TOWN OF RIVER BEND

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River Bend, NC 28562

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www.riverbendnc.org

River Bend Town Council Agenda
Work Session
January 9, 2020
River Bend Town Hall
5:00 P.M.

1. Budget Kick-Off – Jackson
2. Discussion – Dog Park Rules – Jackson
3. Discussion of Naming Town Buildings – Kirkland
4. Review Agenda January 16, 2020 Council Meeting – Katsuyoshi
5. Closed Session – Under §143-318.11(a)(6) of the Open Meetings Law

Pledge: Councilman McClard

TOWN OF RIVER BEND

1981

NORTH CAROLINA

Town of River Bend
Fiscal Year 2020-21

January 9, 2020

Town of River Bend

Fiscal Year 2020-2021 Budget Kick-Off

AGENDA

1. Opening Remarks from Mayor
2. Remarks from Manager/Budget Officer
2. Discussion of Vision Statement-Priorities
3. Discussion of Budget Workshop Schedule & Budget Calendar
4. Preview Proposed Workshop Agendas
5. Preview Budget Brochure
6. Comments from Finance Officer & Council

Please Turn Off Your Cell Phones

Comments From Mayor- John Kirkland

The Council's work in developing the annual budget is the most important work that the Council performs. The development of the budget under the Council-Manager form of government has specific direction in General Statute. In that direction the Manager is designated as the "Budget Officer." In that role he prepares a proposed budget and presents it to the Council for consideration and revision as they may direct.

Our process has been to develop the final budget during several scheduled meetings with designated elements of the budget being presented at each of the meetings. The first work is to evaluate the proposed expenditures. The Council discusses the line items with the manager and proposes any changes they deem appropriate in each of the Town's operating departments. With the completion of department expenditures the projected revenue is reviewed and a tax rate is established and utility rates set.

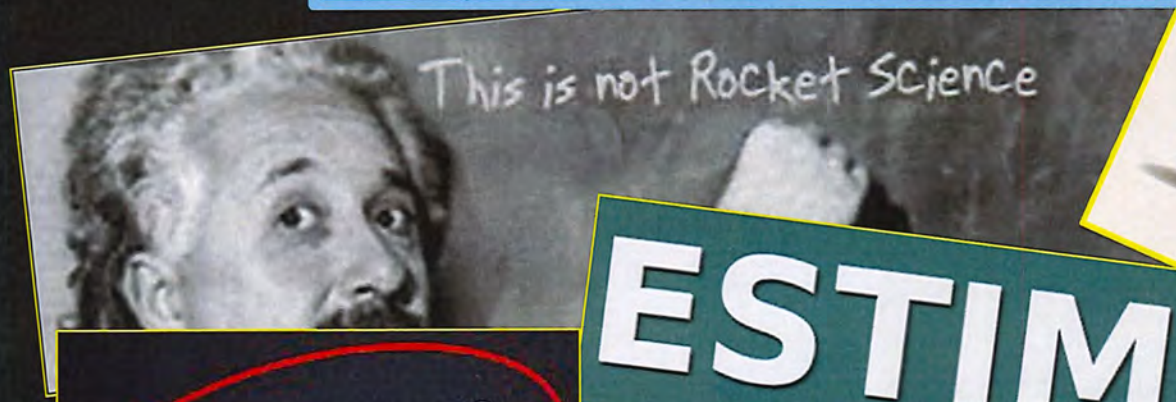
The Council holds a public hearing on the agreed to budget. This hearing is scheduled for the May Council Meeting and public comments are received. The schedule then is to vote on the adoption of the 2020-2021 budget at the June Council Meeting. This approach meets all the mandates of General Statutes. This process has worked well for a number of years and should be followed again this year.

Mayor Kirkland

Comments from Manager/Budget Officer

Budgets are predictions and are subject to change especially as long as the General Assembly is in session.

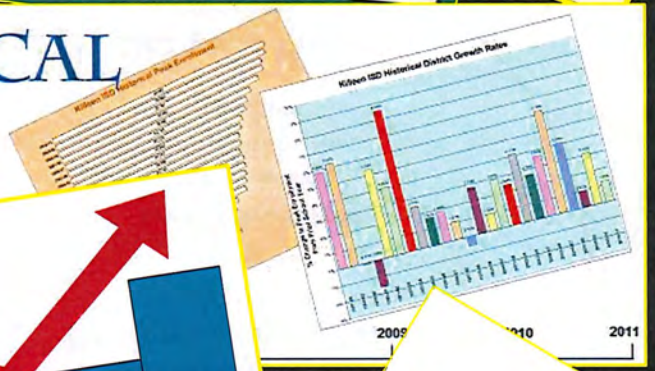
All of these are components of our budget process



AVERAGE

ESTIMATE

HISTORICAL DATA

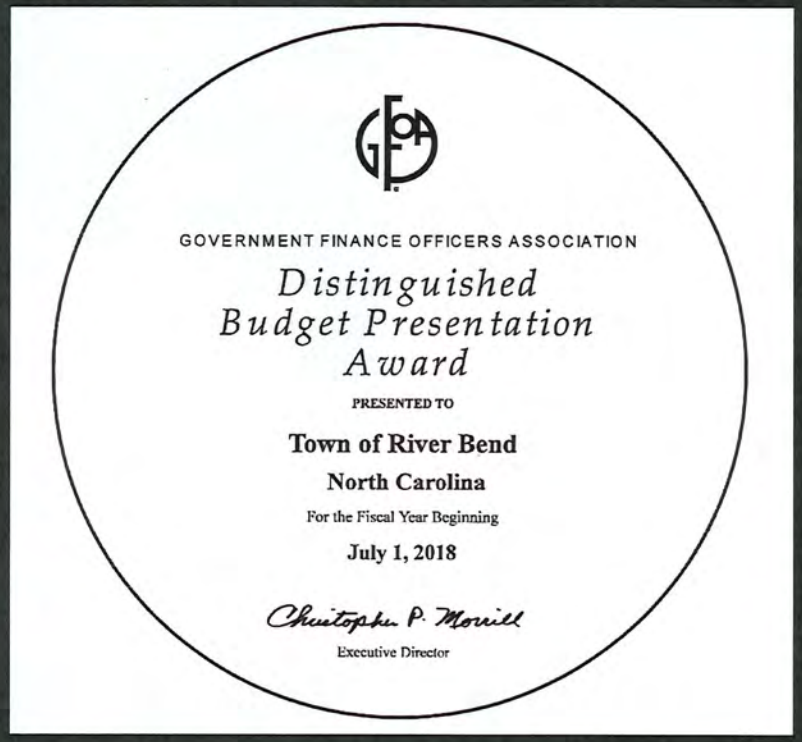


Forecast

INDUCTIVE REASONING AND CONJECTURE

Recognition of Our Budget Process

For 9 consecutive years we have been recognized by the Government Finance Officers Association (GFOA) with the Distinguished Budget Presentation Award. Our 2019 submission is currently under review. I expect it to be approved and to be our 10th consecutive award. *There are 552 municipalities in North Carolina. For the fiscal year beginning July 1, 2018 GFOA review, only 29 of 552 (5.2%) municipalities in NC received the GFOA Distinguished Budget Presentation Award. Of those 29,only 5 were in our LGC peer group for populations of 2,500-9999. We are the smallest population town in NC to receive it. Most recipients are much larger than River Bend.*


GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Town of River Bend

North Carolina

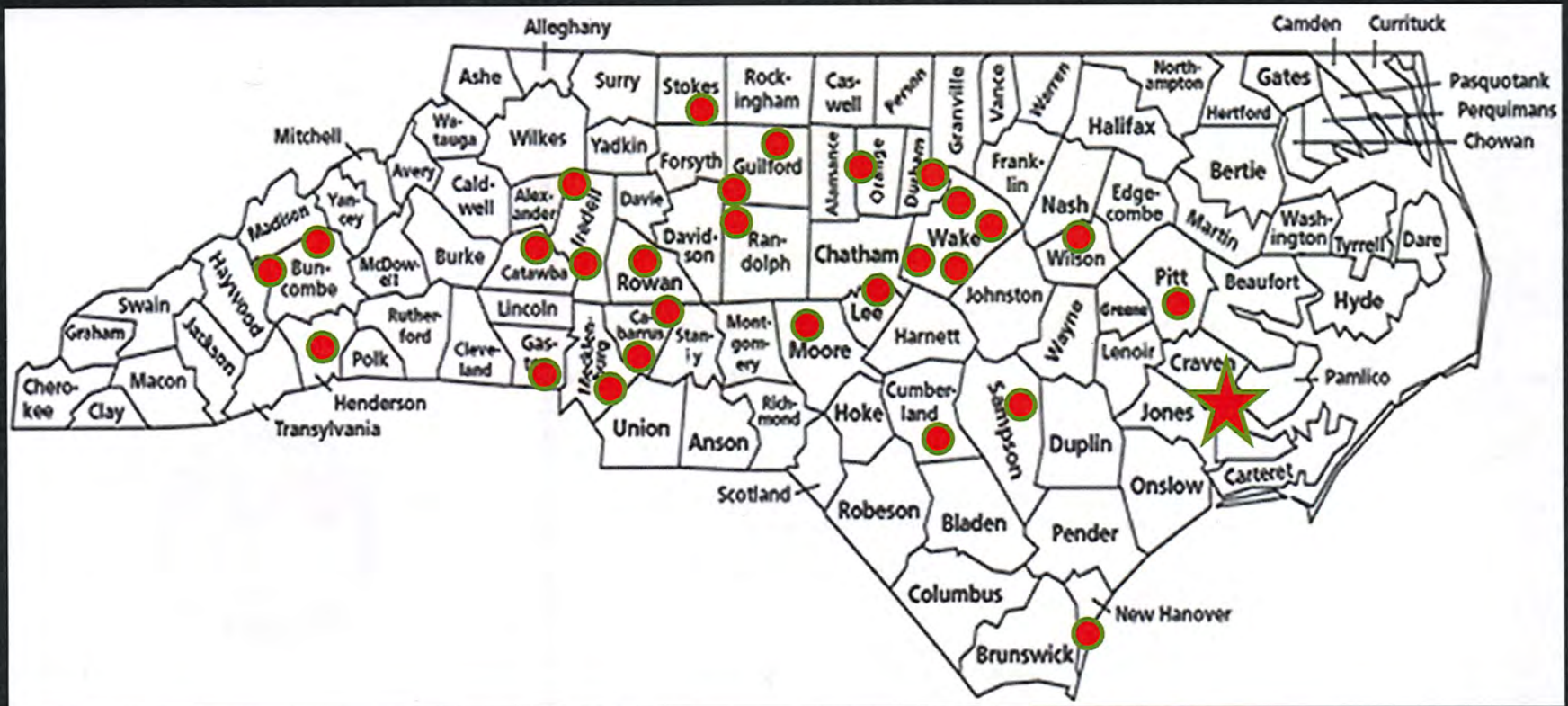
For the Fiscal Year Beginning

July 1, 2018

Christopher P. Morrill

Executive Director

Map of 29 municipalities in North Carolina to receive the GFOA Budget Presentation Award for Fiscal Year beginning July 1, 2018



Randleman and Biltmore Forest are new to the list this year.
Five other municipalities dropped off the list from last year.
A total of 1,604 municipalities from USA and Canada received the award.
Sanford and Cary are tied for the most awards received in NC at 33.

Town of River Bend, NC
Financial and Budgetary Policies

Effective May 17, 2018

Financial and Budgetary Policies

I. Introduction

The Town of River Bend maintains comprehensive financial policies covering a broad range of the elements of the Town's financial plans and financial systems that underlay the management of overall financial resources. These policies have major objectives to be achieved that include:

1. To link long-term financial planning with short-term daily operations and decision-making.
2. To maintain and improve the Town's financial position.
3. To maintain and improve the Town's credit ratings by meeting or exceeding the requirements of rating agencies through sound financial policies.
4. To maintain and increase investor confidence in the Town and to provide credibility to the citizens of the Town regarding financial operations.
5. To comply with the North Carolina Budget and Fiscal Control Act and the policies of the North Carolina Local Government Commission (the "LGC").
6. To effectively conduct asset-liability management of the Town's balance sheet.

II. Operating Budget

1. The Town's Annual Budget Ordinance will be balanced in accordance with the Local Government Budget and Fiscal Control Act (G.S. 159-8(a)).
2. The Town's Annual Budget Ordinance will be adopted, by fund and department, by each July 1 (G.S. 159-13(a)).
3. In order to force a higher level of planning throughout all levels of Town government, the annual budget process will focus on future needs through a Capital Improvements Plan, as discussed later in this document.
4. The annual budget process will consist of a series of public meetings where Council and staff discuss needs in relation to the Town's mission statement, and Council's adopted priorities.

III. Revenue Policy

1. Ad Valorem Tax – As provided by the North Carolina Budget and Fiscal Control Act, estimated revenue from the Ad Valorem Tax levy will be budgeted as follows:

Assessed valuation will be provided by the Craven County Tax Assessor

North Carolina Law Concerning Budget Preparation

Manager's Role

NCGS 160A-148 Powers and Duties of Manager

(5) He shall prepare and submit the annual budget and capital program to the Council

159.11 Budget and Fiscal Control Act

(a)…… the budget shall be balanced.
(b) The budget, together with a budget message, shall be submitted to the governing board no later than June 1.

Council's Role

159-13
(a) Not earlier than 10 days after the day the budget is presented to the board and not later than July 1, the governing board shall adopt a budget ordinance making appropriations and levying taxes for the budget year in such sums as the board may consider sufficient and proper, whether greater or less than the sums recommended in the budget.

Town of River Bend

Mayor and Town Council Priorities as approved for Fiscal Year 2019-20

Maintain a commitment to the Council-Manager form of government, and to support an adequate and well-trained staff to serve the current and future needs of the community.

Continue to cooperate regionally and with other municipalities and, where appropriate, share ideas and resources.

Continue to work with advisory boards as a means to encourage citizen participation in Town government.

Continue to be good stewards of the natural environment through planned stormwater and floodplain management efforts.

Continue to employ sound fiscal management practices to ensure the long-term financial viability of the Town.

Our Vision Statement

River Bend is a dynamic and uniquely located waterfront and golfing community well prepared to benefit from the area's historical and natural resources. By protecting its assets and actively fostering a diverse multi-aged population, the River Bend community will continue to be a safe, attractive place to live and will be competitively positioned to participate in the broader area's economic and population growth.

Continue to operate wastewater treatment facilities to maintain regulatory compliance and serve the current and future needs of the Town.

Provide a safe, dynamic, and attractive community for people of all ages, and continue to address the changing demographic composition of the Town.

Maintain a visionary posture, acknowledging that change is inevitable.

Continue to conduct the business of the Town with complete transparency and integrity.

Provide safe drinking water and quality treatment of wastewater through sound maintenance of the current systems and continued prudent fiscal management of the utilities.

Proposed Budget Workshop Calendar

MARCH 2020

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	✗ 24	25	26	27	28
29	30	✗ 31				

APRIL 2020

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	✗ 7	8	9	10	11
12	13	✗ 14	15	16	17	18
19	20	✓ 21	22	23	24	25
26	27	✗ 28	29	30		

✗ = scheduled workshop date

✓ = extra workshop date if necessary

Other Important Proposed Budget Dates

May 7- Budget Message & Proposed Budget Released

May 21- Budget Public Hearing

These dates are subject to change but the budget must be adopted by July 1

Proposed Agenda Items

MARCH 24, 2020

EMPLOYEE COMPENSATION AND BENEFITS
- Pay Plan Review
- Retirement / 401K / LESA
- Cost of Living Adjustment (COLA)

LABOR ALLOCATIONS AMONG DEPARTMENTS & FUNDS
- Staffing Projections
- Allocation Table

CAPITAL IMPROVEMENT PLANS
- General Fund
- Vehicle Replacement Plan
- Information Technology Replacement Plan

ELECTRIC UTILITIES AND FUEL PRICES

GENERAL FUND DEPARTMENTS

GOVERNING BODY
- Association Dues, Training, Contributions

ADMINISTRATION
-Property and Liability Insurance, Training, Association Dues

FINANCE
- Information Technology

TAX LISTING
-County Provided Services, Collection Projections, Fees

LEGAL SERVICES
-Attorney

ELECTIONS

STREET MAINTENANCE
- Roadway Improvement Plan

STORM WATER MAINTENANCE
- Prioritized Drainage Concerns
- Scheduled Maintenance

PUBLIC WORKS
-Capital Outlay

continued

PUBLIC BUILDINGS
- Mowing and Landscaping Contract
- Building Maintenance

MARCH 31, 2020

GENERAL FUND DEPARTMENTS CONTINUED

POLICE
Community Watch, Fuel, LESA, Capital Outlay

RECREATION AND SPECIAL EVENTS
- July 4th Plans, Recreation Programs

PARKS AND CAC
- Parks, Community Appearance Commission Projects, Community Organic Garden

EMERGENCY SERVICES
- Contingency Funding
- Community Emergency Response Team (CERT)

ANIMAL CONTROL

WETLANDS & WATERWAYS
- Pond and Canal Maintenance
- Environment and Waterways Advisory Board

LEAF & LIMB AND SOLID WASTE
-Contract Costs

PLANNING AND ZONING

GENERAL FUND—REVENUE/ EXPENSE

GENERAL FUND—FUND BALANCE

APRIL 7, 2020

ENTERPRISE FUND DEPARTMENTS

WATER AND SEWER FUND CASH LEVELS
- Debt Service
- Capital Reserve Funds
- Capital Improvements Plan/ Water and Sewer

continued

WATER FUND DEPARTMENTS
- Administration
- Water Supply & Treatment
- Water Distribution

SEWER FUND DEPARTMENTS
- Administration
- Sewer Collection
- Sewer Treatment

UTILITY FINANCIAL MODEL
- Rate History
- Consumption Trends
- Revenue & Expense—Cash Balances
- Rate Scenarios

-WATER AND SEWER– REVENUE/EXPENSE

APRIL 14, 2020

FIVE YEAR FORECAST– GENERAL FUND

TAX RATES, UTILITY RATES, AND OTHER FEES
- Ad Valorem Tax Rate
- Utility Rates and Fees
- Schedule of Rates and Fees

APRIL 21, 2020

BREAK- MEET IF NECESSARY

APRIL 28, 2020

OVERVIEW

DRAFT-BUDGET MESSAGE, ORDINANCE and SCHEDULE OF FEES

Proposed Budget Brochure

Our Budget Preparation Process

The Town of River Bend employs a progressive and transparent budget development process that allows for significant participation from elected officials, advisory boards, staff, and the public. This tentative schedule of budget workshops outlines the dates of these sessions and the proposed topics to be discussed during each session.

While the Town Council and staff do their best to adhere to the printed schedule, there are times when deviation is necessary in order to accommodate adequate discussion of items scheduled for consideration. So, if time or information does not allow for complete discussion of a scheduled item, that item will be taken up at the beginning of the subsequent session.

An Award-Winning Budget Document

Our Fiscal Year beginning 2019 Budget document has been submitted for review by a panel of experts from the Government Finance Officers Association for their Distinguished Budget Presentation Award. If approved, it will be our 10th consecutive award. To learn more about this award program, or to review the document, visit the Finance page on our website.

The Public Hearing for the Fiscal Year 2020-21 Budget is Tentatively set for Thursday, May 7, 2020 at 7:00 p.m. in the Town Hall Meeting Room

Mayor and Town Council

Priorities for Fiscal Year 2020-21

"It's all about resources"

Provide a safe, dynamic, and attractive community for people of all ages, and continue to address the changing demographic composition of the Town.

Provide safe drinking water and quality treatment of wastewater through maintenance of the current systems and continued prudent fiscal management of the utilities.

Continue to operate wastewater treatment facilities to maintain regulatory compliance and serve the current and future needs of the Town.

Continue to work with advisory boards as a means to encourage citizen participation in Town government.

Continue to be good stewards of the natural environment through planned stormwater and floodplain management efforts.

Continue to cooperate regionally and with other municipalities and, where appropriate, share ideas and resources.

Maintain a commitment to the Council—Manager form of government, and to support an adequate and well-trained staff to serve the current and future needs of the community.

Continue to employ sound fiscal management practices to ensure the long-term financial viability of the Town.

Maintain a visionary posture, acknowledging that change is inevitable.

Continue to conduct the business of the Town with complete transparency and integrity.

Town of River Bend

Fiscal Year 2020-21 Budget Preparation Workshops

All Budget Workshops will be held from 4:00 p.m. to 7:00 p.m.

in the Town Hall Meeting Room.

Dates & times are tentative and may change if necessary.

Town of River Bend
45 Shoreline Drive
River Bend, NC 28562
252-638-3870

On the Internet at: www.riverbendnc.org

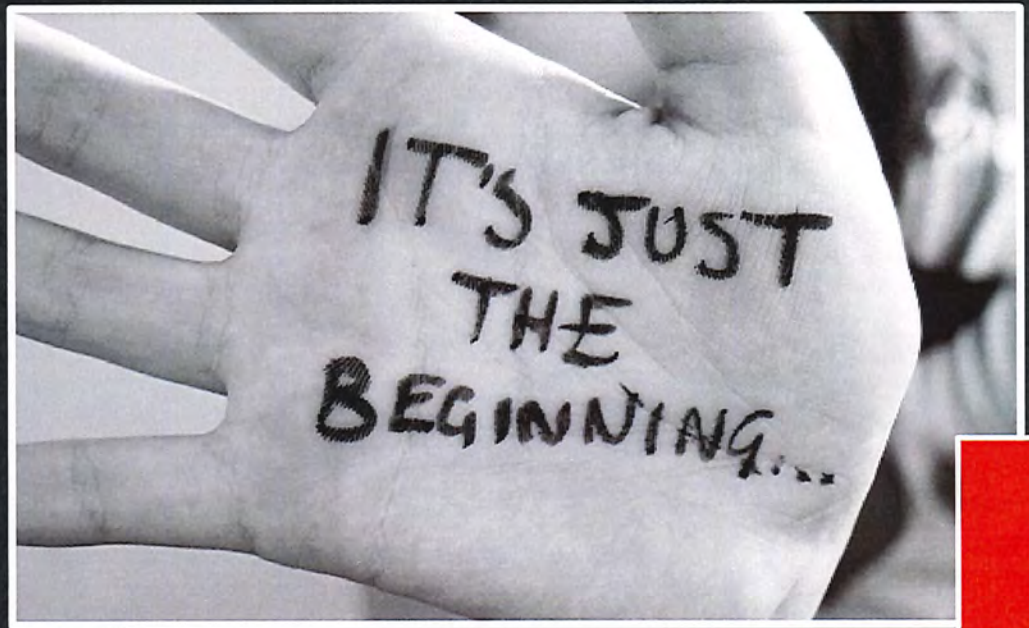
Public Comments

Finance Officer & Council Comments

Bud Van Slyke is the Town's Finance Officer

Town of River Bend

Fiscal Year 2019-2020 Budget Kick Off



All budget work sessions are open to the public and allow opportunity for public input. Come join us!

Town of River Bend
Dog Park Rules

- Hours: Sunrise to Sunset
- Users enter at their own risk
- Handlers are responsible for any injuries or damages caused by dogs they bring into the park
- Dogs must have a valid license and/or rabies tag.
- Dogs must be leashed when entering and exiting the Dog Park.
- Maximum of three dogs per handler.
- Small dog area is reserved for dogs up to 25 pounds. (Small dogs are also allowed in large dog area, but large dogs are not allowed in small dog area).
- For the safety of your dog(s) and other park visitors, choke, prong (pinch) and spike collars are strictly prohibited. If you use these types of collars, remove them before entering the dog park.
- No Children under the age of 16 are permitted unless accompanied by an adult. Children have a tendency to scream and run when excited, which can trigger a dog's prey drive or natural instinct to chase. For this reason and for the safety of your children, we do not recommend bringing small children and infants into the dog park.
- Aggressive dogs are not permitted on the premises. Dogs must be removed at the first sign of aggression.
- Female dogs in heat are prohibited from entering the park.
- Sick dogs, or dogs with parasites (worms, ticks, fleas, etc.) are not allowed in the park.
- Dog owners must be in the area of the park and within view of their dogs at all times.
- All off-leash dogs must be under voice control of their owners. If you cannot control your dog off leash, keep your pet leashed at all times.
- Dog owners must keep their leash in hand at all times.
- Please do not bring dog food or human food into the park and please, no smoking in the park.
- Owners must clean up dog feces. Seal waste in the provided plastic bags before disposing in designated receptacle.
- Fill any holes your dog digs.
- Proof of a current rabies vaccination and license is required upon request of a police or animal control officer. Tags may serve as proof.
- Failure to abide by the park rules may result in loss of privileges and/ or owners may be ticketed.

Please report any violations to the River Bend Police Department at 638-1108.

TOWN OF RIVER BEND
RIVER BEND, NC 28562
638-3870

DOG PARK

AT RIVER BEND

WELCOME

To ensure the safety and enjoyment of our canine and human visitors, please follow the rules and regulations set forth in this brochure when visiting the River Bend Dog Park.

We hope you and your pets have a fun-filled time.

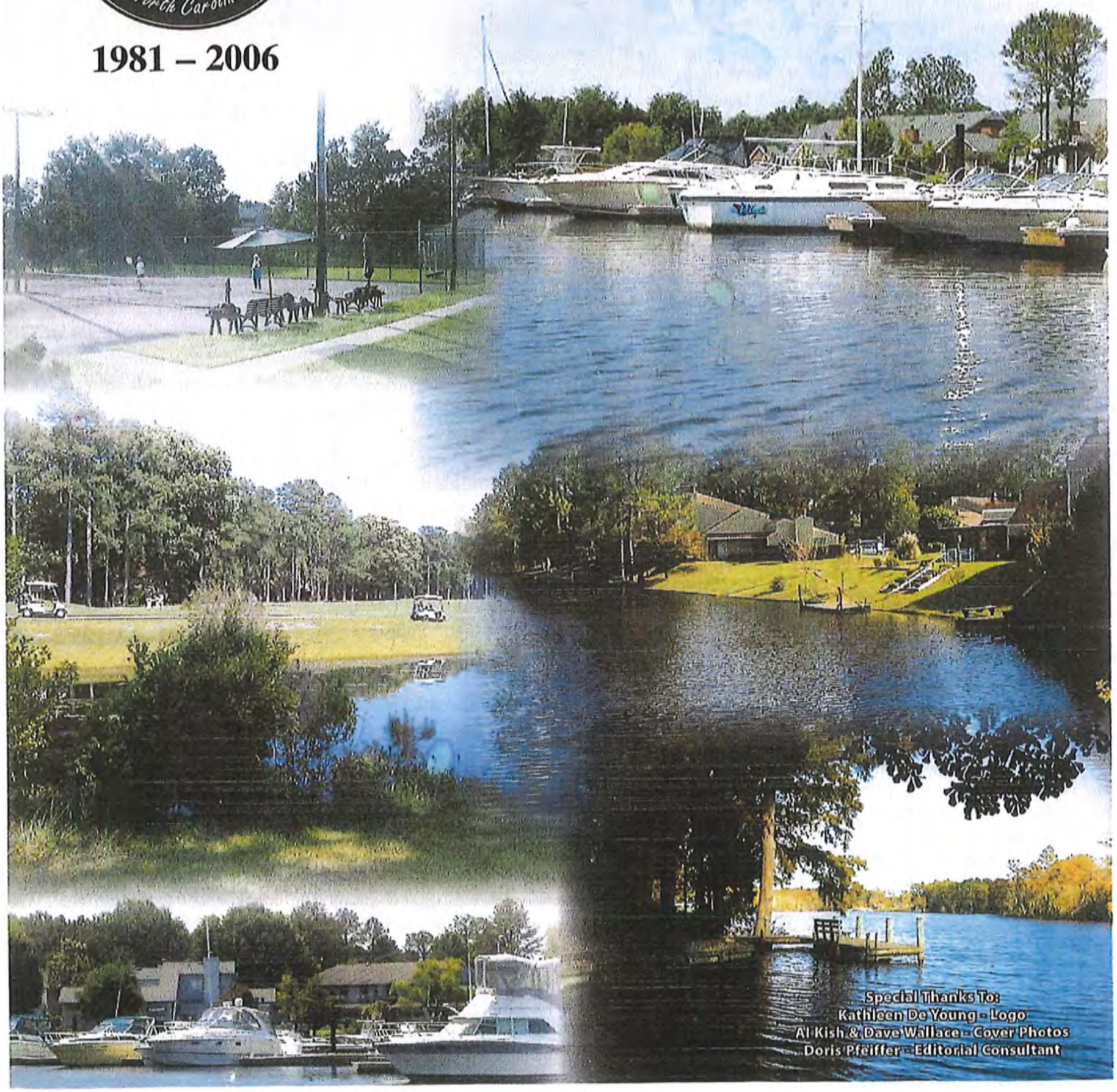
3

Town of River Bend

Celebrating 25 Years

Janey Anderson, Editor

1981 – 2006



Special Thanks To:
Kathleen De Young - Logo
Al Kish & Dave Wallace - Cover Photos
Doris Pfeiffer - Editorial Consultant

History of River Bend

Native American Indian tribes roamed the area on which River Bend is now situated. While very little is known about these tribes because of the disinterest of the colonists, a common denominator of the various tribes was a share of language and culture called Algonquin. Without a written language used by the tribes, knowledge of them was based primarily on traditions, myths, and verbal histories. Archaeologists later were able to provide additional information.

English from Roanoke in about 1540 were the initial settlers of what is now North Carolina. One settler, John Lawson, who dealt with the various Indian tribes, built a house on "pretty high land and by a creek side," according to one source. The creek, located in New Bern bears his name.

Through the 18th and 19th centuries these Indian tribes located in the eastern and central portions of North Carolina were largely displaced as the colonies expanded. While some tribes voluntarily relocated in advance of this expansion, armed conflicts reflected by the Tuscarora Wars indicated that all was not peaceful. The Tuscarora tribe apparently was joined by other tribes from as far away as Virginia, Pennsylvania and New York.

The two major tribes founded in North Carolina were the Cherokee and the Tuscarora. Both were related to the Iroquois from New York state. Additional information suggests that the Tuscarora populated "the country lying between the seashore and the mountains which divides the Atlantic states". John Lawson reported that there were 15 Indian towns that could muster as many as 1200 warriors.

Colonel John Barnwell of South Carolina who was sent to aid the hard pressed colonists of North Carolina and fought the Indians during 1711-13 said that "the enemy can't be less that 1200 or 1400 warriors which may easily be judged by their large settlements". The terms of peace settlement arranged by Barnwell with the Tuscarora in 1712 described lands lying between the Neuse and Cape Fear indicating that Cape Fear was the southern-most boundary of the Tuscarora.

After the defeat of the Tuscarora in 1711 their attempts to move to Pennsylvania initially failed. Eventually they moved to New York state and Canada. According to sources, the name Croaton given to a tribe of Indians apparently was in error. John Lawson called them Hattaras or Hatteras. Croaton was the location in which they lived. Traditionally the "Croatans" considered themselves to be descendants of the colonists of 1687 and boasted of their mixed English and Indian blood. They always referred to North Carolina as Virginia claiming that their former home was Roanoke in Virginia. Apparently the Roanoke colony encompassed the present North Carolina counties of Dare, Tyrell, Hyde, Craven, Carteret and Jones.

CRAVEN COUNTY AND NEW BERN

Craven County was formed in 1705 as an Archdale Precinct of Bath County. About 1712 the name changed to Craven in honor of William Lord Craven, one of the Lord Proprietors of Carolina.

The county seat was originally called Chattawka or Chatoocha and later, in 1723, Newberne, after Bern, Switzerland. In 1897 the spelling was fixed by law as New Bern.

While there probably were individual settlers prior to 1707 in Craven County, the first recorded organized settlement was by a group of French Huguenots who moved to the Neuse and Trent River area in 1707.

Baron de Graffenried allotted to each family a 250 acre farm which extended on both sides of the Trent River and its tributaries as far as what is now Jones County and well beyond what is now Pollocksville.

Because of difficult times, prior to returning home, and without informing the Palatine (German) settlers, de Graffenried mortgaged these lands to Thomas Pollock as well as leaving his debts behind. Not knowing they did not have clear titles, the Palatines cleared the lands and developed farms, pastures, mills, etc. In 1713 Cullen Pollock, Thomas's son, inherited this land and foreclosed in the middle of winter evicting the Palatines. Since they had lost almost everything, they had to use the Trent River to move their personal articles to the head of Creeks (Beaver, Chinquapin, Tuckahoe and Joshua Creeks) located above what is now Trenton and this became known as New Germany.

Around 1747 persons identifying themselves as Palatines and/or their descendants, according to Craven Documents, petitioned King George II for help. A Royal order arrived from England giving each family another 250 acres. Such names as Jon Peter Remm, and Michael Remns (which later became Rhems) were included in these documents. Jon Remm was one of four to build the church for High Germans.

William Tryon toured much of what was then North Carolina before selecting the banks of the Trent River as the

Continued on page 4.

Continued from page 2.

seat of his provincial government and built Tryon Palace in 1767-1770. The river was being called the Trent as early as 1707. However, the Indians called it Chattooka while the English called it Neuse Creek. Later the name was changed to South Wales. How it got the name Trent is not known, probably named after a river in England.

Around 1742 the Rhem family obtained possession of the land presently occupied by River Bend. This family through its heirs retained the land until 1903 when Joseph F. and Annie T. Rhems sold part of it to the trustees of the District Grand Lodge No. 7, Grand United Order of Odd Fellows, a black organization. Of interest is the evolvement of this Grand Lodge. While the Odd Fellowship began in Great Britan, the first regularly constituted Lodge in America was set apart on April 26, 1819 in Baltimore, MD. On February 22, 1825, the Grand Lodge of the United States, I.O.O.F., Manchester Unity, held its first annual convocation. Free colored men residing in New York and Philadelphia organized and maintained societies for literary improvement and social pleasures many years before the Civil War (1843). When these colored members turned to the "Friendly Society" of Odd Fellows petitioning the I.O.O.F. for a dispensation on behalf of Philo Mathews Institute, they were rejected by this white organization. They then sought and received affiliation with the Victoria Lodge, No. 448, at Liverpool, England, who gladly accepted the colored men in 1843. On July 13, 1874, Lodge Dispensation was granted to the "Newbern Golden Link No. 1634, Newbern, N.C."

FRANK EFIRD

On November 14, 1919, Trustees of the Odd Fellows Lodge sold tracts of land to W. R. Grant. Grant could not raise sufficient funds for the purchase and he signed the lands over to Reva H. Clark. On May 25, 1967, Clark heirs gave an option to purchase 1,941.1 acres to G. E. Lee and J. Frank Efird. The sale was finalized with the Clark heirs selling their land to Trent Estates (Lee and Efird) on September 27, 1967. Of note is the fact that 18 heirs of the Clark family had to be contacted and agree to the sale.

At the time of sale only three houses were standing and occupied. One, an old wooden house where the Club House now sits; two, a house on the corner of what is now Shoreline and Rockledge; and three, a two-story house at the main entrance. There were a number of tobacco barns dotting the area. In general, it was unattended farmland. The waterfront had a number of squatters from Kinston with no title to the property who built cabins and used them for fishing.

While the original name at the time of purchase from the Clarks was Trent Estates, when Efird bought out his partner the name was changed to River Bend Plantation. Few homes were built during the first five years. Robert Loverage was the first buyer. Shoreline Drive was the first road built with Rockledge following. Wedgewood and the cluster of branches were built next. Construction began on the opposite of Shoreline in 1972.

Continued on page 6.

WE COULDN'T BE MORE THRILLED
(FOR OUR CLIENTS).

We're pleased to announce that Edward Jones has been ranked **"Highest in Investor Satisfaction with Full Service Brokerage Firms, Two Years in a Row"** by J.D. Power and Associates. We've always believed that long-term investment strategies, neighborhood offices and meeting face to face made sense for our clients. It's nice to know they agree.

To experience a different kind of customer service, call or visit me today.

Edward Jones received the highest numerical score two years in a row among full service brokerage firms in the proprietary J.D. Power and Associates 2005-2006 Full Service Investor Satisfaction Study℠. 2006 study based on 5,064 total responses measuring 20 brokerage firms and measures opinions of investors who used full-service investment institutions. Proprietary study results are based on experiences and perceptions of consumers surveyed from November 2005 to January 2006. Your experiences may vary. Visit jdpower.com.

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FREE INVESTMENT CLASS
offered at Craven Community College.
637-2242
October & April Each Year

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1315 S. Glenburnie Road, Suite B7, New Bern

Christopher Bass, 637-9718
1315 S. Glenburnie Road, Suite B7, New Bern

Edward Jones
MAKING SENSE OF INVESTING

Continued from page 4.

The agreement between Efird and his original partners was thay they would not borrow money. Efird was to manage with no fee to him. The only money that could be used was the proceeds from the sale of lots. To get Barrus Construction to build roads, he contracted for $90,000 with Barrus receiving nine waterfront lots valued at $10,000 each. These were later sold by Barrus for $30,000. Timmy Morris was given a similar arrangement to clear areas when needed. Thus, for the first five years River Bend Plantation was developed at no cost.

Efird gave Gene Hamm (spl?) land to build a golf course, land that would today be called wetlands.

By the end of five years, the golf course was in, roads were built and land cleared. But Efird needed money to start building, advertising, marketing, etc. East Federal Savings and Loan (Raleigh) wanted to put a branch in New Bern. Efird approached the bank for a loan to buy out his stockholders. The bank agreed to loan him 100% of the money but an appraisal had to be done. The stockholders agreed to put up $25,000 each for the appraisal but Efird had to pay them the original $25,000 plus $250,000 and ten lots on the Golf Course. The stockholders wanted to remain partners but Efird had an option to buy them out and he did.

No land was built up with the lowest area in the Channel Run section. With today's environmental requirements probably one-half of the 1200 acres would be considered wetlands and could not be developed.

Because East Federal S & L was small it didn't have enough capital to handle River Bend Plantation. From 1972 to 1975-76, Efird would borrow money but many times the bank was at its borrowing limits. A recession was in place and many times Efird ran a fine line between solvency and bankruptcy. He commented that "real estate entrepreneurs usually don't know what they can't do. They just do it. When you're young, you don't know the past and you don't know the future so you just go ahead and do it".

His ace in the hole during these circumstances was that he had 100,000lbs of tobacco allotment with no lien against it. He paid $468,000 for the land and eight years later sold the tobacco allotment for $200,000.

Frank Efird had no stockholders, his only worry was his family. Therefore, he could ride out the ups and downs. Only Frank and his wife, Peggy, made the decisions.

Efird came to the area as an employee of Stanley Tools of New Britain, Conn. He was to get housing for about ten employees so he purchased ten lots on the Neuse River. He had met Don Lee who was developing Neuse Cliffs at the time. Rossi Manning, who had come from Norfolk, Virginia to work on building the Stanley Tool plant was contacted by Efird and put to work building houses. Before the Efird home was completed he sold it to Rex Williams of Willams Garden Supply and changed his profession to building and selling real estate.

He discovered the River Bend area by chance. While playing bridge with Joe and Emma Latham (Joe's father started St. Luke's Hospital on Broad Street, New Bern), Joe told Frank about a lovely piece of land where he hunted doves. When Frank saw the land he became interested but had no money – he was 32 years old with a family and had not been in eastern North Carolina too long, therefore he had some difficulty borrowing. Nevertheless, he took an option on the property and found a bank in Wilmington, Cape Fear Bank, who said if he got stockholders they would loan him the money. He did, and took off into the world of real estate development.

His concept in developing River Bend was a full life concept community. The only parts of this concept not fulfilled when he left the area were the commercial section and home for the elderly. Frank felt that fate played a part in what happened to him at that time. In 1986 the town did not give him the zoning needed for a commercial area. He said if he had received it and gone ahead with its development it probably would have failed.

Efird donated land for a private school called Trent Academy (where Howell Home is now located). He donated the land for Harbour Town Tennis Club about the same time. Initially lots were sold where septic tanks could be used. Later, during the Channel Run development, a private sewer and water system was put into place. This system cost nearly $1 million and was one of the reasons he bought out his partners. Later he sold the system to Carolina Water Service. He believes this probably was the first private sewer system in eastern North Carolina.

He built the marina, ran it for a while and sold it to several people who built the Oar House. Efird built the canal with specs of 8 ft. deep, 100 ft. across, and about a mile in length reaching the Trent River.

Financing the project was far from easy. Efird went into a massive building program in the 1970's using local banks as his source of funds. It was a disaster. He said the banks would not stay with you. North Carolina banks then are not what they are today. REIT's, Fanny Mae or Freddie Mac were not known in those days.

What saved Efird and River Bend was the J. Henry Schroeder Bank of N.Y. (Schroeder was headquarted in England.) Around Thanksgiving Day of 1978 he needed funds. He wanted to borrow $2 million. Schroeder gave him a loan for $2 million and a line of credit for another $5 million on which he had to pay the bank upfront a fee of 2% or $100,000. Overall he borrowed over $11 million from Schroeder. Some years later Schroeder was bought out by Bank of Japan.

After deciding to leave River Bend, it took 10 years to wind down the project. He filed his last income tax return in 1996 although leaving River Bend in 1986 for Wilmington.

Frank Efird considers the River Bend project his "labor of love" because he survived, made a few dollars, and raised a family in the process. He takes pride in the efforts he made in being the initiator of what has developed into a beautiful community.

~ Lou Colombo

(4)

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RIVER BEND TOWN COUNCIL AGENDA
Regular Meeting
January 16, 2020
River Bend Town Hall
7:00 p.m.

Pledge: Councilman McClard

1. CALL TO ORDER (Mayor Kirkland Presiding)

2. RECOGNITION OF NEW RESIDENTS

3. ADDITIONS/DELETIONS TO AGENDA

4. ADDRESSES TO THE COUNCIL

5. PUBLIC HEARINGS

6. CONSENT AGENDA

   All items listed under this section are considered routine by the Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

   A. Approve:
   Minutes of the December 5, 2019 Work Session
   Minutes of the December 12, 2019 Regular Meeting

7. TOWN MANAGER'S REPORT – Delane Jackson

   Activity Reports
   A. ***Monthly Police Report*** by Chief Joll
   B. ***Monthly Water Resources Report*** by Director of Public Works Mills
   C. ***Monthly Work Order Report*** by Director of Public Works Mills
   D. ***Monthly Zoning Report*** by Assistant Zoning Administrator McCollum

ADMINISTRATIVE REPORTS:

8. Public Works and Water Resources – Mayor John Kirkland
   A. PWAB Report

9. Finance – Councilman Irving Van Slyke, Jr.
   A. Financial Report - Finance Administrator

10. Planning Board – Councilman Buddy Sheffield
    A. Planning Board Report

11. Environment and Waterways – Councilman Brian Leonard
    A. EWAB Report

12. Parks & Recreation/CAC – Councilman Harry "Bud" McClard
    A. Parks and Rec Report
    B. CAC Report
    C. Organic Garden
    D. Red Caboose Library

13. MAYOR'S REPORT – Mayor Kirkland

14. PUBLIC COMMENT

    The public comment period is set aside for members of the public to offer comments to the Council. It is the time for the Council to listen to the public. It is not a Question & Answer session between the public and the Council or Staff. All comments will be directed to the Council. Each speaker may speak for up to 3 minutes. A member of staff will serve as timekeeper. A sign-up sheet is posted by the meeting room door and will be collected prior to the start of the Public Comment Period. Speakers will be called on by the Mayor in the order that they signed up. In order to provide for the maintenance of order and decorum, the Council has adopted a policy for this section of the meeting. A copy of the policy is posted by the door for your review. Please follow the policy. If you have a specific question for staff, you are encouraged to contact the Town Manager or the appropriate Department Head at another time.

15. ADJOURNMENT