



**CITY OF CLAREMONT
CITY COUNCIL MEETING
Regular Meeting
January 9, 2017
6:30 PM
Claremont City Hall**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. INVOCATION-** Kevin Little, First Baptist Church
- 4. PLEDGE OF ALLEGIANCE-** Claremont Elementary Student
- 5. MAYOR'S REPORT**
- 6. CONSENT AGENDA**
 - A. Special Called Meeting Minutes –November 29, 2016
 - B. Closed Session Meeting Minutes –November 29, 2016
 - C. Regular Session Meeting Minutes- December 5, 2016
 - D. Closed Session Meeting Minutes- December 5, 2016
- 7. CITIZEN'S CONCERNS AND COMMENTS**
- 8. PRESENTATION**
 - A. Eastern Catawba County Cooperative Ministries Update- Rebecca Bleich
 - B. Historical Structure Report Presentation on Jessup Kline Building- Amber Clawson
- 9. OLD BUSINESS**
 - A. Budget Transfers
- 10. NEW BUSINESS**
 - A. MPO Board Council Representation- John Marshall
 - B. Resolution 01-17 Support of NCDOT Improvements for Project Longbow
 - C. Adoption of Small Business Grant Program
 - D. Consideration of Golf Carts Ordinance
- 11. DEPARTMENT & COMMITTEE REPORTS**
 - A. Department Dashboard Report
 - B. Code Enforcement Report
- 12. CITY MANAGER'S REPORT**
 - A. Calendar of Recreation Events
- 13. CLOSED SESSION**
 - A. G.S. 143.318-11(3) Consult with Attorney
- 14. ADJOURN**

REQUEST FOR COUNCIL ACTION

Date of Meeting: **January 9, 2017**

To: Mayor and the City Council

From: Wendy Helms, City Clerk

Action Requested: Consent Agenda

A. Special Called Minutes from November 29, 2016

B. Closed Session Minutes from November 29, 2016

C. Regular Minutes from December 5, 2016

D. Closed Session Minutes from December 5, 2016

Recommendation: Motion to accept as presented



City of Claremont Special Called Meeting Minutes Tuesday, November 29, 2016

The special called City Council meeting of the City of Claremont was held in the Council Chambers located at Claremont City Hall at 5:30 p.m. on Tuesday, November 29, 2016.

The following members of the Claremont City Council were present: Mayor Shawn Brown, Councilmember Timothy Lowrance, Councilmember David Morrow, Councilmember Dale Sherrill, Councilmember Lee Miller and Councilmember Dayne Miller.

The following personnel of the City of Claremont were present: City Manager Catherine Renbarger, City Clerk Wendy Helms, Finance Officer Stephanie Corn and City Attorney Bob Grant.

Others in attendance: Scott Millar, Julie Pruett and Nathan Huret.

CALL TO ORDER

Mayor Shawn R. Brown called the meeting to order at 5:30 p.m. A quorum was present.

APPROVAL OF AGENDA

The agenda was approved as presented.

ECONOMIC DEVELOPMENT WORKSHOP

Scott Millar, Julie Pruett and Nathan Huret explained how economic incentives are calculated and when they should be offered.

City Manager, Catherine Renbarger, gave a presentation about Downtown Revitalization Grants. Council communicated they were interested in developing these types of grants. Attorney Bob Grant asked Council to consider one condition; Deed of Trust until the loans are forgiven or recouped.

Motion was made by Councilmember Timothy Lowrance to go into closed session at 7:27 p.m. Motion was seconded by Councilmember Dayne Miller. Motion passed unanimously.

Motion was made to go back into regular session by Councilmember Timothy Lowrance at 7:43 p.m. Second was made by Councilmember David Morrow. Motion passed unanimously.

Motion was made to pay \$15,000 to Matthews Construction for the Change Order on Centennial Blvd. Extension, contingent on the final paperwork being delivered.

With no further business of the board, motion was made by Councilmember Dayne Miller to adjourn the meeting at 7:51 p.m. Second was made by Councilmember Timothy Lowrance. Motion passed unanimously.

Respectfully submitted,
Wendy L. Helms, City Clerk

Shawn R. Brown, Mayor

Attested:

Wendy L. Helms, City Clerk



City of Claremont Regular Meeting Minutes Monday, December 5, 2016

The regular City Council meeting of the City of Claremont was held in the Council Chambers located at Claremont City Hall at 7:00 p.m. on Monday, December 5, 2016.

The following members of the Claremont City Council were present: Mayor Shawn Brown, Councilmember Timothy Lowrance, Councilmember David Morrow, Councilmember Dale Sherrill, Councilmember Lee Miller and Councilmember Dayne Miller.

The following personnel of the City of Claremont were present: City Manager Catherine Renbarger, City Clerk Wendy Helms, Police Chief Gary Bost, Public Services Director Tom Winkler, Recreation Specialist Michael Orders, City Planner Leslie Meadows and City Attorney Bob Grant.

Others in attendance were: Robert Winrow, Danny Hedrick, Robert Smith, Jason Lowrance, Charles Helms and John Cathey.

CALL TO ORDER

Mayor Shawn R. Brown called the meeting to order at 7:00 p.m. A quorum was present.

APPROVAL OF AGENDA

The agenda was approved as presented.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilmember Timothy Lowrance gave the invocation and Mayor Shawn Brown led the pledge of allegiance.

MAYOR'S REPORT

Mayor Brown spoke briefly about the Claremont Christmas Parade. He informed those in attendance of the Economic Development Workshop that was held in November. He also mentioned that beginning in January a student from Claremont Elementary will be leading the pledge each month.

CONSENT AGENDA

A. November 7, 2016, Regular Meeting Minutes – Councilmember David Morrow made a motion to accept November 7, 2016 regular meeting minutes as presented. Councilmember Timothy Lowrance seconded the motion. The motion passed unanimously.

B. November 7, 2016 Closed Session – Councilmember David Morrow made a motion to accept the closed session minutes from November 7, 2016. Councilmember Timothy Lowrance seconded the motion. Motion passed unanimously.

C. Call for Public Hearing- Project Acronym- A public hearing is needed before Council can enter into an economic development agreement for Project Acronym as permitted by the provisions of N.C.G.S. § 158-7.1.

Councilmember David Morrow made a motion to call for a public hearing at the January 9, 2016 meeting. Councilmember Timothy Lowrance seconded the motion. Motion passed unanimously.

CITIZEN CONCERNS & COMMENTS- Robert Winrow approached the podium. He asked that Council look into the maintenance of streets in Rachel's Vineyard. The streets have started to crack.

OLD BUSINESS- Council was presented a budget transfer. These transfers were made at the request of the department heads. This is informational only.

PRESENTATION-Councilmember Dale Sherrill congratulated Jeffrey D. Kanupp for being awarded the PJ Stanley Memorial Scholarship. Mr. Kanupp is a student at Catawba Valley Community College studying Fire Science.

PUBLIC HEARINGS

Motion was made by Councilmember Timothy Lowrance to recess the regular meeting and go into a Public Hearing at 7:12 p.m. Second was made by David Morrow. Motion passed unanimously.

Proposed changes to the Code of Ordinances, Title 2 Government and Administration are as follows;

- Changes start time of Council meeting from 7 p.m. to 6:30 p.m.
- Spelling Corrections
- Change time for public comment from 10 minutes to 5 minutes
- Action from Council meeting to be delivered to the City Clerk one week prior to the meeting, instead of 4 days.

A legal advertisement for the public hearing was published on November 25, 2016 in the Observer News Enterprise.

Motion was made by Councilmember David Morrow to close the public hearing at 7:14. Second was made by Councilmember Dale Sherrill. Motion passed unanimously.

Motion was made by Councilmember David Morrow to into a Public Hearing at 7:14 p.m. Second was made by Councilmember Dale Sherrill. Motion was unanimous.

This public hearing allow for public comment on the proposed amendments to the Landscaping of Parking Areas section of our Zoning Ordinance, Article H, Sec. 9-3-156. These proposed amendments help ease demands on developers. The amended standards requested are more feasible and more parallel with what surrounding comparable cities are enforcing.

Motion was made by Councilmember Timothy Lowrance to close the public hearing and go back to regular session at 7:18 p.m. Second was made by Councilmember Dayne Miller. Motion passed unanimously.

NEW BUSINESS

A. Ordinance 13-16 Amending the Code of Ordinances Landscaping of Parking Lots- On October 17th, the Planning Board reviewed and accepted proposal of text amendments to Claremont's Landscaping of Parking Areas requirements, as set forth in Title 9, Zoning Chapter 3, Article H, Sec. 9-3-156.

Motion was made by Councilmember Dale Sherrill to approve Ordinance 13-16 because the zoning text amendment is consistent with Claremont's long range Land Use Development Plan. Second was made by Councilmember Lee Miller. Motion passed unanimously.

B. Ordinance 14-16 Amending the Code of Ordinances Title 2 Government and Administration- City staff ask Council to consider changes to the City Code of Ordinance, Title 2 Government and Administration. Corrections will be made to spelling. Changes would also be made to the start time of Council meetings from 7:00 p.m. to 6:30 p.m. Time for public comment would be changed from 10 minutes to 5 minutes. Staff feels these changes would help bring the Ordinance up to date.

Motion was made by Councilmember Timothy Lowrance to accept Ordinance 14-16. Second was made by Councilmember David Morrow. Motion passed unanimously.

C. Ordinance 15-16 Amend the FY 2016-2017 Budget- The City recently learned that the Fire Department was awarded two separate grants. One grant was awarded from the Department of Homeland Security for the Assistance to Firefighters Grant in the amount of \$23,810. As a condition of this award, the City is required to contribute \$1,190. This grant will be used to install updated communication and safety equipment in our Engines and Ladder Truck. The equipment will provide hearing protection for personnel operating in and around the apparatus as well as allow clear communications for responding and operating personnel. The City has also received a \$1,200 grant award from the NC Forestry Service to replace outdated equipment on Fire Engine 76 and provide tech response rescue bags for Engine 71 and another vehicle. This grant requires a \$1,200 local government match. This budget amendment amends the budget to account for the grant revenue and associated expenditures. The local match portions of the grant were already included in the budget.

Motion was made by Councilmember Lee Miller to adopt Ordinance 15-16 amending the FY 2016-2017 budget. Second was made by Councilmember Dale Sherrill. Motion passed unanimously.

D. 2017 City Council Meeting Schedule- Council was asked to consider proposed dates for City Council meeting during 2017. The schedule will be the first Monday of the month, except for the following holidays-New Year's, Fourth of July and Labor Day. Please note that a time change has been

made also. In recent months we have discussed having a change in time for the monthly Council meetings. Meetings will begin at 6:30 p.m. starting January 2017.

Motion was made by Councilmember David Morrow to approve the proposed 2017 City Council meeting schedule. Second was made by Councilmember Dale Sherrill. Motion passed unanimously.

E. Contract with Catawba County First Responder- The Claremont Fire Department is requesting council action to approve medical response contract with Catawba County. The contract stipulates CFD will provide medical coverage and response from the hours of 0800-1700(5pm) Monday – Friday. Contract further stipulates CFD will provide minimum of 1 EMT, apparatus and medical equipment compliant with Catawba County EMS medical protocols and procedures. One goal in the 2015 Action Plan is to expand the City’s response to medical calls within the City limits. Contract has already been approved by Catawba County.

Motion was made by Councilmember Dale Sherrill to approve the contract with Catawba County, allowing Claremont Fire Department to be First Responders. Second was made by Councilmember Dayne Miller. Motion passed unanimously.

F. Presentation of 2015-2016 Audit Report- Debora Wentz presented Council with an overview of the 2015-2016 audit.

DEPARTMENT AND COMMITTEE REPORTS

The Departmental Dashboard was accepted as presented.

Recreation- Michael thanked all City departments for their assistance in this year’s parade.

Police- Chief Bost made mention of all the training his department has been involved with.

Public Services- Public Service Director Tom Winkler thanked the Fire Department for their help hanging the parade banner. He also updated Council on the water/sewer extension to Substance Inc.

Fire- Chief Travis informed everyone the burning ban had been lifted.

CITY MANAGERS REPORT

City Manager Renbarger asked Council to consider the dates on the budget calendar in their packets. She also spoke briefly about the sidewalk project.

Motion was made by Councilmember Timothy Lowrance to recess the regular meeting at 8:03 p.m. and go into closed session reference G.S. 143.318-11(6) Personnel. Second was made by Councilmember Dayne Miller. Motion passed unanimously.

Motion was made by Councilmember Dale Sherrill to go back into regular session at 8:51 p.m. Second was made by Councilmember Timothy Lowrance. Motion passed unanimously.

Motion was made by Councilmember Dale Sherrill to give a 5% performance increase to the City Manager, on the anniversary date of her hire date. Second was made by Councilmember Timothy Lowrance. Motion passed unanimously.

With no further business of the board, motion was made by Councilmember Lee Miller to adjourn the meeting at 8:54 p.m. Second was made by Councilmember Dayne Miller. Motion passed unanimously.

Respectfully submitted,
Wendy L. Helms, City Clerk

Shawn R. Brown, Mayor

Attested:

Wendy L. Helms, City Clerk

REQUEST FOR COUNCIL ACTION

Date of Meeting: **January 9, 2017**

To: Mayor and the City Council

From: Catherine Renbarger

Action Requested: Citizens Concerns and Comments

Open the floor to citizens for comments.

Recommendation: Open to citizens for their input.

REQUEST FOR COUNCIL ACTION

Date of Meeting: January 9, 2017

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Informational only; No Action Requested

ECCCM Update-

Rebecca Bleich will present an update on programs offered through the organization.

Historical Association-

Last year, City Council directed staff to evaluate the City-owned Jessup-Kline Textile Mill and collect additional information that would help the City when determining the future of that property.

At the January Council meeting, Dr. Amber Clausen with the Historical Association will present a historical structure report completed on the building. A copy of the report is attached for your review, as well as a contents report. In addition, a report made by structural engineer Mark Thompson is also attached.

Recommendation: Informational only; no action requested

Jessup-Kline Textile Mill

**Claremont
Catawba County, North Carolina**

Historic Structure Report

Prepared for:
City of Claremont

Prepared by:
Dr. Amber Clawson Albert, Executive Director
Bo Teague, Facilities Manager
Stacy Ward, Registrar
Ellie Edwards, Historic Preservation Intern
Karly Richardson, Museum Intern

Special Thanks to:
Alex Floyd, Associate Librarian

HISTORICAL ASSOCIATION OF CATAWBA COUNTY
Fall 2016

December 13, 2016

To: Claremont City Council, Claremont Planning Committee, and City staff

Re: Jessup-Kline Mill Historic Structure Report

From: The Historical Association of Catawba County

The history of textiles in North Carolina is significant in terms of labor, commerce, and community life. The Claremont “Jessup-Kline Mill” (as it is now known) is no exception. Constructed in 1917, the mill building housed at least three different textile enterprises over the course of 70 years. The ventures associated with this site include: Claremont Hosiery, Little Hosiery (later Wear-Right), and Jessup-Kline Hosiery.

Despite having to close due to the Great Depression in 1929, the mill was again in operation by 1936 thanks to Claude Little and Claude Dalton Jessup. While it is unlikely that this mill ever employed more than fifty people at once, this seemingly small number is significant in a town that in 1991, when the mill closed for good, had a population of just under one thousand residents – nearly five percent of the total population of Claremont.¹

Following this cover letter, for the convenience of the Claremont City Council, is an executive summary that details the findings of the Historical Association of Catawba County. The full report includes, a site history, current conditions report (designed to complement the Engineer’s Report submitted by Mr. Mark D. Thompson), and recommendations from the Historical Association concerning the building’s contents.

Thanks to the organization’s longstanding reputation in Catawba County for quality preservation and our strong partnership with the City of Claremont, we were happy to be involved in documenting the extant mill. It is our hope that this information describes the contributions made by Claremont residents to the textile trade and local business history. Once the City determines its future course with the property, Association staff can tailor the recommendations herein.

Please feel free to call on Executive Director Dr. Amber Clawson Albert with any further questions you may have at cchadirector@gmail.com or via telephone at the Catawba County Museum of History at (828) 465-0383.

¹ Carol Leonnig, “The Runner-Up? Alexander County: Growth Rate Outstrips Burke, Caldwell,” Catawba Valley Neighbors in *The Charlotte Observer* (March 10, 1991). See inset Catawba Valley Populations Table by U.S. Census Bureau.

EXECUTIVE SUMMARY

Recommendations

1. Immediate concerns

a. Remove Dangerous Contents.

Particularly in the “dye room” where chemicals are stored in unsealed containers and various dyes are leaking onto the floor and walls. These substances are possibly flammable and very likely poisonous. The dye room will need to be cleared by professionals who dispose of the materials appropriately.

Additionally, floor debris includes exposed rusty nails that may be a danger to the workers or volunteers who clear the contents and should be removed following the dye room items. Finally, removal of the boiler will both eliminate an attractive nuisance and provide funds to the City via salvage.

b. Button up for Winter.

While the City deliberates the structure’s future, further damage in the winter months by the elements or animals seeking shelter will likely impact what options are feasible going forward. Cover the last of the open windows and remove what vegetation is possible.

2. City Inquiries

a. *Can the Mill be listed on the National Register of Historic Places?* A nomination to the National Register would likely not be successful. While the mill meets the 50 year age standard as well as the general criteria that the site possess integrity of location, design, and workmanship, there is very little to distinguish it from hundreds of other mills across the nation. Dr. Albert can address this at length upon request or at the January City Council meeting.

b. *What do we do with the building’s contents?* The current contents of the building are a mix of objects of historic worth and others simply left there for storage. A detailed inventory is included with this report containing specific recommendations to archive, sell, keep, trash, or recycle objects that remain in the building.

c. *Where/how can we find more information about Claremont, Little, & Jessup-Kline Mills?* If the City would like further documentation of the site and the local businesses that operated within it, additional research through oral histories would provide an excellent resource. Areas of particular interest would include: working conditions and Jessup-Kline production in the 1970s & 1980s. Documents that the City chooses to archive may reveal additional depth to the following themes: production during WWII, Korea & Vietnam, Claremont Hosiery corporate history, technological advancements, etc.

Site History

A. Introduction

Increasing taxes, fence laws, and droughts negatively affected farmers in the area as early as the late nineteenth century.² Mills offered relatively stable incomes that farms in the area did not reliably provide in the early twentieth century. While residents tried to earn a living from the soil, the arrival of the railroad created an economic environment wherein local business could shift toward industry.³ Hosiery was the first mechanized industry in Claremont, North Carolina.⁴

Mills were an important part of the economy and growth of towns across the western Piedmont of North Carolina in the twentieth century. Hosiery in particular was the only major industry in Claremont for many decades. While the mills in Claremont were not large compared to other more urban mills across the state, it employed a significant percentage of the City's population. The surviving mill structure at 4843 South Depot Street in Claremont serves as a physical reminder of the importance of the local hosiery business.

B. Mill History

Location - 4843 S. Depot St. Claremont, NC 28610

The mill structure is located in the City of Claremont, accessible by a gravel drive off of South Depot Street. The Mill's main entrance faces east, towards Depot Street; the south side of the building faces the railroad tracks across from a residential neighborhood. To the north of the Mill is Main Street where many of the town's businesses are located; the rear facade of the Mill faces west, surrounded by a thick growth of trees.

Although no longer extant, the mill was situated across the street from the Railroad Depot. The mill's location may prove problematic today because of railroad right-of-way, but it once allowed products to be loaded directly onto railroad cars. This is an issue for the City's legal team to address.

Structure Beginnings - The Claremont Hosiery Mill was the first business of its kind in Claremont. In 1917 prominent residents formed the corporation and constructed the building that still stands today. The structure was originally located adjacent to Claremont Roller Mills.⁵ Macon Smyre was an early stakeholder and investor (see Section C. Individuals).

Shipping products efficiently allowed for the large customer base that made the industry profitable, hence the mill's location near the tracks. A gas-powered engine ran the knitting

² Jacquelyn Dowd Hall, James L. Leloudis, Robert Rodgers Korstad, Mary Murphy, Lu Ann Jones, and Christopher B. Daly, *Like a Family: The Making of a Southern Cotton Mill World* (Chapel Hill: The University of North Carolina Press, 2000).

³ Gary R. Freeze, *The Catawbans: Crafters of a North Carolina County, 1747-1900* (Newton, NC: Catawba County Historical Association, 1995).

⁴ Stanley Stiver, *The Little Town with the Big GO: Claremont, 1893-1968*, (Claremont, NC: The First National Bank of Catawba County and the Piedmont Area Development Association of Claremont, 1963), 20.

⁵ Grantor G.A. Warlick to Grantee Claremont Roller Mills (March 3, 1920). Catawba County Deed Book 150, Page 153.

machines and a Delco battery system provided lighting for workers.⁶ In 1929, Claremont Hosiery went out of business.

Little Tenure, 1932-1936 - The mill building likely stood vacant until 1932 when Claude Little (see Section C. Individuals) invested his savings to open Little Hosiery Mill with twenty knitting machines. In 1936, Little Hosiery Mill moved out of the building, constructed a new mill and Little continued in the textile business under the name of Wear-Right Hosiery Co.



Figure 1 Little Hosiery Mill Claremont, NC 10/02/1935
Claude Little pictured second row, center.

Jessup Tenure, 1935-1970s – In 1935 Claude Dalton Jessup (known as C.D., see Section C. Individuals) opened his finishing mill alongside Little’s enterprise in the same building (also the original home of Claremont Hosiery).⁷ Deed records show that Jessup acquired the title of the land upon which the mill is situated in 1944, likely from a corporation, as 47 sellers are listed on the deed.⁸ During the postwar era, C.D. Jessup Hosiery Company operated as a finishing plant where textiles (primarily socks) were seamed and dyed.

Kline Tenure, 1970s-1991 – Jessup’s daughter, Martha, and her husband, Duane Kline, (see Section c. Individuals) transitioned into management roles likely during the 1970s. Eventually, Martha renamed the mill the Jessup-Kline Hosiery Company, and served as president. The business formally transferred to her in 1986.⁹ The mill closed in 1991 and was used as storage until her death in 2014.

⁶ Stiver, *The Little Town with the Big GO*, 21.

⁷ Stiver, *The Little Town with the Big GO*, 21.

⁸ Grantor E.V. Cloninger and wife, Fannie Cloninger, Mrs. Minnie Cora Smyre, Ora B. Smyre, et. al. to Grantee C.D. Jessup (March 25, 1944). Catawba County Deed Book 344, Page 422.

⁹ Grantor C.D. Jessup to C.D. Jessup Heirs (January 1, 1986). Catawba County Deed Book 1428, Page 316.

City of Claremont Tenure, 2012-present – The City of Claremont formally accepted Martha Jessup Kline’s gift of the parcel of land and the extant mill building November 5, 2012.¹⁰ The Resolution stated that, per the wishes of the donors, the site would be dedicated to Martha and Duane Kline in whatever form the City ultimately selected. Further, any items of historical value were to be donated to the Historical Association of Catawba County or a similar organization, if the City did not have a use for them.

Due to decades of vacancy, the City of Claremont had to remove some physical features of the mill during its tenure. For instance, the wooden ramp that at one point in time connected the second floor on the south wall to a railroad spur on the north side of the tracks was demolished. The ramp had rotted so thoroughly as to be unusable. It became a liability for the City and posed a danger to passersby. Originally, the ramp was used to move inventory between train cars and the warehouse space on the second floor. Pictured below, the view from where the ramp previously extended to the railroad spur.



There was also a boiler house on the north side of the Mill. The City also removed this structure for safety purposes, although the boiler itself is still located on the property.

C. Individuals

Claude Dalton (C.D.) Jessup – (1890-1977) A native of Winston-Salem, NC Claude Dalton Jessup owned and operated C.D. Jessup Hosiery Company for 40 years. He married Maude Ervin of Newton and, together, they had one daughter, Marth Jessup Kline. C.D. Jessup was a member of the Newton Kiwanis Club the First Baptist Church of Newton, and of the Catawba Hosiery Association.¹¹

Martha Jessup Kline – (1920-2014) Born December 11, 1920 in Newton, NC to Claude and Maude Kline, Martha taught music at Gardner Webb College and later at UNC Greensboro. She met her husband Duane Kline during graduate school at Columbia University in New

¹⁰ City of Claremont, North Carolina Resolution # 09-12, “A Resolution Accepting the Gifting of Jessup Kline Mill Property.”

¹¹ Claude Dalton Jessup Obituary, “Rites Held Today for Manufacturer,” *Observer News Enterprise* (April 4, 1977).

York City, NY. Together, they left their positions as faculty in the music department at UNC Greensboro in order return to Newton and assume ownership of the mill from C.D. Jessup.¹²

Duane Price Kline – (1919-2012) Born in Allegheny, Pennsylvania, Duane Kline served his country in the United States Army band during World War II. Kline attended Oberlin College Conservatory of Music in Ohio and was an accomplished trumpeter. Kline worked as a music educator on the faculty at Columbia University in New York and, later, at UNC Greensboro in North Carolina. He was a member of the Newton Kiwanis Club and the First Baptist Church of Newton.¹³

Claude Eugene Little Sr. – (1902-1991) A native of Catawba County, Claude Little owned and operated Wear-Right Hosiery Co. Inc. He married Susie Carpenter Little and, together, they had a daughter, Kathleen Little Sigmon, and a son, Claude Eugene “Gene” Little Jr. Little was a member of the Bethlehem United Methodist Church of Claremont, Masonic Lodge 606, and Oasis Shriners Temple. He also served as a mayor of Claremont.¹⁴

Macon Marcus Smyre – (1862-1952) A native of Catawba County, Macon Smyre was a successful farmer in Claremont. He married Hester Seitz and, together, they had two sons, Everette and Earl Smyre; his second wife, Bessie Sigmon, had one son, Macon Marcus Smyre, Jr. Smyre was an early stakeholder and investor in Claremont Hosiery Mill. He was an elder of St. James Lutheran Church and participated as a member of the North Carolina Cotton Association.¹⁵

D. General Textile Mill Significance

Technology - Mills often fostered technological advances in a community. Mills also often encouraged the spread of other advancements like electricity. Late nineteenth century mills and early twentieth century mills ran on steam power. Jessup Hosiery, for instance, was powered by a large boiler. Power plants were not numerous or practical enough to provide the energy needed to power mills. However, because electricity was useful in lighting mills, this industry helped to bring electricity from power plants out to communities.

Women - Mills, especially textile mills, also provided increased opportunities for women to work outside of the home. Before mills, women had a difficult time finding work. This made it challenging for unmarried women or widows to live independently. Women could see to farm chores, rent a room, or do laundry for money. Occasionally, a woman could be a sharecropper. Beyond that, opportunities were limited. Mills that dealt with sewing or knitting had need for skills that were traditionally seen as the work of women, and therefore allowed an opportunity for steady employment for women. Many women would work sewing or inspecting in mills until marriage. Others continued working after marriage, but took time off to have children.

Existing Conditions

¹² Martha Jessup Kline Obituary, “Life Legacy,” Jenkins Funeral Home.

¹³ Duane Price Kline Obituary, “Biography,” Jenkins Funeral Home.

¹⁴ Claude Eugene Little Obituary, “Area Obituaries,” *Observer News Enterprise* (January 31, 1991).

¹⁵ Macon Marcus Smyre Obituary, “Prominent Farmer of Near Newton Laid to Rest,” *Observer News Enterprise* (August 18, 1952).

A. Exterior Description

East (primary) Façade – Pictured below. Cement foundation and cinderblock wall; second level rusted metal siding. Three bay exterior; end bays include first level 2 triple hung 2/4/2 tilt windows (5.4ft high x 3.9ft wide) beneath second level window covered with metal sheeting. Central bay first level entrance door and second level window covered with metal sheeting.



South Façade – Pictured below. Cement foundation, both levels with metal siding. Eight bay exterior. Each bay lower 8/8 double-hung windows (6ft high x 3 1/2ft wide), some broken and uncovered with upper identical windows boarded over. Easternmost bay includes first level lower 8/8 double-hung windows (6ft high x 3 1/2ft wide) and second level double door.



West Façade – not pictured due to vegetation.

North Façade – Pictured below. Cement foundation, both levels with metal siding. Nine bay exterior. Each bay lower 8/8 double-hung windows (6ft high x 3 1/2ft wide) largely intact, with upper identical windows boarded over. Westernmost bay is dye room addition. In 3rd

bay from eastern tip, lower level attached restroom with two 6/6 double-hung windows painted white beneath an 8/8 boarded up window.



B. Interior Description

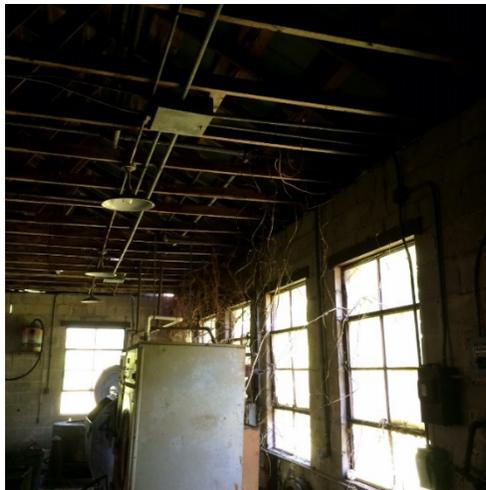
Upon entering the main facade, office space is located to the right, pictured below. Based on ghost lines and an extant part of an earlier wall, the office space was once divided from the rest of the entrance. This would have been typical of the era to enable office staff to work closed off from the worst of the production noise. There is water damage on the right side of the west wall.



Directly across from the main entrance is a second doorway that enters the mill's main work space. The main space is large and open with different sections devoted to different tasks, pictured below. There is a wall divide on the north side that parallels the east wall to separate the back north-west corner from the rest of the open room where workers pressed socks. There is a second divide on the north wall running parallel to the south wall that creates a small space.



The northwestern corner has an addition that was used as a dye room (pictured below). The space is composed of cinderblock walls with 12 2/4/2 tilt windows (5.4ft high x 3.9ft wide). Vegetation has invaded this space. There are discarded and uncovered chemicals littering the space.



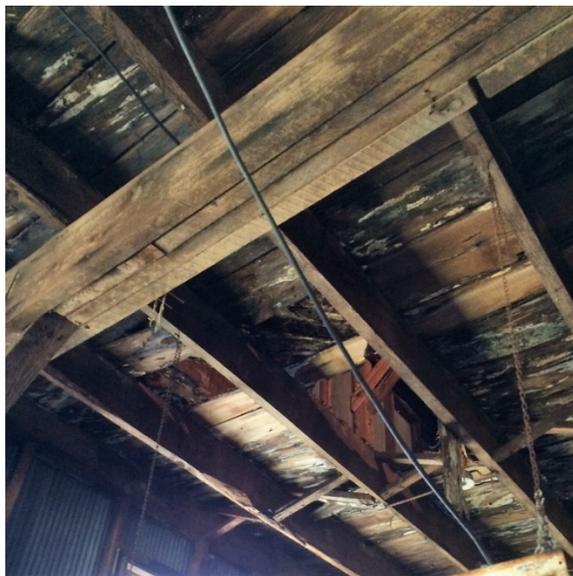
Bathrooms There are two bathrooms adjacent to the building on the north wall in the main section of workspace. They are slightly above ground level, and accessed by steps. Each one has a door and a window, though the windows have been painted over with white paint. The paneling on the ceiling has fallen into severe disrepair, and is hanging low. Date of addition unknown.

Staircases There are two stair cases in the building: the first one runs along the east wall connecting the open work space of the first floor with the storage and processing area on the second floor, and the second is on the west side of the building connecting the sock press room on the first floor to the western side of the second floor where the products were stored. The east staircase is structurally sound, and is used to access the second floor; it closes approximately halfway up with a door and window. The west staircase is not in a useable condition. The second level floor plan is open, likely for packaging, with no dividing walls.

Floors The floors on the first level of the mill are made of concrete and have been severely pockmarked by the elements that enter through uncovered windows, primarily on the south side (pictured below). As of summer 2016, the floors were littered with debris, dirt, and animal waste. In the office space of the first floor there was wood laminate flooring, though most of it has been pulled up or rotted away entirely.



The floor on the second story is made of wood, likely the original flooring, and while sound in some places it is severely deteriorated in others. (Pictured below from the first floor.) The south side of the floor is the most rotten, with holes in many places and obvious signs of rot throughout. The center portion of the floor is stable enough to walk on, as is the north side.



MARK D. THOMPSON, PE
2111 WINDERMERE LANE
SHELBY, NC 28150
(704)472-4333

July 11, 2016

Catherine Renberger
City Manager
City of Claremont
PO Box 446
Claremont, NC 28610

Re: Site Visit to the Jessup-Kline Building

I made a site visit to the Jessup-Kline building located at 4843 South Depot Street, Claremont, North Carolina. The purpose of the visit was to examine the structure and provide recommendations as to potential repurposing of the facility.

The main building is approximately 60 feet by 96 feet. The exterior has unreinforced masonry to varying heights. The remainder of the exterior wall is wood frame with corrugated metal siding fastened to the framing. The east and west walls are unreinforced block masonry which supports the second floor. The wall is constructed of wood framing with corrugated metal siding the remainder of the way up to the roof. The main building has two floors. The first floor is concrete. The second floor is constructed using wood framing. The second floor is supported at the exterior on the north and south by rough sawn 6x6 posts which set on a untreated wood sill on unreinforced block masonry. Triple 2x12 girders span about 20 feet to 8x8 interior wood post. The girders span north and south the 60 foot dimension. The wood girders are spaced about 12 feet on center (8 bays). 2x10 wood joist spaced at 2 feet on center span approximately 12 feet from bearing to bearing. The second floor is covered with wood decking. The second floor is accessed by stairs at the east and west end of the building. The roof is constructed with site built roof trusses. The chords of the truss are made from three rough sawn 2x6 southern pine. The roof trusses are supported on 6x6 wood posts spaced at 20 foot centers located above the second floor support posts. 2x6 southern pine roof joist span between the trusses. The roof constructed using tongue and groove pine decking with metal roofing attached. There was a 20 foot by 40 foot addition on the northwest end of the building extending westward. The addition has masonry walls. The roof is constructed using site built roof trusses with metal roof sheeting. There is a small building projecting on the north wall about midway down that houses the restrooms.



EAST EXTERIOR



SOUTH EXTERIOR



WEST EXTERIOR





NORTH EXTERIOR

The exterior of the building is in fair shape. There are many areas with loose sheeting and holes that are allowing the weather and animals to enter the building. The larger areas of damage to the structure on the interior are due to water damage. This can be attributed to uncovered window openings and leaks in the metal sheeting on the roof and walls. There are also several areas of decay in the wood framing due to rot or



WATER DAMAGE TO FLOOR SYSTEM

termites. The damage has allowed some of the post to drop from their original location.

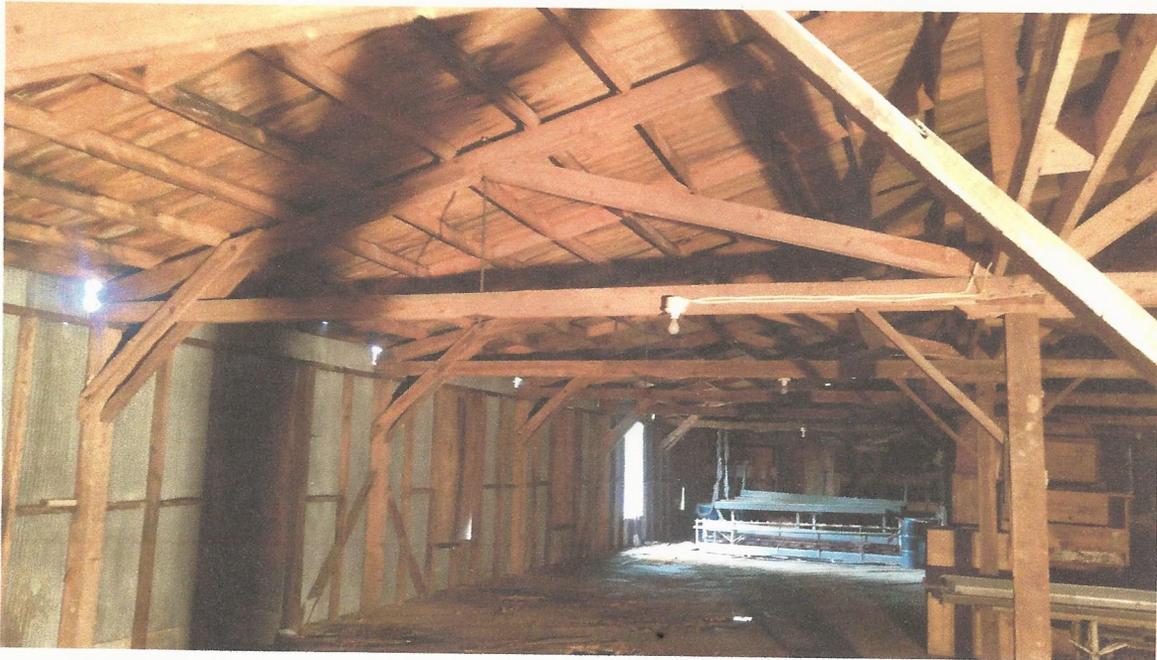


BEARING FAILURE

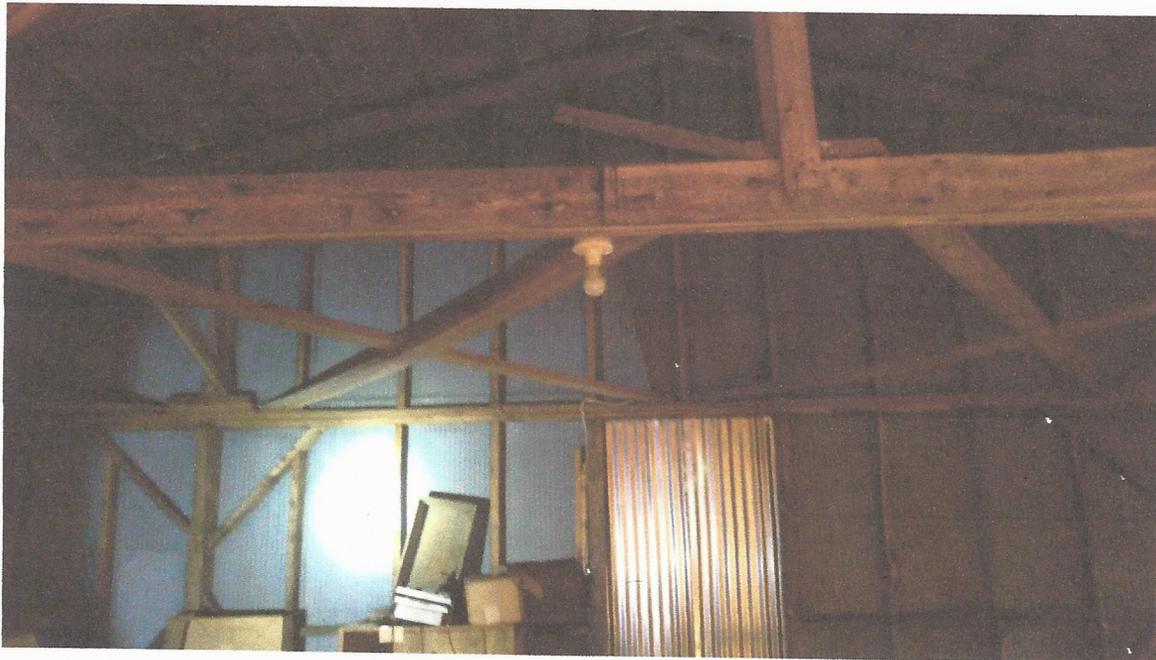


BEARING FAILURE AND WATER DETERIORATION

Other concerns are the wall framing method. Wood studs extend up to a single wall plate on the sides and a double wall plate on the gable ends. The end plates also have studs above which continue on up the gable to the roof line. These plates would be overloaded many times over if they were subjected to the loading required by the North Carolina State Building code. The buildings construction is very similar to many early barns.



ROOF AND SIDE WALL FRAMING



WEST GABLE INTERIOR FRAMING



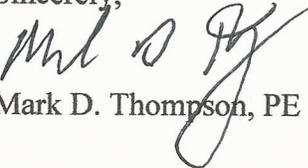
WEST GABLE INTERIOR FRAMING

I also noted some concerns over the construction of the girders supporting the second floor. The joints in the girders are not over the post. One girder near the bathrooms has a splice within about three feet of the exterior wall. The joint has deflected or sagged toward the floor below. I also noted several first floor columns with termite tubes.

In looking at the options to repurpose the building you must consider the construction and condition of the building, repair cost and life safety concerns. I feel that repairs would be required to make the building weather tight to use the building for a barn or agricultural storage building. Structural repairs would be required to use the second floor storage. It might be repaired and used as a low hazzard storage building for the city. I do not recommend that the building be occupied or used as a museum or historical site that is toured due to repair cost and safety issues. There would be some salvage value from the building materials should demolition be considered after documentation for future generations. It is a true testmant to the economical plant construction.

If you have any questions please contact me.

Sincerely,


Mark D. Thompson, PE



Little Hosiery Mill Contents Report				
1st Floor				
Item	Number of Each	Condition	Location	Recommendation
Desk, 7 drawers	1	Fair	Office	Sell
UPS Log 1980s-1991	6	Good-Fair	Desk, Office	Archive
Date Log 1990	1	Good-Fair	Desk, Office	Archive
Employee Telephone Numbers	1	Fair	Desk, Office	Recycle
Business Cards	Multiple	Good-Fair	Desk, Office	Recycle
Shipping Forms	Multiple	Good-Fair	Desk, Office	Recycle
Condiments, plastic utensils, and straws	Multiple	Expired	Desk, Office	Trash
Employee Time Cards	Multiple (100s)	Good	Desk, Office	Archive
Supply fixtures, equipment, and textile Magazines	Multiple	Good	Desk, Office	Archive
Garment/Sock Style Number File Folder, Empty	1	Good	Metal Gary Drawer on top of Desk, Office	Archive
Telephone with Directory on Top	1	Unknown if in Working Condition	Office	Recycle
Office Supplies	Multiple	Good-Fair	Metal File Cabinet, Office	Trash
Deposit Slip	Multiple	Good	Metal File Cabinet, Office	Trash
Metal Chair	1	Fair	Office	Sell
Old Radiator	1	Unknown if in Working Condition	Ceiling, Office	Sell
Desk, #2	1	Good	Office	Sell
Small Wooden Desk with Electric Pencil Sharpener on Side.	1	Good	Office, on top of Desk #2	Sell
Insurance Document	1	Good	Wall, Front Entrance	Archive
Workers Right Document	1	Good	Wall, Front Entrance	Archive
Fire Safety Evacuation Graphic	1	Good	Wall, Front Entrance	Archive
Federal Minimum Wage, \$4.25, April 1991 Document	1	Good	Wall, Front Entrance	Archive
Business Documents	Multiple	Fair	Main Room, S wall	Archive
Drying Form Guide	1	Poor	Main Room, S wall	Archive
Machinery: Stamper/Press "Markem Machine" Electric	1	Fair	Main Room, SE corner	Keep

Item	Number of Each	Condition	Location	Recommendation
Machinery: Stamper/Press "Markem Machine" Electric, different Model	1	Fair	Main Room, SE corner	Sell
Scale, Weighing (small and metal)	1	Very Poor	Main Room, 1st Row Wooden Shelve	Sell
Machinery: Boarding Sock Machine, Note: Steam would form the sock. Socks went on inside out and then when employee pulled sock off, they would be right side out.	5 Total Machines, each with different size forms, 24 Sock forms on each machine	Unknown if in Working Condition	Main Room, NE corner	Keep 1/Sell others
Machinery: Automatic Boarder, Note: Does the same operation as the ones with the sock forms.	1	Unknown if in Working Condition	Main Room, N side	Keep or Sell
Boarder/Inspection Machine with Mirror, Note: Works just like auto boarder	1	Unknown if in Working Condition	Main Room, N side	Keep or Sell
Sock Bens	est. 15	Fair-Poor	Main Room, N side	Keep 3/Sell others
Inspection Tables with "Trimmer Junior" attached	1	Unknown if in Working Condition	Main Room, W side	Keep
Inspection Table with "Ross" equipment	1	Unknown if in Working Condition	Main Room, W side	Sell
Metal and Wooden Tables	est. 20	Good-Fair	Main Room, 1st Floor	Sell
Machinery: Label Machine "Sobar" model 320	1	Unknown if in Working Condition	Main Room, S side (still plugged in)	Sell
Machinery: "Better Pack 333"	1	Unknown if in Working Condition	Main Room, S side	Sell
Machinery: Piles with rolls of tags		Poor, Unknown if in Working Condition	Main Room, SW side	Recycle
Labels	Multiple	Good-Fair	Main Room, middle shelves	Archive 3/Recycle others
Miscellaneous Machinery Parts	Multiple	Poor	Main Room, middle shelves	Sell/Recycle
Pallets/Carrying trays	40	Good	NE Shelves	Sell
Labels "Misses Stretch Nylon"	40	Poor	NE Shelves	Archive 3/Recycle others

Item	Number of Each	Condition	Location	Recommendation
White & Black Socks	100s	Fair	NE Shelves	Archive two pairs (one White/one black)/Recycle others
Wall St. Journals	100	Poor	NE Shelves	Recycle
Pepsi Bottles in Carriers	60 bottles, 6 crates	Good	NE Shelves	Sell
Size Stickers	5000 x 12 boxes	Poor	NE Shelves	Archive 3/Recycle others
Sock Name Labels, loose	5000 x 15 boxes	Fair	NE Shelves	Archive 3/Recycle others
Sock Labels, rolls	1000s	Poor	NE Shelves	Archive 1/Recycle others
Old RR Spikes	2	Poor	NE Shelves	Sell/Donate to Newton Depot Auth
Label Dispensers	2	Fair	NE Shelves	Sell
Tall Tables Inspection & Folding	9	Fair	Main Room	Keep 1/Sell others
2nd Floor				
Item	Number of Each	Condition	Location	Recommendation
Socks	Hundreds	Poor	2nd Floor	Keep 2 pairs for display purposes
Wooden Crates	est. 120	Good	2nd Floor	Keep for display purposes/use for storage
Bandar	1	Unknown if in Working Condition	2nd Floor, back W	Sell
Wooden Barrel	1	Fair	2nd Floor, back W	Sell
White Pot	1	Fair	2nd Floor, back W	Sell
Leg Stand	5	Good	2nd Floor	Sell
Machinery Piece	1	Fair	2nd Floor, NW corner	Sell
Old UPS Calculator	1	Unknown if in Working Condition	2nd Floor, NW corner	Sell
Stool, Metal	1	Fair	2nd Floor, NW corner	Sell

Item	Number of Each	Condition	Location	Recommendation
Metal Trough	4	Good	2nd Floor, NW corner	Sell
Yarn/Cloth Rack	1	Fair	2nd Floor, center	Sell
Windows	Multiple	Poor	2nd Floor	Sell
Belt Pulley	1	Fair	2nd Floor, NE corner	Keep
Iron	1	Fair	2nd Floor, E side	Sell
Boarding Forms	25	Fair	2nd Floor, SW corner	Sell
Steam Pipes	10	Fair	2nd Floor, SW corner	Keep
Table, Wooden	1	Good	2nd Floor, N wall	Sell
Coal Barrel w/ Coal	1	Fair	2nd Floor, N wall	Keep/Trash
Tires	26	Poor	2nd Floor, N wall	Recycle
Barrel	1	Good	2nd Floor, N wall	Sell
Work Cards	Multiple	Poor	2nd Floor, NE corner	Archive
Tape Dispenser	1	Fair	2nd Floor, NE corner	Sell
Accounting Records	Multiple	Fair	2nd Floor, NE corner	Archive
Copier	1	Poor	2nd Floor, NE corner	Sell
Quilts	Multiple	Fair	2nd Floor, NE corner	Sell/Trash
Suitcase	1	Poor	2nd Floor, NE corner	Sell
Suitcase in Box	1	Poor	2nd Floor, NE corner	Sell
Typewriter	1	Poor	2nd Floor, NE corner	Sell
Lamp	1	Fair	2nd Floor, NE corner	Sell
Candle Holder	2	Good	2nd Floor, NE corner	Sell
Filing Cabinet (review contents 1st)	1	Good	2nd Floor, NE corner	Sell cabinet
Books	Multiple	Fair	2nd Floor, NE corner	Sell
Label Printer	1	Unknown if in Working Condition	2nd Floor, NE corner	Sell
Blanket	3	Fair	2nd Floor, NE corner	Trash
Work Records	Multiple	Fair	2nd Floor, NE corner	Archive
Log Books	Multiple	Fair	2nd Floor, NE corner	Archive
Tax Records	Multiple	Fair	2nd Floor, NE corner	Archive
Outside				
Boiler	1	Fair	Outside	Sell

REQUEST FOR COUNCIL ACTION

Date of Meeting: **January 9, 2016**

To: Mayor and the City Council

From: Stephanie Corn, finance Officer

Action Requested: Old Business

A. Budget Transfers

Recommendation: Informational Only. No action requested.



CITY OF CLAREMONT

Shawn R. Brown
Mayor

Catherine Renbarger
City Manager

01/06/2017

I, Stephanie Corn, authorize the following transfers in the 16/17 budget.

<u>Line</u>	<u>Increase</u>	<u>Decrease</u>
30-8100-5700 Misc Expense	\$ 1,450.00	
30-3350-0000 Misc Revenue		\$ 1,450.00
10-4100-1400 Travel / Training	\$ 1,500.00	
10-4100-9100 Contributions		\$ 1,500.00
82-5710-0450 Engineering	\$ 330.00	
82-5710-4500 Contracted Services		\$ 330.00

Finance Officer



CITY OF CLAREMONT

Shawn R. Brown
Mayor

Catherine Renbarger
City Manager

01/06/2017

I, Stephanie Corn, authorize the following transfers in the 16/17 budget.

<u>Line</u>	<u>Increase</u>	<u>Decrease</u>
30-8100-5700 Misc Expense	\$ 2,450.00	
30-3350-0000 Misc Revenue		\$ 2,450.00

Finance Officer

REQUEST FOR COUNCIL ACTION

Date of Meeting: January 9, 2017

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Appoint a Member to the Metropolitan Planning Organization

John Marshall with the Western Piedmont Council of Governments will give a brief presentation on the Greater Hickory Metropolitan Planning Organization Board (MPO) and the Transportation Advisory Committee Board (TAC). Claremont is in need of a Council representative to serve on the TAC committee. This group meets once a month, typically on the 3rd Wednesday of the month at 3:30 p.m. Attendance at all meetings is not required.

Recommendation: Appoint a representative to the Greater Hickory Metropolitan Planning Organization Board (MPO), as a Transportation Advisory Committee Member (TAC).

REQUEST FOR COUNCIL ACTION

Date of Meeting: January 9, 2017

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Adopt Resolution 01-17 In Support of NCDOT Discretionary Funds for Project Longbow

As a part of Project Longbow, NCDOT has committed to extending the existing paved section of BGA Drive approximately 1,400 feet to SR 2436 (Kelly Boulevard). Before NCDOT can secure and release the committed funds, a resolution in support of the project is needed.

Please see the attached letter from Michael Holder with NCDOT for additional information.

Recommendation: Motion to Adopt Resolution 01-17

**CITY OF CLAREMONT
NORTH CAROLINA**

RESOLUTION # 01-17

**A RESOLUTION IN SUPPORT OF NCDOT DISCRETIONARY FUNDS FOR PROJECT
LONGBOW**

WHEREAS, the City of Claremont strongly supports economic development and job creation within its corporate limits; and

WHEREAS, the City of Claremont seeks to support, through these economic development and job creation activities, both existing, expanding, and new ventures; and

WHEREAS, a company desires to build a new industrial facility in Claremont's international business park hereinafter referred to as Project Longbow; and

WHEREAS, Project Longbow will generate 53 new jobs with an average wage of \$51,618 and invest approximately \$4.3 million in new facilities and equipment; and

WHEREAS, this industrial facility will require the paving of approximately 1,400 square feet of BGA Drive to SR 2436; and

WHEREAS, the City of Claremont requests economic assistance from NCDOT with these road improvements; and

WHEREAS, Project Longbow is consistent with local land use and state and local transportation plans.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Claremont supports Project Longbow and the assistance of NCDOT in allocating approximately \$375,000 in funds for the needed road improvements on BGA Drive.

Adopted the 9th day of January, 2017.

Shawn R. Brown, Mayor

ATTEST:

Wendy Helms, City Clerk



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary

June 13, 2016

Ms. Julie Pruett, Director Business Recruitment Manager
Catawba County Economic Development Corporation
PO Box 3388
Hickory, NC 28603

Subject: Project Longbow

Dear Mr. Pruett:

The North Carolina Department of Transportation (NCDOT) is pleased to partner the Catawba County Economic Development Corporation to support *Project Longbow* related to a new industrial facility potentially locating in Claremont, NC.

Based on our understanding that this company will generate 53 new jobs with an average wage of \$51,618 and invest approximately \$4.3 million in new facilities and equipment, the Department, subject to the availability of funds, commits to provide paved access by extending the existing paved section of BGA Drive approximately 1400 feet to SR 2436. Public right-of-way and utility relocation will need to be provided at no cost to the state. Once the road is completed to NCDOT construction and right-of-way standards, the Department will add the access road on to the state maintained system.

Once details have been finalized, including a review of site and road construction plans, a commitment letter from the new industry and a resolution from Catawba County will be needed for the Department to secure and release the committed funds.

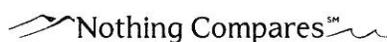
NCDOT is pleased that the Catawba County is being considered for the site of this new facility. We look forward to assisting you with this endeavor. If you have questions pertaining to these improvements, please do not hesitate to contact Mark Stafford, Division Engineer at 704-480-9020.

Sincerely,

A handwritten signature in black ink, appearing to read "M. L. Holder".

Michael L. Holder, PE
Chief Engineer

cc: Susan Fleetwood, NC Department of Commerce
Mark Stafford, P.E., Division Engineer



REQUEST FOR COUNCIL ACTION

Date of Meeting: January 9, 2017

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Discussion and Potential Adoption of Small Business Grant Program

During the November 29, 2016 economic development workshop, Council provided direction to further explore the implementation of a small business grant program with the intent of helping local businesses with façade improvements to promote investment in our commercial areas.

Included in your packet are two draft proposals for your consideration. Both proposals offer grants of up to \$5,000 or 50% of the project costs (whichever is less) and are only available to properties located within the designated district (see attached map) that are zoned Central Business or Community Business.

Option 1: Façade Improvement Grant Program. Under this option, funds would only be available for improvements to building exteriors which are visible to the general public from the street. Parking lots would also be excluded.

Option 2: Commercial District Revitalization Grant Program: Under this option, funds would be available for exterior projects including parking lots, as well as for certain interior renovations, such as HVAC, plumbing and electrical systems. Changes from Option 1 are shown in red or red strike through.

Recommendation: After discussion, Council may choose to adopt a small business grant program or to direct staff to make additional recommendations and bring back to Council. If Council chooses to adopt, a motion to Adopt Option _____ will be needed.



Façade Improvement Grant Program

The Façade Improvement Grant Program was created to encourage private investment in Claremont's commercial business area and to improve and maintain storefronts, business aesthetics, and business functions in the City of Claremont. Building renovations and façade improvements can be costly to owners and can mean the difference between a vacant building and a vibrant, occupied storefront.

This grant program seeks to improve the facades of small businesses in our commercial business district so that after completion of work, citizens will notice a marked improvement in the appearance of the buildings. The purpose of the program is to provide an economic incentive to:

- Promote storefront rehabilitation in the commercial district area;
- Encourage improved design and building character;
- Attract reinvestment in our commercial buildings;
- Make improvements that produce a highly visible contribution to the City of Claremont

Source of Funding

Grants of up to \$5,000 or 50% of project costs (whichever is less) can be awarded and are made possible through general fund budget appropriations designated at the beginning of each fiscal year. Grants are competitive and awarded on a reimbursement basis. Priority is given to projects that improve the appearance of the property, as well as result in an occupied structure that promotes a vibrant, commercial district.

Eligibility

- Funds are available for properties within the boundaries of the Commercial Business District. Commercial buildings must be zoned Central Business (B1) or Community Business (B2). Properties immediately outside the map boundaries or within a different zoning district may be considered on a case-by-case basis.
- A façade is defined as an individual storefront or commercial building side which faces a public right-of-way or is otherwise visible to the general public from the street. A façade is the face of a building, especially the principal front that looks onto a street or open space.
- All proposals will be evaluated in terms of compliance with existing ordinances and plans, include (where applicable): Land Development Code, NC State Fire Code,

Americans with Disabilities Act, North Carolina State Building Code, and Secretary of the Interior's Standards for Historic Preservation and Rehabilitation

- Applicants must be legal owner of the property and provide names of all owners and partners
- Applicants must be financially stable and not owe any back taxes, utility fees, or civil penalties. In certain instances, Council may require applicants to personally guarantee loan or require deed of trust in case of default.
- Structures must be covered by a current insurance policy sufficient to cover the value of the structure, plus improvements
- Only one improvement grant per property awarded within a fiscal year; limit of once every three years
- Must be a for-profit entity; Improvements for political activities, adult businesses, and general storage or warehousing uses are not allowed
- Organizations that discriminate on the basis of race, culture, gender, sexual orientation, age or religion are excluded from eligibility
- There is no right or entitlement of grant funding. All funding decisions are made at the discretion of the City Council and are subject to budget appropriations

Guidelines

Approved projects include, but are not limited to:

- Safe cleaning of brick/stone fronts or wall surfaces. This includes chemical stripping, water wash or scraping. No sand blasting is allowed. Chemical stripping is not appropriate for historic properties.
- Masonry repair, mortar joint repair, re-pointing of brick
- Re-painting and patching of façade walls
- Repair/replacement of windows and/or doors
- Removal of siding and exterior false facades and metal canopies
- Repair, reconstruction, and/or replacement of original architectural details
- Installations of canvas-type awnings
- Structural and cornice repair and/or replacement
- Railings, ironwork repair or addition
- Historic reconstructions, rehabilitation or compatible reconstruction of a store front
- Landscaping including sidewalks and plantings
- Murals
- Installation/replacement/repair of exterior lighting
- Demolition of blighted buildings and structures

Projects not eligible for grant funding include, but are not limited to:

- Improvements made prior to grant approval
- Parking lots
- Routine maintenance and repair

- Interior rehabilitation/improvements
- Construction of false fronts
- Blocking up of windows or installing storm/vinyl windows and doors
- Demolition of historic features
- Roof and chimney repair
- Signage

Grant Award

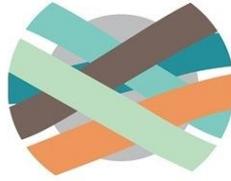
- Qualifying projects are eligible for a grant at a minimum of five hundred dollars (\$500) but not more than five thousand dollars (\$5,000) per building on a fifty/fifty (50/50) matching, reimbursement basis. Projects of extraordinary impact on the community and of exceptional merit may be considered for funding in excess of the \$5,000 ceiling.
- Decisions may be based upon, but not limited to, size, project cost, and amount of available funds.
- The grant amount shall be determined at time of application approval and reimbursement will be dispersed when the project is completed.
- Funds will be treated as a forgivable loan. The term is 3 years from the date the funds are distributed. 1/3 of the grant/loan amount will be forgiven annually on the anniversary for the date on which the grant funds were disbursed. If all conditions are met, the loan will be completely forgiven on the 3-year anniversary.
- The work must be completed within six months of application approval but the owner may request one extension for up to six months based upon compelling valid reasons for the delay. Extensions are discouraged.
- Demolition grants will be issued upon completion of the demolition and stabilization of the site.

Application/Decision Process

1. Applicants must submit an application form and all required documentation.
2. Applications will be reviewed for completeness and compliance with the criteria above by either the City Manager or City Planner. Incomplete applications will be returned to the applicant. Complete applications will be submitted for review to be approved or denied by City Council.
3. Applications will be approved or denied by City Council on a rolling basis. If approved by the City Council, an agreement/contract will be prepared by the City and must be signed prior to the commencement of work. No after-the-fact applications are eligible.
4. Upon project completion, the applicant must notify the City Manager. A staff person will visit the site and certify that the work has been completed per agreement.
5. Once the work has been completed and verified, copies of all paid invoices must be submitted to the City. Once the staff has reviewed the invoices, a reimbursement will be processed and sent to the applicant.

6. Reimbursement funds will be treated as a forgivable loan. The term is 3 years from the date the funds are distributed. 1/3 of the grant/loan amount will be forgiven annually on the anniversary of the date on which the grant funds were distributed. If all conditions are met, the loan will be completely forgiven on the 3-year anniversary.

DRAFT



CLAREMONT
NORTH CAROLINA

Façade Improvement Grant Program

Name: _____

Address: _____

Contact Numbers: _____
(Include E-Mail if available)

Address of Project: _____

Building owner and address: _____
(Only if different from applicant)

1. Describe your project: _____

2. When would you begin? _____ Expected Completion? _____

3. What is the estimated project cost? _____

4. ATTACHEMENTS – (Must be included with your complete application package.)

- **Sketch or drawing- Your own drawing is OK- professional work not required.**
- **Photo(s) of your project site (before and after)**
- **Detailed project narrative that fully explains how the application meets the grant guidelines**

Signature and date: _____

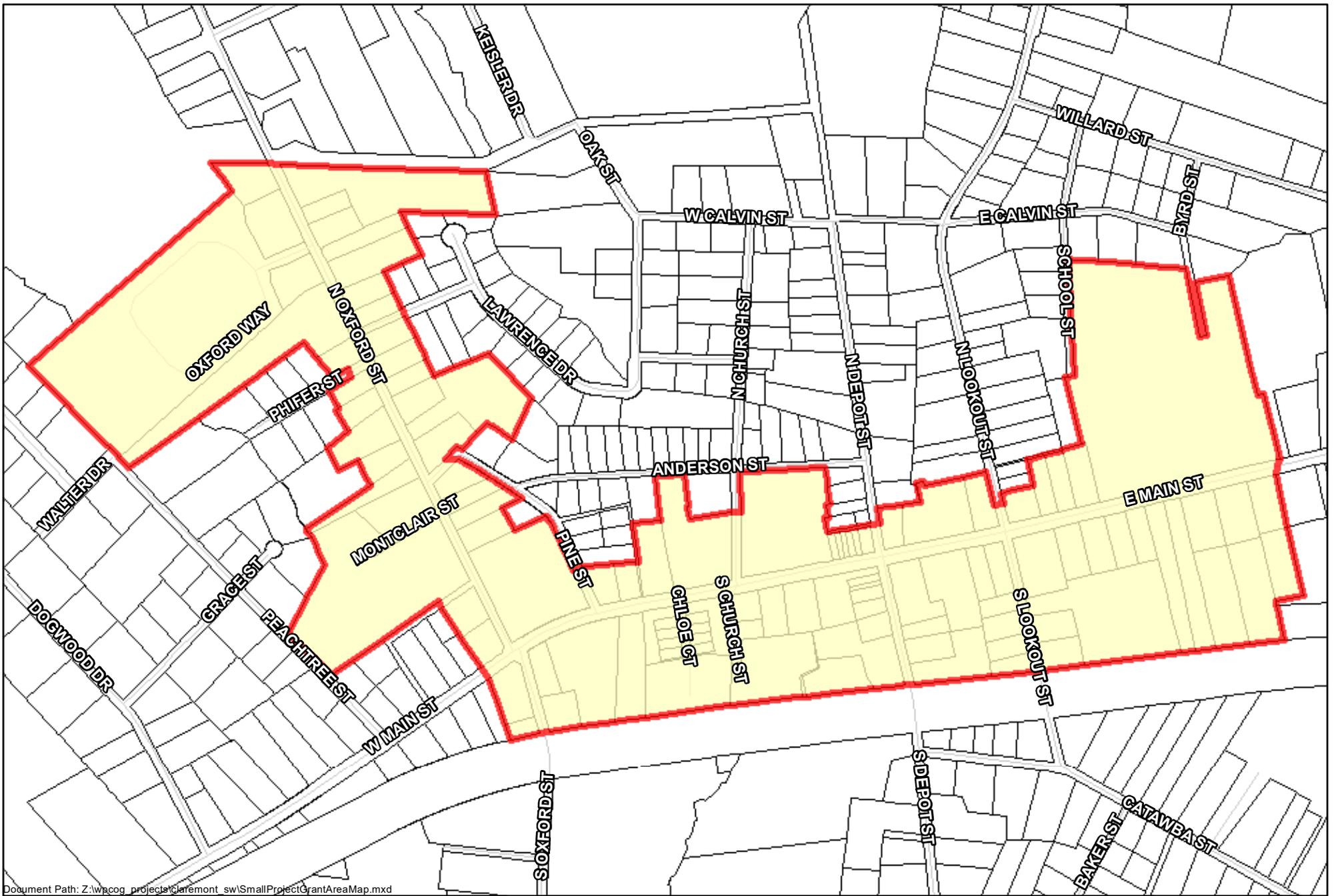
Return this form- keep a copy- to:

Catherine Renbarger

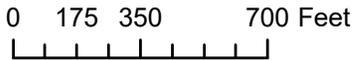
Claremont City Hall

3288 E Main St, Claremont, NC 28610

Contact Catherine Renbarger, Claremont City Manager, for more information. Phone: (828) 466-7255



Document Path: Z:\wacog_projects\Claremont_sw\SmallProject\GrantAreaMap.mxd



- DISTRICT BOUNDARY
- PARCELS
- ROADS

CLAREMONT REVITALIZATION GRANT DISTRICT BOUNDARY



City of Claremont

Commercial District Revitalization Façade Improvement Grant Program

The Commercial District Revitalization Façade Improvement Grant Program was created to encourage private investment in Claremont's commercial business area and to improve and maintain storefronts, business aesthetics, and business functions in the City of Claremont. Building renovations and façade improvements can be costly to owners and can mean the difference between a vacant building and a vibrant, occupied storefront.

This grant program seeks to improve the facades of small businesses in our commercial business district so that after completion of work, citizens will notice a marked improvement in the appearance of the buildings. The purpose of the program is to provide an economic incentive to:

- A. Promote storefront rehabilitation in the commercial district area;
- B. Encourage improved design and building character;
- C. Attract reinvestment in our commercial buildings;
- D. Make improvements that produce a highly visible contribution to the City of Claremont

Source of Funding

Grants of up to \$5,000 or 50% of project costs (whichever is less) can be awarded and are made possible through general fund budget appropriations designated at the beginning of each fiscal year. Grants are competitive and awarded on a reimbursement basis. Priority is given to projects that improve the appearance of the property, as well as result in an occupied structure that promotes a vibrant, commercial district.

Eligibility

- Funds are available for properties within the boundaries of the Commercial Business District. Commercial buildings must be zoned Central Business (B1) or Community Business (B2). Properties immediately outside the map boundaries or within a different zoning district may be considered on a case-by-case basis.
- ~~A façade is defined as an individual storefront or commercial building side which faces a public right of way or is otherwise visible to the general public from the street. A façade~~

~~is the face of a building, especially the principal front that looks onto a street or open space.~~

- All proposals will be evaluated in terms of compliance with existing ordinances and plans, include (where applicable): Land Development Code, NC State Fire Code, Americans with Disabilities Act, North Carolina State Building Code, and Secretary of the Interior's Standards for Historic Preservation and Rehabilitation
- Applicants must be legal owner of the property and provide names of all owners and partners
- Applicants must be financially stable and not owe any back taxes, utility fees, or civil penalties. In certain instances, Council may require applicants to personally guarantee loan or require deed of trust in case of default.
- Structures must be covered by a current insurance policy sufficient to cover the value of the structure, plus improvements.
- Only one improvement grant per property awarded within a fiscal year.
- Must be a for-profit entity; Improvements for political activities, adult businesses, and general storage or warehousing uses are not allowed.
- Organizations that discriminate on the basis of race, culture, gender, sexual orientation, age or religion are excluded from eligibility.
- There is no right or entitlement of grant funding. All funding decisions are made at the discretion of the City Council and are subject to budget appropriations.

Guidelines

Approved projects include, but are not limited to:

- Safe cleaning of brick/stone fronts or wall surfaces. This includes chemical stripping, water wash or scraping. No sand blasting is allowed.
- ~~Masonry repair, mortar joint repair, re-pointing of brick~~
- HVAC, plumbing, and electrical systems
- Re-painting and patching of façade walls
- Repair/replacement of windows and/or doors
- Removal of siding and exterior false facades and metal canopies
- Repair, reconstruction, and/or replacement of original architectural details
- Installations of canvas-type awnings
- Structural and cornice repair and/or replacement
- Historic reconstructions, rehabilitation or compatible reconstruction of a store front.
- Landscaping including sidewalks and plantings
- Murals
- Installation/replacement/repair of exterior lighting and appropriate signage including structures or frames that contain or hold a sign
- Demolition of blighted buildings and structures

Projects not eligible for grant funding include, but are not limited to:

- Improvements made prior to grant approval
- ~~Parking lots~~
- Interior rehabilitation/improvements
- Routine maintenance and repair
- New construction projects
- Construction of false fronts
- Blocking up of windows or installing storm/vinyl windows and doors
- Demolition of historic features
- Roof and chimney repair

Grant Award

- Qualifying projects are eligible for a grant at a minimum of five hundred dollars (\$500) but not more than five thousand dollars (\$5,000) per building on a fifty/fifty (50/50) matching, reimbursement basis. Projects of extraordinary impact on the community and of exceptional merit may be considered for funding in excess of the \$5,000 ceiling.
- Decisions may be based upon, but not limited to, size, project cost, and amount of available funds.
- The grant amount shall be determined at time of application approval and reimbursements will be dispersed when the project is completed.
- Funds will be treated as a forgivable loan. The term is 3 years from the date the funds are distributed. 1/3 of the grant/loan amount will be forgiven annually on the anniversary for the date on which the grant funds were disbursed. If all conditions are met, the loan will be completely forgiven on the 3-year anniversary.
- The work must be completed within six months of application approval but the owner may request one extension for up to six months based upon compelling valid reasons for the delay. Extensions are discouraged.
- Demolition grants will be issued upon completion of the demolition and stabilization of the site.

Application/Decision Process

1. Applicants must submit an application form and all required documentation.
2. Applications will be reviewed for completeness and compliance with the criteria above by either the City Manager or City Planner. Incomplete applications will be returned to the applicant. Complete applications will be submitted for review to be approved or denied by City Council.
3. Applications will be approved or denied by City Council on a rolling basis. If approved by the City Council, an agreement/contract will be prepared by the City and must be signed prior to the commencement of work. No after-the-fact applications are eligible.

4. Upon project completion, the applicant must notify the City Manager. A staff person will visit the site and certify that the work has been completed per agreement.
5. Once the work has been completed and verified, copies of all paid invoices must be submitted to the City. Once the staff has reviewed the invoices, a reimbursement will be processed and sent to the applicant.
6. Reimbursement funds will be treated as a forgivable loan. The term is 3 years from the date the funds are distributed. 1/3 of the grant/loan amount will be forgiven annually on the anniversary of the date on which the grant funds were distributed. If all conditions are met, the loan will be completely forgiven on the 3-year anniversary.

DRAFT



Façade Improvement Building Revitalization Grant Program

(Latest return date for any month is 15 days prior to the regular scheduled City Council meeting)

Name: _____

Address: _____

Contact Numbers: _____
(Include E-Mail if available)

Address of Project: _____

Building owner and address: _____
(Only if different from applicant)

1. Describe your project: _____

2. When would you begin? _____ Expected Completion? _____

3. What is the estimated project cost? _____

4. ATTACHEMENTS – (Must be included with your complete application package.)

- **Sketch or drawing- Your own drawing is OK- professional work not required.**
- **Photo(s) of your project site (before and after)**
- **Detailed project narrative that fully explains how the application meets the grant guidelines**

Signature and date: _____

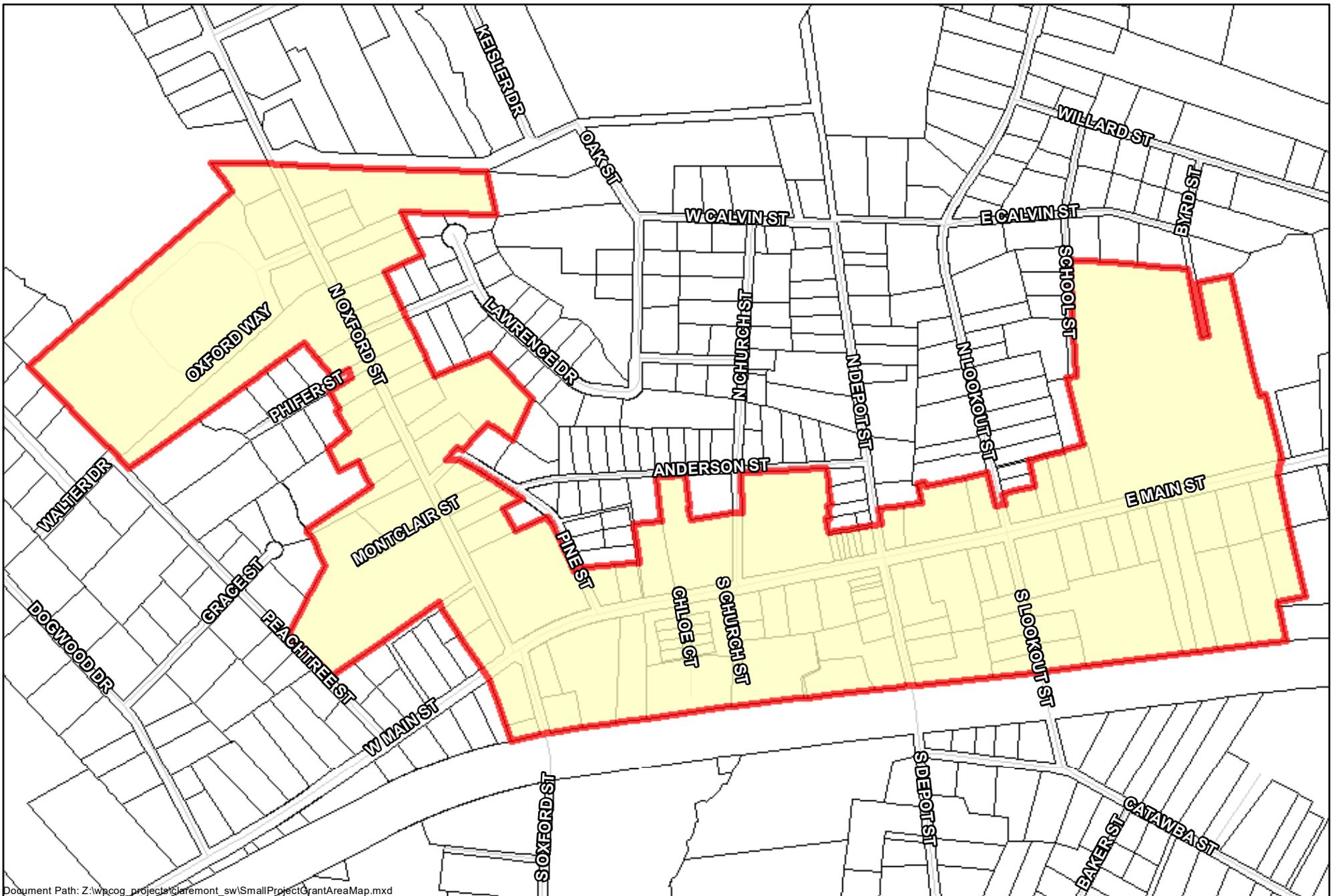
Return this form- keep a copy- to:

Catherine Renbarger

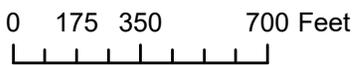
Claremont City Hall

3288 E Main St, Claremont, NC 28610

Contact Catherine Renbarger, Claremont City Manager, for more information. Phone: (828) 466-7255



Document Path: Z:\wacog_projects\Claremont_sw\SmallProject\GrantAreaMap.mxd



- DISTRICT BOUNDARY
- PARCELS
- ROADS

CLAREMONT REVITALIZATION GRANT DISTRICT BOUNDARY

REQUEST FOR COUNCIL ACTION

Date of Meeting: January 9, 2017

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Informational only; No Action Requested

At the November City Council meeting, Council asked staff to look into the operation of golf carts on public streets. State statute allows municipalities to create their own ordinances to address the operation of golf carts on any public street where the speed limit is 35 miles per hour or less as long as the operator is at least 16 years of age. Staff has prepared a presentation with additional information on local municipality golf cart ordinances.

Recommendation: Informational only; no action requested

Claremont December 2016 Dashboard Report

Police Dept.			Fire Dept.			Financials		
	Month	YTD		Month	YTD		% In	% Out
Calls Answered	670	7344	Calls for Service	36	389	General Fund	71%	46%
Citations Served	98	1603	Working Fires	9	62	Water/Sewer Fund	57%	34%
Warnings	58	729	Training Hours	83	2143	Rescue Squad		
Number of Arrests	7	133	Prevention Programs	21	244		Month	YTD
Accidents	9	129	Structural Responses	6	92	Calls for Service	55	1054
Warrants	13	254	EMS Calls	6	104	Training Hours	200	2000
Open Cases	11	98				Other Activities & Announcements		
Other Activities & Announcements			Other Activities & Announcements			Other Activities & Announcements		
Capt. Long and Lt. Clark attended Hostage Negotiators training. Ofcr. Grant attended DCI training.						Rescue Member of the Year David Hedrick. Thumb Award- Trevor Farnsworth and Eric Jones. Service Awards- Steve Norris 10 years, Shannon Eckard and Scott Sigmon- 20 years. Doug Hoyle was presented with a plaque making him an Honoray Member.		
Public Works			Utility Dept.			Planning & Zoning Dept.		
	Month	YTD		Month	YTD		Month	YTD
Vehicles Serviced	14	161	Water Turned Off	7	139	Total Zoning Permits	2	28
Recycling Tons- Oct 2016	13.39	102.91	Water Taps	0	3	Commercial Projects	0	6
Solid Waste Tonnage	45.47	426.91	Water Purchased	7,488,960	109,987,943	New Dwelling Units	0	8
Street Lights Replaced	10	92	Water Sold	8,201,537	90,329,830	Customers w/ Inquiries	10	132
Work Orders	19	421	McLin WWTP Avg.	114,933	1,378,337	New Plats Reviewed	0	4
Sewer Line Jetted/ Manholes	1813+9	21067 (93)	North WWTP Avg.	57,600	832,587	Plng Brd Agenda Items	0	27
Other Activities & Announcements			Other Activities & Announcements			Other Activities & Announcements		
Storm drain at park has been repaired.			Water / sewer line to Substance has been completed.			Landscaping of parking areas amended. Code enforcement, filing system for plat/site plans.		

Code Enforcement Report

December, 2016

	A	B	C	D
2	<u>Property Owner</u>	<u>Property Address</u>	<u>Issue</u>	<u>Status</u>
3	Jonathan Miller	3060 Oak St	unfinished house	House must reach completion by March 2017 in order to keep mortgage loan with bank. Rechecked 12/28/16. Little change, some debris hauled away, electrical running to house.
4	Janice Salyers	2730 E US Hwy 70	outdoor storage-Tim's Towing	On 12/12/16, met Janice on site to verify fence repaired. Aquiring fines until allowed on property to verify tires are gone. Supposed to be allowed inside on 1/4/17.
5	Glenn Overcash	3310 Catawba St.	outdoor storage/veg. buffer	Grading complete and tractor trailer beds moved to the back of property as of 12/12/16. Case Closed.
6	Larry & Michael Pannell	3042 N. Oxford	weeds/ivy and tree limbs	Sprayed weed-killer along fence and trimmed trees around Claremont Inn as of 12/07/16. Case Closed.
7	Nichole & Joe Brown	4807 S. Depot	dumping solid waste on neighbor	Called landowner on 12/06/16 about complaint. Visited 12/08/16. All brick and cinder blocks removed as of 12/12/16. Case Closed.
8	Charles & Rita Stone	3037Centennial Blvd. (DG)	outdoor storage/trashy	Visited on 12/14/16, spoke to Asst. Manager about outdoor storage of carts/trolleys and trash. Rechecked 12/28/16, little change, less carts. Deadline 1/4/17.
9				