

**NOTICE OF A SPECIAL MEETING OF THE  
ASHEBORO CITY COUNCIL**

**Friday, February 22, 2008**

**8:30 a.m.**

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Notice of a special meeting of the City Council of the City of Asheboro, North Carolina is hereby given. This meeting will be held on Friday, the 22<sup>nd</sup> day of February, 2008, at 8:30 a.m. in the meeting/conference facilities of the Hampton Inn, 1137 East Dixie Drive, Asheboro, North Carolina 27203.

This special meeting of the Asheboro City Council has been called for the purpose of allowing the mayor and members of the Asheboro City Council to participate in a half-day planning session. From approximately 8:30 a.m. to noon, the mayor and council members will discuss the following general topics:

1. The management of employee health care costs;
2. Consideration of design plans for the proposed Zoo City Park;
3. Consideration of design plans for the renovation of the Sunset Theatre; and
4. Consideration of long-term needs of the Asheboro Fire Department.

All officers of the city and all other persons whomsoever are hereby given notice of the special meeting described above. This notice is issued on the 19<sup>th</sup> day of February, 2008, in accordance with the laws and ordinances of the State of North Carolina and the City of Asheboro.

s/ David H. Jarrell  
David H. Jarrell, Mayor  
City of Asheboro, North Carolina

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**SPECIAL MEETING  
ASHEBORO CITY COUNCIL  
HAMPTON INN  
FRIDAY, FEBRUARY 22, 2008  
8:30 a.m.**

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This being the time and place for a special meeting of the Mayor and the City Council, a meeting was held at Hampton Inn located at 1137 East Dixie Drive, Asheboro, North Carolina 27203 with the following members and officials present:

David H. Jarrell           ) – Mayor Presiding  
  
Talmadge S. Baker       )  
Edward J. Burks         )  
Linda H. Carter         )  
J. Keith Crisco         ) – Council Members Present  
Walker B. Moffitt       )  
Archie B. Priest, Sr.     )  
David H. Smith          )

John N. Ogburn, III, City Manager  
Dumont Bunker, P.E., City Engineer  
Holly H. Doerr, City Clerk/Senior Legal Assistant  
Richard Foster Hughes, Recreation Director  
Deborah P. Juberg, Finance Director  
James W. Smith, Fire Chief  
Jeffrey C. Sugg, City Attorney

**1. Call to order.**

A quorum thus being present, Mayor Jarrell called the meeting to order for the transaction of business, and business was transacted as follows.

**2. Report on health care cost by Bill McMann.**

Mr. Bill McMann, the city's health insurance broker and consultant, presented an overview of the health care costs associated with the city's employee benefits program. Mr. McMann highlighted for the Mayor and Council the fact that the city is effectively managing its health care costs by taking a proactive approach that emphasizes the use of voluntary screenings to establish a base line and help employees stay healthy rather than simply treating symptoms. This approach has been successful in containing health care costs and limiting the need to utilize re-insurance under the city's self-funded plan. In turn, the city can keep its overall cost for re-insurance to a minimum.

Mr. McMann attributes the realization of this cost containment to the success of the employee health clinic and employee participation in certain health screenings. However, there is room for improvement. Mr. McMann would like to see the city attain 100% participation in the employee health clinic. Currently, approximately two thirds of the city's work force utilize the clinic.

Copies of the data sheets distributed by Mr. McMann are on file in the City Clerk's office.

**3. Review of Zoo City Park plans by McGill Associates.**

Mr. Mike Norris and Mr. Doug Chapman of McGill Associates presented the most recent site plan for Zoo City Park. Since the presentation and discussion of the original site plan, some adjustments have been made in order to accommodate certain programming changes and the significant amount of grading that is expected with the construction of said park. Specific adjustments include, but are not limited to, alternative locations for the amphitheatre, the dog park, and the playground. The presentation made by McGill Associates may be inspected in the City Clerk's office.

Throughout substantive discussion, Council members discussed the specific design of the multi-purpose building, including a floor plan submitted by McGill Associates. Overall, Council members were in agreement with said plan but felt that one room of the building should be designated for use of private parties or meetings. Additionally, Council members suggested that more restrooms should be included in the overall plan for the park, specifically ones located near the playground and the amphitheater. Other park amenities included, but are not limited to picnic tables as well as benches and trash cans located along the proposed walking trails to be located along the park's perimeter.

McGill Associates will make adjustments to the plan based on the suggestions made and present the Council with a revised plan in a couple of months. Zoo City Park is scheduled to be completed in the Spring of 2010. Ground breaking is expected to take place in July of 2008. In the meantime, city staff will decide how much of the construction would be completed by the city and if contractual arrangements with outside sources are needed.

**4. Items not on the agenda.**

**(a)** The Council members informally expressed their mutual interest in receiving from the City Manager a list of potential dates for holding quarterly Council planning sessions that would probably last no longer than half of a day. The City Manager indicated that he would prepare such a list of potential dates for the Mayor and Council.

**(b)** Mr. Moffitt asked about the possibility of the city accepting an offer by Dr. Eric Kozlow of approximately 100 acres on Back Creek Mountain in the vicinity of Old Lexington Road for the construction of an additional park facility for passive recreation activities. The City Manager acknowledged that he had received the unsolicited proposal from Dr. Kozlow. City staff is evaluating the proposal and will respond at a future date on the basis of the determinations made during the course of this evaluation.

**5. Review of Sunset Theatre plans by Steve Cofer, AIA.**

Mr. Steve Cofer, AIA, presented a sketch design of a proposed façade for the Sunset Theatre that included a small marquee over the original theater entrance and a larger marquee over the building located next to the theater, the proposed new entrance of the renovated theater. Additionally, a vertical blade-type sign with the word "Sunset" was attached on the front of the second building. Mr. Cofer suggested that the façade be brightly lit at night, with lights pointing

up from the canopy over the original entrance and the lights pointing down from the marquee over the new entrance so as to emphasize the correct access point. In addition to the façade, Mr. Coffey proposed that an electronic ticket booth be installed at the former entrance of the theater, while a ticket booth would be located at the new entrance.

On the inside, Mr. Coffey's preliminary plans depicted a two-story lobby inside the main entrance, with restrooms and access to the stage at the back of the building, which would allow props to be loaded on and off stage. A green room (dressing rooms and rehearsal space) would occupy the second floor of the second building. A ramp and steps would be installed to the left just inside the main entrance that would allow entry into the theater. The third building of the theater complex would not be used immediately for theater functions. Instead, the Friends of the Library would temporarily use the space for a bookstore.

Mr. Coffey described the renovation of the theater in five phases. The first phase involved a major cleanup of the buildings, of which the city staff has already completed. The second would involve repairing the roof, with an estimated cost of approximately \$150,000.00. The third phase would involve restoring the front entry of the theater and the canopy, constructing the main lobby and additional restrooms, while upgrading the electrical service and installing sprinklers. The fourth phase would involve renovating the back of the complex and updating the sound system and lighting. The fifth phase would involve the renovating of the theater itself, with possibly replacing and rearranging the seating, addressing the heating and air system, and updating the upper level restrooms. Although many events are already scheduled for the theater, Mr. Coffey stated that most of the renovation could be done without significantly interrupting the scheduled activities.

After substantive discussion, it was the consensus of the Council that Mr. Coffey's sketch design of the façade would be appropriate with one change; the blade-type sign would be replaced with a rounded sign (setting sun), similar to the original one years ago, atop the marquee over the main entrance of the theater. Mr. Coffey will revise the design of the façade along with a finalized plan for renovations to the inside of the theater for presentation to the Council in the near future. In the meantime, the city staff is to proceed with replacing and/or repairing the roof.

**6. Receive Chief Smith's report on future fire department expansions.**

Chief Smith expressed his concerns to the council regarding the need for immediate expansions to the fire department in order to enhance service throughout the city. Essentially, the department needs three (3) new fire stations, along with the associated equipment and personnel, in order to accommodate the increasing call volume and to address the long-term need for a station within five miles of the Tot Hill Farm community that is proposed for annexation. Chief Smith distributed photographs of possible temporary locations for the new stations. One location was the old county home property located on South Fayetteville Street, another was a residential structure located west of town on Old Lexington Road, and another was the building formerly used by Kmart located on Dixie Drive. The fire chief proposed temporary locations in order to improve the fire service in a timely manner while providing the city with a cost effective way to evaluate the city's long-term growth pattern before building permanent stations.

Additionally, Chief Smith presented to the Council a list of new and used equipment that would be needed in order to operate three new stations in addition to the two existing stations. Along with the purchasing of two new fire trucks, a total of twenty-seven, additional employees would be needed to operate three more stations. Chief Smith reported that the current staffing and equipment levels, including a new fire truck that is scheduled to arrive later in the year, could support three stations, but not a total of five stations. Copies of the specific staffing levels and equipment needs distributed by Chief Smith are on file in the City Clerk's office.

The consensus of the Council was for city staff to continue, in the short term, with the process of securing a contract with Ulah Volunteer Fire Department to provide adequate fire protection for the Tot Hill Farm community. In the long term, the staff is to evaluate options for securing the requisite facilities and equipment to staff three new fire stations as requested by the fire chief and report back to the Council with an action plan.

There being no further business, the meeting was adjourned at 12:54 p.m.

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Holly H. Doerr, City Clerk

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David H. Jarrell, Mayor