

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, MUNICIPAL BUILDING
THURSDAY, OCTOBER 8, 2015
7:00 p.m.**

This being the time and place for a regular meeting of the Asheboro City Council, a meeting was held with the following elected officials and city staff members present:

David H. Smith) – Mayor Presiding

Talmadge S. Baker)
Clark R. Bell)
Edward J. Burks)
Linda H. Carter) – Council Members Present
Walker B. Moffitt)
Katie L. Snuggs)
Charles W. Swiers)

John N. Ogburn, III, City Manager
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
Michael L. Leonard, P.E., City Engineer
Justin T. Luck, Zoning Administrator
Trevor L. Nuttall, Community Development Division Director
Deborah P. Reaves, Finance Director
Michael D. Rhoney, P.E., Water Resources Director
James O. Smith, Assistant Chief of Police
Jeffrey C. Sugg, City Attorney

1. Call to order.

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

2. Silent prayer and pledge of allegiance.

After a moment of silence was observed in order to allow for private prayer or meditation, Mayor Smith asked everyone to stand and say the pledge of allegiance.

3. Consent agenda.

Upon motion by Mr. Burks, and seconded by Ms. Snuggs, Council voted unanimously to approve/adopt the following consent agenda items.

- (a) The minutes of the city council's regular meeting on September 17, 2015.**
- (b) Acknowledgement of the receipt from the Asheboro ABC Board of the minutes of the local board's meeting on August 3, 2015.**

The minutes of the meeting held by the Asheboro ABC Board on August 3, 2015 have been received by the city clerk, distributed to the mayor and members of the city council for review, and are on file and available for inspection in the city clerk's office.

- (c) A written request from the recreation services superintendent to establish the dates, along with the rules, as stated in the request for the 2015-2016 duck and dark geese (Canada & white-fronted geese) hunting season at Lake Reese.**

A copy of the above-referenced written request from the recreation services superintendent was included in the council's materials. Additionally, a copy of the request is on file in the city clerk's office. The said request was approved without modification.

- (d) The temporary closure on Saturday, October 31, 2015, from 6:30 p.m. until 8:30 p.m. of the streets indicated on the parade permit application and map for the "Trick or Treat in the Park" event sponsored by the City of Asheboro Cultural and Recreation Services Departments.**

The parade permit application for the requested street closure, including a street closure map, was included in the council's materials. Copies of these items are on file in the city clerk's office. The said temporary street closure was approved as requested in the application.

- (e) **The temporary closure for a horse parade on Sunday, November 1, 2015, from 3:00 p.m. until 4:00 p.m. of the streets indicated on the enclosed parade permit application and map.**

The parade permit application for the requested street closure, including a street closure map, was included in the council's materials. Copies of these items are on file in the city clerk's office. The said temporary street closure was approved as requested in the application.

- (f) **The temporary closure for the Veterans Day Parade on Wednesday, November 11, 2015, from 4:00 p.m. until 5:30 p.m. of the streets indicated on the enclosed parade permit application and map.**

The parade permit application for the requested street closure, including a street closure map, was included in the council's materials. Copies of these items are on file in the city clerk's office. The said temporary street closure was approved as requested in the application.

4. Community Development Division Items:

- (a) **Updates to the text and maps of the Asheboro 2020 Land Development Plan, including a request for council approval of the final draft of the updates.**

Mr. Nuttall introduced Mr. Justin Luck, Zoning Administrator, who gave a summary of the updating process for the 2020 Land Development Plan. During his presentation, Mr. Luck utilized a visual presentation and highlighted that the Community Development Division staff began the process of updating the maps in January 2015. Once public input was received through community workshops, city staff began revising the land use maps and presented, to the mayor and council members, a first draft during the council's regular July meeting. After careful review, the Community Development Division staff and the planning board recommended approval of the final draft from staff of the final updates to the text and maps of the 2020 Land Development Plan. The following text from APPENDIX B – 2015 Maps Update describes the essentials of the updates to the land development plan:

APPENDIX B - 2015 Maps Update

B.1 Background

On July 13, 2000, the Asheboro City Council adopted the 2020 Land Development Plan. Pursuant to Section 7.3 (now section 6.2) *Monitoring and Revising the Plan*, The Land Development Plan was revised on October 8th, 2009. Adopted as part the 2009 revision, Policy 2.2.3 states: *The City will periodically update maps in the Land Development Plan to ensure they accurately represent current conditions in our city and are consistent with the goals and policies.* In accordance with Policy 2.2.3, The Planning and Zoning Department began the process of updating the map portion of the 2020 Land Development Plan in January of 2015.

B.2 Process

Upon announcing the update process and first public workshop to be held at the Asheboro Public Library to appointed and elected boards, Asheboro Planning & Zoning staff mailed personal invitations to target stakeholders, including developers, real estate agents and governmental agencies, invited non-profit agencies serving the community (particularly those addressing housing needs throughout the community) and ran advertisements in the *Courier-Tribune*. No drafts or proposals were presented by staff at the workshop, however, comments and suggestions were received from the public after examination of the existing maps. To solicit more focused input, staff identified two areas that warranted special focus due to new development and rezoning activity since the original adoption of the plan. Staff partnered with neighborhood churches to conduct two community workshops, both of which were well attended and successful in gathering data. Residents were particularly thankful for hosting workshops within neighborhoods, as opposed to city facilities. Notice of these meetings was accomplished through mailing informational post cards to all properties and property owners within the two target areas and with help from the Asheboro Police Department-sponsored community watch groups. Combining the information acquired with internal analysis, staff generated a first draft of all maps to be updated, with a particular focus on the Proposed Land Use map. These drafts were presented to the public through two more community workshops, held at a neighborhood church and an elementary school. Drafts were also presented to appointed and elected boards for comment. Taking account of all input, final drafts

were prepared for adoption by the City Council through a public hearing on October, 8th 2015.

B.3 Public Input Received

Citizens identified several issues as important to the future of Asheboro land development in the coming years. The following issues, listed by meeting, emerged as most paramount.

Public Workshop 1: Asheboro Public Library

- Presnell St. and Greensboro St. should be reevaluated to reflect existing office uses and to accommodate future expansion

Community Workshop 1: Kingdom Life Community Church

- Concern exists over encroachment of commercial/office uses and the impact of rising property values/property taxes. Some residents feel as if they are being "squeezed out" of established residential areas
- Lack of city infrastructure, especially sewer, are limiting development opportunities, along Booker T. Washington Avenue and Kidd Drive in particular
- General support exists for more sidewalks in the neighborhood, as well as expanded public bus or shuttle transportation
- Worry about public safety and alleged criminal activities occurring in the area, including Eastside Park

Community Workshop 2: Asheboro United Church of Christ

- Historic integrity of the Fisher Estate neighborhood is a community asset. Possible ways to preserve historic integrity should be researched and encouraged
- The area could support additional limited retail for basic needs and residents generally dislike having to go to Dixie Drive, North Fayetteville Street or Highway 49 South to purchase household item, especially groceries. A properly scaled grocery store was mentioned by several people, noting that a grocery store used to be part of the community along Salisbury, McCrary and Hoover Streets. While a written comment received stated "no businesses in residential areas", there was generally support for limited commercial activity on Sunset Avenue within the City's Activity Center
- Support exists for appropriately sited and well maintained higher-density housing options in the area (i.e. townhomes) to complement the single-family homes in the area. Yet there also was concern over the long-term maintenance of apartments and duplexes, and beliefs were expressed that upkeep declines as these properties age
- Residents expressed general support for more sidewalks in the area, especially around Frazier Park and Loflin Elementary School and along designated walking/running routes, as well as several road intersection and traffic improvements. Sidewalks were also desired along West Wainman Avenue to better connect these uses to residents

Community Workshops 3 & 4: North Ridge Church and Teachey Elementary School

- Attendees of Community Workshop 1 supported staff's proposed changes and reiterated the concern of encroaching non-residential development in the Workshop 1 target area
- Community appearance was raised as a concern and should be consistently enforced

B.4 Map Alterations Summary

- All maps have been altered to reflect the current corporate and extra-territorial planning jurisdiction limits.
- Final US64 Bypass alignment has been added to several maps.
- Existing Water and Sewer maps have been updated to reflect the current system.
- Floodplain and Watershed map has been updated to reflect changes in FEMA 100 Year Floodplain boundaries.
- Growth Strategy map now reflects properties annexed since 2000 as "Primary Growth" areas.
- Vicinity map has been updated to include new labels for important features, such as schools and parks.

- A new map, "Rezoning Since 2000", has been added to show land development since plan adoption.
- Zoning map has been updated to reflect current designations.
- Proposed Land Use map has undergone many category changes, reflecting growth since plan adoption and public input. Significant changes include:
 - Greensboro Street area to reflect Office and Institutional
 - Dublin Road and NC Hwy 42 intersection area to reflect Office and Institutional
 - South US 220 Business and McDowell Rd areas to reflect Employment Center and Village Activity Center
 - Zoo Parkway/Cross Roads Retirement Home area to reflect Village Activity Center
 - North US 220 Business area to reflect Park and Commercial
 - Other areas to reflect current zoning and/or present land use

Subsequent to some discussion, Mr. Moffitt moved to approve/adopt, as presented, the final draft of the updates to the text and maps of the 2020 Land Development Plan. Mr. Bell seconded the motion. Council Members Baker, Bell, Burks, Carter, Moffitt, Snuggs, and Swiers voted in favor of the motion.

A copy of the visual presentation along with a copy of the updated Asheboro 2020 Land Development Plan (text and maps) are on file in the city clerk's office.

(b) On-street parking issues on Ameila Court.

Mr. Nuttall highlighted, for the council, certain on-street parking issues that have been occurring on Amelia Court. These parking issues culminated in the preparation of a staff report on the issue along with notification to property owners that the report would be presented to the city council during the regular October meeting. In response, a petition was received from certain property owners regarding the parking situation.

Copies of the petition and the other correspondence compiled by city staff in connection with this issue are on file and available for review in the city clerk's office. During this segment of the agenda, the following individuals addressed the Council: Mr. Charles Prevatt and Mr. Tim Greene.

In order to provide an additional opportunity for other property owners to express their views and for further research to occur, Mr. Baker moved to continue this matter to the Council's regular November meeting. Mr. Swiers seconded the motion, and Council Members Baker, Bell, Burks, Carter, Moffitt, Snuggs, and Swiers voted in favor of the motion.

5. Public comment period.

Mayor Smith opened the floor for public comments and none were offered.

Mayor Smith closed the public comment period.

6. Water Resources Division's analysis of a request for the approval of a change order in connection with the City of Asheboro Wastewater Treatment Plant Digester Cover Replacement Project.

Mr. Rhoney presented Change Order Number 4 for the Wastewater Treatment Plant Digester Gas-Holder Cover and Mixing System Project. This change order will increase the contract price as a result of a required re-mobilization of a crane to remove the existing digester cover. This change was required when the weight of the existing cover proved to be greater than the weight indicated in the original contract documents. The contract price will be increased by \$22,950.00 for a new contract price of \$864,249.16.

Upon motion by Ms. Carter and seconded by Mr. Baker, Council voted unanimously to approve Change Order Number 4 for the Wastewater Treatment Plant Digester Gas-Holder Cover and Mixing System Project.

A copy of the change order is on file in the City Clerk's office along with a copy of the visual presentation utilized by Mr. Rhoney during his presentation.

7. City staff's analysis of a proposal from Summey Engineering Associates, PLLC to conduct a storm water study in Dixie Land Acres.

Mr. Leonard presented a proposal from Summey Engineering Associates, PLLC to conduct a storm water study in the Dixie Land Acres area where problems with flooding and channel erosion in certain locations have occurred. Summey Engineering Associates, PLLC, which was asked to

submit a proposal after this project was exempted from the Mini-Brooks Act procedural requirements for hiring design professionals, is proposing a study to analyze the various areas and prepare construction drawings for the implementation of drainage features as needed in order to minimize the impacts of storm water in identified areas.

The proposed study, with a proposed professional services fee of \$43,500, will be performed in the following three (3) phases:

- Phase 1 – Stormwater Study & Design Analysis
- Phase 2 – Preliminary Sketch Design & Administration
- Phase 3 – Final Construction Plans, Permitting, and Documents

Subsequent to some discussion and comments, Mr. Bell moved to approve the proposal from Summey Engineering Associates, PLLC to conduct a storm water study in the Dixie Land Acres area. Mr. Burks seconded by the motion, and Council Members Baker, Bell, Burks, Carter, Moffitt, Snuggs, and Swiers voted in favor of the motion.

A copy of the storm water study proposal and a copy of the visual presentation utilized by Mr. Leonard is on file in the city clerk's office.

8. Mayor Smith and Mr. Ogburn announced the following upcoming events:

- The annual conference of the North Carolina League of Municipalities will be held in Winston-Salem from October 10, 2015 through October 13, 2015.
- A special joint meeting of the Randolph County Board of Commissioners, Asheboro Airport Authority, and Asheboro City Council will be held in order to discuss goals and plans for the Asheboro Regional Airport. This special meeting will begin at 7:00 p.m. in the Asheboro Public Works Facility conference room on October 22, 2015.
- The City of Asheboro Cultural and Recreation Services Departments "Trick or Treat in the Park" event will be held on Saturday, October 31, 2015 from 6:30 p.m. until 8:30 p.m.
- Disabilities Awareness Parade will be held on October 16, 2015 at 10:30 a.m.

There being no further business, the meeting was adjourned at 8:00 p.m.

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

/s/David H. Smith
David H. Smith, Mayor