,422.88	\$66,422.88	\$6,174.93	10.25%	12.66	\$126.60	\$24.50	\$66,575.98	\$6,328.03	10.50%
Police Lieutenant	\$60,247.95	32	34	2	\$66,422.88	\$66,422.88	\$6,174.93	10.25%	66.51	\$665.10	\$153.83	\$67,147.81	\$6,920.61	6.19%
Police Lieutenant	\$61,794.57	32	34	2	\$66,422.88	\$66,422.88	\$4,628.31	7.58%	81.01	\$810.10	\$353.50	\$67,725.01	\$5,931.96	8.44%
Police Lieutenant	\$61,794.57	32	34	2	\$66,422.88	\$66,422.88	\$4,628.31	7.58%	88.83	\$888.30	\$413.83	\$67,838.48	\$6,424.65	9.44%
Police Lieutenant	\$60,248.82	32	34	2	\$66,422.88	\$66,422.88	\$6,174.06	10.25%	118.98	\$1,189.80	\$53.33	\$67,706.01	\$7,457.19	12.38%
Police Lieutenant	\$60,248.82	32	34	2	\$66,422.88	\$66,422.88	\$6,174.06	10.25%	165.7	\$1,657.00	\$432.83	\$68,512.71	\$8,268.89	13.72%
Police Lieutenant	\$60,247.20	32	34	2	\$66,422.88	\$66,422.88	\$6,175.68	10.25%	232.08	\$2,320.80	\$480.67	\$69,224.35	\$8,977.15	14.90%
Police Lieutenant	\$64,954.15	32	34	2	\$66,422.88	\$66,578.00	\$1,623.85	2.50%	330.25	\$3,302.50	\$1,013.33	\$70,893.83	\$8,938.68	9.44%
Police Captain	\$75,281.79	35	36	1	\$78,231.23	\$76,222.81	\$941.02	1.25%	309.53	\$3,095.30	\$1,198.17	\$80,516.28	\$5,234.49	6.55%
Police Captain	\$78,818.99	35	36	1	\$78,231.23	\$79,804.14	\$885.24	1.25%	95.05	\$950.50	\$481.83	\$81,236.47	\$2,417.57	3.07%
Police Major	\$97,451.13	36	37	1	\$76,892.79	\$98,663.17	\$1,218.14	1.25%	360	\$3,600.00	\$1,800.00	\$104,983.27	\$6,618.14	6.79%

Total Payplan: \$1,95,023.78
 Total Compensation: \$244,697.48
 Total Supervisor: \$7,898.50
 Total of service: \$48,775.20
 Total of supervisor as supervisor: \$5 per month
 Total Estimated Benefits: \$65,302.52
 Total Budget: \$310,000.00

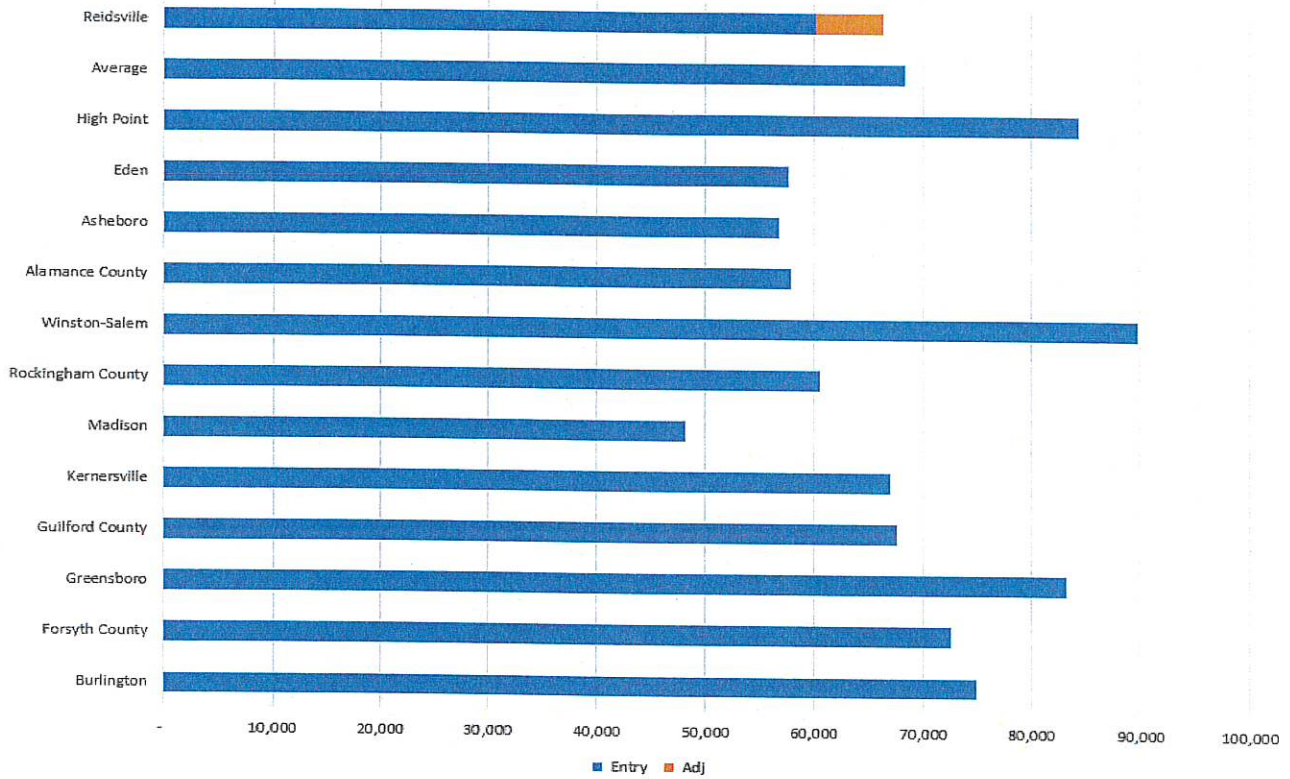
Police Officer I, 24 to 26, \$44,957, 98.8%



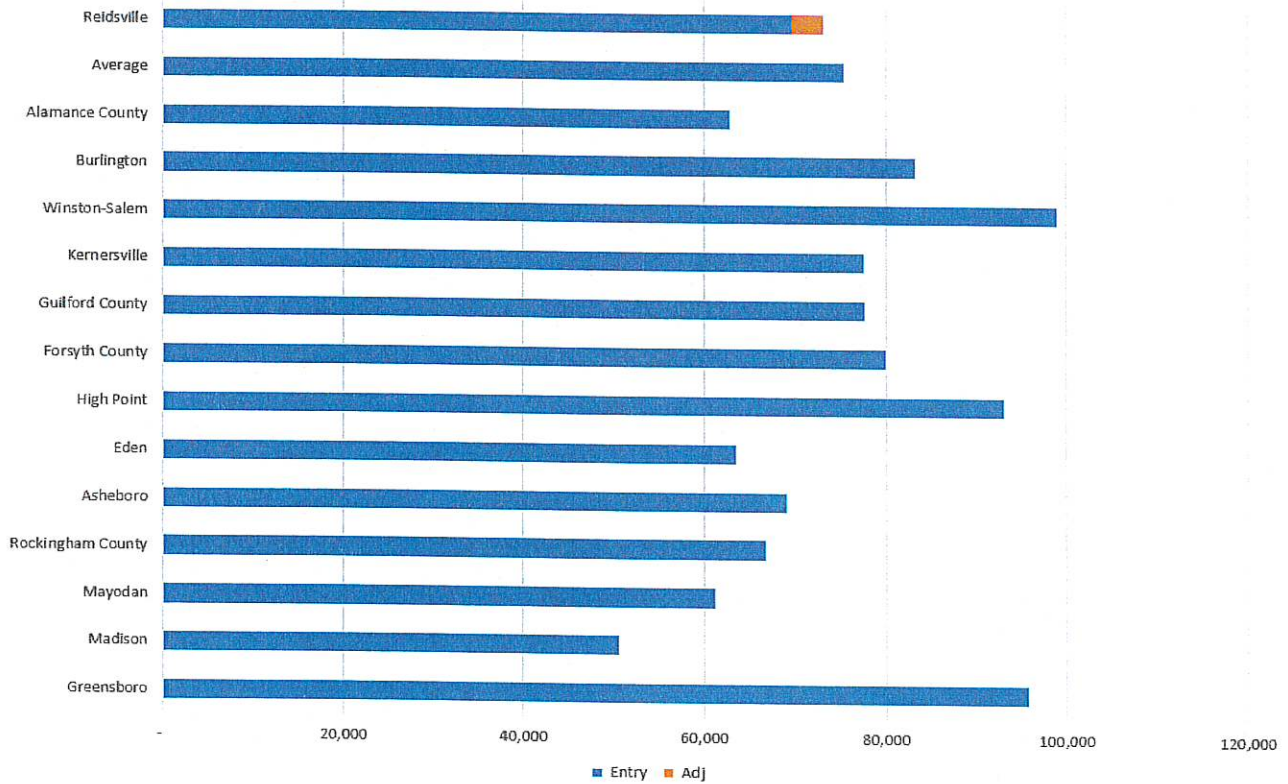
Police Sergeant, 29 to 31, \$57,379, 94.6%



Police Lieutenant, 32 to 34, \$66,423, 97.2%



Police Captain, 35 to 36, \$73,231, 97.2%



City of Reidsville Fiscal Year 2024-2025 Budget

**AN ORDINANCE ESTABLISHING REVENUES
AND AUTHORIZING EXPENDITURES
FOR FISCAL YEAR 2024-2025
FOR THE CITY OF REIDSVILLE**

WHEREAS, the City Council of the City of Reidsville has prepared an operating budget for the City of Reidsville in compliance with Article 3, Chapter 159-7 of the General Statutes of the State of North Carolina, otherwise titled the Local Government Budget and Fiscal Control Act; and

WHEREAS, after a public hearing on said budget at 6:00 p.m. on June 11, 2024, and after receiving public comment, it is now the desire of the Mayor and City Council to adopt said budget;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Reidsville that:

Section 1. The following revenues are hereby established for the operation of the City of Reidsville and its activities for Fiscal Year 2024-2025:

General Fund Revenues

Property Tax	\$10,749,300
MSD Property Tax	38,000
Sales Tax	5,356,500
Other Tax	125,000
Permits & Fees	123,000
Unrestricted Intergovernmental	1,734,850
Restricted Intergovernmental	846,000
Miscellaneous	59,900
Grants and Donations	90,000
Investment Earnings	425,000
Service Fees	568,750
Payment and Transfers	2,100,000
Proceeds of Debt	0
Fund Balance	<u>0</u>
Sub-total	\$22,246,300

City of Reidsville Fiscal Year 2024-2025 Budget

Recreation Fund Revenues

Service Fees	\$259,100
Grants and Donations	45,000
Rent (Utility Reimbursements)	73,000
Payments and Transfers	<u>1,709,950</u>
Sub-total	\$2,087,050

Reidsville Downtown Corporation Revenues

Fundraisers/Rent	<u>\$23,450</u>
Sub-total	\$23,450

Combine Enterprise Fund

Service Fees - Water	\$6,333,950
Service Fees - Sewer	6,608,150
Investment Earnings	365,000
Payment and Transfers	<u>588,150</u>
Sub-total	\$13,895,250

Police Separation Fund

Payments and Transfers	\$130,700
Fund Balance	<u>2,800</u>
Sub-total	\$133,500

Internal Service (Garage) Fund Revenues

Service Fees (Internal)	<u>\$757,700</u>
Sub-total	\$757,700

City of Reidsville Fiscal Year 2024-2025 Budget

Insurance Reserve Fund

Service Fees (Internal)		<u>\$638,500</u>
	Sub-total	\$638,500
	Less Interfund Transfers	<u>(\$5,925,000)</u>
	Total	<u>\$33,856,750</u>

Section 2. The following expenditure totals are hereby authorized for the City of Reidsville and its activities for Fiscal Year 2023-2024:

General Fund Expenses

Governing Board		\$223,850
Administration		495,200
Personnel		319,650
Public Works Administration		341,800
Community Appearance		14,400
Finance		1,064,450
Information Technology		566,950
Public Buildings & Grounds		321,300
Police Department:		
Police Administration	1,752,200	
Police Detective Division	1,449,250	
Police Patrol Division	3,139,300	
Police Community Policing Division	<u>873,900</u>	
Combined Police Department		7,214,650
Fire		2,907,250
Code Enforcement		532,450
Street		2,907,250
Solid Waste Management		1,912,400
Cemetery		146,100
Planning		411,750
Economic Development		651,500
Community Affairs		1,798,950
Marketing		126,500
Main Street		174,750
Penn House		213,200
Engineering Services		<u>287,000</u>
	Sub-total	\$22,246,300

City of Reidsville Fiscal Year 2024-2025 Budget

Recreation Fund Expenses

Administration	\$260,850
Facilities	399,750
Teen Center	101,150
Athletics & Other Programs	392,050
Senior Citizens' Center	479,300
Lake Reidsville	440,000
Lake Hunt	<u>13,950</u>
Sub-total	\$2,087,050

Reidsville Downtown Corporation Fund Expenses \$23,450

Combined Enterprise Fund

Water Administration	\$1,618,200
Meter Reading	484,750
Water Plant	3,099,200
Water Distribution System	1,386,300
Park Ranger	105,450
Sewer Administration	1,644,950
Waste Water Treatment Plant	3,383,200
Sewer Collection System	1,351,800
Plants Maintenance	<u>821,400</u>
Sub-total	\$13,895,250

Police Separation Fund \$133,500

Internal Service (Garage) Fund \$757,700

Insurance Reserve Fund \$638,500

Less Interfund Transfers (\$5,925,000)

Total \$33,856,750

City of Reidsville Fiscal Year 2024-2025 Budget

- Section 3.** There is hereby levied a tax at the rate of \$.66 per one hundred dollar (\$100) valuation of property as listed as of January 1, 2024 for the purpose of raising the revenue listed as “Property Tax” in the General Fund revenues of this ordinance. This rate is based on an estimated total valuation of property for the purpose of taxation of \$1,611,247,542 and an estimated collection rate of 98.84%.
- Section 4.** There is hereby levied a special tax on the property in the downtown tax district of \$.25 per one hundred dollar (\$100) valuation for the purposes of revenue listed as “MSD Property Taxes” in the General Fund revenues of this ordinance.
- Section 5.** The water rates charged have increased by 65% from the current fiscal year (to complete an overall increase of 35% when combined with the sewer rates).
- Section 6.** The sewer rates charged have increased by 25% from the current fiscal year (to complete an overall increase of 35% when combined with the water rates).
- Section 7.** The monthly residential Landfill Rate is increasing by 5% from \$6.64 to \$6.98.
- Section 8.** There are other small fee increases, due to increased costs, reflected in the rate schedule for the City.
- Section 9.** The City Manager, as chief administrative officer and as budget officer, shall be authorized to carry out the activities as approved in this adopted annual budget in accordance with all applicable state and local laws, ordinances and regulations.

Adopted this the 11th day of June, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk

RESOLUTION OF UNDERSTANDINGS ACCOMPANYING THE BUDGET ADOPTION FOR FISCAL YEAR 2024-2025

WHEREAS, the City Council of the City of Reidsville has adopted an annual operating budget for Fiscal Year 2024-2025, which raises revenues and authorizes expenditures for the operation of the City; and,

WHEREAS, during deliberations on said budget, certain understandings were reached concerning the operation of the City, and it is the intention of the Mayor and City Council to outline those understandings;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Reidsville that the following understandings are hereby defined:

Unfunded Needs – It is recognized that this budget, while responsible and appropriate, may not be adequate to fund all the needs of the fiscal year. Several variables could result in the need to request the use of fund balance during the year. Any large, unexpected maintenance and repair issues would likewise cause the need to use fund balance or reserves in the utility funds.

City Employment – City employment is established at a level of 200 full-time positions.

Employee Benefits – Benefits currently existing for full-time employees and retirees will remain unchanged. Group health and dental insurance has been secured through the Municipal Insurance Trust administered by the NC League of Municipalities. Premiums will increase by 9% for both employees/retirees and dependents.

Cost of Living Adjustment – The City’s budget for 2024-2025 will provide a 4% per employee increase in full-time employee salaries. Performance appraisals will be tied to performance pay. A 3% Merit is included in this budget for performance pay. This budget also includes one (1) floating holiday for all full-time employees.

Pay and Classification Study – The pay plan study for the Police Department was done last year, has been implemented and incorporated into the 2024-2025 fiscal year budget. The second year of the study will be completed to assess the pay and compression of the “Public Works” employees.

Fee Schedule – There are proposed changes to the fee schedule presented with the budget.

Capital – The 2024-2025 budget does include capital purchases; expenditure budgetary savings in the 2023-2024 fiscal year will also be used to make some capital purchases.

Debt Service/Lease Purchase – There are no new debt issuances included in the 2024-2025 budget.

This the 11th day of June, 2024.

Donald L. Gorham, Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC, City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM – YEAR END BUDGET ADJUSTMENTS

To: Summer Woodard, City Manager

From: Chris Phillips, Assistant City Manager/Finance Director

Date: June 3, 2024

Near the end of each fiscal year, a clean-up amendment is prepared to pick up smaller budgetary items that have occurred during the year. These items are collected for one adjustment rather than going to City Council time and again for smaller amounts. While some the items seem insignificant, the related departments depend on being able to use the funds for the purpose given. In addition, some budgeted line items may have exceeded budget, and those funds are being utilized for current needs.

Attached is a listing of items totaling \$440,991 for amounts that have been collected this year that need to be recognized. The corresponding expense accounts are also shown for each item. None of the items above require the use of fund balance.

In addition, GASB Statement No. 96, *Subscription Based Information Technology Arrangements*, changed the accounting for multi-year software subscriptions. The full amount of the payments to be made should be recorded as lease proceeds and capital outlay in the year the contract begins; then when the payments are made, they will reduce the related debt that has been recorded. It does not change the dollar amount of the transactions over the course of the contract. The City began using Office 365 in the current fiscal year under a three-year subscription with annual payments of \$50,634.25. Therefore, the budget needs to be adjusted to record capital outlay of \$151,902.75 and the related debt proceeds as a revenue.

Thank you for your attention to these items. City Council approval of the attached Budget Ordinance Amendment will complete the work needed for this process.

BUDGET ORDINANCE AMENDMENT NO. 19

WHEREAS, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2023 which established revenues and authorized expenditures for fiscal year 2023-2024; 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 revenue items received during the year and appropriate related expenditures;

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, 2023 is hereby amended as follows;

Section 1. That revenue account number 10-3260-3001, PEG Channel Funds, be increased by \$25,806.00; that revenue account number 10-3834-8600, HRC Sponsors, be increased by \$1,975.00; that revenue account number 10-3412-0000, Recycling, be increased by \$9,506.00; that revenue account number 10-3431-9005, Public Safety IT Grant, be increased by \$100,000.00; that revenue account number 10-3413-1000, Federal Seizure Funds, be increased by \$18,772.00; that revenue account number 10-3413-2000, Unauthorized Substance Tax, be increased by \$12,231.00; that revenue account number 10-3413-3000, Court Awarded Funds, be increased by \$965.00; that revenue account number 10-3411-0000, RPD Contributions, be increased by \$3,000.00; that revenue account number 10-3837-2000, ABC Educational Funds, be increased by \$1,500.00; that revenue account number 10-3431-8000, DOJ OT Grant, be increased by \$1,250.00; that revenue account number 10-3431-7000, RPD Recycling Proceeds, be increased by \$1,350.00; that revenue account number 10-3839-0000, Misc Revenue – Ins Proceeds, be increased by \$51,600.00; that revenue account number 10-3434-200, Fire Can Recycling, be increased by \$882.00; that revenue account number 10-3434-4000, Fire Donations, be increased by \$7,283.00; that revenue account number 10-3434-4000, RFD Grant, be increased by \$5,539.00; that revenue account number 10-3235-0000, Occupancy Tax, be increased by \$50,000.00; that revenue account number 10-3490-0000, TDA Grant, be increased by \$50,000.00; that revenue account number 10-3834-8525, Market Square/Farmers Market, be increased by \$5,000.00; that revenue account number 11-3613-6600, Duck Blinds, be increased by \$6,328.00; that revenue account number 11-3610-3503, RCARE Senior Trips, be increased by \$6,604.00; that revenue account number 11-3612-0000, RCARE Grant, be increased by \$1,000.00; that revenue account number 11-3612-1000, RCARE General Purpose Grant, be increased by \$17,200.00; that revenue account number 11-3612-4000, RCARE Tech Grant, be increased by \$18,400.00; that revenue account number 11-3431-8003, SHIP Funds, be increased by \$10,100.00; that revenue account number 61-3712-1000, Water Taps, be increased by \$20,000.00; that revenue account number 10-3835-8200, Sale of Fixed Assets, be increased by \$14,700.00; that revenue account number 10-3915-4000, Lease Proceeds (software subscription), be increased by \$151,903;

Section 2. That expense account number 10-4930-2205, PEG Expenses, be increased by \$25,806.00; that expense account number 10-4930-6997, HRC, be increased by

\$1,975.00; that expense account number 10-4123-2600, PW Supplies, be increased by \$9,506.00; that expense account number 10-4210-5500, IT Capital Equipment, be increased by \$100,000.00; that expense account number 10-4310-2606, PD Admin Supplies, be increased by \$31,968.00; that expense account number 10-4314-2600, COP Supplies, be increased by \$3,000.00; that expense account number 10-4310-2607, ABC Supplies, be increased by \$1,500.00; that expense account number 10-4310-5501, Firearms, be increased by \$1,350.00; that expense account number 10-4311-1202, PD Det Overtime, be increased by \$1,250.00; that expense account number 10-4311-3520, M&R Equipment, be increased by \$3,550.00; that expense account number 10-4310-3520, M&R Equipment, be increased by \$6,000.00; that expense account number 10-4312-3520, M&R Equipment, be increased by \$12,900.00; that expense account number 10-4312-5500, PD Capital Equip, be increased by \$29,150.00; that expense account number 10-4340-2605, RFD Supplies, be increased by \$882.00; that expense account number 10-4340-5500, RFD Capital Equipment, be increased by \$12,822.00; that expense account number 10-4920-3600, Transfer to TDA, be increased by \$50,000.00; that expense account number 10-4940-3500, Marketing/Events, be increased by \$50,000.00; that expense account number 10-4940-3501, Farmers Market, be increased by \$5,000.00; that expense account number 10-4120-9910, Admin Contingency, be increased by \$14,700.00; that expense account number 11-6124-2610, Senior Programs, be increased by \$6,604.00; that expense account number 11-6124-1260, RCARE PT Salaries, be increased by \$17,200.00; that expense account number 11-6124-2611, RCARE Supplies, be increased by \$19,400.00; that expense account number 11-6124-3800, SHIP Expenses, be increased by \$10,100.00; that expense account number 11-6130-3530, Duck Blinds, be increased by \$6,328.00; that expense account number 61-7114-3540, Purchase of Large Meters, be increased by \$20,000.00; that expense account number 10-4210-5509, IT Equipment (software subscription), be increased by \$151,902.75;

This the 11th day of June, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk

Department	Source/Grantor	Amount	Revenue Acct.	Expenditures
Admin	PEG Channel Grant	\$ 25,806.00	10-3260-3001	10-4930-2205
Human Relations	Community Event	\$ 1,975.00	10-3834-8600	10-4930-6997
Public Works	Misc Recycling	\$ 9,506.00	10-3412-0000	10-4123-2600
IT	Public Safety - IT grant	\$ 100,000.00	10-3431-9005	10-4210-5500
Police	Federal Seizure Funds	\$ 18,772.00	10-3413-1000	10-4310-2606
Police	State Substance Tax	\$ 12,231.00	10-3413-2000	10-4310-2606
Police	Court Awarded Funds	\$ 965.00	10-3413-3000	10-4310-2606
Police	Contributions (Calendars)	\$ 3,000.00	10-3411-0000	10-4314-2600
Police	ABC - Education	\$ 1,500.00	10-3837-2000	10-4310-2607
Police	Recycling Revenue	\$ 1,350.00	10-3431-7000	10-4310-5501
Police	Fed Overtime Grant	\$ 1,250.00	10-3431-8000	10-4311-1202
Police	Insurance Proceeds	\$ 3,550.00	10-3839-0000	10-4311-3520
Police	Insurance Proceeds	\$ 6,000.00	10-3839-0000	10-4310-3520
Police	Insurance Proceeds	\$ 12,900.00	10-3839-0000	10-4312-3520
Police	Insurance Proceeds	\$ 29,150.00	10-3839-0000	10-4312-5500
Fire	Recycling Revenue	\$ 882.00	10-3434-2000	10-4340-2605
Fire	Donations	\$ 7,283.00	10-3434-4000	10-4340-5500
Fire	Grant	\$ 5,539.00	10-3434-7000	10-4340-5500
Marketing	Occupancy Tax	\$ 50,000.00	10-3235-0000	10-4920-3600
Marketing	TDA Grant	\$ 50,000.00	10-3441-0000	10-4940-3500
Marketing	Farmers Market	\$ 5,000.00	10-3834-8525	10-4940-3601
Admin	Sale of Fixed Assets	\$ 14,700.00	10-3835-8200	10-4120-9910
Lake Rville	Duck Blinds	\$ 6,328.00	11-3613-6600	11-6130-3530
RCARE	Senior Trips	\$ 6,604.00	11-3610-3503	11-6124-2610
RCARE	PTRC Grant	\$ 1,000.00	11-3612-0000	11-6124-2611
RCARE	General Purpose Grant	\$ 17,200.00	11-3612-1000	11-6124-1260
RCARE	Tech Grant	\$ 18,400.00	11-3612-4000	11-6124-2611
RCARE	SHIP	\$ 10,100.00	11-3431-8003	11-6124-3800
Water Fund	Meter Replacements	\$ 20,000.00	61-3712-1000	61-7114-3540
	Total New Revenues	\$ 440,991.00		Total New Expenditures
				\$ 440,991.00
				PEG Expenses
				HRC
				Supplies
				Capital Equip
				Supplies
				Supplies
				COP Supplies
				ABC Supplies
				Firearms
				Det. OT
				Vehicle Repair
				Vehicle Repair
				Vehicle Repair
				Vehicle Replacement
				Supplies
				Capital Equip
				Capital Equip
				Dist to TDA
				Marketing
				Farmers Market
				Admin Contingency
				Duck Blind Imps
				Senior Programs
				Supplies
				PT Employees
				Supplies
				SHIP Expense
				Large Meters



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

Office of the City Manager

Date: June 3, 2024

To: Mayor Donald Gorham
City Council Members

From: Summer Woodard, City Manager

Subject: Interlocal Municipal Agreement with the City of Greensboro

The City of Reidsville and the City of Greensboro jointly announced a water supply agreement on April 1, 1999. On, May 26, 1999, both municipalities officially signed the agreement. The current agreement is set to expire on June 30, 2024. The agreement is up for review and renewal every five (5) years.

City of Reidsville staff and our City Attorney have reviewed the agreement along with the City of Greensboro staff and their City Attorney. Please find attached the proposed interlocal agreement between the City of Reidsville and the City of Greensboro.

City Staff recommends approving the agreement as presented. If Council agrees with Staff's recommendation, the appropriate motion would be to approve the interlocal water agreement between the City of Reidsville and the City of Greensboro as presented.

“Live Simply. Think Big.”

THIS INTERLOCAL MUNICIPAL AGREEMENT (AMENDED) is made and entered into as of the __ day of _____, 2024, by and between the City of Reidsville, a North Carolina Municipal Corporation, hereinafter sometimes referred to as “Reidsville”, party of the first part, and the City of Greensboro, a North Carolina Municipal Corporation, hereinafter sometimes referred to as “Greensboro”, party of the second part;

WITNESSETH:

WHEREAS, the City of Reidsville and the City of Greensboro entered into an Agreement dated May 26, 1999 that established the terms and conditions for an upgrade to the Reidsville Water Treatment, the construction of a water transmission line connecting Reidsville to Greensboro, and the terms and conditions for the sale of treated water to Greensboro by Reidsville; and

WHEREAS, the initial term of the Interlocal Water Agreement referenced hereinabove was ten years and the agreement included an option for Greensboro to renew for two additional 10-year periods; and

WHEREAS, the parties entered into a renewed mutual agreement on July 1, 2014 with an expiration of June 30, 2019; and

WHEREAS, the parties desired to continue the Agreement subject to certain modifications necessary in 2016 due to changed circumstances since 1999 with an expiration of June 30, 2024; and

WHEREAS, the City of Greensboro desires to continue to purchase an additional supply of treated water from the City of Reidsville under the terms and conditions contained in this Agreement; and, the City of Reidsville is willing to continue to provide an additional supply of treated water to the City of Greensboro under the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements made by and between the parties hereto, the City of Reidsville and the City of Greensboro agree as follows:

A. TERM

The term of this Agreement shall be five (5) years, commencing July 1, 2024 and expiring June 30, 2029.

B. OPERATIONS

1. The maintenance and operation of the Reidsville Water Treatment Facility, together with all initial pumping devices located at such facility necessary to provide a flow of treated water to Greensboro commensurate with the terms of this Agreement, shall be the sole responsibility of Reidsville. Through coordination with Greensboro, Reidsville shall run the 5 MGD pump twice a month for preventative maintenance purposes.

2. (a) The operation of the Transmission Main in an effort to provide Greensboro with a treated water flow, under the terms of this Agreement shall necessarily be a joint responsibility of the parties. The primary responsibility for the operation of necessary valves in Rockingham County shall be that of Reidsville while the primary responsibility for the operation of necessary valves in Guilford County shall be that of Greensboro. Likewise, maintenance and repair of the Transmission Main, itself, shall be the responsibility of the owner of each respective section (i.e. Reidsville in Rockingham County and Greensboro in Guilford County).

(b) Reidsville agrees to retain the treatment capacity to be able to provide Greensboro a minimum of an annual average of one (1) million gallons per day during the term of this Agreement.

(c) Further, it is the intent of the parties that Reidsville be able to provide treated water to all of its current customers as well as for future growth of the community, but is, and shall be, willing to sell to Greensboro all of that water it has available and can be reasonably treated, over and above that which Reidsville needs for its present water customers coupled with future reasonable residential and industrial growth. To such end, Reidsville agrees to sell, and Greensboro agrees to purchase, a minimum of an annual average daily volume of 1,000,000 gallons per day during the term of this Agreement with an option to purchase additional treated water up to the maximum treated water available which is not required by Reidsville.

3. The City of Reidsville may desire in the future to utilize the aforementioned Transmission Main in providing water to potential customers inside or outside the Corporate Limits of Reidsville but within Rockingham County. Greensboro hereby grants

its permission to Reidsville to use said line, in Reidsville's sole discretion, for transmission of water to other customers or potential customers within Rockingham County provided:

- (a) Reidsville, at its sole expense, provides for such additional metering device acceptable to Greensboro, and placed at a point acceptable to Greensboro, which will accurately measure the difference in treated water flow from the Reidsville Water Treatment Facility and that flow as it crosses the Rockingham/Guilford County line. **The City of Reidsville agrees to calibrate the meter annually.** Greensboro shall not unreasonably withhold its approval to either a metering device or point of placement.
- (b) Reidsville agrees to allow Greensboro to connect to its Water Treatment Plant's control panel to monitor the water flow data for the City of Greensboro. This connection at all times must not have access to the City of Reidsville's local controls network. If the City of Greensboro needs to service their equipment at the City of Reidsville Plant, a two (2) business day notice is requested.
- (c) Reidsville shall assure delivery of treated water to Greensboro upon the terms of this Agreement without diminished flow except in the case of emergencies as hereinafter provided.
- (d) Greensboro shall be allowed to use the Transmission Line to provide water to customers or potential customers in Guilford County as needed.

4. Reidsville shall be responsible for the finished treated water leaving its Water Treatment Facility meeting the North Carolina Safe Drinking Water Act standards and any amendments thereto. Greensboro shall be responsible for any and all other treatment of water it deems necessary or desirable.

5. The parties acknowledge that water is a natural resource, the supply of which is subject to acts of both God and man. The parties further recognize that Lake Reidsville is the main water supply for the citizens of Reidsville. The parties further recognize that while each enters this Agreement in good faith, and in expectation that no event of either God or man will interfere with the desires and intentions of the parties, such can occur. Greensboro acknowledges that, in the case of drought or severe pollution, Reidsville may not be capable of providing water commensurate with the terms of this Agreement. To such end, Greensboro agrees that in any event of severe pollution or drought, the parties shall cooperate to make joint decision(s) as to transmission or non-transmission of water commensurate with the health, safety, and welfare of their respective citizens and water customers. Both parties agree that Reidsville's obligation to sell and Greensboro's obligation to purchase as herein set forth shall cease if water levels of

Lake Reidsville should fall to a point five (5) feet below the spillway at Lake Reidsville or the City of Reidsville activates its Water Shortage Response Plan, unless otherwise agreed to by both parties.

C. COMPENSATION

1. Reidsville shall bill on a monthly basis, and Greensboro shall remit within ten (10) days of such billing, for all treated water volume transmitted to Greensboro during the preceding month at an initial cost of \$2.82 per 1,000 gallons. Should, on each annual September anniversary date of the original Contract, the City of Greensboro not have requested and received the minimum level of water volume required by this Agreement, Reidsville shall issue, and Greensboro shall pay within ten (10) days, the difference between that sum as has been paid by Greensboro over the preceding twelve (12) month period and the projected cost of the minimum level amount agreed to herein.

2. Notwithstanding Paragraph 1 above, should Reidsville be unable to provide the minimum level amount specified within this Agreement on account of any act of God or man, Greensboro shall be required to pay for only the actual water volume transmitted.

3. (a) The cost of \$2.82 per 1,000 gallons as set forth in Paragraph C.1 above shall remain in full force and effect without increase during the term of this Agreement except that

(b) In addition to the foregoing, Reidsville shall be entitled to an immediate and automatic increase in the treated water cost to Greensboro equal to the amount of any additional cost of treatment of water due to any future imposition of any federal or state regulations or any fee, surcharge, duty, tax, or other charges of any nature (effective after the date of this Agreement) imposed by the federal government, any agency thereof, the State of North Carolina, or any agency thereof, which is payable solely by reason of the nature of the water treatment operations conducted by Reidsville, and any sales or service taxes of general application to the operation of water treatment which might later be imposed. Such additional cost of treatment of water, fee, surcharge, duty, tax or other charge shall immediately be passed through to Greensboro in monthly billings. No such charge shall be due on account of any governmental action occurring prior to the effective date of this Agreement. The parties agree to negotiate in good faith regarding the cost adjustment necessary to compensate for the additional chemical and other operational costs.

4. Both parties recognize that at times Reidsville receives water from Greensboro via the same water connection. In the event that Reidsville shall receive water from Greensboro, both parties agree to the following:

(a) That Greensboro and Reidsville mutually agree that Reidsville shall install a meter in the vicinity of the new pump system at

the Reidsville Water Treatment Plant to measure the water flow from Greensboro to Reidsville, such meter to be paid for by Reidsville and operated as outlined in Section B: Operations, above.

- (b) In the event that Reidsville shall elect to draw water from Greensboro and Greensboro shall supply such water, Reidsville shall pay for the water at the lowest outside-the-City residential tier rate; however, upon notification in writing in advance of a request for water, Reidsville may request the outside-the-city non-residential rate. Only one rate may be applied per billing cycle. Reidsville shall be billed for the amount via Greensboro's standard water billing process.
- (c) In the event that Reidsville shall elect to draw water from Greensboro for a mutually beneficial reason, such as when a flow from Greensboro to Reidsville would be required to flush the line because Reidsville caused the water not to flow to a period of time, Reidsville shall pay the rate set for the sale of water to Greensboro and shall pay through the issue of a credit to Greensboro for that flow amount on the Reidsville monthly bill.
- (d) In the event that Greensboro stops the water flow and the lines require flushing afterwards, then Reidsville shall incur no costs because Greensboro will flush the metered water into the creek and such water will not be used by Reidsville.
- (e) It is agreed that no water transfer from Greensboro to Reidsville shall take place without the knowledge and approval of the other City. Each City shall designate individuals to be contacted to authorize such approval and to enact an operational plan for each Greensboro-to-Reidsville flow event.

5. The cost of \$2.82 per 1,000 gallons, as set forth in Paragraph C.1 above shall be amended to reflect a cost of production increase by adding to it the product of the percentage change in the applicable price indexes (defined below) for the preceding 12-month period multiplied by the base rate for the prior year.

The price indexes used shall be a composite index with 60% made up of the Employment Cost Index (ECI) and the remaining 40% made up of the Producer Price Index (PPI) for the related chemicals used in the treatment process. In the event the U.S. Department of Labor, Bureau of Labor Statistics ceases to publish the aforementioned indexes, the parties hereto agree to substitute another equally authoritative measure of change in the purchasing power of the U.S. dollar as may be then available so as to carry out the intent of this provision.

D. INDEMNIFICATION

To the extent permitted under the laws of North Carolina the parties agree to the following indemnification. The City of Greensboro will indemnify and hold harmless the

City of Reidsville, its employees, agents, and officers from and against any and all losses, claims, suits, damages or expenses, including, but not limited to reasonable attorneys' fees, arising out of or in any manner due to the negligence of the agents, employees or officers of the City of Greensboro. The City of Reidsville will indemnify and save harmless the City of Greensboro, its employees, agents, and officers from and against any and all losses, claims, suits, damages or expenses, including but not limited to reasonable attorneys' fees, arising out of or in any manner due to the negligence of the agents, employees, or officers of the City of Reidsville.

E. GENERAL PROVISIONS

1. Modification of this Agreement shall be in writing, signed, duly executed by the parties hereto, and kept on file with the original agreement.

2. Any offer, notice, election, or other communication, which any party hereto may be required or desire to give to any other party, shall be in writing and shall be considered delivered when deposited in the United States mail, certified with postage prepaid, addressed to the last known address of the parties as shown below:

To: Summer Woodard, City Manager
230 West Morehead Street
Reidsville, NC 27320

copy to: William F. McLeod, Jr., City Attorney
408 West Harrison St., P. O. Box 539
Reidsville, NC 27320

To: Christian Wilson, Deputy City Manager
P. O. Box 3136
Greensboro, NC 27402-3136

copy to: Tony Baker, Deputy City Attorney
P. O. Box 3136
Greensboro, NC 27402-3136

3. The parties agree that the terms and provisions of this Agreement shall be construed in accordance with the laws of the State of North Carolina.

4. This Agreement contains the entire agreement between the parties. There is merged herein all prior and collateral representations, promises, and conditions in connection with the subject matter hereof. Any representation, promise or condition not incorporated herein shall not be binding upon either party.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed effective the day and year first above written.

CITY OF GREENSBORO

By: _____
City Clerk

By: _____
Deputy City Manager

Recommended:

By: _____
Water Resources Director

Approved as to Form:

(This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.)

By: _____
Deputy City Attorney

By: _____
Deputy Finance Officer

CITY OF REIDSVILLE

By: _____
City Clerk

By: _____
City Manager

Approved as to Form:

(This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.)

By: _____
City Attorney

By: _____
Assistant City Manager/Finance Officer

NORTH CAROLINA, _____ COUNTY

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, who, being by me duly sworn, says that she knows the Common Seal of THE CITY OF REIDSVILLE and is acquainted with who is the Mayor of said Municipality, and that she, the said is the City Clerk of said Municipality and saw the said _____, Mayor, sign the foregoing instrument, and saw the Common Seal of said Municipality affixed to said instrument by said Mayor, and that she, the said _____, signed her name in attestation of the execution of said instrument in the presence of said Mayor of said Municipality.

Witness my hand and notarial seal, this the ____ day of _____, 2024.

Notary Public

My Commission Expires:

NORTH CAROLINA, _____ COUNTY

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, who, being by me duly sworn, says that she knows the Common Seal of THE CITY OF GREENSBORO and is acquainted with who is the Mayor of said Municipality, and that she, the said is the City Clerk of said Municipality and saw the said _____, Mayor, sign the foregoing instrument, and saw the Common Seal of said Municipality affixed to said instrument by said Mayor, and that she, the said _____, signed her name in attestation of the execution of said instrument in the presence of said Mayor of said Municipality.

Witness my hand and notarial seal, this the ____ day of _____, 2024.

Notary Public

My Commission Expires:



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W. Morehead Street, Reidsville, NC 27320 Ph. (336)-349-1065

Planning@reidsvillenc.gov

M E M O R A N D U M

TO: The Honorable Mayor Gorham, Members of the Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Director of Planning & Community Development
DATE: June 3, 2024
RE: CDBG-NR Housing Rehabilitation Bid Award - 706 Lindsey St.

I have attached the proposed bid award package to rehabilitate a fourth home as a part of our CDBG-NR Housing Rehabilitation Project. Enclosed is the bid tabulation sheet along with the contract award and liability insurance certificate for the contractor.

- 706 Lindsey St. – BrookdeINC Environmental (\$131,050) - Low Bidder

NC Department of Commerce has approved substantial rehab for this house as all bids received exceeded the \$72,000 HUD limit. No budget adjustment is necessary to award the bid as funds are already present. Staff recommends the proposed bid be awarded to the respective contractor and asks for council approval on this item.

Enclosures



Housing Rehab Bid Summary CDBG-NR Program

Date: February 28, 2024

ANALYSIS OF BIDS

Property: 706 Lindsey Street, Reidsville, NC 27320

	General Contractor / Firm	Bid Amount
1.	Brookdale Environmental Inc.	\$ 131,050.00
2.	Praylor Construction Company Inc.	\$ 182,525.00
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Bids Opened By: Chen A. Burt (Signature)

Witness: R. J. S. C. (Signature)

**City of Reidsville CDBG-NR
Contract Award**

Rehabilitation On-Site Reconstruction

By the authority vested in me by the City of Reidsville City Council, I, Donald L. Gorham, hereby authorize the award of a rehabilitation contract in the amount of \$131,050.00 to Brookdelnc Environmental, Inc. for rehabilitation work on the dwelling located at 706 Lindsey Street in the City of Reidsville, with payment to be made from CDBG funds. This award has been based on the following criteria:

1. X Low Bid

2. _____ Low Responsible Bid (See bid opening file for documentation)

Donald L. Gorham, Mayor

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Nathalie Gomez	
Lee Winters Insurance Agency, LLC		PHONE (A/C No, Ext): (919)828-7130	FAX (A/C No): (888)370-3651
1330 St. Mary's Street		E-MAIL ADDRESS: service@leewintersagency.com	
Suite 250		INSURER(S) AFFORDING COVERAGE	
Raleigh NC 27605		INSURER A : Erie Insurance Exchange	NAIC # 26271
INSURED		INSURER B :	
BROOKDELNC Environmental Inc.		INSURER C :	
PO Box 38		INSURER D :	
Whitsett NC 27377		INSURER E :	
		INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N N	Q34-0321095	10/03/2023	10/03/2024	EACH OCCURRENCE \$ 1000000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1000000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMP/OP AGG \$ 2000000 \$	
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/>	N N	Q07-1531097	07/15/2023	07/15/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1000000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A N	Q94-0300629	10/03/2023	10/03/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500000 E.L. DISEASE - EA EMPLOYEE \$ 500000 E.L. DISEASE - POLICY LIMIT \$ 500000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Reidsville Attn: Jason Hardin 230 West Morehead St Reidsville NC 27320	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Fax:

ACORD 25 (2016/03)

Email: jhardin@ci.reidsville.nc.us

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THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Angela G. Stadler, CMC, City Clerk *AGS*
SUBJ: Board/Commission Appointments for June 11, 2024
DATE: June 3, 2024

The following application has been received for appointment to the board listed below:

Main Street Advisory Board

The RDC Board of Directors requests the endorsement of applicant, Grady Slade, 716 5th Avenue, Reidsville to serve on the Main Street Advisory Board of Directors. (*See attached memo.*)

ADDITIONAL VACANCIES

The following openings on other boards and commissions of the City will be advertised for consideration at the next City Council meeting:

- Six 3-year term positions on the Parks and Recreation Advisory Commission.
- Four 3-year term positions on the Reidsville Appearance Commission.
- Three 3-year term positions on the Reidsville Community Pool Association.
- Three 3-year term open positions on the Reidsville Human Relations Commission (One adult position and two student positions).

Applications to be considered at the July 9, 2024 Council meeting will need to be turned in by 5 p.m. on Friday, June 28, 2024.

/ags

2-page Attachment (1)



Reidsville Downtown Corporation

230 Morehead St. • Reidsville, North Carolina 27320 • 336.347.1111

TO: Summer Woodard, City Manager
Angela Stadler

FROM: Robin Yount, Main Street – Market Square Manager

DATE: 5/29/24

RE: June 11, 2024 City Council Agenda

The RDC Board of Directors requests the endorsement from the City of Reidsville Council of Grady Slade to the Reidsville Advisory/RDC Board of Directors. Please let me know if you have any questions.

Thanks,
Robin Yount

Grady Slade
716 5th. Avenue
Reidsville, NC 27320



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

Office of the City Manager

Date: June 3, 2024

To: Mayor Donald Gorham
City Council Members

From: Summer Woodard, City Manager

Subject: City Manager's Monthly Report

Personnel:

- We will recognize our Employee of the Year at our July, 9, 2024 City Council meeting during my Manager's Report.
- The City of Reidsville is excited to announce the hiring of Mr. Montana Brown as Director of Marketing and Economic Development. The City received 41 applications. We selected ten (10) candidates to move forward to a first-round interview with Assistant City Manager Haywood Cloud, Human Resources Director Leigh Anne Bassinger, Assistant City Manager Chris Phillips, Interim Economic Development Director Mac Williams and myself. The second round of interviews was with Management Team Members on Friday, May 17, and Monday, May 20.

City Updates:

- **Surplus Property** - The City Manager is to report all surplus property that has been sold by the end of each fiscal year. For Fiscal Year 2023-2024, the City of Reidsville sold \$34,927 in surplus property. Please find a detailed list of the surplus property behind the Miscellaneous tab in the agenda packet.
- **Urban Archery** - The City Manager is to report annually to City Council how many Urban Archery permits are issued each fiscal year. For Fiscal Year 2023-2024, no permits were issued. The City of Reidsville adopted an Urban Archery Ordinance in 2018. Since the adoption of this ordinance, the City of Reidsville has only issued one (1) permit.

Events/Meetings Attended:

- 5/1 – Reidsville High School Job Shadowing Day
- 5/2 – Monthly Managers Luncheon hosted by the City of Eden
- 5/7 – Two-on-Two meetings with Mayor & City Council
- 5/8 – Graduation Ceremony for Leadership Rockingham
- 5/9 - 1st Round Interviews for Director of Marketing & Economic Development
- 5/10 – 1st Round Interviews for Director of Marketing & Economic Development
- 5/12 – Employee Relations Committee Meeting
- 5/14 - City Council Meeting
- 5/15 - Management Team Meeting
- 5/17 - 2nd Round of Interviews for Director of Marketing & Economic Development
- 5/18 – City of Reidsville Employee Appreciation Event at RCARE
- 5/20 – 2nd Round of Interviews for Director of Marketing & Economic Development
- 5/21 - City Council Budget Work Session
- 5/22 - Meeting with Leniece Lane and attended Eggs & Issues
- 5/23 - Lunch and Learn
- 5/29 - Attended Public Meeting at South End Elementary School.

**AN ORDINANCE AMENDING CHAPTER 11 OFFENSES AND
MISCELLANEOUS PROVISIONS
ARTICLE I. IN GENERAL
SECTION 11-12. DISCHARGE OF WEAPONS-GENERALLY.**

WHEREAS, Reidsville City Code Section 11-12. Discharge of Weapons-Generally as currently drafted prohibits discharge of a bow and arrow, or any kind of spring gun within the City of Reidsville; and

WHEREAS, deer interference (vehicle crashes and crop damage) have negative impacts on the lives of Reidsville residents; and

WHEREAS, deer bow hunting has been found to be a cost effective, quiet, and discreet method to control the deer population; now, therefore,

BE IT ORDAINED BY THE REIDSVILLE CITY COUNCIL:

That Section 11-12 of the Reidsville Code of Ordinances be rewritten to include the following amendment adding (b)(6) dealing with Bow Hunting within the City and applicable provisions regulating the deer population:

Sec. 11-12. - Discharge of weapons—Generally.

(a) It shall be unlawful to fire a gun, pistol, shotgun, rifle or other firearm, or shoot any air pistol, air rifle, pellet gun, bow and arrow, or any kind of spring gun, bean shooter, or slingshot within the city limits.

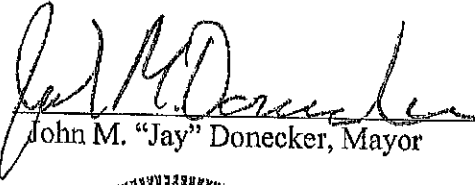
(b) Subsection (a) does not apply:

- (1) In licensed shooting galleries.
- (2) To the discharge of duty by law enforcement officers and the city animal control officer(s).
- (3) To firearms training and re-qualification of law enforcement officers or activities overseen by certified firearm instructors at the city-owned police firing range.
- (4) At funeral services, memorial services, or services of remembrance conducted at cemeteries, columbaria, funeral homes, or churches located within the city for members or former members of the Armed Forces, law enforcement, fire services, and emergency services, whose family has requested a gun salute, provided that no live ammunition is used during such service and provided that at least twenty-four (24) hours prior to the service, notification be given to the city police department.

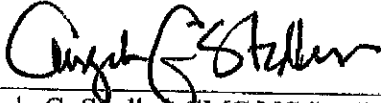
- (5) Where, pursuant to the written permission of the city manager or designee, blank cartridges or blank loads (no live ammunition) may be discharged during historical re-enactments, during theatrical like performances, during military or similar gun salutes or displays, or during other memorial ceremonies, in accordance with the noise ordinance.
- (6) Deer hunting by bow and arrow as defined by the North Carolina Wildlife Resources Commission, is permitted on private property during the Central North Carolina deer archery season as established by the North Carolina Wildlife Resources Commission. A person may engage in deer archery on his or her own property if he or she has on his or her person a valid North Carolina hunting license (or qualifies for an exemption from licensing by the North Carolina Wildlife Resources Commission), or on the property of another in their absence if he or she has on his or her person both a valid North Carolina hunting license (or qualifies for an exemption from licensing by the North Carolina Wildlife Resources Commission) and written permission from the property owner or the property owner's authorized agent or manager. Parcels or tracts of land that are either owned by a person engaged in deer archery or for which that person has been given written permission to hunt shall be referred to as "areas of consent." Deer archery may only occur within areas of consent when the following requirements are met:
- a) Deer archery must be conducted from a permanent or portable elevated platform of at least ten (10) feet above the ground; and
 - b) Areas of consent must be greater than two (2) acres in area and may be comprised of contiguous parcels or tracts; and
 - c) Hunters are required to obtain a permit from Reidsville City Hall, documenting the parcels being hunted; and
 - d) No arrow shall be discharged within 500 feet of any residential dwelling, school, church, commercial building, governmental property, occupied structure, street, park, or other recreational area, nor shall any arrow be discharged within 500 feet of the perimeter of the area of consent; and
 - e) No arrow shall be discharged from or onto any City of Reidsville water or sewer Right-of-Way; and
 - f) Hunters shall make every reasonable effort to track wounded deer for the purpose of completing the harvest and recovering the carcass; and
 - g) There is a valid hunting season in effect for which the hunting license applies at the time the bow is discharged; and
 - h) The hunter adheres to all applicable State and Local regulations; and
 - i) The person discharging the bow exercises reasonable regard for the safety and property of other persons.
 - j) The use of crossbows is prohibited.

On a biennial basis the City Manager shall make a report to City Council regarding deer archery within the City. This report shall include available information on the number of deer harvested, any impact on the number of deer interference incidents, and any safety issues that may arise.

Adopted this the 10th day of April, 2018.


John M. "Jay" Donecker, Mayor

ATTEST:


Angela G. Stadler, CMC/NCCMC
City Clerk



Sold Asset Report

Reidsville, NC

Date range: 01-Jul-2023 - 31-May-2024

ID	Inventory ID	Description	Category	Starting Bid Sold Amount	Department	Dpts. #	Bids	Auction End Date	Auction End Time	Shuts	Credit Date	Credit Time	Asset POC	Asset POC Email	Asset POC Phone	Asset Creator
308	308	Antique Toledo Scales	Metal, Scrap	\$10.00		0	8	18-Apr-2024	5:00 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
307	1017	2017 Woods	Nursery/Horticulture/Landscaping	\$10.00		0	76	18-Apr-2024	5:00 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
301	35	1995 Caterpillar Loader	Boilers	\$10.00		0	61	18-Apr-2024	5:06 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
305	494	2006 Dodge Dakota	Pick-up Trucks	\$10.00		0	53	15-Apr-2024	5:15 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
307	351	2006 Ford Excursion	Pick-up Trucks	\$10.00		0	55	15-Apr-2024	5:09 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
308	351	1988 Ford Ranger	Pick-up Trucks	\$10.00		0	55	15-Apr-2024	5:09 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
305	442	2007 Strikoff Ford	Trucks	\$10.00		0	28	15-Apr-2024	5:00 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
306	542	John Deere Gator	All Terrain Vehicles	\$10.00		0	58	15-Apr-2024	5:00 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
309	309	Mecrocos Radios	Audio/Visual Equipment	\$10.00		0	58	15-Apr-2024	5:00 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
311	478	2008 Chevrolet Impala	Automobiles/Cars	\$10.00		0	38	15-Apr-2024	5:09 PM	ET			Beck, Josh	jrj@reidsville.nc	3862461071	Beck, Josh
226	IT00457022	Mega Cabinet	Office Equipment/Supplies	\$10.00		0	38	15-Apr-2024	5:09 PM	ET			Nowatz, Gilbert	gnowatz@reidsville.nc	3862461071	Nowatz, Gilbert
298	IT00060923-1	Lanier LQ455-1MFP Copier/Printer/Scanner/Fax	Printing and Binding Equipment	\$10.00		0	1	18-Feb-2022	4:05 PM	ET			Nowatz, Gilbert	gnowatz@reidsville.nc	3862461071	Nowatz, Gilbert
299	IT00060923-2	Rich-Toner Cartridges for Ricoh/Sevin/Lanier copiers system.	Printing and Binding Equipment	\$50.00		0	12	30-Jun-2023	9:59 AM	ET			Nowatz, Gilbert	gnowatz@reidsville.nc	3862461071	Nowatz, Gilbert
				\$260.00												
				\$34,927.00												



City of Reidsville Municipal Building Constructed 1926
Renovated For Police Department 1995 - 1996

Reidsville Police Department

"Making A Difference"

220 West Morehead Street
Reidsville, North Carolina 27320

RAY GIBSON
CHIEF OF POLICE

MEMORANDUM

To: Ray Gibson, Chief of Police
From: P. Sullivan, Administrative Sergeant
Date: March 18, 2024
Re: GovDeal / Surplus / Liquidation

This memorandum is to ask permission to list the items below on govdeals.com:

1. Miscellaneous audio-visual equipment
2. Belt items (mag pouches, etc.)
3. Old flashlights, both working and non-working
4. Mobile Vision / L3 in-car mic chargers (obsolete)
5. Emergency Control Modules (obsolete)
6. Mobile Vision L3 Cameras (inoperable)
7. Desk
8. Miscellaneous equipment which is no longer in use at RPD (ie. Asp, Winter Hats, One-offs)

Furthermore, I am requesting permission to donate our current supply of outdated bulletproof vests to the Rockingham Community College BLEET training group. These vests will assist in training future officers here in our county.

During our inventory, the following items were located, and I am requesting permission to dispose of them. All items listed below are either sensitive in nature and should not be sold to the public or have reached the end of their service life and cannot be sold.

1. Broken office chairs
2. Wiring
3. Magazines
4. Hats (Uniform)
5. Undershirts (Uniform)
6. Pants (Uniform)
7. Shirts (Uniform)
8. Coats (Uniform)

Please feel free to contact me for further information if you have any questions.

Thank you for your time and consideration in this matter.

Preston Sullivan

REIDSVILLE ABC BOARD

Minutes of April 18, 2024 Board Meeting

1. The meeting was called to order by Chairman Turner at 9:00 am. Members K. Almond, C. Nimmons, GM J. Langel and Mayor Donald Gorham were present.
2. Chairman Turner called for any known conflicts of interest. None were reported.
3. The Board approved minutes of March 2024 meeting as read.
Motion to approve: K. Almond Second: C. Nimmons
4. The Board reviewed Diesel Drive expense analysis.
5. The next meeting of the Board will be May ²³~~24~~, 2024.
6. There being no further business to discuss, the meeting was adjourned at 9:30 am.


Approved:



W. Clark Turner, Chairman



D. Kelly Almond



Carolyn Nimmons



Jodi M. Langel, General Manager

**MINUTES OF THE REIDSVILLE PLANNING BOARD
HELD WEDNESDAY, APRIL 17th, 2023 BEGINNING AT
6:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS**

MEMBERS PRESENT:

**Dylan Moore
Cindy Scarborough
Thomas Thompson
William Roach
Joe Towns
James Motley**

MEMBERS ABSENT:

Tamar Lipscomb

OTHERS IN ATTENDANCE:

**Jason Hardin, Planning & Community Development Director
Drew Bigelow, Planner I
Chad Meadows, CodeWright**

Dylan Moore called the Planning Board meeting to order at 6:00pm.

APPROVAL OF MINUTES

James Motley notes that there are a couple minor grammatical errors that he would like corrected. Drew Bigelow states that she can correct the noted errors in the minutes.

A motion was made to approve the Minutes of the February 21st Planning Board Meeting as amended.

Motion: Thomas Thompson

Second: Joe Towns

Vote: Unanimous

CONSIDERATION OF A REZONING REQUEST TO AMEND THE CONDITIONAL ZONING PLAN OF A VACANT PARCEL LOCATED ON SHERWOOD DRIVE (ROCKINGHAM COUNTY TAX PARCEL #184284). THE APPLICANT IS ELAM FREEWAY, LLC AND THE PROPERTY OWNER IS CABLE ENTERPRISES, LLC. DOCKET NO. CZ 2024-01.

Dylan Moore introduces the docket item.

Elam Freeway, LLC is petitioning to amend the conditional zoning masterplan previously approved by City Council in July 2023, for an undeveloped parcel located on Sherwood Drive (Rockingham County Tax Parcel #184284). The parcel is zoned Conditional Zoning Residential-6 (CZ R-6). Amendments to the masterplan include the reduction of the existing required front yard setback from 30 feet to 20 feet due to a provision of a 50-foot easement for future greenway

trail to be provided on final plat for development by the City of Reidsville. The reduction of the front setback is reasonable as council has approved reductions in the front setback of the R-12 district by 10-feet to 25-feet, while R-6 still requires a front setback of 30-feet. Something we will be addressing in the UDO. The parcel encompasses an area of 26.267 acres. The applicant is Elam Freeway, LLC. The property owner is Cable Enterprise, LLC. A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district. The applicant gets to choose which of the allowable uses for the district, in this case R-6, that they would like to impose upon the land.

In addition, the applicant has provided a concept masterplan, as required by the Ordinance. To amend this masterplan, the applicant must undergo the revision process. Per Article V, Section 1 of the Reidsville Zoning Ordinance, any major change that alters the density of the development, decreases the use of compatible design features, decreases pedestrian features, or changes the use(s) approved for the property must go before the Planning Board and City Council for approval. This proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area #3 of the Land Development Plan, which is to be primarily for residential development and Goal #5 which prioritizes facilities, parks, and trails for active living, including expanding the city's greenway system. The proposed conditional rezoning is in line with the surrounding land use. No change of land use is requested from the previous approved conditional zoning. Single-family detached dwellings only. The Planning Staff recommends the proposed rezoning application be approved.

Dylan Moore asks the Board if there are any questions for Jason Hardin. There being none, Jason Hardin takes a seat. Dylan Moore asks if there is anyone else who would like to speak for or against this proposal. Tim Shaw of Hagen Engineering approaches the Board. He states that the developer is providing this greenway easement as a way to improve the final product. He also states that they are hoping to reduce the front setback requirement to better align with their overall design. He notes that several other developments of this type have requested and received reduced front yard setbacks in other municipalities. Tim Shaw states that he is happy to answer any questions the Board may have.

Joe Towns asks Tim Shaw what type of homes will be built within this development. Tim Shaw replies, single family. Joe Towns asks if they will be one-story or two-story. Tim Shaw states that they will be two-story, although he doesn't know if they have received the final design elevations yet. James Motley asks Tim Shaw if he has any idea of the price range for these homes. Tim Shaw states that he does not. Jason Hardin reminds the Board that their decision cannot be made based on the cost of the homes in the proposed development per the Fair Housing Act. He states that we don't consider the price and design of developments when evaluating a rezoning like this one. The NC General Statutes prohibit local governments from having design standards for 1 and 2 family dwellings. Joe Towns states that you want to consider the people in the area who have high priced properties that may be impacted by this development. Cindy Scarborough states that we need more affordable housing in Reidsville. William Roach asks if a Traffic Impact Analysis was conducted. Jason Hardin states that the proposed development plan is only for 48 homes. We (planning staff and the developer) did not

feel that this development would generate a significant enough traffic impact to warrant a Traffic Impact Analysis.

Joe Towns states that 48 homes will create approximately 96 new cars. Dylan Moore asks if the Board has any more questions for Tim Shaw. Cindy Scarborough states that she is happy about the dedication of an easement for the greenway.

Dylan Moore asks if there are any others who would like to speak for or against the proposed rezoning. There being none, a motion was made to recommend the amendment to this conditional rezoning to City Council for approval.

Thomas Thompson:

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Board agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

The Board has reviewed **Case CZ 2024-01**, rezoning to **Conditional Zoning Residential-6 (CZ R-6)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of the **Growth Management Area 3 – Suburban**.
 - A. This parcel is located in the **Growth Management Area 3 – Suburban** according to the Reidsville Land Development Plan, and is characterized by stable, existing residential areas with an increased number of residential developments.
 - B. The Reidsville Land Development Plan suggests that areas within **Growth Management Area 3 – Suburban** should generally be characterized as predominately residential.
2. The proposed action is found to be reasonable :
 - A. The subject property is surrounded by and abuts others parcels featuring predominantly residential uses (CZ R-6, CZ R-12 & R-20).
 - B. The uses allowed in the Conditional Zoning Residential-6 (CZ R-6) district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area.
 - C. This rezoning request will allow for the development of single-family homes in the Conditional Zoning Residential-6 (CZ R-6) district, which would have or allow impacts similar to those of other parcels in the area.
 - D. The proposed single-unit development addresses the considerable need for housing in the City of Reidsville.

A motion was made to recommend the rezoning to City Council for approval.

Motion: Thomas Thompson

Second: Cindy Scarborough

Vote: Recommend for Approval

FOR (5) - Dylan Moore, Cindy Scarborough, Thomas Thompson, William Roach & James Motley
AGAINST (1) - Joe Towns

REBOOT REIDSVILLE UDO: ANNOTATED OUTLINE

Chad Meadows takes the podium. He states that in the next 45 minutes, he will go back over the Annotated Outline in detail and provide an overview of where the project will go from here. He briefly reintroduces himself and his team.

Chad Meadows starts his presentation by reiterating what the Reboot Reidsville project is, and he provides the Board with a short background regarding the intent of the project. Chad Meadows states that this UDO will make our ordinances more user friendly and cohesive. Similarly, all of our ordinances will be updated to accommodate changes to the NC General Statutes.

Chad Meadows briefly discusses the project tasks, highlighting the 6 different phases we will work through. First, was Project Initiation, followed by the Code Assessment that we heard in December 2023. Currently, we are in phase 3 - Annotated Outline. Next, we will move into Drafting, followed by Adoption, and Delivery in December 2024. Chad Meadows states that instead of delivering individual UDO Article sections to the Board for review, he will draft the entire document and present it in a few months. Staff will likely receive their draft copy for review in July, and the Board will receive theirs in August.

Moving on to discuss the structure of the Annotated Outline, Chad Meadows states that the UDO will contain 10 Articles. Each section will be organized alphabetically. Section 2 will introduce the text/header layout. Section 12 will be for review purposes only. The language included in the "About this UDO" section will not be codified. If we choose, the "About this UDO" section can be turned into a "FAQ" section. The "UDO Amendments Table" will be very helpful. This table will be used to track all of the changes that occur to the document. Cindy Scarborough asks Chad Meadows what he means by "amendments" and who will be able to request an amendment? Chad Meadows states both staff and the general public will be able to propose amendments. He goes on to explain the application and amendment review process. Jason Hardin states that this is the same as what we do now. James Motley asks if Chad Meadows is a consultant that we have contracted to do this rewrite. Chad Meadows replies, yes. James Motley notes that Reidsville is unique, and there are local "particulars," such as culture and history, that need to be considered throughout this process. Chad Meadows states that his team has worked diligently to review all of the city's current policies and development plans for guidance. He states that he also conducted several stakeholder interviews to ensure we captured the local perspective. As the project progresses, the vision will be clarified. Chad Meadows states that all of the changes he and staff have proposed have been proven and tested to work. We are not aiming to reinvent the wheel.

Moving on, Chad Meadows states that there will be a "Key Changes Table." This table will identify and explain the ways that the new code differs from the previous code. This includes changes to law, policy, and statues. Chad Meadows states that in the future, he will discuss these changes in more detail. Referencing a sample page from the Annotated Outline, Chad Meadows indicated that this is what a typical page from the UDO will look like.

For the next portion of his presentation, Chad Meadows states that he will review each of the new UDO Articles one by one.

Article 1: Administration

This section serves as the “legal boilerplate” for the UDO. It identifies the duties and responsibilities of individual staff, and introduces the purpose of the code. This section also helps to maintain consistency by identifying procedural standards and practices.

Article 2: Applications

This section outlines how the Applications Article is organized into a summary table, a set of 35 different application types, and a set of basic or standardized review procedures the City will follow when processing applications. It also explains the uniform structure of each application section and provides a key to the symbols and colors in each application’s procedural flow chart. This section includes the application summary table, which identifies the type of development applications, review authorities for each application type, a cross-reference to the relevant UDO section, and whether a pre-application conference is required or optional. This table clarifies who hears appeals of certain decisions and indicates which decisions follow the legislative or evidentiary hearing process. It includes the subdivision procedures from the City’s Subdivision Regulations and the application review procedures from the City’s Flood Damage Prevention Provisions. A key focus of this section is to explain the difference between administrative, legislative and quasi-judicial processes.

Article 3: Configuration

This article includes standards and guidelines for developing property or establishing new uses of property to ensure the protection of the health, welfare, safety, and quality of life for local citizens, visitors, and business owners. These provisions address the physical relationship between development and adjacent properties, Public streets, neighborhoods, and the natural environment. Topics covered in this section include: development circulation, mixed-use design standards, exterior lighting, fencing, open space and home owners’ associations, among others.

Article 4: Districts

This section describes the relationships and differences between conventional districts, conditional districts (including the different types), and overlay districts. It also clarifies that all land within the City’s planning jurisdiction is assigned at least one zoning district. This section also enumerates the zoning districts with several notable changes, including consolidations, new names and abbreviations, conversion of the business districts to mixed-use districts, new downtown sub-districts, and relocation of the conditional zoning districts to their own section. The included table sets out the overlay districts (historic, water supply watershed, and flood damage prevention). Within this section, incentives and alternatives to the generic dimensional standards are identified. The zoning map is incorporated into Section 7 of this article.

Jason Hardin states that this section will provide context for new development in the CBD. Cindy Scarborough states that development in the CBD is difficult and that some of the areas directly adjacent to downtown are often excluded when it comes to new development. Jason Hardin states that Main St. is the boundary for the CBD to the west. It is the dividing line between the CBD and the surrounding Office and Institutional (O&I) transitional district. James Motley asks how staff plans to manage density in the new conditional zoning districts. Chad Meadows states that we will manage density and new development through the establishment of

basic district standards. Included within the ordinance will be incentives and alternative routes for those who wish to step outside of these basic standards.

Article 5: Land Uses

This section distinguishes between principal, secondary, and temporary uses, and explains the process to follow in establishing a principal use. This section explains what constitutes a change in use type. The “Land Uses Table” takes up the majority of this section. It introduces the list of common principal uses, and the organizational approach to distinguishing between different uses. The end of this section addresses prohibited, unlisted, and secondary uses in more detail.

Cindy Scarborough states that it sounds like we are trying to remove Special Use Permits (SUP’s) from review by the Planning Board. Chad Meadows states that SUP’s should not come to Planning Board. Since they are quasi-judicial, the City Council cannot statutorily consider the Planning Boards recommendation on SUP’s. No evidence from outside of the meeting where the decision is made can be considered, and the Planning Board recommendation is considered outside evidence. James Motley states that the Board will need to be more diligent going forward. He expects someone will try to slide something through the new UDO that is outside of the standards/regulations. Chad Meadows states that he has seen that happen before. If it does occur, all they can do is reevaluate the code and make an amendment to prevent it in the future.

Article 6: Measurement

This new chapter includes material explaining the different types of lots, lot lines, setbacks, and required yards. It identifies how various dimensional standards (like building height or use separations) are measured, and it sets out the allowable forms of deviation (such as exceptions to building heights, encroachments into setbacks, etc.). It also includes the basic rules for measurement, such as rounding, determination of impervious surface, slope, and other basic measurement rules. Each set of standards will include illustrations demonstrating how the standards operate. This section also describes how to calculate the maximum allowable residential density versus the calculation of the maximum number of individual lots (based on minimum lot size requirements by use type).

Article 7: Nonconformities

This section updates the nonconforming provisions in Article 9 of the current Zoning Ordinance. It clarifies the intent of the Article (to allow nonconformities to continue but gradually reach compliance). It clarifies that the burden of proving a lawfully established nonconformity is upon the applicant. It permits (even encourages) maintenance and allows for structural strengthening if needed to maintain public safety. This section also addresses established lots of record that were platted prior to the effective date of the UDO, but that do not meet the dimensional requirements of the district where they are located. It discusses the procedures for use of such lots of record when located in a residential district as well as redevelopment or reconstruction on such lots following a casualty (major damage). It removes requirements for variances to develop these lots (at least in cases of residential development). In addition, the standards specify that governmental acquisition of a portion of a lot in a residential district shall not render the lot nonconforming (even if it no longer meets the dimensional standards). The section will deal with changes to nonconforming lots, such as boundary line adjustments. It also clarifies that special purpose lots are not required to meet the dimensional standards for the zoning district where they are located. Nonconforming signage is included in this section.

Additionally, this new section adds provisions dealing with nonconformities in site elements, such as landscaping, lighting, parking, and screening of elements like outdoor storage. Currently, the development regulations either require full compliance or do not specify when such nonconforming site features must be brought into conformity. This new section requires that specified site elements be brought into conformance on a sliding scale when the structure is substantially remodeled, or when the floor area of a building is enlarged by threshold percentages, with an important “safety valve” provision that allows for a waiver of requirements in cases where the site has physical constraints that prevent upgrading certain elements. This section will address enlargement, abandonment, relocation, and reconstruction after casualty damage. Lastly, use nonconformities are noted. This section includes provisions dealing with existing uses that no longer conform with the zoning district provisions where they are located. The City’s current regulations with respect to nonconforming uses will be largely carried forward except that additional flexibility is added to structures changing to comply with flood protection standards, and there is additional clarity that nonconforming uses may not expand. In addition, the current amortization provisions for nonconforming mobile home parks are not carried forward since they are over 30 years old.

Article 8: Violations

This article is an overhaul of Article 13 in the Zoning Ordinance, along with edits to Section 4D of the Subdivision Regulations. The purpose of this article is to clarify that the city seeks to encourage and assist with voluntary compliance, not the application of penalties. This section clarifies that compliance is required by all persons owning, developing, managing, using, or occupying land or structures. Examples of common classes of violations are provided for reference. Under “Code Enforcement Procedures” in the section, language is provided that identifies the basic steps that the City will follow with respect to determining if a violation exists, how it is to be corrected, and what happens if it isn’t.

Article 9: Word Usage

This section includes a glossary of the abbreviations used in the Ordinance and provides rules for construing or interpreting the terms and provisions of this Ordinance. Under the “Terms Defined” portion of this section, you will find a consolidation of the definitions of terms used in the Zoning Ordinance, Subdivision Regulations, Flood Damage Prevention Ordinance, and other development regulations (including recent text amendments). It defines all use types, all procedures, all review authorities, and terms common to development standards and use standards. The section will include notes that some definitions, like those associated with signs, lot dimensions, or flood protection standards, are located elsewhere in the Ordinance. Any development standards in the current definitions have been relocated or replaced.

Article 10: Appendices

This section includes a summary table that describes the plan and plat submittal requirements. This section also sets out updated subdivision certification statement and declaration language for inclusion on various plat types. This section will not be codified.

Chad Meadows concludes his presentation by asking the Board if they have any questions. Cindy Scarborough asks why Planning Board member term lengths must decrease. Chad Meadows states that NC General Statute 160D changed the term length for the Planning Board. Cindy Scarborough suggests that the number of allowable terms should be increased to accommodate the reduction in term length. Chad Meadows states that such a decision is a matter of local

policy. Jason Hardin replies, staff can look into that. Thomas Thompson asks if all acting members are “grandfathered” in at 5 years (term length). Jason Hardin states that he will need to consult our attorney on that. Cindy Scarborough states that Board members should be allowed to serve 3 terms instead of 2.

Cindy Scarborough again notes her concern about SUP’s no longer coming before the Board. Chad Meadows reiterates that the deciding body cannot hear outside evidence. Cindy Scarborough asks why SUP’s can’t just come before BOA. Chad Meadows states that they can. It is a matter of policy whether or not staff wants them to come to BOA or City Council.

Chad Meadows states that Planning Board will be the keeper of the UDO going forward and all updates will come to them for review.

PLANNING & COMMUNITY DEVELOPMENT DIRECTORS REPORT

Jason Hardin states that he does not have much of an update for the Board, since there was not a meeting last month. He notes that City Council recently appointed Drew Bigelow as a Plat Review Officer. This still needs to be approved by Rockingham County; however we foresee them approving it.

PLANNING BOARD MEMBER COMMENTS

There are no additional comments.

ADJOURNMENT OF PLANNING BOARD

There being no further business, a motion was made to adjourn the Planning Board meeting at 7:48pm.

Motion: Thomas Thompson

Second: Joe Towns

Vote: Unanimous

**Drew Bigelow
Planner I**

**MINUTES OF THE REIDSVILLE HISTORIC PRESERVATION COMMISSION
MEETING HELD THURSDAY, APRIL 18TH, 2024 BEGINNING AT
6:00 P.M. IN THE REIDSVILLE CITY HALL COUNCIL CHAMBERS**

MEMBERS PRESENT:

Jason Johnson
Marguerite Holt
Norma Craddock
Anne Marie Simmons
Jim Jackson
Elizabeth Covell

MEMBERS ABSENT:

Cindy Dilday

OTHERS IN ATTENDANCE:

Jason Hardin, Planning & Community Development Director
Drew Bigelow, Planner I

Jason Johnson called the Historic Preservation Commission meeting to order at 6:00 pm.

Anne Marie Simmons provided the invocation.

APPROVAL OF MINUTES:

A motion was made to approve the Minutes of the March 21st HPC Meeting.

Motion: Jim Jackson
Second: Marguerite Holt
Vote: Unanimous

CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR OLAJDE KUYE OF HKMS CLUB INVESTMENTS TO REPLACE THE EXISTING WOODEN SIDING WITH NEW VINYL SIDING OF A SIMILAR COLOR, AND TO REPAINT THE EXTERIOR TRIM, COLUMNS, RAILINGS AND STAIRS ON THE FRONT PORCH OF A PROPERTY LOCATED AT 708 S. MAIN ST. DOCKET NO. HD 2024-01.

Elizabeth Covell asks to be recused due to her proximity to the property as an adjoining neighbor.

A motion was made to allow Elizabeth Covell to be recused from the hearing.

Motion: Jim Jackson
Second: Marguerite Holt
Vote: Unanimous

Elizabeth Covell steps down from the bench and leaves the room.

Jason Johnson also reveals having prior knowledge of the renovations due to his proximity to the projects as an adjacent neighbor. He does not recuse himself.

Drew Bigelow swore in Olajde Kuye.

Olajde Kuye states that he is the applicant. He and his business partner recently purchased the property at 708 S. Main St. At the time of purchase, Olajde Kuye claims that he and his business partner were unaware of the historic district. Before work began, Olajde Kuye states that he asked his business partner if all necessary permits and permissions had been obtained for the renovation. His business partner assured him that they had been obtained. Several months after the project began, Olajde Kuye found out that all of the necessary approvals had not been obtained, and a COA from the Commission was never applied for. Olajde Kuye states that he is here today to obtain the permission of the Commission for the work they have done and the work that remains to be completed. Olajde Kuye states that he is not sure if his team will be able to finish the project. Rather, he states that they may choose to sell the home as is. He wants to get the COA so that whoever ends up completing the work is clear to do so. The amount of work that remains to be done is significant. Olajde Kuye presents to the Commission a sample of the vinyl siding that has been used on the home. It is of a gray/blue color titled "harbor stone."

Jim Jackson asks Olajde Kuye why they chose that style of siding. It is a different design from the wood siding that is existing. Olajde Kuye states that this style of siding is what they could get within their budget. It is not the same but it is similar in style and color. Olajde Kuye states that he did not know siding could be acquired that matched the historic wood siding design exactly. Jim Jackson asks if the siding will be placed on the front of the home. Olajde Kuye replies, yes. The whole house will have new vinyl siding put up. The wood siding on the left side and rear of the home has already been replaced. Jim Jackson asks the applicant to clarify that the siding being presented before the Commission this evening, is what has already been used to replace the existing wood siding on the left side and rear of the home. Olajde Kuye replies, yes. Jim Jackson states that while the Commission would like to see the existing siding replaced with something that is the same, he understands the budget constraints related to remodeling an old, historic home. He also states that they have approved other homes in the district to use vinyl siding and there are several homes with siding of the same/similar color in the area. Overall, Jim Jackson does not feel that the vinyl siding is reason enough to deny the COA.

Marguerite Holt asks the applicant if they have a timeline for completing the work. Olajde Kuye reiterated that he and his business partner may not be the ones finishing the work. They may put the incomplete house up for sale. Olajde Kuye states that if they do finish the home themselves, it will likely take a month or so to complete. All that remains is to finish replacing the siding and to repaint the porch. Norma Craddock asks where this home is located. Jason Johnson replies, 708 S. Main Street.

A motion was made in consideration of the evidence provided, to approve the Certificate of Appropriateness for Olajde Kuye to replace the existing wooden siding with new vinyl siding of a similar color, and to repaint the exterior trim, columns, railings and stairs on the front porch of a property located at 708 S. Main St.

Motion: Jim Jackson

Second: Anne Marie Simmons

Vote: Unanimous

Elizabeth Covell rejoins the group.

COMMISSION MEMBER EVENT ATTENDANCE AND PARTICIPATION

Jason Hardin states that staff would like to talk to the Commission about future expectations for attendance and participation at HPC sponsored events. It was unfortunate that we had to cancel the Downtown Stroll and that we could not honor the rain date due to Commission members having scheduled other personal things for that day. Does the Commission want to continue scheduling events with rain dates? Does the Commission want to do away with the Downtown Stroll? What works best for the Commission? Jason Johnson states that part of the discussion was that it takes away from the tour without the ladies (Elizabeth, Marguerite, Cindy, Norma and Anne Marie) being able to be there. Having them in their costumes really makes the tour special. He states that none of the women would be available until mid-May if we were to reschedule the event. Jason Johnson asks how far out the Commission wants to look at rescheduling the event or if they want to just not have a Downtown Stroll this year. Drew Bigelow states that she would need at least a month to advertise the event again, and get all the tickets sold. We had about 50 people scheduled before the event was cancelled. Jason Hardin states that staff received a lot of negative feedback from the public. Generally, people were very upset that the event was cancelled. Jim Jackson states that this was a unique circumstance. He states that it seems to just be a matter of bad luck this year between the weather and then Marguerite's friend passing. Jim Jackson states that he was so convinced that we would not need the rain date, that he went and booked a trip for that time. Anne Marie Simmons states that in the past we haven't had as many conflicts. It usually works out okay. We have had problems before, as situations arise, but some things are just out of your control. Jason Johnson asks if the question from staff is whether or not the Commission wants to scrap rain dates or if they want to stop holding events? Jason Hardin states that it's a two-part question. Does the Commission want to do away with rain dates, just having the one date? And, does the Commission want to try to have a Downtown Stroll this year? We can wait and just have the Lantern Tour in the fall. Marguerite Holt asks if a Sunday Downtown Stroll is an option. Drew Bigelow states that she has talked to Jason Johnson about a few Sunday dates, and it seems like we are still looking at mid-May or June before everyone will be available. Marguerite Holt states that mid-May works for her. Anne Marie Simmons states that she is not available on Sundays. Drew Bigelow states that we would need to begin advertising immediately for a May date. Drew Bigelow also states that she feels that we should not select dates for events where all Commission members are not available. In the past, we have committed to dates where only a few members were available, and then it became an issue when a member had to drop out. If we pick dates where all 7 Commission members plus staff are free, then we reduce the chance of not having enough guides to conduct the tours. Elizabeth Covell states that we also need to work on getting all members comfortable doing tours. Even if we have to pair people up so that the workload is shared. Everyone should be able to at least co-lead a group. The Commission discussed a few different May dates for rescheduling the event. It is determined that we will not reschedule the Downtown Stroll at this time. Instead, Elizabeth Covell suggests the Commission revisit the idea in May and possibly offer a Downtown stroll in or around September. The Commission members agree to bring their calendars to the next meeting so that they can decide on a potential fall date for the Downtown Stroll.

COMMISSION MEMBER COMMENTS

Jim Jackson asks Drew Bigelow if she has developed a script for the mural panels on Market Street. Drew Bigelow replies, no. She was planning to have a description read by the fall Lantern Tour date. Currently, she is still researching the panels and has gone by to take pictures of the information on the back of

each of them. Marguerite Holt asks if there was a time capsule under the clock tower. Jason Hardin states yes. Marguerite Holt asks if we can have some dialogue about what was placed in the capsule included in the Lantern Tour book. Jason Hardin states that we do not know what was placed in the capsule, however; we can find out and add a small section about its contents. Drew Bigelow states that it is new, just being buried last year for the 150th anniversary. She agrees to write something about the items placed in the time capsule.

Elizabeth Covell asks Jason Hardin what the City's policy is on Commission members being able to virtually attend meetings in the event of illness or personal conflict. Jason Hardin says that currently, only City Council has been granted that privilege. Elizabeth Covell states that she has recently been promoted, and her new position often takes her out of town for meetings. It is becoming more and more difficult for her to attend the monthly HPC meetings. Jason Hardin agrees to speak with our administrative team about the issue. Marguerite Holt states that she is aware of other Commissions/Boards that allow members to virtually attend meetings. If an accommodation cannot be made, Elizabeth Covell states that she may have to resign from the Commission. Jason Hardin states that he will look into it for the next meeting.

ADJOURNMENT OF HISTORIC PRESERVATION COMMISSION

There being no further business, a motion was made to adjourn the Historic Preservation Commission meeting at 6:42 pm.

Motion: Anne Marie Simmons

Second: Marguerite Holt

Vote: Unanimous

**Drew Bigelow
Planner I**

**MINUTES OF THE
REIDSVILLE HUMAN RELATIONS COMMISSION
MEETING ON TUESDAY, APRIL 23, 2024
REIDSVILLE CITY HALL
1ST -FLOOR CONFERENCE ROOM**

COMMISSION MEMBERS PRESENT: Cathy Badgett, Chair
Maricarmen Garduño, Vice Chair
Khalid Amos
Daunte Carter
Dawn Charaba
Wanda Harley (7:21 p.m. arrival)
Richard Ratliff
Anna Roach (6:42 p.m. arrival)
Matthew Williams

COMMISSION MEMBERS ABSENT: None

CITY STAFF PRESENT: Latasha Wade, Deputy City Clerk
William Hairston, Councilman

VISITORS: None

CALL TO ORDER

Chair Dr. Cathy Badgett called the meeting to order at approximately 6:32 p.m.

INVOCATION

Councilman William Hairston provided the invocation.

ROLL CALL

Deputy City Clerk Latasha Wade then called the roll.

READING OF THE MISSION STATEMENT

Dr. Badgett asked Matthew Williams to read the Mission Statement.

APPROVAL OF MARCH 26, 2024 MINUTES

Matthew Williams made the motion to approve the March 26, 2024 minutes and Khalid Amos seconded the motion with the minutes being unanimously approved.

ANNOUNCEMENT

Saturday, April 27, 2024 is the Team Reidsville Community Event. It will be held at Market Square from 12 noon until 4 p.m.

April 23, 2024

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OLD BUSINESS

Team Reidsville Celebration

Dr. Badgett and the board began to review the details of the Team Reidsville Community Event, which follows:

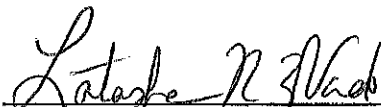
- Screen Print did the banners. They could not use the previous banners due to the size so Dr. Badgett ordered new ones based on the Market Square guidelines for a standard banner.
- Dr. Badgett said she would meet with Robin Yount, Market Square Manager, on Thursday. She stated that she would not have the key to Market Square this year but Robin would have a representative present for the duration of the event and prior. Robin will open the electrical box on Thursday.
- Dawn agreed to provide water, juice, sketch pads, tickets, black tablecloths, 2 coolers, a table and 2 chairs for mobile health.
- Khalid said he will bring a card table for artwork.
- Dr. Badgett will bring a card table for the sketcher, bungee cords, tape, etc.
- Dr. Badgett reviewed the vendor list and spacing and some sponsors.
- Dr. Badgett said she would have to add Lowes Highway 14 to the sponsor banner.
- She had confirmed with Jordan Yount of coverage for games from the Parks and Recreation Department.
- She had talked to Eric Callands about the RHS Drumline participation. She told Matthew that Eric would follow up with the team coaches to see if they would be able to come.
- Dr. Badgett will introduce City Officials and HRC members.
- She will pick up trophies, medallions, etc. from City Hall tomorrow.
- Matthew, Maricarmen, and Daunte would be the designated MCs.
- Dr. Badgett has had contact with all participating artists.
- Wanda will work the HRC registration table and Dawn will give out tickets.
- The board discussed how to distribute prizes/gifts.

Closing Comments

Dr. Badgett welcomed anyone that wanted to meet for set-up for the event to come. She will arrive at Market Square by 9 a.m.

The motion to adjourn the meeting at 8:04 p.m. was made by Dawn Charaba, seconded by Maricarmen Garduño and unanimously approved.

Submitted by:



Latasha R. Wade, Deputy City Clerk

April 23, 2024

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