

**CITY COUNCIL  
AGENDA  
February 13, 2024  
6:30 p.m.**

- 1. Opening of meeting by Mayor John P. Hutchinson.**
- 2. Invocation by Pastor William McDonald, City Light Church.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
  - A. Disposition of Minutes - January 9, 2024 Meeting Canceled due to Adverse Weather Conditions.**
  - B. Tax Collector's Report. (See Pages 4-9 )**

**Informational Items:**

    - 1.) Monthly Collection Report**
    - 2.) Uncollected Taxes as of January 31, 2024.**

**Action Items:**

    - 1.) Refunds per County Assessor's Office.**
    - 2.) Discovery bills added to Tax Scroll.**
    - 3.) Releases per County Assessor's Office.**
  - C. Approve Tax Collector's request to advertise Tax Liens for the 2023 tax year in accordance with N.C.G.S. 105-369 (See Page 10)**
- 5. Business by Planning Board.**
  - A. Set Public Hearings: (none)**
  - B. Hold Public Hearing:**
    - 1.) Hold Public Hearing: Hold public hearing for a UDO text amendment to Article 4 of the UDO to provide a potential density bonus for the redevelopment/conversion of existing nonresidential buildings to multi-family residential. (See Pages 11-13)**

- 2.) Hold Public Hearing: Hold public hearing for a UDO text amendment to allow bed and breakfast inns as a permitted use in the Highway Business (B-3) zone. (See Pages 14-16)**

**C. Minutes from Various Boards: (Enclosed)**

- 6. Consideration of a Demolition Ordinance for the dilapidated dwelling located at 1320 E Washington Street and identified as Richmond County PIN # 7473-14-34-5479. (See Pages 17-19 & Insert)**
- 7. Consideration of a Demolition Ordinance for the dilapidated dwelling located at 100 Copeland Street and identified as Richmond County PIN # 7463-03-30-4564. (See Pages 20-22 & Insert)**
- 8. Hold Public Hearing on proposed conveyance by private negotiation of certain property located at 305 E Washington Street, formally known as 20,000 sq. ft. Food King Building to Wampum Holding, LLC. (See Pages 23-24)**
- 9. Consideration of approval of conveyance by private negotiation of property known as Food King Building located at 305 E Washington Street to Wampum Holding, LLC in accordance with provisions of NCGS 158-7.1 known as the NC Local Development Act.**
- 10. Consideration of an Ordinance Adopting a Capital Project Fund for the Wastewater Plant Improvement Project. (See Page 25)**
- 11. Business by Visitors.**
- 12. Business by City Clerk.**
- 13. Business by City Manager.**
- 14. Items of discussion by City Council Members.**
- 15. Business by Mayor.**
- 16. Adjournment.**

**Rockingham, NC**

**City Council Agenda**

**SUPPORT DOCUMENTS**

**CITY OF ROCKINGHAM  
MONTHLY TAX COLLECTION REPORT**

MONTH: JANUARY

YEAR: 2024

PRIOR YEAR RECORD											
YEAR	AD VALOREM TAXES	COST AND INTEREST	TOTAL COLLECTED	PERCENT THIS DATE	YEAR TO DATE COLLECTIONS	SAME MONTH COLLECTIONS	PERCENT OF TOTAL				
2024	922.04		922.04		2,267.98	1,091.26					
2023	558,384.86	1,868.44	560,253.30	92.59%	3,434,118.67	635,724.77	93.10%				
2022	2,453.87	431.53	2,885.40	98.75%	15,658.73	777.14	99+%				
2021	294.84	59.05	353.89	99+%	999.79	84.21	99+%				
2020	60.72	36.18	96.90	99+%	346.89	-	99+%				
2019	-		-	99+%	129.57	-	99+%				
2018	-		-	99+%	57.55	30.37	99+%				
2017	-		-	99+%	-	91.67	99+%				
2016	-		-	99+%	-	1.96	99+%				
2015	-		-	99+%	-	-	99+%				
2014	-		-	99+%	-	-	99+%				
2013	-		-	99+%	-	-	99+%				
	562,116.33	2,395.20	564,511.53		3,453,579.18	637,801.38					

**UNCOLLECTED TAXES**

<b>YEAR</b>	<b>AMOUNT</b>	<b>JANUARY 2024</b>
2023	275,144.94	
2022	45,441.60	
2021	16,453.56	
2020	9,112.45	
2019	6,287.24	
2018	5,095.81	
2017	4,565.91	
2016	4,341.98	
2015	4,727.27	
2014	5,107.53	
2013	7,027.35	
	275,144.94	Total Current Year
	108,160.70	Total Past Years
	383,305.64	Total All Years





CITY OF ROCKINGHAM  
 MONTHLY REFUNDS REGISTER  
 JANUARY 2024

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
DATE	ACCOUNT	NAME	EXPLANATION	YEAR	AMOUNT	LATE LIST	TAGS	INTEREST	REFUNDED	CHECK #					
1	1/5/24	57064301 SANDERSON, DESIRE	OVERPAYMENT FOR MORTGAGE	2023	436.37				436.37	85942					
2	1/12/24	63110 SEITZ, JOHN	VEHICLE TAX	2023	11.68				11.68	86009					
3	1/12/24	63109 INGRAM, DONNIE R	VEHICLE TAX	2023	2.03				2.03	85994					
4	1/16/24	6156301 MARJORIE	OVERPAYMENT <\$1	2023	0.50				0.50						
5	1/22/24	8253301 JOHN	OVERPAYMENT <\$1	2023	0.04				0.04						
6	1/24/24	52979 REFUEL OPERATING COMPANY LLC	OVERPAYMENT FOR TAXES	2023	3,045.89				3,045.89	86062					
7															
8									0.00						
9									0.00						
10									0.00						
11									0.00						
12									0.00						
13									0.00						
14		TOTALS			\$3,496.51	\$0.00	\$0.00	\$0.00	\$3,496.51						





To: Mayor & Rockingham City Council Members  
From: Fontella Watkins, Tax Collector  
Date: February 1, 2024  
Re: Request to Advertise Tax Liens

The Tax Collector for the City of Rockingham requests approval of the Council to advertise Tax Liens for the 2023 tax year in accordance with NC G.S. 105-369.

A handwritten signature in black ink that reads "Fontella Watkins". The signature is written in a cursive style with a large initial "F".

**Staff Report to Planning and Zoning Board**  
**Agenda Item: IV.A**  
**December 5, 2023**

**Issue:**

UDO Text Amendment: City staff has drafted an amendment to Article 4: "Dimensional Requirements" of the UDO to provide a potential density bonus for the redevelopment/conversion of existing nonresidential buildings to multi-family residential housing.

**Background:**

City staff has met with the new owner (Spark Rock, LLC) of the former Woods Warehouse located at 511 S. Hancock Street regarding possible redevelopment plans for the property. The property has been vacant for many years; and a habitual public nuisance for City Code Enforcement because vagrants frequently occupy the building. The subject property is zoned Highway Business (B-3). The new owner is interested in renovating the warehouse space for multi-family residential development which is allowed as a special use in the B-3 zone. The problem with this concept, however, is the City's density allowances for multi-family development are too restrictive to make the project anywhere near financially viable. The City's maximum allowable density for multi-family development in all the zones that allow multi-family is 8.29 units per acre (5,250 square feet of lot area for each unit). The subject property on which the warehouse is located is 0.9 acres in area; thus the maximum allowable density for the property under current zoning regulations is seven (7) units. Based on Richmond County tax records, the warehouse is 36,333 square feet in size (occupies most of the lot area), which is enough space to accommodate many more units than seven. The expected rent generated from only seven units does not justify the cost of conversion/renovation according to the property owner, and City staff agrees. Therefore, City staff has initiated the proposed text amendment in an attempt to facilitate the property redevelopment.

It should be noted that the density issue is not the only problem the property owner will have to overcome with redeveloping the 511 S. Hancock Street site. The ability to provide on-site parking is very limited. The property owner is aware the City will not approve any redevelopment plan for the site that is not in substantial compliance with the City parking regulations in terms of number of spaces provided. The owner is exploring the potential for leased and/or purchased property in close proximity to the site to accommodate the parking needs for the redevelopment.

**Staff Comments:**

1. The proposed amendment will create a new Section 4.10 under Article 4 in the City's UDO. A copy of the proposed amendment is included in the agenda packet for the Board's review.
2. As indicated in the proposed amendment, a density bonus is only allowed for existing nonresidential buildings in those zoning districts that allow multi-family residential uses; and such density bonus is only allowed as a special use approved by the Board of Adjustment on a case-by-case basis. The density bonus may be up to a 500 percent increase above that allowed in Section 4.01 of the UDO.
3. The proposed amendment will require substantial compliance with parking regulations as set forth in Article 10 of the UDO; and prohibit expanding the building footprint or height for additional residential space.
4. As applied to the former Woods Warehouse property, the proposed amendment would increase the maximum allowable density from seven (7) units to 35 units. As previously noted, the warehouse is 36,333 square feet in area according to the Richmond County tax records. If the warehouse is

renovated to accommodate the maximum density allowed under the proposed amendment, the average gross square footage per unit is approximately 1,038 square feet.

5. A second example of a potential benefit from the proposed amendment is the former County Administration building located at 125 S. Hancock Street. The building is now privately owned, and City staff previously discussed the possibility of conversion to apartments with the current owner. Based on the 0.66 acre lot size, a maximum of five units is allowed with current zoning density. With the proposed amendment, the maximum allowable density is 25 units. The building is 29,352 square feet in area according to Richmond County tax records. If the building is renovated to accommodate the maximum density allowed under the proposed amendment, the average gross square footage per unit is 1,174 square feet.
6. The proposed amendment will require substantial compliance with parking regulations as set forth in Article 10 of the UDO; and prohibit the expansion of the building footprint or height for additional residential space.
7. City staff views this text amendment as a type of financial incentive to encourage/facilitate investment in some older, either abandoned or underutilized buildings in the community - some of which of public nuisances in their current state.
8. The proposed text amendment is consistent with the City's land use plan in that it will assist in efforts to facilitate new, quality residential developments as a means of expanding the City's tax base, which is an objective under Goal #1. Also, Goal #2 is to improve the aesthetics and overall appearance of the community, and as previously stated, the proposed amendment incentivizes the redevelopment of vacant or underutilized buildings which are often eyesores in the community.

**Staff Recommendation:**

City staff recommends the Board review the proposed amendment and recommend the City Council amend the UDO as proposed.

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**Planning Board Recommendation:**

The Planning Board reviewed the request at their regular meeting on December 5, 2023 and recommended unanimously the City Council amend the UDO as proposed in the text amendment.

**Section 4.10: Density Bonuses for Multi-family Residential Uses in Existing Nonresidential Buildings**

Existing nonresidential buildings or portions thereof located in the B-2, B-3, O-I, R-7, and R-7A zones proposed for renovation and conversion to multi-family residential units may be permitted to increase the maximum allowable density on the site by up to 500 percent above that authorized in Section 4.01 provided the following requirements are met.

- (A) Any density increase authorized pursuant to this Section shall require a special use permit issued by the Board of Adjustment and shall be reviewed on a case-by-case basis.
- (B) Substantial compliance with parking requirements set forth in Article 10 of this Ordinance shall be required in order for a proposed redevelopment to receive any increase in density pursuant to this Section.
- (C) Any development utilizing a density increase authorized pursuant to this Section shall not be permitted to increase the existing building footprint or building height for additional residential floor space.
- (D) The maximum density authorized pursuant to this Section shall be calculated by dividing the total lot square footage by 5,250, rounding down to the nearest whole number, and then multiplying by five (5).

**Staff Report to Planning and Zoning Board**  
**Agenda Item: IV.B**  
**December 5, 2023**

**Issue:**

UDO Text Amendment: City staff has drafted an amendment to allow bed and breakfast inns as a permitted use in the Highway Business (B-3) zone.

**Background:**

The H.C. Watson house located at 526 S. Caroline Street is for sale and a prospective buyer is interested in operating a bed and breakfast inn at the location. The residence is a large historic home listed on the National Register. In 2005 at the request of the current property owner, the City Council rezoned the property frontage (250 depth) including the residence from High Density Residential (R-7) to Highway Business (B-3) so the current property owner could operate an antique store from the residence. The B-3 zone does not allow bed and breakfast inns as a permitted or special use.

As set forth in Section 3.05 of the UDO, hotels, motels, and extended stay facilities are allowed as a permitted use in the B-3 zone, but not bed and breakfast inns. During the last comprehensive UDO update in 2003, the Board omitted bed and breakfast inns from the B-3 zone primarily because there were few if any large historic homes zoned B-3 consider desirable for such use. The circumstances have changed now; thus, City staff drafted the proposed amendment to address the issue.

**Staff Comments:**

1. A copy of the proposed amended Section 3.05 of the UDO is included in the agenda packet for the Board's review.

**Staff Recommendation:**

City staff recommends the Board review the proposed amendment and recommend the City Council amend the UDO as proposed.

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**Planning Board Recommendation:**

The Planning Board reviewed the request at their regular meeting on December 5, 2023 and recommended unanimously the City Council amend the UDO as proposed in the text amendment.

USE TABLE															
		P = permitted by right			P* = permitted subject to standards			C = conditional use permit required							
USE CATEGORY	SPECIFIC USE	Residential Districts						Nonresidential Districts						Notes	
		R-20	R-12	R-9	R-8	R-7	R-7A	O-1	B-1	B-2	B-3	I-1	I-2		O-S
<b>Entertainment (continued)</b>	Horse stables and related facilities	C												C	
	Pool hall, game room, bingo parlor and similar uses									C	P				
	Automobile and motorcycle race track											C			
	Sexually oriented business										C				5.22
	Theater (in door)									P	P				
	Theater (drive-in)											C			
	Auditorium, assembly hall	C						P		P	P				
	Water slide, golf driving range, miniature golf, batting cage or similar use										P				
	Other indoor entertainment facilities									C	P				
	Other outdoor entertainment facilities	C									C				
<b>Office</b>	Bank, financial institution			C				P	P	P	P				5.20
	All types of office space			C				P	P	P	P				5.20
	All types of office space in existing commercial buildings			C			C	P	P	P	P				5.20
<b>Overnight Accommodations</b>	Hotel, motel									P	P				
	<u>Bed and breakfast inn</u>					P	P			P	P				
	Rooming house, boarding house					P	P			P					
	Extended stay facility									P	P				
<b>Self-service Storage</b>	All such uses										P*	P*	P*		5.21
<b>Restaurant</b>	Restaurant with on premise consumption of alcoholic beverages or a drive-thru window								C	P	P				
	Restaurant without on premise consumption of alcoholic beverages and no drive-thru window								P	P	P				
<b>Retail Sales and Personal Service</b>	Convenience store with or without fuel sales								C	P	P	P	P		
	Produce market	C					C		P	P	P				
	Flea market or similar open air market										C				





## MEMORANDUM

To: Mayor John P. Hutchinson and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: December 29, 2023

Re: Demolition Ordinance for Dilapidated Dwelling located at **1320 E. Washington Street**

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City staff recommends the City Council approve a demolition ordinance for the dilapidated dwelling located at 1320 E. Washington Street and identified as Richmond County PIN 7473-14-34-5479. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated minimum housing proceedings in August of 2023. The property owner, Aretha Patterson-Mosfatt and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the dwelling. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No one attended the hearing with the Code Enforcement Officer. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the dwelling by January 2, 2024. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. The property owners have taken no action to date to address the dilapidated dwelling.

**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.**

**WHEREAS**, the City Council of the City of Rockingham finds that the dwelling described herein is unfit for human habitation under the City Housing Code, and that all the procedures of the Housing Code have been complied with; and

**WHEREAS**, this dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owner of this dwelling, Aretha Patterson-Mosfatt has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with G.S. 160D-1203 pursuant to an order issued by the Building Inspector on October 4, 2023 and the owner has failed to comply with the order;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend "*This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.*" on the building located at 1320 E. Washington Street and identified by Richmond County PIN# 7473-14-34-5479.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above-described dwelling in accordance with his order to the owner thereof dated October 4, 2023 and in accordance with the Housing Code and G.S. 160D-1203.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160D-1203.

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

My Commission expires:

\_\_\_\_\_



Dilapidated Residence - 1320 E. Washington Street





## MEMORANDUM

To: Mayor John P. Hutchinson and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: December 29, 2023

Re: Demolition Ordinance for Dilapidated Dwelling located at **100 Copeland Street**

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City staff recommends the City Council approve a demolition ordinance for the dilapidated dwelling located at 100 Copeland Street and identified as Richmond County PIN 7463-03-30-4564. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated minimum housing proceedings in August of 2023. The property owners, Jeffery Lynn Probst, William Matthew Probst, Amanda P. Guenthner, and Mary Williams Board and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the dwelling. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. Jeffery Lynn Probst, William Matthew Probst, Amanda P. Guenthner attended the hearing with the Code Enforcement Officer. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the dwelling by January 2, 2024. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. The property owners have taken no action to date to address the dilapidated dwelling.

**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.**

**WHEREAS**, the City Council of the City of Rockingham finds that the dwelling described herein is unfit for human habitation under the City Housing Code, and that all the procedures of the Housing Code have been complied with; and

**WHEREAS**, this dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owners of this dwelling, Jeffery Lynn Probst, William Matthew Probst, Amanda P. Guenther, and Mary Williams Board have been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with G.S. 160D-1203 pursuant to an order issued by the Building Inspector on October 4, 2023 and the owner has failed to comply with the order;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend *"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."* on the building located at 1320 E. Washington Street and identified by Richmond County PIN# 7463-03-30-4564.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above-described dwelling in accordance with his order to the owner thereof dated October 4, 2023 and in accordance with the Housing Code and G.S. 160D-1203.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160D-1203.

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

My Commission expires:

\_\_\_\_\_



Dilapidated Residence - 100 Copeland Street





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Rockingham City Council in accordance with the provisions of G.S. 158-7.1 will hold a Public Hearing on the proposed conveyance by private negotiations of certain property located at 305 E. Washington Street, formerly known as 20,000 sq. ft. Food King Building.

### Time and Location of Public Hearing:

The public hearing will be held at 6:30 p.m. on Tuesday, February 13, 2024 in the Council Chambers of Rockingham City Hall, 514 Rockingham Road, Rockingham, North Carolina.

### Purpose of Hearing:

The purpose of the public hearing is to receive comments from the public about a proposed conveyance of property by private negotiation from the City of Rockingham to Wampum Holdings, LLC.

### Interest to be Conveyed:

The property to be conveyed by private negotiation is the 20,000 sq. ft. building formerly known as Food King located at 305 E. Washington Street in the City of Rockingham. The subject property was conveyed to the City of Rockingham by private negotiation / purchase on January 20, 2018.

### Value of Interest to be Conveyed:

The fair market value of the property to be conveyed is estimated at \$1,100,000. The primary value of the property is to allow the City of Rockingham to promote private investment and provide employment.

### Consideration to be Received by the City:

Considerations to be received by the City of Rockingham over the next 10 years will consist of providing jobs and new investment, receipt of future ad valorem tax revenues and overall stimulation of the local economy. The 20,000 sq. ft. building formerly known as Food King will be transferred to Wampum Holdings, LLC for consideration noted above. It is anticipated that future ad valorem taxes and other revenues generated as a result of local economic enhancements will be at least equal to or exceed the local considerations based on the future value of the project.

Proposed Conditions of the Conveyance:

The 20,000 sq. ft. building formerly known as Food King will be conveyed to Wampum Holdings, LLC with the following conditions attached to the conveyance.

- 1.) Wampum Holdings, LLC will construct or cause to be constructed improvements of at least \$1,100,000.
- 2.) Wampum Holdings, LLC will provide for the employment of 10-15 persons.
- 3.) Wampum Holdings, LLC will pay at or above the medium average wage for Richmond County.
- 4.) The conditions above will be met within five years from the date of conveyance.
- 5.) In the event that Wampum Holdings, LLC fails to perform contractual obligations within five years from the date of conveyance the 20,000 sq. ft. building formerly known as Food King will revert to the City of Rockingham.

Governing Body's Intention to Approve Conveyance Described Herein:

The City of Rockingham has determined that this conveyance of property will stimulate the local economy, promote business development, and provide jobs in the County of Richmond and the City of Rockingham that will pay at or above the medium average wage of the County. As a result, notice is hereby given that it is the intent of the City of Rockingham to approve the conveyance described herein; however, final determination will be made after considering comments received at the Public Hearing described above.

Sabrina Y. McDonald, CMC  
City Clerk

**CAPITAL PROJECT ORDINANCE ADOPTING A CAPITAL PROJECT FUND FOR THE WASTEWATER PLANT IMPROVEMENT PROJECT**

**BE IT ORDAINED** by the City Council of the City of Rockingham, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

**SECTION 1:** This ordinance is to establish a budget for the Wastewater Plant Improvement Project

**SECTION 2:** The Finance Officer and City Manager are hereby directed to approve all expenditures to ensure funds are spent in accordance with the terms of the budget contained herein;

**SECTION 3:** The following amounts are appropriated for the project and authorized for expenditure:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
67-430-3450	Construction/Contracted Services	\$ 9,083,853
67-430-3040	Professional Services/Fees/Engineer	1,737,889
67-430-2570	Miscellaneous Administrative Fees	18,000
67-430-8990	Contingency	<u>2,165,258</u>
	Total Project Appropriation	<u>\$13,005,000</u>

**SECTION 4:** The following revenues are anticipated to be available to complete the project:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
67-301-0000	State Grant from OSBM	\$13,000,000
67-329-1000	Investment Earnings	<u>5,000</u>
	Total Project Revenue	<u>\$13,005,000</u>

**SECTION 5:** The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

**SECTION 6:** Copies of this ordinance shall be furnished to the City Manager, City Clerk, and the Finance Officer.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed: \_\_\_\_\_

John P. Hutchinson  
 Mayor

\_\_\_\_\_  
 Sabrina Y. McDonald, CMC, City Clerk

**DEPARTMENTAL  
ACTIVITY REPORTS  
for  
COUNCIL'S INFORMATION**



To: Monty Crump

From: G.C. Gillenwater  
Chief of Police

Date:  
February 2, 2024  
Ref: January Activity Report

On behalf of the Rockingham Police Department, I am pleased to submit this report for your consideration. The following activities have been undertaken by officers of the Rockingham Police Department.

**Total Calls for the Month:** 1425  
**Public Service Calls** 311

**Charges Generating Arrest:**  
**Felonies:** 20  
**Misdemeanors:** 84  
**Drug Violations:** 05  
**Juvenile:** 16  
**Citations:** 120

**Accidents Reported/Investigated:**

**Property Damage only:** 54  
**Personal Injury:** 06

**Officer Hours Spent in Court:** 11  
**Officer Training Hours Logged** 384



FIRE CHIEF  
HAROLD ISLER  
ADMIN. ASST.  
KRISTY PLAYER

### January

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of January 2024.

Total Alarms:	<u>57</u>	In Town:	<u>57</u>	Out of Town:	<u>0</u>
Turn In Alarms:	<u>3</u>	Silent Alarms:	<u>54</u>	Structure fire:	<u>2</u>
Wrecks:	<u>21</u>	Alarm Malfunction:	<u>12</u>	Good Intent:	<u>5</u>
Service Call:	<u>4</u>	Assist Police:	<u>0</u>	Trash/outside fire:	<u>1</u>
Power line down:	<u>3</u>	Assist Ems:	<u>0</u>	Unauthorized burn:	<u>0</u>
Smoke scare:	<u>1</u>	Cooking fire:	<u>0</u>	Vehicle fire:	<u>0</u>
Electrical:	<u>7</u>	Gas Explosion:	<u>1</u>	Spill/Leak:	<u>0</u>

#### Hours Spent on Calls: 11 hours 15minutes

Total Property Exposed to Fire:	<u>\$250,000.00</u>
Total Property Damaged by Fire:	<u>\$25,000.00</u>
Total Property Saved:	<u>\$225,000.00</u>

During the month of January members of the fire department averaged 52 training hours per person; part-paid members averaged 8 hours per person for the month.

Respectfully Submitted,

Harold Isler  
Fire Chief

To: Monty Crump, City Manager  
From: Dave Davis, Parks and Recreation Director  
Date: February 5, 2024  
Subject: Activity Report

The following is an update on Parks and Recreation Activities.

Youth Basketball – Tournaments have started and will conclude on Friday, February 9<sup>th</sup>.

Youth (Indoor) Soccer- Registration has been completed with try-outs slated for Saturday, February 10<sup>th</sup>. League play will begin the latter part of this month.

Youth (Spring) Soccer – Registration for this popular spring program will begin on Wednesday, February 21<sup>st</sup>. This is the thirteenth year for this program.

Hinson Lake – Reservations are consistent and will increase as we approach the warmer months.