

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, JUNE 10, 2021, 7:00 PM**

1. Call to Order
2. Silent Prayer and Pledge of Allegiance
3. Public Comment Period
4. Mayor Smith will provide an update on the acquisition of Randolph Health assets by American Health Care Systems, Inc.
5. Finance Officer Deborah Reaves will present the following items for the council consideration and/or action:
 - (a) CBDG Coronavirus (CDBG-CV) Grant Fund Project Ordinance;
 - (b) General Fund (FY 2020-2021) Budget Ordinance Amendment;
 - (c) Resolution to Approve Installment Financing Terms with Truist Bank;
 - (d) Ordinance Amending the Airport Improvements Fund (#66);
 - (e) American Rescue Plan Act 2021 Fund Project Ordinance; and
 - (f) Public Hearing on the Proposed Fiscal Year 2021-2022 Budget, including the Required Hearing on Economic Development Appropriations.
6. Consent Agenda Items for Approval, Acknowledgment, and/or Adoption:
 - (a) City Council Meeting Minutes for the Regular Meeting on May 6, 2021;
 - (b) City Council Meeting Minutes for the Special Meeting on June 3, 2021;
 - (c) Revision to Page No. 18 of the Previously Approved City Council Meeting Minutes for April 8, 2021, to Revise an Incorrectly Listed Date;
 - (d) Receipt from the Asheboro ABC Board of Its Meeting Minutes for April 5, 2021;

Agenda
Page 2
June 10, 2021

- (e) Receipt, on May 24, 2021, of the Budget Message and Proposed Fiscal Year 2021-2022 Budget for the Asheboro ABC Board;
 - (f) Community Development Division Request to Schedule for July 15, 2021, and to Advertise, Public Hearings on the Land Development Applications Described by the Next Two Paragraphs:
 - (i) An Application to Rezone a Parcel of Land (Randolph County Parcel Identification Number 7760373801) on the North Side of Mackie Road from R10 to OA6 Zoning; and
 - (ii) An Application for a Planned Unit Development on a Parcel of Land (Randolph County Parcel Identification Number 7762740259) Located West of 1591 East Allred Street, Approximately 100 Feet East of Ridgewood Circle (The application includes a subdivision sketch design.);
 - (g) Work Authorization No. 6 for WK Dickson to Provide the Design Professional Work (Project and Grant Administration, Design, and Bidding Assistance) Needed to Construct an 80-Foot by 80-Foot Hangar Recommended by the Asheboro Airport Authority; and
 - (h) In Accordance with Section 70.29(I) of the Code of Asheboro, a Mid-Block Crosswalk Designation on Greensboro Street between East Presnell Street and East Pritchard Street for Phase Change Energy Solutions.
7. Quasi-Judicial Hearings – Ross Holt, Randolph County Library Director and a member of the Randolph County Historic Landmark Preservation Commission, will discuss the following local historic landmark designation applications and recommended ordinances as part of the mandated hearings on the requested designations:
- (a) The Walter Anderson Bunch, Jr. House (1919) at 111 South Main Street; and
 - (b) The Henry Moorings Robins House (1924) at 117 South Main Street.

Agenda
Page 3
June 10, 2021

8. Community Development Director Trevor Nuttall will introduce the following land use cases/requests for council action:
 - (a) Legislative Hearing (Case No. RZ-21-02): Proposed Zoning Ordinance Text Amendments (This hearing was continued from previous council meetings on April 8, 2021, and May 6, 2021.);
 - (b) Legislative Hearing (Case No. RZ-21-03): Application to Rezone a Parcel of Land (Randolph County Parcel Identification Number 7761458800) on the North Side of Kidd Drive from R10 to R40 Zoning (This hearing was continued from the previous council meeting on May 6, 2021.);
 - (c) Legislative Hearing (Case No. RZ-21-05): Application to Rezone a Parcel of Land (Randolph County Parcel Identification Number 7760066359) at the Southeastern Corner of Cliff Road and Emerson Drive from R15 to R10 Zoning;
 - (d) Subdivision Case No. SUB-17-02: Final Plat Review for Robins Nest, Section 3; and
 - (e) An Appointment to the Redevelopment Commission.
9. Public Hearing – Proposed Permanent Closure of Portions of the Public Right-of-Way for Sunset Avenue between Church Street and Davis Street:
 - (a) Community Development Director Trevor Nuttall will provide an overview of the process followed in preparation for the statutorily mandated public hearing;
 - (b) Mayor Smith will open the floor for citizen participation in the public hearing; and
 - (c) After transitioning to the deliberative phase, the city council will consider adopting an order of closure.

Agenda
Page 4
June 10, 2021

10. City Engineer Michael Leonard, PE will present the following annexation petitions for council consideration and action:
 - (a) Property Owned by Robert and Kelly Link at 2835 Zoo Parkway:
 - (i) Public Hearing on the Question of Annexation; and
 - (ii) Consideration of an Annexation Ordinance.
 - (b) Property Owned by Charles Ridley at 416 Patton Avenue:
 - (i) Public Hearing on the Question of Annexation; and
 - (ii) Consideration of an Annexation Ordinance.
11. Water Resources Director Michael Rhoney, PE will present for council consideration and action Change Order Nos. 1 and 2 for the Wastewater Treatment Plant Clarifier Basin(s) Painting and Rehabilitation Project.
12. City Attorney Jeff Sugg will present for council consideration and action a resolution granting consent to Randolph Electric Membership Corporation ("REMC") to serve as the exclusive electric provider within the territory previously assigned to REMC by the North Carolina Utilities Commission.
13. Mayor Smith will lead the discussion of upcoming events and items not on the agenda.
14. Adjournment

**PROJECT ORDINANCE
CDBG CORONAVIRUS (CDBG-CV) GRANT FUND
FY 2020-2021**

WHEREAS, On March 11, 2021, the American Rescue Plan Act was signed into Law and the City of Asheboro is one of the Non-entitlement units that will be receiving funds, and;

WHEREAS, the US Department of Housing and Urban Development (HUD) is the funding agent but those funds will be flowing thru the North Carolina Department of Commerce Rural Economic Development Division, and;

WHEREAS, the City of Asheboro will be receiving an estimated amount up to \$900,000 (grant number 20-V-3510) with a \$20,000 local government match to be spent on or before June 17, 2023, and;

WHEREAS, the City of Asheboro intends to use the funds for "Public Services" which could encompass local support in a variety of areas (some of which could be rent, utility, mortgage, food pantry, community programs) and is partnering with the United Way to help evaluate areas of need and local administration / disbursement of funds, and;

WHEREAS, the City of Asheboro desires to set up a Special Revenue Fund to account for the funding and the expenses related to this grant, and;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO:

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Project Ordinance is adopted:

Section 1: The CDBG CORONAVIRUS (is hereby authorized as a project with current revenues and expenditures projected as listed below.

Section 2: The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3: The following revenues are anticipated to be available at this time for this project:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
63-300-0000	CDBG Grant Proceeds	\$900,000
63-300-1000	Contribution from General Fund- match	\$20,000
	Total	\$920,000

Section 4: The following amounts are appropriated as expenditures for this project:

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
63-400-0000	Administration	\$90,000
63-401-0000	Public Services	\$830,000
	Total	\$920,000

PROJECT ORDINANCE
CDBG CORONAVIRUS (CDBG-CV) GRANT FUND
FY 2020-2021

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

ORDINANCE TO AMEND THE GENERAL FUND
FY 2020-2021

WHEREAS, On March 11, 2021, the American Rescue Plan Act was signed into Law and the City of Asheboro is one of the Non-entitlement units that will be receiving funds, and;

WHEREAS, the US Department of Housing and Urban Development (HUD) is the funding agent but those funds will be flowing thru the North Carolina Department of Commerce Rural Economic Development Division, and;

WHEREAS, the City of Asheboro will be receiving an estimated amount up to \$900,000 (grant number 20-V-3510) with a \$20,000 local government match to be spent on or before June 17, 2023, and;

WHEREAS, the City of Asheboro desires amend the 2020-2021 budget to incorporate this expense and to be in compliance with all generally accepted accounting principles, and;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA:

That the following Revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-399-0000	Fund Balance Allocation	\$20,000

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-490-6300	Contribution to Coronavirus Grant Fund	\$20,000

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

ORDINANCE TO AMEND
THE AIRPORT IMPROVEMENTS FUND (#66)
FY 2020-2021

WHEREAS, the City of Asheboro has been advised of additional federal funding for the Asheboro Regional Airport to purchase a tractor for Airport Runway Clearing and mowing and;

WHEREAS, the City Council of the City of Asheboro desires amend the budget as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget, and;

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina

Section 1: That the following revenue line items are increased / decreased:

<u>Account</u>	<u>Description</u>	<u>Increase</u>
66-350-0002	Grant proceeds- Tractor Purchase	90,000

Section 2: That the following expense line items are increased / decreased:

<u>Account</u>	<u>Description</u>	<u>Increase</u>
66-985-7400	Capital Outlay	90,000

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

PROJECT ORDINANCE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2020-2021

WHEREAS, On March 11, 2021, the American Rescue Plan Act was signed into Law and the City of Asheboro is one of the Non-entitlement units that will be receiving funds, and;

WHEREAS, one of the allowable uses of the funds is to invest in water, sewer and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure and to expand access to broadband internet, and;

WHEREAS, another allowable use of the funds is to replace lost local government revenues due to the pandemic, according to a specified formula, and;

WHEREAS, the City of Asheboro will be receiving an estimated amount up to \$7.59 million dollars with half of the funds received in May 2021 and the other half May 2022;

WHEREAS, the City of Asheboro is still investigating how to spend the funds but does plan to use some of the funds for broadband internet expansion project already underway and planned water and wastewater infrastructure projects, and;

WHEREAS, the City of Asheboro desires to set up a Special Revenue Fund to account for the funding and the expenses related to this grant, and;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO:

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Project Ordinance is adopted:

Section 1: The American Rescue Plan Act 2021 (is hereby authorized as a project with current revenues and expenditures projected as listed below.

Section 2: The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3: The following revenues are anticipated to be available at this time for this project:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
64-300-0000	ARPA funds	\$7,590,000

PROJECT ORDINANCE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2020-2021

Section 4: The following amounts are appropriated as expenditures for this project:

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
64-400-0000	Zoo City Sportsplex Water & Sewer (TSF to fund)	700,000
64-410-0000	Commerce Drive Water & Sewer	1,250,000
64-420-0000	Highway 64 East Sewer	1,250,000
64-430-0000	Broadband Internet (tsf. to Economic Dev Fund)	319,000
	Distribution 1- Total	<u>\$3,519,000</u>
64-440-0000	Lake Lucas Intake Valve Replacement	1,500,000
64-800-0000	Unallocated	<u>2,571,000</u>
	Distribution 2 Total	<u>4,071,000</u>

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

161

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on April 5, 2021

The Asheboro ABC Board met on Monday, April 5, 2021, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the Board office were Board Member Steve Knight and General Manager Rodney Johnson (GM). The Chair and Board Member Bob Morrison attended via telephone. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

Board Minutes from the March 1, 2021, meeting were reviewed and approved by the Board. The Chair and Bob Morrison directed the GM sign the minutes for them.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

Monthly drafts and EFT payments from the prior month were reviewed by the Board.

COVID Policy Amendment and Policy Memo. After discussion, the Chair moved to update the Board's policy on leave concerning COVID issues. The GM will draft a policy memo outlining the policy and will also make corrections to existing policy, Section 60 Family Leave.

Since March 23, 2020, all employees working the sales floor and registers have received an additional \$2.00 per hours COVID-19 Hazard Pay. Upon motion by Steve Knight, the Board approved extending the pay through June 2021 and to review the issue at the Board's July 2021 meeting.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:

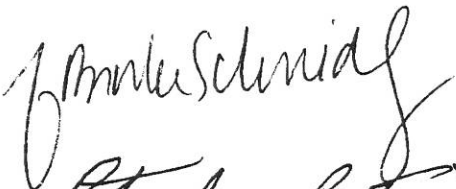
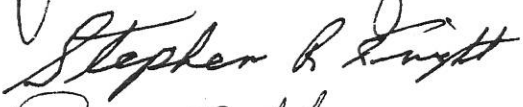
- March 2021 sales with the previous month indicate:
 - An overall 19.4% change (all sales and tax collections)
- March 2021 sales with sales from the same month last year indicate:
 - Retail Sales +2.6%
 - Mixed Beverage Sales: +205.8%
 - Sales Tax Collections: +1.6%
 - Overall Collections: +12.74%
- March 2021 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: +0.2%
 - Mixed Beverage Bottle Sales: +159.0%
 - Overall Bottle Sales: +5.0%

The next regular Asheboro ABC Board meeting will be held Monday, May 3, 2021, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 5-3-21


GM




Phone (336) 629-2530 • Fax (336) 629-2704
700 South Fayetteville Street, Asheboro, NC 27203

BUDGET MESSAGE FOR FISCAL YEAR 2021-2022

North Carolina General Statute § 18B-702 “Financial operations of local boards” requires the Asheboro ABC Board Finance Officer prepare for the Board’s consideration an annual budget applicable for fiscal years. Upon adoption, no monies may be expended except as provided by the budget or as authorized by specific statute.

Retail operation of the Board’s single store commenced with its first sale on November 18, 2008. As of April 30, 2021, the single store located at 700 South Fayetteville Street has collected \$43,374,476.97 in sales and tax revenues. Sales and tax revenues are differentiated in this message to emphasize the mission of a local ABC board to not only sell spirits in a controlled environment, but also to collect significant tax revenues from those electing to purchase spirits. The Board currently employs four full-time and seven part-time employees.

Since early 2020, our country experienced the devastation of COVID-19. The pandemic required a rethinking of retail operations to ensure public and employee safety. The use of face coverings, social distancing, sanitizing surfaces, limiting operating hours and limiting the number of customers in the store became a usual part of operations. With public safety and compliance with the Governor’s executive orders in mind, the employees and board members of the Asheboro ABC Board adapted to new strategies while keeping operations as normal as possible under the stringent conditions.

COVID-19 had a devastating impact on businesses purchasing spirits from the board as many were forced to stop operations altogether. Sales to mixed beverage customers dropped 45% during March 2020, 96% during April 2020, and 54% during May 2020. At the same time retail purchases at the store increased during March by 35%, April 47%, and May 55%. During this time-period the Asheboro ABC Board was forced to reduce store hours in order to have sufficient staff when the store was open to manage issues associated with the pandemic. The board approved a \$2.00 an hour COVID front-line hazard pay increase to help compensate for the increased duties and health risks encountered by employees.

As of May 2021, many of the disruptive issues associated with the COVID-19 pandemic have begun to normalize. Mixed beverage sales have increased to pre-pandemic levels and retail sales remain higher than pre-pandemic levels. However, there remains uncertainty about whether sales will continue increasing as people return to work with hopes of normalcy.

Sales data indicates overall sales (mixed beverage and retail) during the past fiscal year (2020-2021) increased by 19% as compared to pre-pandemic increases of 8%. With a sense of normalcy expected to return within the next 12 months, the attached Proposed Budget forecasts FY 2021-22 collections will increase overall by 5% over final sales from FY 2020-2021.

Expense and profit margins remain steady and the Board will increase monthly distributions to the City Of Asheboro from \$19,000 per month to \$20,000 per month with additional distributions as excess operating capital permits.

On-going goals include continuation of the Board's mission of responsibly controlling the sale and distribution of alcoholic beverages, superior customer service, and operational efficiency designed to increase profit margins.

The Asheboro ABC Board Budget Ordinance for fiscal year July 1, 2021, through June 30, 2022, prepared in accordance with governing laws and the Board's stated desire to continue a responsibly sound fiscal policy, is hereby presented to the Board for consideration.

Respectfully submitted this 24th day of May 2021.


Rodney E. Johnson
General Manager
Budget Officer

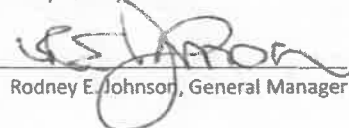
Attachment: Proposed Budget Ordinance for Fiscal Year 2021-2022

cc: Jeff Sugg, City of Asheboro
NC ABC Commission

ASHEBORO ABC BOARD
Proposed Budget for Fiscal Year 2021-2022

Sales	\$ 5,463,150.00
Other Income	
Total	<u>\$ 5,463,150.00</u>
Less Taxes	<u>\$ 1,256,524.50</u>
Net Sales	<u>\$ 4,206,625.50</u>
Less Cost of Sales	<u>\$ 2,860,505.34</u>
Gross Profit	<u>\$ 1,346,120.16</u>
Less:	
Operating Expenses	
Salaries, benefits and fees	\$ 436,207.49
Payroll taxes	\$ 34,896.60
Rent	\$ 64,800.00
Repairs and maintenance	\$ 7,000.00
Utilities	\$ 15,180.00
Insurance - general and bonds	\$ 15,500.00
Supplies and janitorial	\$ 11,000.00
Travel and training	\$ 2,500.00
Professional services	\$ 17,000.00
Dues and subscriptions	\$ 550.00
Bank fees and charges	\$ 56,175.00
Miscellaneous & Contingencies	\$ 5,000.00
Total Operating Expenses	<u>\$ 665,809.08</u>
Operating Income	<u>\$ 680,311.08</u>
Less:	
Capital Expenditures	
Capital Improvements	\$ -
Total Capital Expenditures	<u>\$ -</u>
Net Income before Distributions	<u>\$ 680,311.08</u>
Less:	
Distributions	
Law Enforcement * .05	\$ 34,015.55
Alcohol Education and Rehab *.07	\$ 47,621.78
City of Asheboro General Fund	<u>\$ 528,673.75</u>
Total Distributions	<u>\$ 610,311.08</u>
Net Income after Distributions	<u>\$ 70,000.00</u>
Less	
Retained Working Capital (Future Facility Fund)	\$ 40,000.00
Retained for Capital Improvements	<u>\$ 30,000.00</u>
Total Retained	<u>\$ 70,000.00</u>
Net Income	<u><u>\$ -</u></u>

Submitted to the Asheboro ABC Board this 24th day of May 2021.


Rodney E. Johnson, General Manager

**ASHEBORO REGIONAL AIRPORT
WORK AUTHORIZATION NO. 6**

**Corporate Hangar (Design/Bid)
May 26, 2021
Contract for Professional Services Between
Owner and Engineer dated Nov. 10, 2016**

PROJECT DESCRIPTION

The City of Asheboro (OWNER) wishes to construct one new 80'x80' aircraft storage hangar in the existing corporate area at the south end of the Asheboro Regional Airport, as shown in Exhibit 1. This project will include site preparation, a concrete apron in front of the hangar, an asphalt access drive with parking on the back side of the hangar, power supply to the hangar, and construction of a pre-engineered metal building.

Design shall be accordance with the following FAA Advisory Circulars:

- 150/5300-13A – Change 1: Airport Design
- 150/5340-1M: Standards for Airport Markings
- 150/5370-2G: Operational Safety on Airports During Construction
- 150/5370-10H: Standards for Specifying Construction of Airports

The below scope of services outlines project management and grant administration, survey, geotechnical investigation, design, permitting, and bidding to be provided by WK Dickson (ENGINEER) to assist the OWNER with this project. This scope of work and fee estimate includes the work that is known to be required for this project as defined below:

SCOPE OF SERVICES

Basic Services

The CONSULTANT will provide the Basic Services listed below and in accordance with Section I of the General Provisions of the Contract for Professional Services, dated November 10, 2016 (AGREEMENT).

1. **Project Management and Grant Administration:** Project Management and Grant Administration shall generally consist of project development; consultation with OWNER, state and federal government agencies to clarify and define the requirements for the project and review available data; coordination with subconsultants on administrative items; assistance to the OWNER with the administration of project applications, grant applications, grant



compliance issues, routine status reports and correspondence and applications for funding reimbursements; and preparing and updating project budgets, project schedules, and cash flow forecasting for the duration of the project.

2. **Corporate Hangar Design and Plan Preparation:** The ENGINEER will provide performance based civil design phase services for the construction of an 80'x80' hangar, located in the existing corporate hangar area. Services shall include:

- a. ENGINEER will conduct design and prepare a 60% plan submittal for the Corporate Hangar. It is anticipated that 60% design drawings will generally consist of the following elements:
 - i. Existing Conditions and Demolition Plan
 - ii. Site Layout Plan
 - iii. Grading, Drainage, and Erosion Control Plan
 - iv. Utility Plan
 - v. Hangar Building Elevations
 - vi. Hangar Building Floor Plans

60% review submittal will be provided to the OWNER for review and comment. Specifications, quantities, and cost estimate will not be provided with the 60% submittal.

- b. ENGINEER will conduct design and prepare a 90% plan submittal for the Corporate Hangar. 90% submittal will incorporate comments received from OWNER during the 60% review. It is anticipated that design drawings will generally consist of the following elements:
 - i. Cover & Index Sheet
 - ii. General Notes
 - iii. Construction Safety and Phasing Plans (CSPP)
 - iv. Existing Conditions and Demolition Plan
 - v. Site Layout Plan
 - vi. Pavement Details
 - vii. Grading, Drainage, and Erosion Control Plan
 - viii. Drainage Details
 - ix. Erosion and Sedimentation Control Details
 - x. Schematic Hangar Building Elevations
 - xi. Schematic Hangar Building Floor Plans
 - xii. Schematic Hangar Building Lighting and Fan Details

- c. Prepare technical specifications. Specifications for the hangar buildings will be



performance-based specifications.

- d. Prepare for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitation to bid and instructions to bidders, and assist in the preparation of other related documents.
 - e. Conduct quantity calculations and prepare cost estimate.
 - f. Submit 90% drawings, specifications and cost estimate to OWNER and Division of Aviation for review and approval prior to bidding.
 - g. Prepare final design, contract drawings, specifications and contract documents.
 - h. Prepare and submit Construction Safety and Phasing Plan (CSPP) and required checklist to NCDOA for review. ENGINEER will facilitate review process and address review comments to achieve NCDOA concurrence prior to submitting to FAA for 7460 approval.
 - i. ENGINEER will submit construction estimate to NCDOA for determination of minority goal once design is complete and prior to developing bid documents and advertisements.
 - j. ENGINEER will perform internal quality review of plans, specifications, and contract documents prior to advertising project.
3. **Bidding Assistance:** The ENGINEER will provide the following Bidding services for the corporate hangar bid package:
- a. Assist the Owner with advertising the project. The actual cost of the advertisements in the newspapers shall be paid for by the Owner.
 - b. Conduct a pre-bid conference in accordance with FAA Advisory Circular AC 150/5370-12B.
 - c. Answer contractor questions and issue addenda, if necessary.
 - d. Assist the OWNER in obtaining bids, preparing bid tabulations, and analysis of bid results, and furnishing recommendations in connection with the award of construction contracts.
 - e. Assistance in preparation of formal contract documents for the award of construction contract.

If upon completion of bid advertisement and the pre-bid meeting additional solicitation and pre-bid meetings are required in order to solicit the minimum number of bidders this may be provided as an additional service.



Special Services

The ENGINEER will provide the Special Services listed below and in accordance with Section II of the AGREEMENT.

1. **Topographic Survey:** Perform survey necessary to collect information needed for design of the Corporate Hangar. Survey will be completed by Lawrence Associates as a subconsultant to ENGINEER. Subconsultant proposal and survey areas are shown in Attachment 'B'.

Information collected will generally consist of the following:

- a. Topographic survey at 1' contour intervals.
 - b. Existing features including but not limited to, fencing, drainage features, pavement, dirt roads and path, above ground utilities, power poles, and property corners.
 - c. Storm sewer and sanitary sewer locations and inverts within the survey area.
 - d. Underground utility locations within the survey area.
2. **Geotechnical Investigation:** Geotechnical testing will be conducted to evaluate existing subsurface conditions and determine design recommendations regarding subsurface soils, groundwater, site preparation and earthwork, hangar footing design, and pavements. Geotechnical investigation will be completed by ECS Southeast, as a subconsultant to ENGINEER. Subconsultant proposal is shown in Attachment 'C'.

DELIVERABLES

The ENGINEER will provide the following project deliverables to the OWNER and NCDOT Division of Aviation:

1. Electronic copies, in PDF and/or AutoCAD format, of topographic survey
2. Electronic copies, in PDF, of Geotechnical Report
3. Electronic copies, in PDF and/or AutoCAD format, of drawings and specifications produced under this contract.
4. Electronic copies, in PDF, of design plans, specifications, and CSPP for 90% submittals
5. Electronic copies, in PDF, of Engineer's Report
6. Electronic copies, in PDF, of permitting documents
7. Bid Tabulation and Recommendation of Contractor Award
8. Construction Contract Documents



9. Electronic copies of all Grant, Design, and Bidding documentation as required by the following NCDOT grant checklists:
- AV-100 - GA Program Development Checklist (dated October 2020), Design and Bidding Sections.
 - AV-101 – Sponsor Request for Aid (RFA) Checklist (dated July 2020)
 - AV-102 – Sponsor Budget Revision & Grant Modification Request Checklist (dated January 2021)
 - AV-103 – Sponsor Reimbursement Request (Claim) Checklist (dated July 2020)

FEE SCHEDULE

The above services shall be provided and billed according to the below Fee Schedule

Basic Services

Project Management & Grant Administration	Lump Sum	\$12,807
Design and Plan Preparation	Lump Sum	\$44,347
Bidding Assistance	Lump Sum	\$9,768

Special Services

Topographic Survey	Lump Sum	\$6,000
Geotechnical Investigation	Lump Sum	\$5,950

The total fee of all work and expenses is in the amount of **\$78,872** and is summarized in Attachment 'A'. Miscellaneous additional work required but not contained in the above scope of services will be paid for in accordance with the current rate schedule at that time and will be subject to prior approval by the OWNER.

All other provisions of the AGREEMENT shall remain in full force and effect and unmodified other than as noted herein.



Requested By:

City of Asheboro

By: _____
Typed Name: John Ogburn
Title: City Manager
Date: _____

Accepted By:

W.K. DICKSON & CO., INC.

By: B-200g
Typed Name: Brian Tripp
Title: Vice President
Date: 5/24/21

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: _____
Typed Name: _____
Title: _____

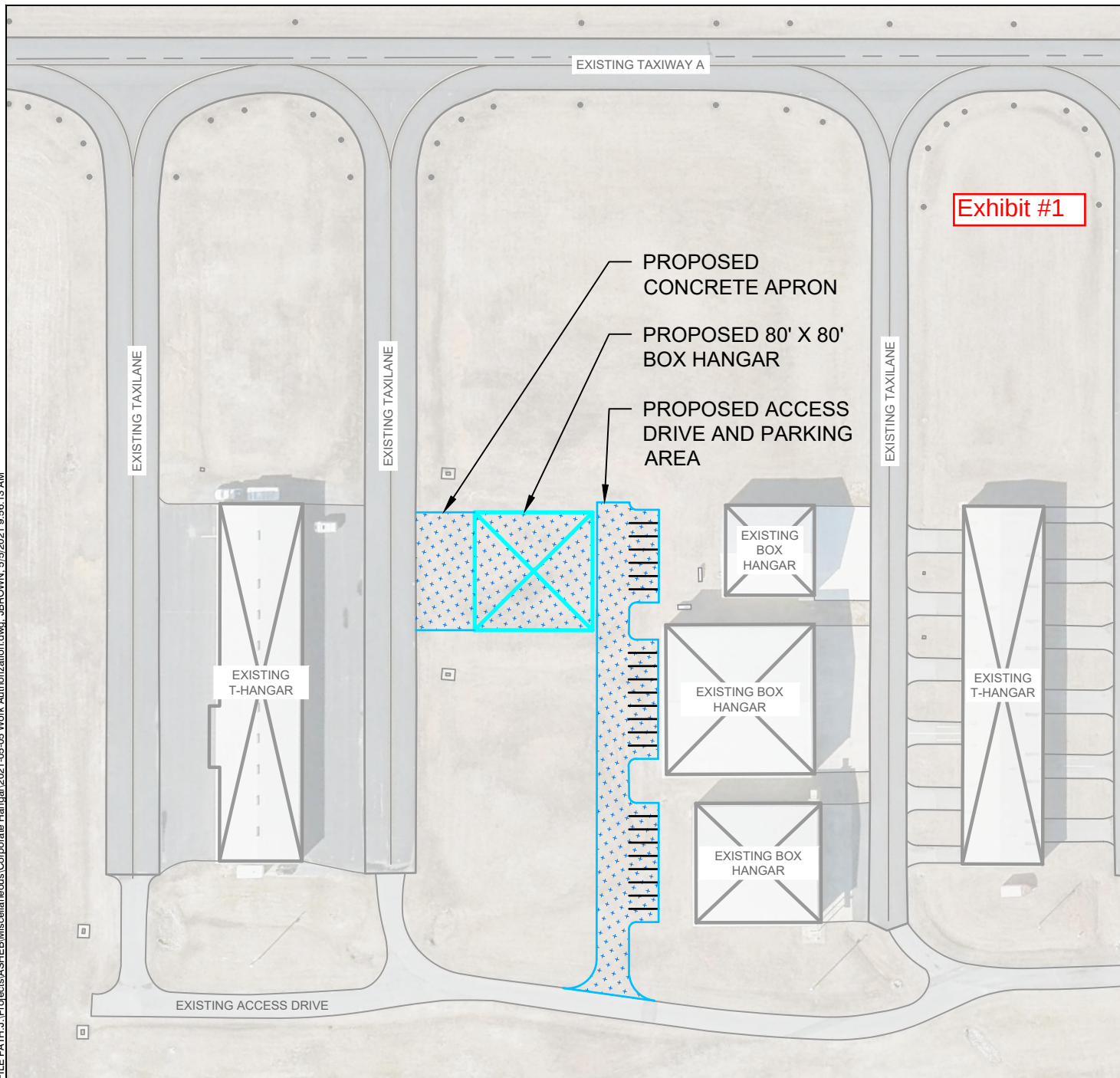
ATTACHMENTS:

Exhibit #1 – Work Authorization Schematic
Attachment 'A' - Manhour Summary and Direct Expenses
Attachment 'B' - Sub-consultant Proposal – Topographic Survey (Lawrence)
Attachment 'C' - Sub-consultant Proposal – Geotechnical Investigation (ECS)



COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID. TRUE COPIES.

FILE PATH: J:\Projects\ASHEB\Miscellaneous Corporate Hangar\2021-05-05 Work Authorization.dwg, JBROWN, 5/5/2021 9:56:13 AM



1213 W. MOREHEAD
STREET, STE 300
CHARLOTTE, NC 28208
(t) 704-334-5348
(f) 704-334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

PROJECT NAME: CORPORATE HANGAR

FOR THE

ASHEBORO REGIONAL AIRPORT (HBI)
ASHEBORO, NORTH CAROLINA

DRAWING TITLE:

WORK AUTHORIZATION SCHEMATIC

PROJ. MGR.:	GMK
DESIGN BY:	-
DRAWN BY:	JLB
PROJ. DATE:	MAY 2021
DRAWING NUMBER:	
1 OF 1	
WKD PROJ. NO.:	
-	

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES

PROJECT TITLE: Corporate Hangar (Design Bid)					DATE PREPARED: 05/26/2021					AVIATION NUMBER:				
PREPARED BY: GMK					TIP NUMBER:					WBS NUMBER:				
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications												SUB-TOTAL
		Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Civil Designer	Civil Designer	Const. Observer				Admin. Manager	
	Special Services													
	Project Management and Grant Administration													
1	Project Scoping, Contract Development, Sub-Consultant Agreement Coordination	2.00		10.00									4.00	16.00
2	Sponsor and Review Agency Coordination - NCDOT-DOA, FAA / Initial Grant Application			10.00									4.00	14.00
3	Cash Flow and Project Schedule Development per DOA Requirements			8.00										8.00
4	Grant Reimbursements			24.00									8.00	32.00
														0.00
														0.00
	TOTAL HOURS/CATEGORY:	2.00	0.00	52.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	70.00
	RATES PER HOUR:	\$80.56	\$68.60	\$65.18	\$55.92	\$50.59	\$44.33	\$38.75	\$36.05				\$29.74	
	PAYROLL BURDEN:	\$161.12	\$0.00	\$3,389.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.84	
	TOTAL WORK HOURS:	70.00												
	TOTAL PAYROLL BURDEN:	\$4,026.32												
	GENERAL OVERHEAD @ 186.02 %:	\$7,489.76												
	SUBTOTAL:	\$11,516.08												
	COMPARATIVE FEE @ 11%:	\$1,266.77												
	Cost of Capital @ 0.61 %	\$24.56												
	TOTAL:	\$12,807.41												
	DIRECT EXPENSES:													
	PRIME GRAND TOTAL:	\$12,807.41												
	Sub Consultant TOTAL:	\$0.00												
	GRAND TOTAL:	\$12,807.41												

From Expenses Tab

PROJECT TITLE: Corporate Hangar (Design Bid)					DATE PREPARED: 05/26/2021					AVIATION NUMBER:				
PREPARED BY: GMK					TIP NUMBER:					WBS NUMBER:				
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications												SUB-TOTAL
		Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Civil Designer	Civil Designer	Const. Observer				Admin. Manager	
	Basic Services													
	Design and Plan Preparation													
1	Design and Plan Preparation		8.00	30.00		120.00							158.00	
2	Specifications		2.00	40.00		8.00						8.00	58.00	
3	Engineers Report		2.00	12.00		4.00						4.00	22.00	
4	QC Review		10.00										10.00	
													0.00	
													0.00	
TOTAL HOURS/CATEGORY:		0.00	22.00	82.00	0.00	132.00	0.00	0.00	0.00	0.00	0.00	12.00	248.00	
RATES PER HOUR:		\$80.56	\$68.60	\$65.18	\$55.92	\$50.59	\$44.33	\$38.75	\$36.05			\$29.74		
PAYROLL BURDEN:		\$0.00	\$1,509.20	\$5,344.76	\$0.00	\$6,677.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$356.88		
TOTAL WORK HOURS:		248.00	From Expenses Tab											
TOTAL PAYROLL BURDEN:		\$13,888.72												
GENERAL OVERHEAD @ 186.02 %:		\$25,835.80												
SUBTOTAL:		\$39,724.52												
COMPARATIVE FEE @ 11%:		\$4,369.70												
Cost of Capital @ 0.61 %		\$84.72												
TOTAL:		\$44,178.93												
DIRECT EXPENSES:		\$168.00												
PRIME GRAND TOTAL:		\$44,346.93												
Sub Consultant TOTAL:		\$0.00												
GRAND TOTAL:		\$44,346.93												

PROJECT TITLE: Corporate Hangar (Design Bid)					DATE PREPARED: 05/26/2021					AVIATION NUMBER:				
PREPARED BY: GMK					TIP NUMBER:					WBS NUMBER:				
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications												SUB-TOTAL
		Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Civil Designer	Civil Designer	Const. Observer				Admin. Manager	
	Basic Services													
	Bidding Assistance													
1	Advertisement			1.00									2.00	3.00
2	Pre-Bid Conference (1 Conference) RFI and Addenda			12.00									2.00	14.00
3	Bid Opening (1 Bid Opening)			8.00									2.00	10.00
4	Bid Tabulations			2.00									4.00	6.00
5	Bid Analysis/Recommendations			8.00									4.00	12.00
6	Contract Award			8.00									2.00	10.00
TOTAL HOURS/CATEGORY:		0.00	0.00	39.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	55.00
RATES PER HOUR:		\$80.56	\$68.60	\$65.18	\$55.92	\$50.59	\$44.33	\$38.75	\$36.05				\$29.74	
PAYROLL BURDEN:		\$0.00	\$0.00	\$2,542.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.84	
TOTAL WORK HOURS:		55.00												
TOTAL PAYROLL BURDEN:		\$3,017.86												
GENERAL OVERHEAD @ 186.02 %:		\$5,613.82												
SUBTOTAL:		\$8,631.68												
COMPARATIVE FEE @ 11%:		\$949.49												
Cost of Capital @ 0.61 %		\$18.41												
TOTAL:		\$9,599.58												
DIRECT EXPENSES:		\$168.00	From Expenses Tab											
PRIME GRAND TOTAL:		\$9,767.58												
Sub Consultant TOTAL:		\$0.00												
GRAND TOTAL:		\$9,767.58												

From Expenses Tab

DIRECT EXPENSES, Design and Plan Preparation

PROJECT TITLE: Corporate Hangar (Design Bid)

PREPARED BY: GMK

AVIATION NUMBER:

TIP NUMBER:

WBS NUMBER:

DATE PREPARED: 05/26/2021

REVIEWED BY UNIT HEAD ON:

GENERAL PROJECT WORK:	ITEM	QTY	DESCRIPTION		UNIT COST	
	Travel:					
	Sedan (Engineer)	2	Trip(s) @	150 miles @	\$0.560	\$168.00
	Sedan (Construction Observer)		Trip(s) @	miles @	\$0.560	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Car Rental			days @	\$45.00	\$0.00
	Gas for Rental			miles @	\$0.20	\$0.00
	Per Diem:		Breakfast		\$8.60	\$0.00
			Lunch		\$11.30	\$0.00
			Dinner		\$19.50	\$0.00
			Lodging (on lump sum Incl. taxes)		\$84.11	\$0.00
	Reproduction:		8 1/2 x 11 Xerox Copies @		\$0.09	\$0.00
			11 x 17 Xerox Copies @		\$0.15	\$0.00
			Blueprints - 8 1/2 x 11 @		\$0.35	\$0.00
			Blueprints - 42 x 72 @		\$1.30	\$0.00
			Bond - 8 1/2 x 11 @		\$0.42	\$0.00
			Bond - 34" x 68" @		\$3.50	\$0.00
			Vellum		\$3.00	\$0.00
			Stick-Ons		\$1.00	\$0.00
			Cover(s) @		\$0.50	\$0.00
			Binder(s) @		\$0.50	\$0.00
			Mylar - 8 1/2 x 11 @		\$5.90	\$0.00
			Mylar - 3' x 4' @		\$21.00	\$0.00
	Film and Developing:		Roll(s) @		\$20.00	\$0.00
			Subtotal			\$168.00
MAPS AND DOCUMENTS:	ITEM	QTY	DESCRIPTION		UNIT COST	
	County Tax Maps:	0	Map(s) @		\$7.00	\$0.00
	USGS Maps:	0	Map(s) @		\$7.00	\$0.00
			Subtotal			\$0.00
Miscellaneous Other	Item	Amount	Description		Cost Per	
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
			Subtotal			\$0.00
			TOTAL			\$168.00

* Sum of all plots

DIRECT EXPENSES, Bidding Assistance

PROJECT TITLE: Corporate Hangar (Design Bid)

PREPARED BY: GMK

AVIATION NUMBER:

TIP NUMBER:

WBS NUMBER:

DATE PREPARED: 05/26/2021

REVIEWED BY UNIT HEAD ON:

GENERAL PROJECT WORK:	ITEM	QTY	DESCRIPTION		UNIT COST	
	Travel:					
	Sedan (Engineer)	2	Trip(s) @	150 miles @	\$0.560	\$168.00
	Sedan (Construction Observer)		Trip(s) @	miles @	\$0.560	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Car Rental			days @	\$45.00	\$0.00
	Gas for Rental			miles @	\$0.20	\$0.00
	Per Diem:		Breakfast		\$8.60	\$0.00
			Lunch		\$11.30	\$0.00
			Dinner		\$19.50	\$0.00
			Lodging (on lump sum Incl. taxes)		\$84.11	\$0.00
	Reproduction:		8 1/2 x 11 Xerox Copies @		\$0.09	\$0.00
			11 x 17 Xerox Copies @		\$0.15	\$0.00
			Blueprints - 8 1/2 x 11 @		\$0.35	\$0.00
			Blueprints - 42 x 72 @		\$1.30	\$0.00
			Bond - 8 1/2 x 11 @		\$0.42	\$0.00
			Bond - 34" x 68" @		\$3.50	\$0.00
			Vellum		\$3.00	\$0.00
			Stick-Ons		\$1.00	\$0.00
			Cover(s) @		\$0.50	\$0.00
			Binder(s) @		\$0.50	\$0.00
			Mylar - 8 1/2 x 11 @		\$5.90	\$0.00
			Mylar - 3' x 4' @		\$21.00	\$0.00
	Film and Developing:		Roll(s) @		\$20.00	\$0.00
			Subtotal			\$168.00
MAPS AND DOCUMENTS:	ITEM	QTY	DESCRIPTION		UNIT COST	
	County Tax Maps:	0	Map(s) @		\$7.00	\$0.00
	USGS Maps:	0	Map(s) @		\$7.00	\$0.00
			Subtotal			\$0.00
Miscellaneous Other	Item	Amount	Description		Cost Per	
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
			Subtotal			\$0.00
			TOTAL			\$168.00

* Sum of all plots

DIRECT EXPENSES, Survey/Gootech

PROJECT TITLE: Corporate Hangar (Design Bid)

PREPARED BY: GMK

AVIATION NUMBER:

TIP NUMBER:

WBS NUMBER:

DATE PREPARED: 05/26/2021

REVIEWED BY UNIT HEAD ON:

GENERAL PROJECT WORK:	ITEM	QTY	DESCRIPTION		UNIT COST	
	Travel:					
	Sedan (Engineer)		Trip(s) @	miles @	\$0.560	\$0.00
	Sedan (Construction Observer)		Trip(s) @	miles @	\$0.560	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Car Rental			days @	\$45.00	\$0.00
	Gas for Rental			miles @	\$0.20	\$0.00
	Per Diem:		Breakfast		\$8.60	\$0.00
			Lunch		\$11.30	\$0.00
			Dinner		\$19.50	\$0.00
			Lodging (on lump sum Incl. taxes)		\$84.11	\$0.00
	Reproduction:		8 1/2 x 11 Xerox Copies @		\$0.09	\$0.00
			11 x 17 Xerox Copies @		\$0.15	\$0.00
			Blueprints - 8 1/2 x 11 @		\$0.35	\$0.00
			Blueprints - 42 x 72 @		\$1.30	\$0.00
			Bond - 8 1/2 x 11 @		\$0.42	\$0.00
			Bond - 34" x 68" @		\$3.50	\$0.00
			Vellum		\$3.00	\$0.00
			Stick-Ons		\$1.00	\$0.00
			Cover(s) @		\$0.50	\$0.00
			Binder(s) @		\$0.50	\$0.00
			Mylar - 8 1/2 x 11 @		\$5.90	\$0.00
			Mylar - 3' x 4' @		\$21.00	\$0.00
	Film and Developing:		Roll(s) @		\$20.00	\$0.00
			Subtotal			\$0.00
MAPS AND DOCUMENTS:	ITEM	QTY	DESCRIPTION		UNIT COST	
	County Tax Maps:	0	Map(s) @		\$7.00	\$0.00
	USGS Maps:	0	Map(s) @		\$7.00	\$0.00
			Subtotal			\$0.00
Miscellaneous Other	Item	Amount	Description		Cost Per	
						\$0.00
						\$0.00
		1	Field Survey		\$6,000.00	\$6,000.00
						\$0.00
		1	Geotech Investigation		\$5,950.00	\$5,950.00
						\$0.00
			Subtotal			\$11,950.00
			TOTAL			\$11,950.00

* Sum of all plots

May 14, 2021

WK Dickson & Co., Inc.
Attn. Greg Kershaw, PE
1213 W. Morehead Street
Suite 300
Charlotte, NC 28208

Reference: Asheboro Airport
Lawrence Associates Job No. 6131

Dear Greg,

Lawrence Associates, P.A. is pleased to submit to you a proposal for professional surveying at Asheboro Airport. Shown below are the services to be provided by Lawrence Associates.

Scope of Services

Utility/Topographic Survey

- Complete a physical, topographic, and utility survey of the requested area identified in red on the attached exhibit (+/- 3.5 Acres). Location to include 25'x25' grid on paved areas, pavement markings, all above ground structures / utilities, underground utilities (include locate services), storm drainage pipe sizes, rims, and inverts.
 - A vertical tolerance of 0.01' will be provided on existing pavement spot shots.
- Set three benchmarks.
 - Benchmarks must be set with a vertical tolerance of 0.01' and a horizontal tolerance of 0.1'.
 - Benchmarks will be provided outside the limits of construction/disturbance so as not to be displaced during construction.
 - Benchmarks must be included in the electronic and hard copy deliverables.
 - Data deliverable will be in CAD or XML format compatible with Civil 3D along with a signed/sealed PDF.

Not to Exceed \$4,500

Utility Sub-Consultant

- Contract with utility sub-consultant to mark underground utilities within the requested area.

Not to Exceed \$1,500

Fee Schedule

Lawrence Associates proposes to provide the above services for the following fee:

Not to Exceed	\$6,000
----------------------	----------------

Elements and Assumptions

- This proposal does not include a boundary survey.
- All data will be provided on NC Grid.

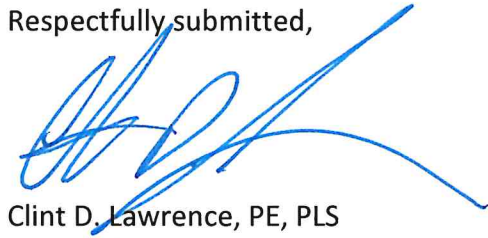
Additional Services

Any item not contained in the Scope of Services and/or listed, as an exclusion will be deemed as an Additional Service. Lawrence Associates will provide Additional Services beyond the scope of this proposal where authorized in writing by the client on an hourly basis. Additional Services can also be provided on a negotiated fee basis.

Conditions

If acceptable, please execute and return one original copy of this proposal. Please contact Lawrence Associates if you have any questions about the scope of services. We look forward to working with you on this project.

Respectfully submitted,



Clint D. Lawrence, PE, PLS
Principal

The scope of services, terms and conditions of this Letter Agreement are accepted:

Print (Type) Individual, Firm, or Corporate Name

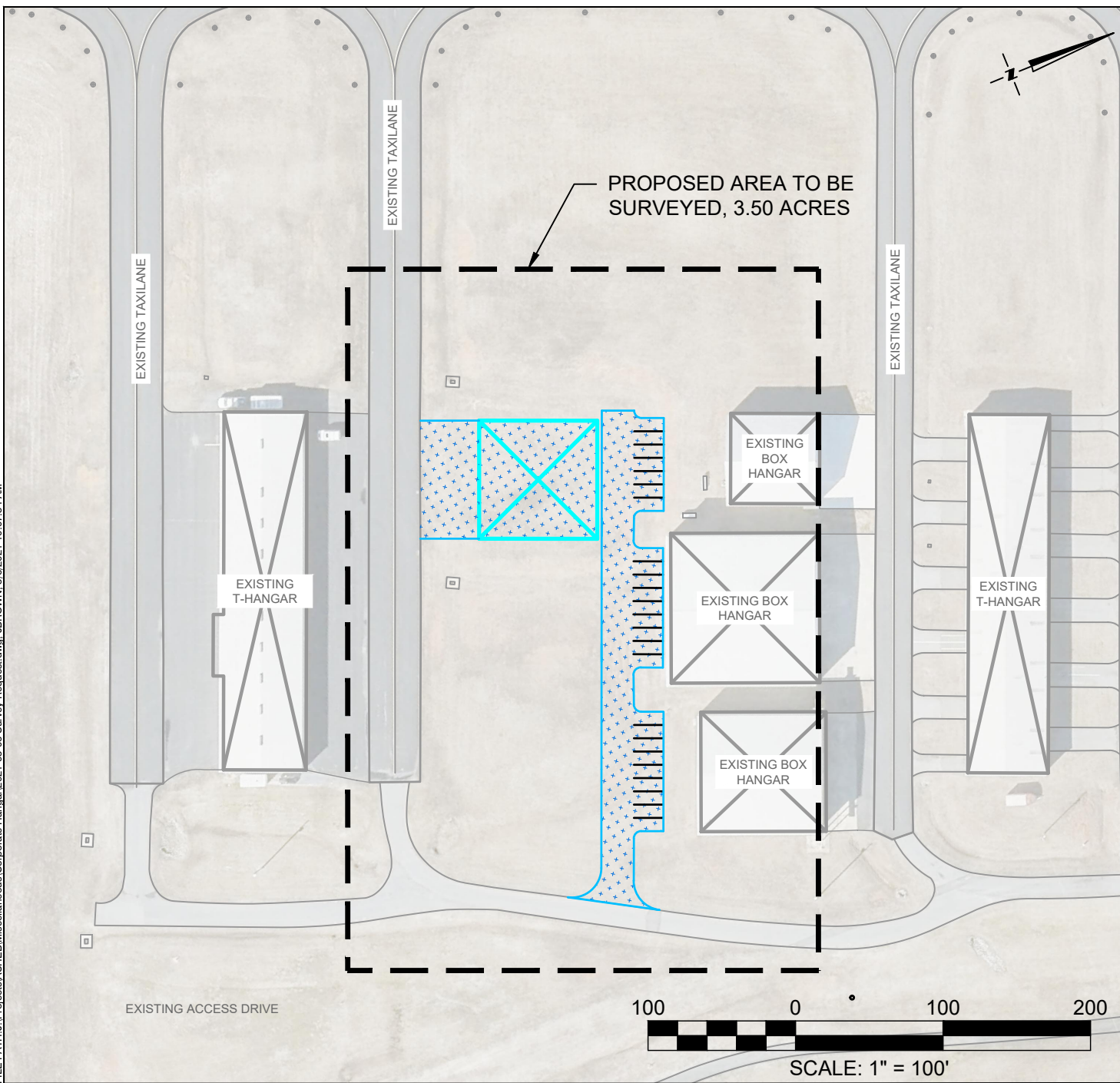
Signature of Authorized Representative

Date

Print (Type) Name of Authorized Representative and Title

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID. TRUE COPIES.

FILE PATH: J:\Projects\ASHEB\Miscellaneous Corporate Hangar\2021-05-06 Survey Request.dwg, _BROWN, 5/6/2021 10:07:34 AM



1213 W. MOREHEAD
STREET, STE 300
CHARLOTTE, NC 28208
(t) 704-334-5348
(f) 704-334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

PROJECT NAME: CORPORATE HANGAR

FOR THE

ASHEBORO REGIONAL AIRPORT (HBI)
ASHEBORO, NORTH CAROLINA

DRAWING TITLE:

SURVEY REQUEST

PROJ. MGR.:	GMK
DESIGN BY:	-
DRAWN BY:	JLB
PROJ. DATE:	MAY 2021

DRAWING NUMBER:

1 OF 1

WKD PROJ. NO.:

-

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES



ECS Southeast, LLP

Proposal for Geotechnical Engineering Services Corporate Hangar - Asheboro Regional Airport

2222 Pilots View Road
Asheboro, North Carolina

ECS Proposal Number 09:28163-P

May 12, 2021



May 12, 2021

Mr. Greg Kershaw
WK Dickson & Co., Inc.
1213 W. Morehead Street
Suite 300
Charlotte, NC 28208

ECS Proposal No. 09:28163-P

Reference: Proposal for Geotechnical Engineering Services
Corporate Hangar – Asheboro Regional Airport
2222 Pilots View Road
Asheboro, North Carolina

Dear Mr. Kershaw:

As requested, ECS Southeast, LLP (ECS) is pleased to present the following proposal for providing geotechnical engineering services for the proposed corporate hangar within Asheboro Regional Airport facility in Asheboro, North Carolina.

PROJECT DESCRIPTION

This proposal is based on the following sources of information:

- Emails between Greg Kershaw with WK Dickson & Co., Inc. and Steven Cates with ECS on May 10, 2021.
- Work Authorization Schematic prepared by WK Dickson dated May 2021.
- Google Earth aerial photo dated September 21, 2020.

ECS understands the subject site is located within Asheboro Regional Airport facility in Asheboro, North Carolina. We understand the property is currently developed with buildings, existing pavements, and existing taxiways. The proposed development area is currently a grassy landscaped area. We understand about half a dozen hand augers are requested to obtain soil properties within 5 feet of the ground surface and CBR values for the pavement design are requested.

PROPOSED SCOPE OF SERVICES

Based on the project information provided to and obtained by us, in addition to our experience with numerous similar types of projects and nearby sites, we propose the following scope of geotechnical engineering services for this project:

Task 1 – Geotechnical Exploration

Field Exploration

- a. Field locate borings by using a hand-held GPS unit, referencing existing site features, and using available drawings.
- b. Mobilize a crew to the site to perform six (6) hand auger borings and Dynamic Cone Penetrometer (DCP) to the depths of 5 feet or auger refusal, whichever occurs first, at the approximate locations shown in Figure 1:

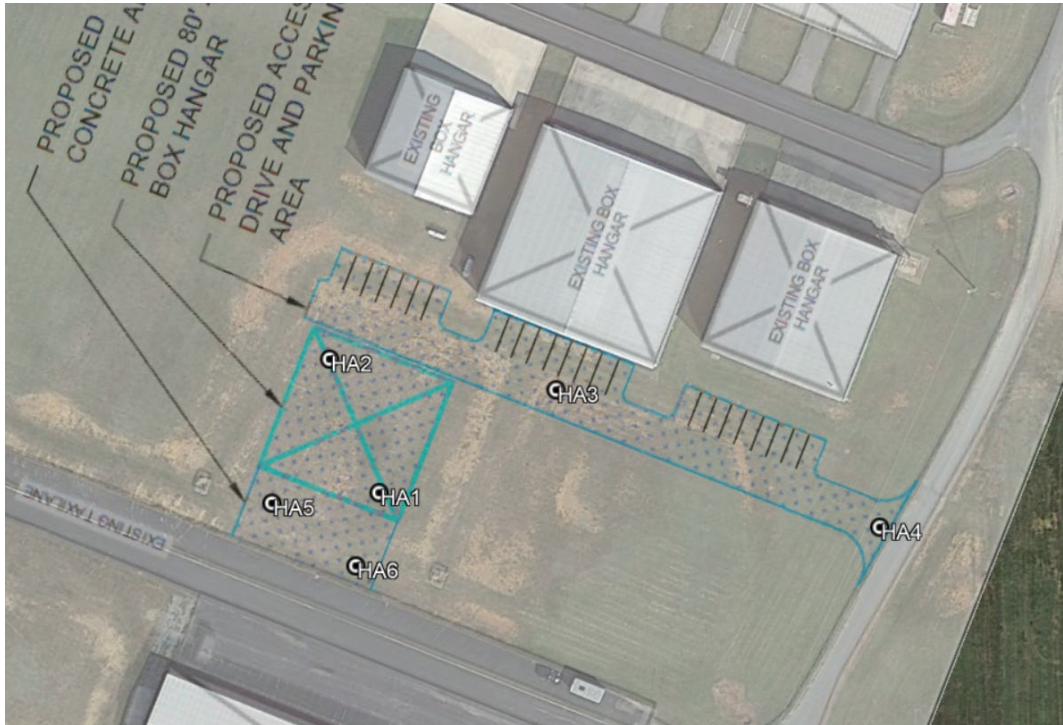


Figure 1 – Proposed Boring Locations

- c. Blow counts for an indication of consistency the soils and bag samples will be obtained at each foot for USCS soil classification.
- d. Obtain 6 bulk samples at the hand auger boring locations for laboratory testing.
- e. Measure depth of groundwater within each hand auger borings at time of fieldwork and prior to backfilling.

Laboratory Testing

Upon completion of drilling operations, the samples will be returned to our laboratory in Greensboro, North Carolina for further identification and testing, including:

- a. Visual-manual classification in accordance with the Unified Soil Classification System
- b. Up to 6 natural moisture tests
- c. Up to 6 percent-passing No. 200 sieve tests
- d. Up to 6 Atterberg Limit tests
- e. Up to 6 modified Bearing Ratio (CBR) tests

Report

Upon completion of testing and engineering analysis, we will prepare a geotechnical engineering report that presents our findings and recommendations. The geotechnical engineering report will include the following items:

- a. A site location diagram and a boring location diagram.
- b. Boring logs prepared in accordance with the standard practice for geotechnical engineering. Ground surface elevations shown on the boring logs will be approximated by interpolating from civil drawings or published topographical maps.
- c. Laboratory test results.
- d. Observations from our site reconnaissance including current site conditions, surface drainage features, and surface topographic conditions.
- e. A review of the published geologic conditions and their relevance to the planned development.
- f. A subsurface characterization based on the field exploration and laboratory tests performed.
- g. Recommendations for design and construction of the pavements, including a recommended California Bearing Ratio (CBR) design value. We will also include recommended pavement section thicknesses based on assumed 18-kip Equivalent Single Axle Loads (ESALs).
- h. Recommendations for subgrade preparation and earthwork, including excavation considerations, structural fill material, structural fill placement, and other applicable special considerations (e.g., existing fill, potentially expansive soil, and deep fill sections).
- i. Recommendations for additional testing and/or consultation that might be required to complete the geotechnical assessment and related engineering for this project.

Utility Clearance

We will contact North Carolina One Call to locate public underground utilities at the site; however, our experience indicates that North Carolina One Call will not locate utilities beyond the point of distribution (meters or gauge points) on private property. We will coordinate our boring locations in order to avoid any underground utilities indicated by the North Carolina One Call locating system.

Site Restoration

Upon completion of subsurface exploration drilling and collection of bulk samples, we will backfill each of the boreholes with the auger cuttings and mound the excess spoil back up over each boring location. Sand may be necessary to level off the bulk sample locations and auger borings.

Task 2 – Optional Private Utility Locating

If private utilities are a concern, we can provide a private utility line locator to reduce your liability at an additional cost. Please read the following section on private utility locator services and if desired, indicate your request for their services on the attached Proposal Acceptance sheet.

Contracting a private utility locator service is not a guarantee that all utilities within a work site will be identified, but a service that is offered to lower the risk of the owner/client. ECS and our clients have had past success in avoiding utility conflicts by augmenting the NC 811 services with a private utility locator service. Private utility locator services can identify utility alignments that incorporate significant iron content in the conduit materials. However, private utilities possessing the higher likelihood of not being easily identifiable, beyond the point of distribution, include all utilities not containing significant ferrous (iron) content (examples would include but not be limited to most sanitary sewer alignments, copper or PVC water lines, fiber optic lines without tracer ribbons, copper electric lines with no surface exposure, drainage tiles/pipes, and irrigation lines).

Where a private locator service identifies a potential risk that is not traceable through conventional methods, ECS will notify the client immediately and work to resolve the issue. Additional costs related to

the resolution of these potential utility conflicts will be invoiced out per our unit rates, as identified in this proposal, or as negotiated and approved at the time of the occurrence.

FEE

ECS will provide the proposed scope of services outlined in this proposal for the following fees:

Task No.	Task Description	Proposed Fee	Fee Type
1	Geotechnical Exploration	\$5,450	Lump Sum
2	Optional Private Utility Locator	\$500	Lump Sum

Our fee assumes that the proposed site is reasonably accessible based upon our assumptions detailed in this proposal. If any additional services are requested or required based on differing site conditions, we will contact your office (or assigned representative) for verbal and written authorization for additional services. Any additional services will be performed on a unit rate basis in accordance with the attached fee schedule.

If requested, ECS can provide a reliance letter for our reports for an additional fee of \$250.00 per entity per report.

SCHEDULE

Task 1 – Geotechnical Exploration

In preparing this proposal, we have assumed that the client will assist in the coordination of our access to the site with the current site owners/occupants. We anticipate being able to mobilize ECS personnel to the site within approximately 1 week after authorization to proceed, provided the appropriate on-site personnel have been informed and we have confirmation from NC811 that underground utilities have been marked. We anticipate that the fieldwork operations will require about 1 day, and that the laboratory testing, after drilling is completed, will require about 2 weeks. Analysis and report preparation will require approximately 1 week.

Therefore, for time budget purposes, the entire scope should take about **3 to 4 weeks** from initial authorization through final report submission. Preliminary findings and recommendations can be provided within three days of completion of the borings, if requested.

Other Tasks

The other proposed tasks, if authorized, will be performed concurrently with the Task 1 Geotechnical Exploration and will be completed before or at the same time as the Task 1 geotechnical report.

EXCLUDED GEOTECHNICAL SERVICES

Without attempting to provide a complete list of all or potential geotechnical services performed by ECS that will be excluded from this proposal, the following are specifically excluded. ECS can perform these services; however, the proposed fees do not cover any of these services. We would be pleased to provide

you with a separate proposal for additional geotechnical services if these services are determined to be beneficial to the project.

- Obtaining landowner permission for equipment access or clearing, if necessary.
- Arranging access to public or private property, such as secured fenced property.
- Survey measurements of the coordinates and ground surface elevation at the as-drilled boring locations using an instrument (e.g., automatic level or survey grade GPS unit) accurate to the nearest tenth of a foot.
- Seasonal high water table determination.
- Infiltration rate testing.
- Pressuremeter testing.
- Shear wave velocity measurements for seismic site class determination (ReMi).
- Seismic refraction testing
- Coring and testing of rock.
- Geotechnical exploration and recommendations for site retaining walls.
- Global stability analysis of site retaining walls.
- Design of site retaining walls.
- Geotechnical exploration and recommendations for off-site and/or public (NCDOT, local municipality) streets, roads, or roadway improvements.
- Test pits, which can be performed to evaluate the characteristics of existing fill and the excavatability of residual soils and shallow weathered rock.
- Development of allowances, including quantity estimates, such as those used for unsuitable soils and rock excavation for classified excavation construction contracts.
- Review of project drawings and specifications for adherence to and implementation of geotechnical recommendations.

CLOSING

If other items are required because of unexpected field conditions or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

Our “Terms and Conditions of Service,” which are included as an attachment to this letter, is an integral part of our proposal. These conditions represent the current recommendations of the Geoprofessional Business Association, the Consulting Engineers' Council, and the Geo-Institute of the American Society of Civil Engineers.

Our insurance carrier requires that we receive written authorization prior to initiation of work, and a signed contract prior to the release of any work product. This letter is the agreement for our services. Your acceptance of this proposal may be indicated by signing and returning the Proposal Acceptance Sheet to us. We are pleased to have this opportunity to offer our services and look forward to working with you on the project.

This proposal is valid for a period of sixty (60) days; beyond that date it may be necessary to revise our schedule or fee.

Respectfully submitted,

ECS Southeast, LLP



Ertica Susanto

Geotechnical Staff Project Manager

esusanto@ecslimited.com



Sun Breza, P.E.

Principal Engineer

sbreza@ecslimited.com

Enclosures: Proposal Acceptance Sheet
 Terms and Conditions of Service

Scale	1" = 20'
Horizontal	1" = 20'
Vertical	1" = 20'
Date	5/25/2021
Drawn By	aps
Checked By	
Disk No.	
Drawing No.	1
Job No.	21-012
Sheet No.	1 of 1

CITY OF ASHEBORO
ENGINEERING DEPARTMENT
146 NORTH CHURCH STREET
ASHEBORO, NORTH CAROLINA

SITE PLAN
MID-BLOCK CROSSWALK
GREENSBORO STREET



Vicinity Map Not To Scale

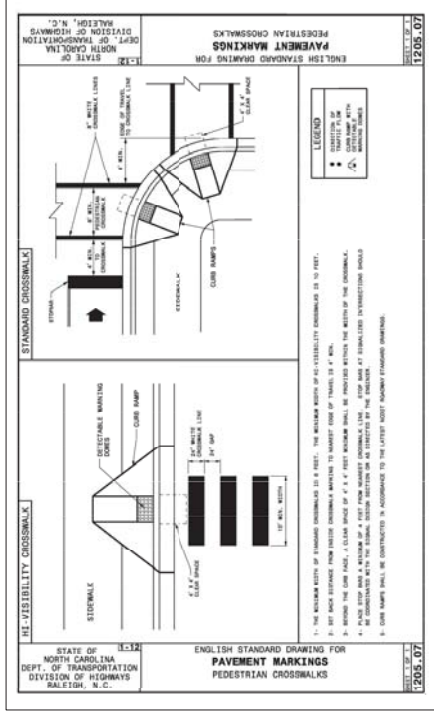
NEW CURB RAMPS ARE TO BE FAIRED INTO EXISTING CONCRETE PLATFORM THIS SIDE SIDEWALK OFF SIDE

PHASE CHANGE EMPLOYEE ENTRANCE

EXISTING STEPS DOWN TO EMPLOYEE PARKING LOT

STOP BAR EACH SIDE AS SHOWN

Drawing Not To Scale



- GENERAL NOTES:
1. Refer to NCDOT Standard Drawing for Pavement Marking Pedestrian Crosswalk 1205.07 for HI-VISIBILITY Crosswalk (Inset).
 2. Adhere to NCDOT lane closure and traffic control guidelines during field work.

State of North Carolina
City of Asheboro
Subject to city council approval, installation of this requested crosswalk is compliant with city policies and practices.

Public Works Director	Date
City Engineer	Date
City Attorney	Date
City Manager	Date



RZ-21-02: Text Amendments to the zoning ordinance to be consistent with North Carolina General Statutes 160D (Local Government Planning and Development Regulation) & federal case law related to signs

Planning Board Recommendation and Staff Report

Case Continued from April 8, 2021 and May 6, 2021

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-21
-02**

Date 3/1/2021, 4/5/2021, and
5/3/2021 PB

Applicant City of Asheboro

Legal Description

Text amendments to the zoning ordinance to incorporate Chapter 160D of the NC General Statutes (Local Planning and Development Regulation) into the Asheboro Zoning Ordinance & Signs

Requested Action See legal description
above

Existing Zone N/A

Land Development Plan See staff report

Planning Board Recommendation

Continue the request at its prior meetings (March 1, 2021; April 5, 2021; and May 3, 2021).

Reason for Recommendation

The Planning Board reviewed the request on the above meeting dates and continued the request to allow public review of the proposed text amendments.

The recommendation made during the Planning Board's July 7, 2021 meeting will be available after that meeting.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-02

Date 6-7-2021 Planning Board

General Information

Applicant City of Asheboro

Address 146 North Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location N/A

Requested Action Text amendments to the zoning ordinance to be consistent with North Carolina General Statutes 160D (Local Planning and Development Regulation) & federal case law related to signs.

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

See attached statement.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History See analysis for historic background.

Legal Description

Request by City of Asheboro to amend the text of the Zoning Ordinance to align it with NC General Statute Chapter 160D (Local Planning & Development Regulation) and Federal case law related to sign regulations. The proposed amendments include reorganization and clarification of various miscellaneous provisions throughout the zoning ordinance.

Analysis

1. Changes to state law concerning land use were adopted in 2019 (Senate Bill 355, NCGS 160D) . The provisions consolidated provisions for city and county land use regulations into one chapter. Many of the provisions were focused on reorganizing existing law, and making primarily technical changes rather than sweeping policy changes. However, some provisions have a greater impact on how land use decisions are made.
2. One of the most significant mandated changes is replacement of combined legislative rezoning and quasi-judicial Conditional Use Permit applications with legislative Conditional Zoning, which places conditions on a property as part of a rezoning process. Quasi-judicial proceedings for Special Use Permits would continue to exist for land uses that already require a Special Use Permit. The text amendments also propose amendments to sign provisions.
3. Other changes include requiring an applicant/landowner's written consent to enforce conditional zoning district or special use permit conditions, and prohibition of non-governmental third party "downzonings" (from commercial to residential for example).
4. The law now requires an adopted land use plan that is reasonably maintained. Also, a Land Use Plan's Future Land Use Map must be updated each time a rezoning this is not consistent with the map is approved.
5. NCGS 160D requires that amendments be made by July 1, 2021 for local zoning provisions to remain valid.
6. As noted in (1) above, a key goal of NCGS 160D was to consolidate and reorganize existing state law into a more coherent structure. Similar reorganization of the zoning ordinance's format is proposed.

Rezoning Staff Report

RZ Case # RZ-21-02

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Not applicable

Small Area Plan Not applicable

Growth Strategy Map Designation Not applicable

LDP Goals/Policies Which Support Request

1.2.4 The City will promote its expedited permitting process and continue to make the land development process user-friendly for citizens and organizations.

2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

2.2.3 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.

Rezoning Staff Report

RZ Case # RZ-21-02

Page 3

LDP Goals/Policies Which Do Not Support Request

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

These amendments are proposed primarily to comply with recent changes in state law. In addition, the proposed changes formalize many of staff's existing practices (ensuring that the Land Development Plan is regularly updated, ensuring consistency of zoning designation with the Land Development plan or offering a rationale for why a decision was made that was contrary to the plan). Current practice offers citizens various procedural options to change a land use designation of their property, and legislative conditional zoning will provide a new option, replacing conditional use district permits. The proposal also reflect model language related to federal case law pertaining to signs. Also included are organizational changes to the zoning ordinance that offer improvements in how it is formatted and useable for the public and staff.

Considering these factors and state law requiring many of these changes, staff believes that the proposed text amendment is overall consist with the Land Development Plan and is therefore reasonable and in the public interest.

Recommendation

In light of the above analysis, staff's recommendation is to approve the request. In order to allow a transitional period for administrative processes, staff recommends that the amendments become effective on July 1, 2021.



Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A \$200 filing fee is required for any amendment.

APPLICATION INSTRUCTIONS

The rezoning process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
- 2) A legal description/deed reference of such land.

It is recommended that the applicant mail letters to the adjoining property owners a minimum of 10 days prior to the scheduled Planning Board meeting. A template showing the required information contained in the letters is on Page 4 of this application. Please verify location and meeting times with staff prior to mailing.

One copy is to be filed with the city manager and one copy filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month.

MEETING INFORMATION* Dates are subject to final Planning Board/Council approval in December, 2019.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 23, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

***January, 2022 Council meeting dates are not set by Council until December, 2021.**

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant: City of Asheboro

Applicant's Phone #: 336-626-1201

Applicant's Address: 146 N. Church Street

Applicant Email Address: jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS Not applicable as this is a text amendment.

Property Owner's Name _____

Location of Property _____

Property Size (ac. or s.f.) _____

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

1. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

There are no specific errors but there is a mandate by North Carolina General Statutes for municipalities who want to apply zoning to codify the newly organized Chapter 160D, which pertains to land use law, into local zoning ordinance. Additionally, the proposed amendments to the sign ordinance are to comply with federal case law.

2. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

It is important that the Asheboro Zoning Ordinance reflect changes to state and federal legislation and case law.

3. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

Goal 2.1.1 of the Land Development Plan states "The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district." This has been interpreted broadly to include updates to the zoning ordinance which make sure that it is responsive to changes in local, state, and federal laws, regulations, and mandates. It applies to this case.

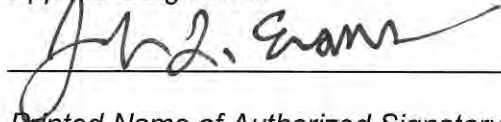
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

NCGS 160D mandates that local governments enact legislation in a timely manner, no later than July 1, 2021. This makes filing this amendment in a timely manner essential to give adequate time for public review and comment. Additional supportive information will be presented in future staff analyses.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

John L. Evans, Assistant Community
Development Director, City of Asheboro

Position/Relationship of Authorized
Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

146 N. Church Street

Telephone Number

336-626-1201 Ext. 225

Printed Name of Authorized Signatory (if different from Owner)

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

JLE

Received by: Filed by JLE Date: 2-12-2021 and updated 3-29-2021 Case Number: RZ-21-02 (tentative case #)



RZ-21-03: Request to rezone from R10 (Medium-Density Residential) to R40 (Low-Density Residential): Kidd Drive (Randolph County Parcel Identification Number 7761458800)

Staff Report

Case Continued from May 6, 2021

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # RZ-21
-03

Date 4/5/2021 and 5/3/2021
PB

Applicant Jacqueline M. Cheek

Legal Description

The property of Jacqueline M. Cheek, located on the north side of Kidd Drive, approximately 1100 ft. north of its intersection with Old Cedar Falls Road and 375 feet west of its intersection with Gold Hill Road, totaling approximately 1.99 acres +/- and more specifically identified by Randolph County Parcel Identification Number 77614458800 and Plat Book 164, Page 57.

Requested Action Rezone from R10 (Medium-Density Residential) to R40 Low-Density Residential

Existing Zone N/A

Land Development Plan See staff report

Planning Board Recommendation

The Planning Board, at the request of the applicant continued this meeting during its April 5, 2021 and May 3, 2021 meetings. The request will be on the June 7, 2021 Planning Board agenda, and a recommendation will be available after that meeting.

Reason for Recommendation

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-03

Date 6/10/2021 City Council (continued from 5/6/2021)

General Information

Applicant Jacqueline M. Cheek

Address 1387 Old Cedar Falls Rd.

City Asheboro NC 27203

Phone 336-964-8585

Location north side of Kidd Dr., approximately 375 ft. west of Gold Hill Road and 1100 ft. north of Old Cedar Falls Road

Requested Action Rezone from R10 Medium-Density Residential to R40 Low-Density Residential

Existing Zone R10

Existing Land Use Undeveloped* (see (4) of analysis)

Size 1.99 acres +/-

Pin # 7761458800

Applicant's Reasons as stated on application

My current property that I reside is now R40. which is only a few hundred feet away from this location. I will put a permanent foundation under my home which would only make the value of my home more. It will be on the standard of a home, and with a permanent foundation. It will bring property value up. 20 years ago, I came before the board concerning putting a manufactured home at 1387 Old Cedar Falls Rd. which was approved and I did not let the board down.

Surrounding Land Use

North Undeveloped residential

East Undeveloped residential

South Manufactured home/commercial

West Medium-density residential (single-family)

Zoning History N/A

Legal Description

The property of Jacqueline M. Cheek, located on the north side of Kidd Drive, approximately 1100 ft. north of its intersection with Old Cedar Falls Road and 375 feet west of its intersection with Gold Hill Road, totaling approximately 1.99 acres +/- and more specifically identified by Randolph County Parcel Identification Number 77614458800 and Plat Book 164, Page 57.

Analysis

1. The property is outside of the city limits. The property is not served by city water or sewer.
2. Kidd Drive/Sunset Circle is platted as an unopened 50' right-of-way (PB, 164, PG. 57). The applicant has also requested a variance from Section 106 of the zoning ordinance, requiring every lot to abut a public street.
3. The property is accessible from Old Cedar Falls Road. While Sunset Circle is platted as an unopened right-of-way that extends to Gold Hill Road, the subject property is not accessible from Gold Hill Road.
4. A manufactured home has been moved onto the property, but is not currently permitted or occupied because a manufactured home is not a permitted use in the current R10 zoning district. The R40 district allows manufactured homes that are built to "Class A" standards. Other manufactured homes are located in the area.
5. There are three additional single-family dwellings along Kidd Drive between the subject property and Old Cedar Falls Road. The property to the east has major motor vehicle repair, which was permitted by a Conditional Use Permit in 1977.
6. The closest R40 zoning designation is located at 1387 Old Cedar Falls Rd, approximately 550 ft. south of the subject property.
7. The intent of the current R10 district is *to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.* The intent of the requested R40 district is *to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living.* A comparison between the existing R10 and proposed R40 districts is attached.

Rezoning Staff Report

RZ Case # RZ-21-03

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan East

Growth Strategy Map Designation Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*). **Note:** This item was selected because there is currently no water and public sewer.

Checklist Items 12-15: 12.) Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.

13.) The property is located outside of Special Hazard Flood Area.

14.) Rezoning is located on steep slopes (>20%). **Note:** Staff notes that a portion of the property is located on slopes exceeding 20%. However, an R40 designation may be more suitable to having more options to place a building footprint appropriately because of the larger minimum lot size.

15.) The rezoning is not located on poor soils or the rezoning district is unlikely to create additional problems caused by poor soil conditions. **Note:** The property is identified by the Land Development Plan Physical Limitations map as potentially having poor soils. Approval of

a private well and septic system at a density allowable by R10 standards is less likely than a private well and septic built to lower-density R40 standards.

Rezoning Staff Report

RZ Case # RZ-21-03

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item 5: The proposed rezoning is not compliant with the objectives of the Growth Strategy Map.

Checklist Item 7: The proposed rezoning is not compatible with the applicable Small Area Plan.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

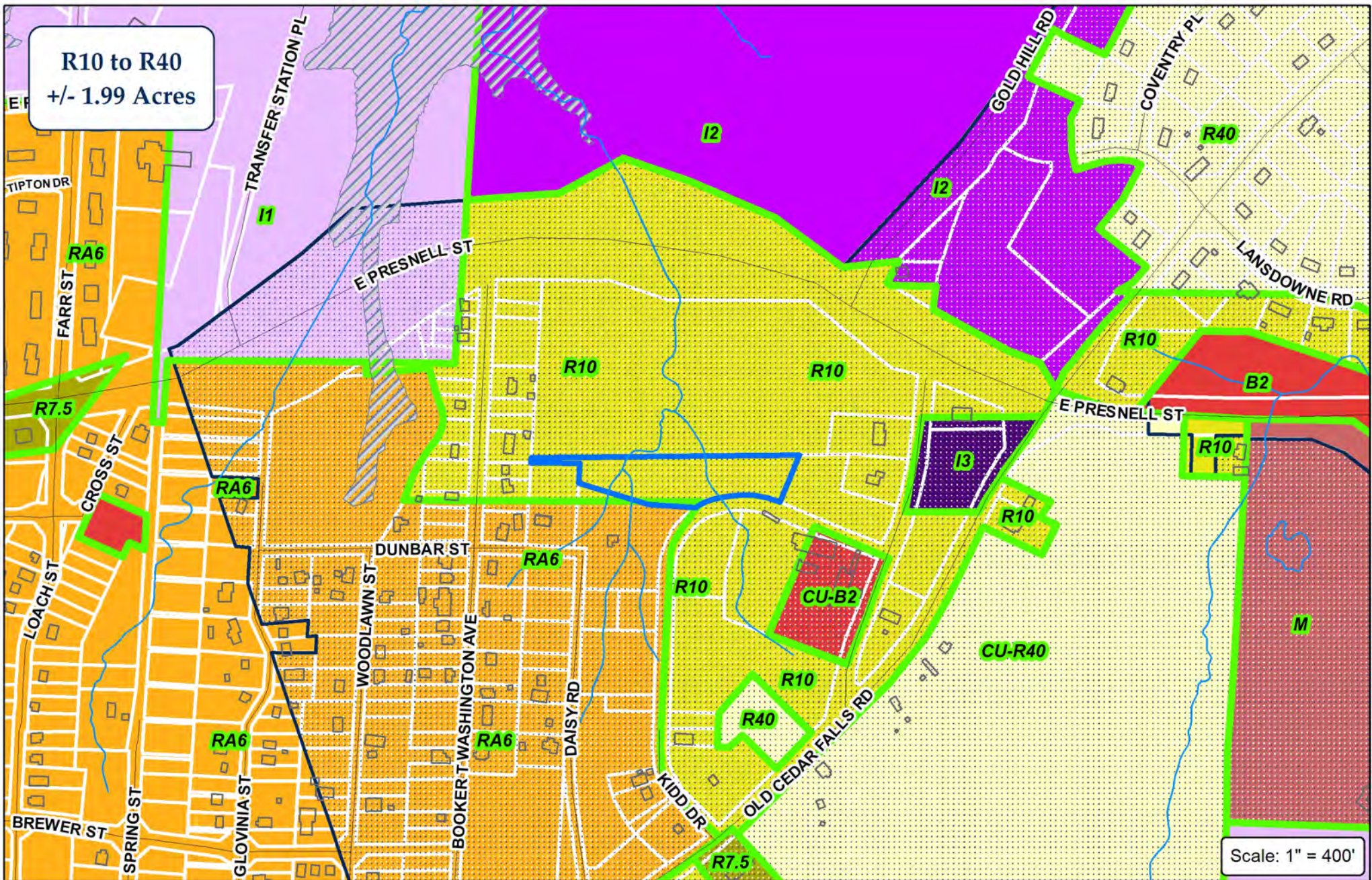
Although the property is designated as “neighborhood residential” by the proposed land use map and as an “economic development” area by the growth strategy map, infrastructure limitations of this property create challenges to develop the property with density envisioned by the Land Development Plan.

The zoning ordinance describes the R40 district as having the “necessary governmental and other support facilities to provide service to such suburban intensity living”. The R40 description more accurately characterizes the property than the existing R10 district. The property's lack of access to public water/sewer, plus the lack of street frontage that is built to city or state standards limit the ability for the property to be developed at a density typically seen in an R10 Medium-Density district.

While the R40 district differs from the R10 district by allowing manufactured homes on individual lots, zoning ordinance standards require manufactured homes to have a base consisting of solid materials, such as masonry and minimum roof pitch requirements, which help create an appearance more similar to site-built homes.

Considering these factors, staff believes that the requested R40 district maintains overall consistency with the Land Development Plan and therefore is reasonable and in the public interest.

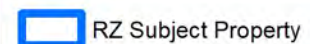
Recommendation In light of the above analysis, staff’s recommendation is to approve the request.



City of Asheboro Planning & Zoning Department

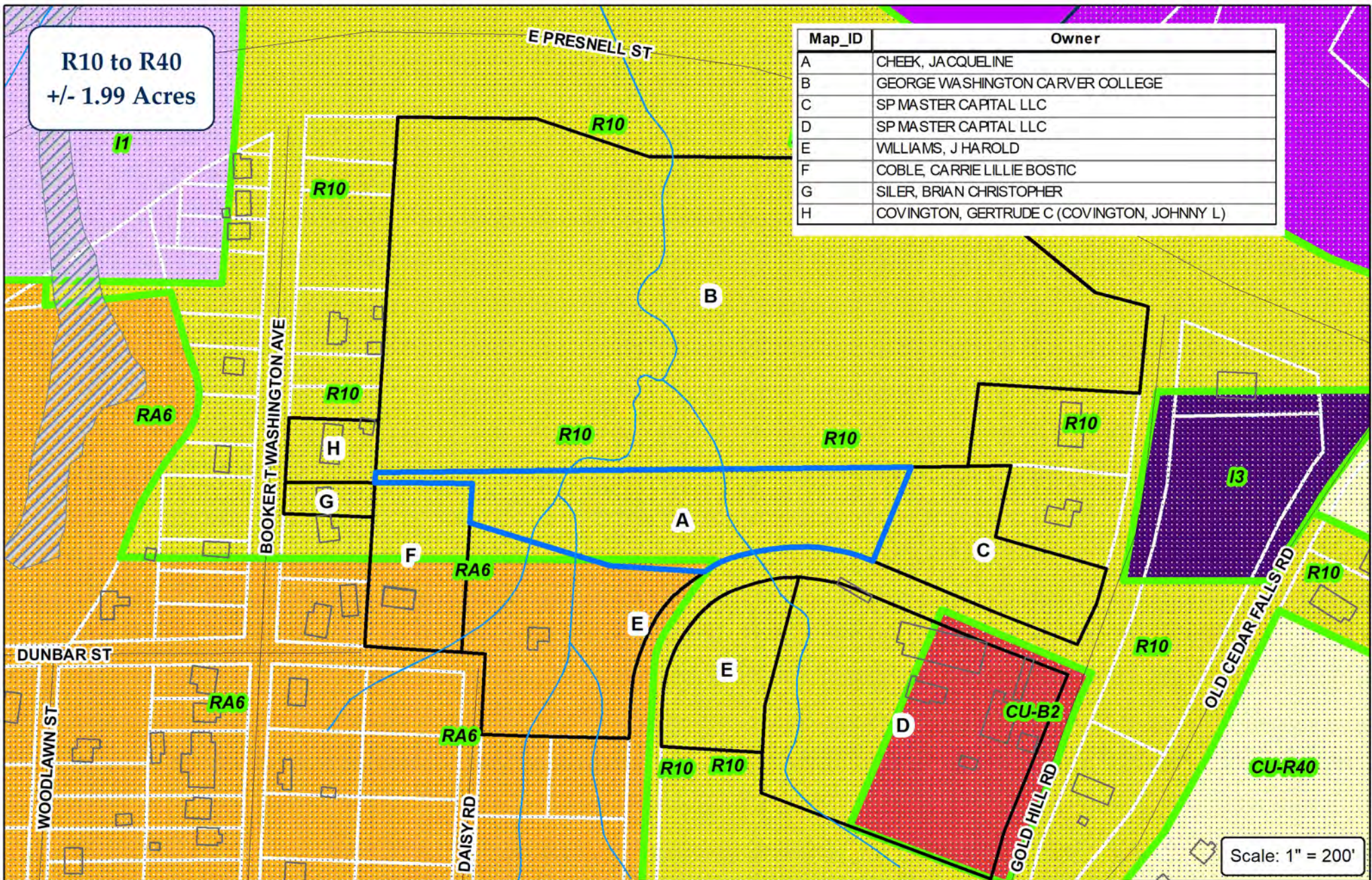
Rezoning Case: RZ-21-03

Parcel: 7761458800



R10 to R40
+/- 1.99 Acres

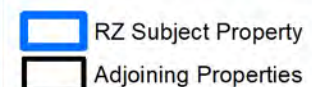
Map_ID	Owner
A	CHEEK, JACQUELINE
B	GEORGE WASHINGTON CARVER COLLEGE
C	SP MASTER CAPITAL LLC
D	SP MASTER CAPITAL LLC
E	WILLIAMS, J HAROLD
F	COBLE, CARRIE LILLIE BOSTIC
G	SILER, BRIAN CHRISTOPHER
H	COVINGTON, GERTRUDE C (COVINGTON, JOHNNY L)



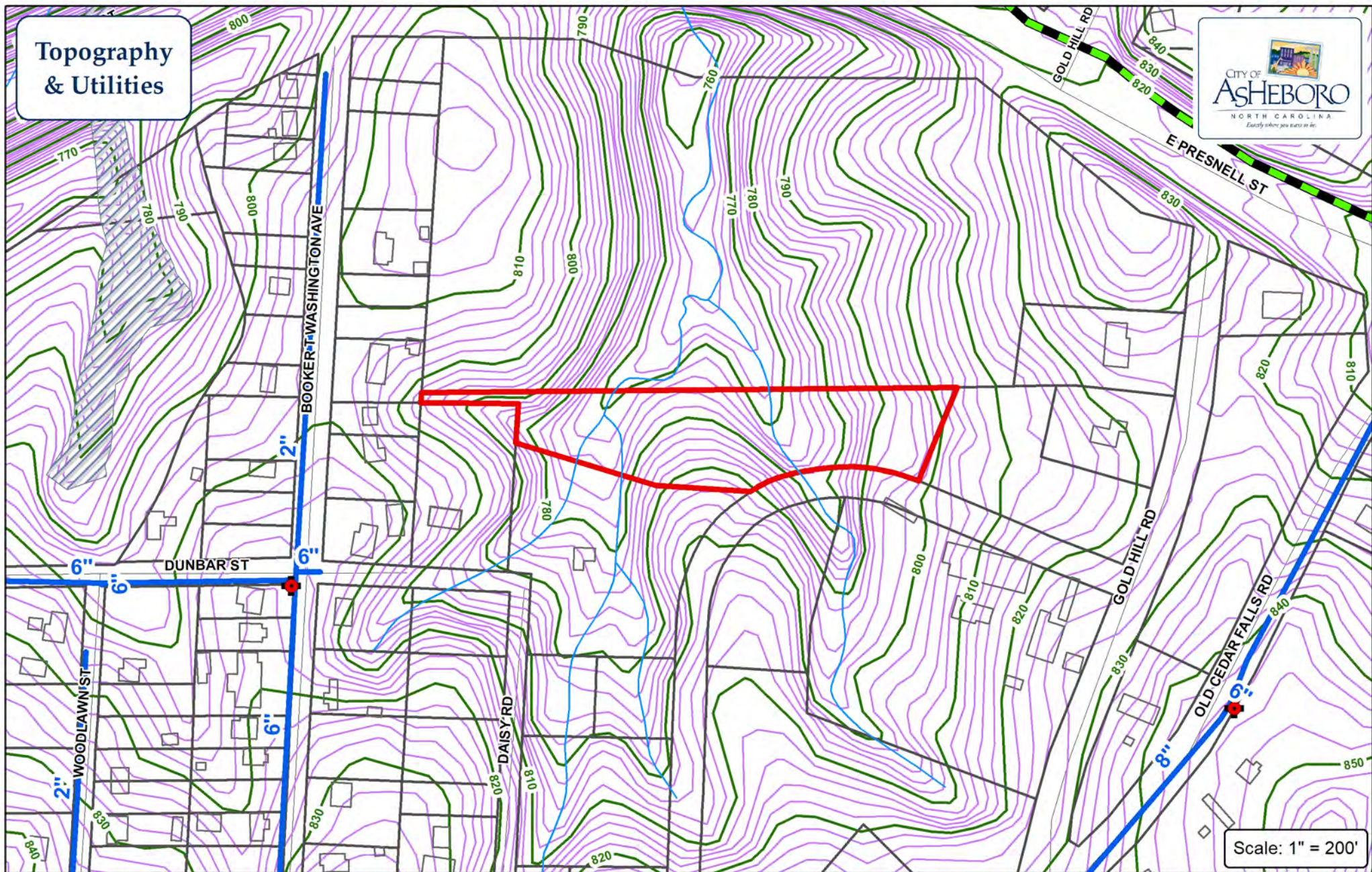
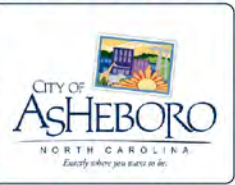
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-03

Parcel: 7761458800



Topography & Utilities



Scale: 1" = 200'

- | | | | |
|--|------------|--|--------------|
| | Force Main | | Fire Hydrant |
| | Water Main | | Pump Station |
| | Sewer Main | | |

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-21-03
Parcel: 7761458800

RZ Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-03

Parcel: 7761458800

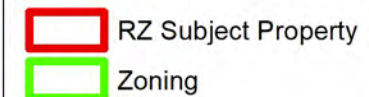


Table 200-1

Table of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R40	40,000 SF	100	30	15	25	35	22%		
	80,000 Duplex	1 Single Family or 1 Duplex Only					22%		
	40,000 NonRes						22%		
R10	10,000 SF	75	30	10	25	35	22%		
	15,000 Duplex	1 Single Family or 1 Duplex Only					22%		
	10,000 NonRes						22%		
*Except as specifically modified by this Ordinance								Revised 10/2019	

Application for Zoning Ordinance/Map Amendment**APPLICANT INFORMATION**

Applicant Jacqueline M. Check
Applicant's Phone # 336-964-8525
Applicant's Address 1387 Old Cedar Falls Rd.
Asheboro, NC -27203-
Applicant Email Address jaki.check@aol.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Same as above
Location of Property TBD - Kinn Drive
Property Size (ac. or s.f.) 1.83 - .86 acres
Randolph County Property Identification Number (PIN#) 1761458800
Current Zoning District R10
Requested Zoning District R40
Date Property Title Acquired 5/2020
Deed Book 2708 Page 1469
Subdivision _____ Section _____ Lot # _____
Plat Book 164 Page 57

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

1. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

2. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

My current property is now that I reside
 is I40 which is only ~~100~~ ~~100~~ feet away;
 from this location. A few hundred

I will put a permanent foundation under
 my home which would only make the value
 of my home more.

3. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

It will be on the standard of a
 home, and with a permanent foundation
 it will bring property value up.

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

20 yrs ago I came before the board concerning
 putting a manufactured home at 1387 Old Cedar
 Falls Rd. which it was approved and I did not let
 the board down.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

Jacqueline M. (Check)

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if
 different from Applicant)

Owner Address

Position/Relationship of Authorized
 Signatory to Applicant

Telephone Number

Printed Name of Authorized Signatory (if
 different from Owner)

Position/Relationship of Authorized
 Signatory to Owner

STAFF USE

Received by: JLE Date: 3-4-2021 Case Number: RZ-21-03

NOTICE OF ZONING MAP AMENDMENT (REZONING)
TO ADJOINING PROPERTY OWNERS

This is to notify you that I (we), Jaqueline Check
have filed an application with the City of Asheboro to rezone property located at
TBD Kidd Dr from _____
to _____.

On Monday, April 5, 2021, at 7:00 pm the Asheboro
Planning Board will meet to hear this request and forward their report to the City
Council. On Thursday, May 10, 2021, at 7:00 pm the
City Council will hold a public hearing on the rezoning request.

The meetings will be held in the City Council Chambers, 146 North Church Street,
Asheboro, NC. The Council, after considering the information/testimony presented
during the public hearings and reviewing the reports of the Planning Board and Planning
and Zoning Department, will take action on the application. Such action may include
approval of the request, denial of the request, or approval of a modified version of the
request on the basis of the Council's determination that such action is reasonably
necessary to promote the public health, safety, or general welfare and to achieve the
purposes of the adopted Land Development Plan. The meeting is open to the public and
your participation is encouraged. If you have any questions, please contact the Planning
and Zoning Department at 336-626-1201 Ext. 225. You may also contact me at

Jaqueline Check - 336-964-8585



RZ-21-05: Request to rezone from R15 (Low-Density Single-Family Residential) to R10 (Medium-Density Residential): Cliff Road and Emerson Drive (Parcel Identification Number 7760066359)

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-21
-05**

Date 5/3/2021 PB

Applicant DeShandra Woodle

Legal Description

The property of Timothy J. Woodle and DeShandra R. Woodle, located at the southeastern corner of Cliff Road and Emerson Drive, totaling approximately 18,459 square feet +/- and identified by Randolph County Parcel Identification Number 7760066359.

Requested Action Rezone from R15 Low-Density Single Family Residential to R10 Medium-Density Residential

Existing Zone R15

Land Development Plan See rezoning staff report

Planning Board Recommendation

Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-05

Date 6/10/2021 City Council

General Information

Applicant DeShandra Woodle

Address PO Box 624

City Asheboro NC 27204

Phone 336-953-6323

Location southeastern corner of Cliff Road and Emerson Drive

Requested Action Rezone from R15 Low-Density Single-Family Residential to R10 Medium-Density Residential

Existing Zone R15

Existing Land Use Undeveloped property

Size 0.42 acres/18,459 SF

Pin # 7760066359

Applicant's Reasons as stated on application

Investing into established neighborhood that already has city water and sewer. This lot is in close proximity to other duplexes within the area.

Surrounding Land Use

North Single-family

East Single-family

South Single-family

West Commercial/Single-family

Zoning History N/A

Legal Description

The property of Timothy J. Woodle and DeShandra R. Woodle, located at the southeastern corner of Cliff Road and Emerson Drive, totaling approximately 18,459 square feet +/- and identified by Randolph County Parcel Identification Number 7760066359.

Analysis

1. The property is inside the city limits.
2. Cliff Road is a local city-maintained street at this location. North of East Dixie Drive (where there is a signalized intersection), Cliff Road becomes a minor thoroughfare. Emerson Drive is a local, city-maintained street.
3. The area includes a mix of commercial uses to the north and west, with primarily single-family residential uses to the south and east. On the north side of Emerson Drive and on Shamrock Road, further northeast of the property are three two-family dwellings. These are legal non-conforming as they are located in an R15 district.
4. The zoning ordinance describes the existing R15 district as intended to *provide regulations which will produce a low intensity of single family residential use with the necessary governmental and other support facilities so service such suburban intensity living*. The intent of the requested R10 district is *to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living*.
5. The main differences between the R15 and R10 districts are that the R10 district allows two-family dwellings and has less stringent setbacks as shown on Table 200-1 included in this report.

Rezoning Staff Report

RZ Case # RZ-21-05

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5. The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Items #12 and #13: Property is located outside of watershed, special hazard flood area

2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Rezoning Staff Report

RZ Case # RZ-21-05

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item 14: Rezoning is located on steep slopes (>20%)

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

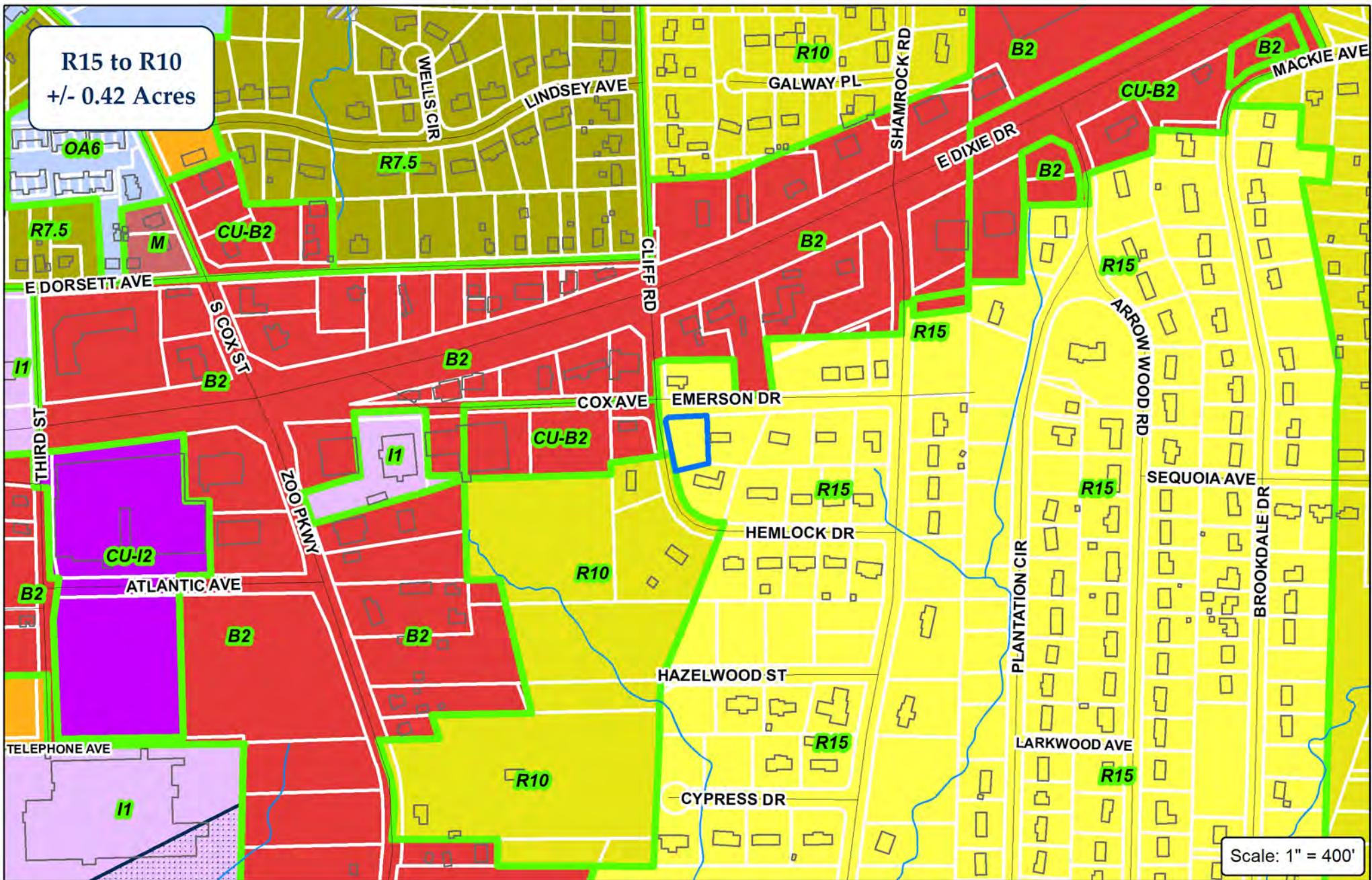
While the Land Development Plan's "Neighborhood Residential" designation encourages neighborhoods of similar density for a greater sense of community, and the requested R10 district is at a slightly higher density compared to the R15 district, there are several factors supporting the request.

The property is in a transitional location between commercial uses (including two adjacent properties) and lower density single-family residential uses, other two-family dwellings are located in the area. In addition, nearby properties across Cliff Road to the south and west are currently zoned R10, making the requested R10 similar to surrounding zoning and potential density and land uses of nearby properties.

The LDP also generally encourages opportunities for transitional uses, such as mixed housing types in transitional areas that are in close proximity to both commercial areas and lower-density single-family residential areas.

Considering these factors, staff believes that the requested R10 district is overall consistent with the Land Development Plan and is therefore reasonable and in the public interest.

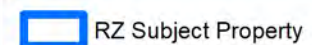
Recommendation In light of the above analysis, staff's recommendation is to approve the request.



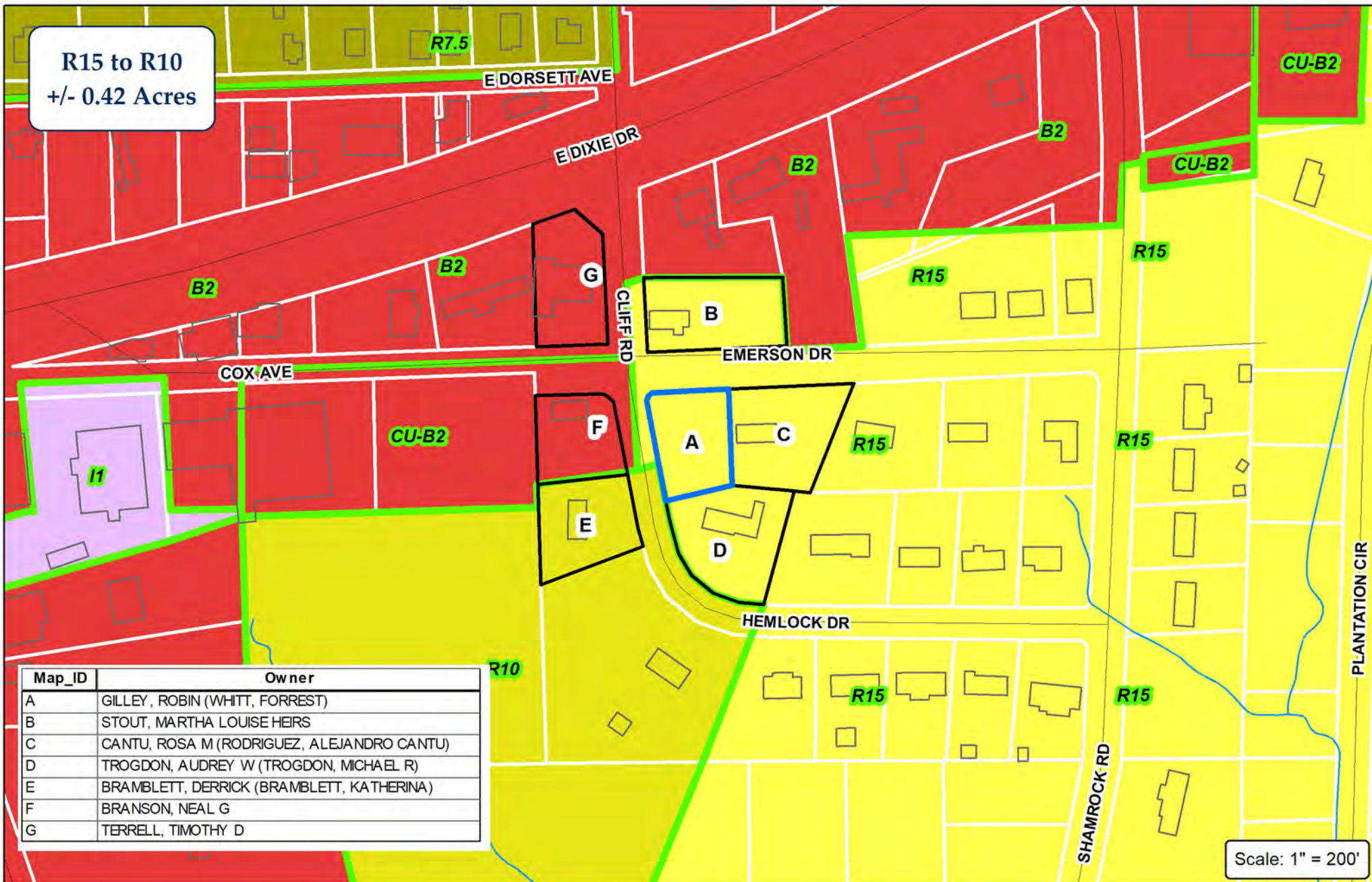
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-05

Parcel: 7760066359



R15 to R10
+/- 0.42 Acres

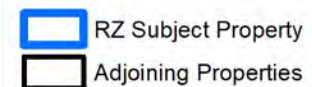


Map_ID	Owner
A	GILLEY, ROBIN (WHITT, FORREST)
B	STOUT, MARTHA LOUISE HEIRS
C	CANTU, ROSA M (RODRIGUEZ, ALEJANDRO CANTU)
D	TROGDON, AUDREY W (TROGDON, MICHAEL R)
E	BRAMBLETT, DERRICK (BRAMBLETT, KATHERINA)
F	BRANSON, NEAL G
G	TERRELL, TIMOTHY D

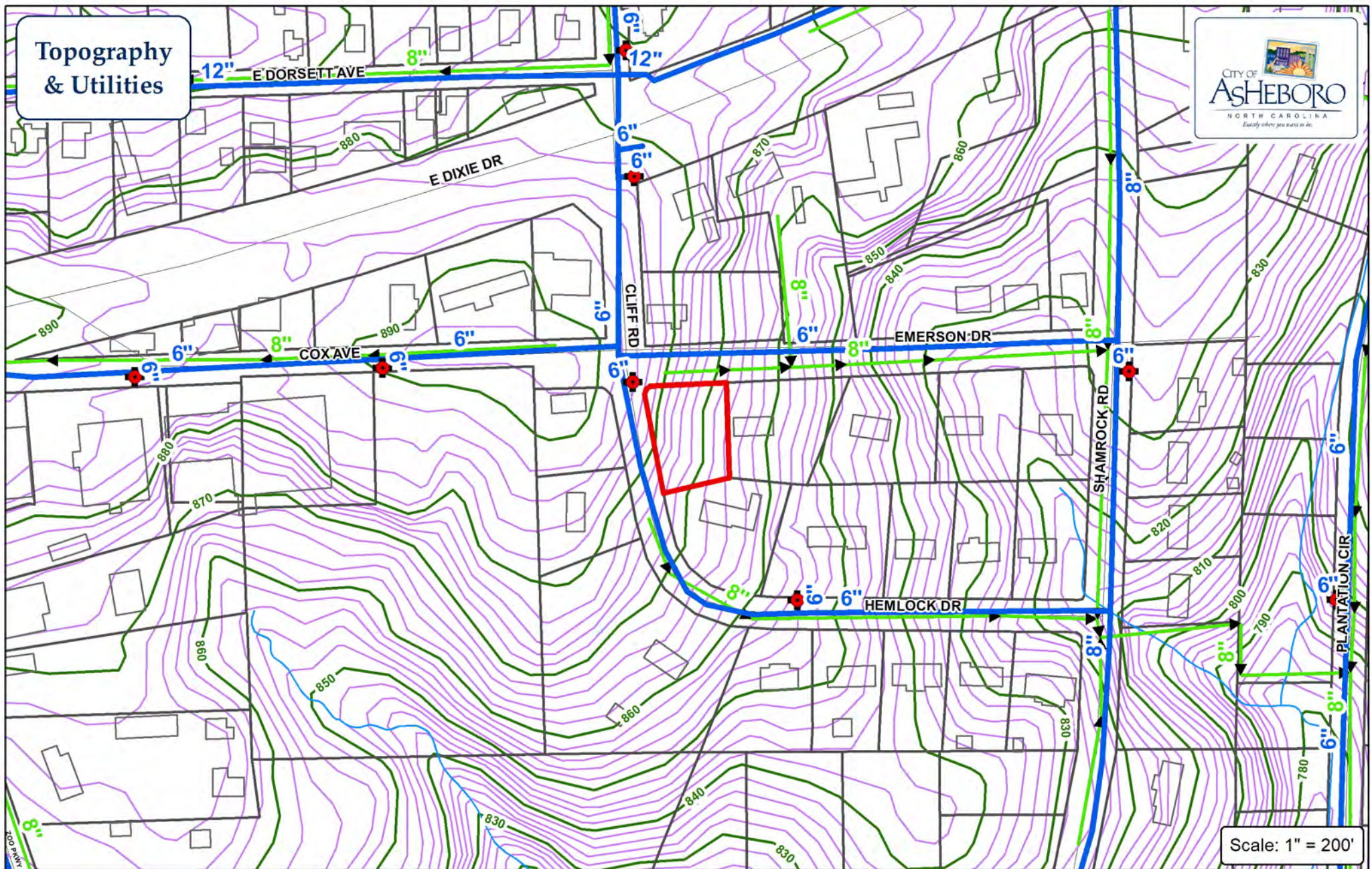
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-05

Parcel: 7760066359



Topography & Utilities



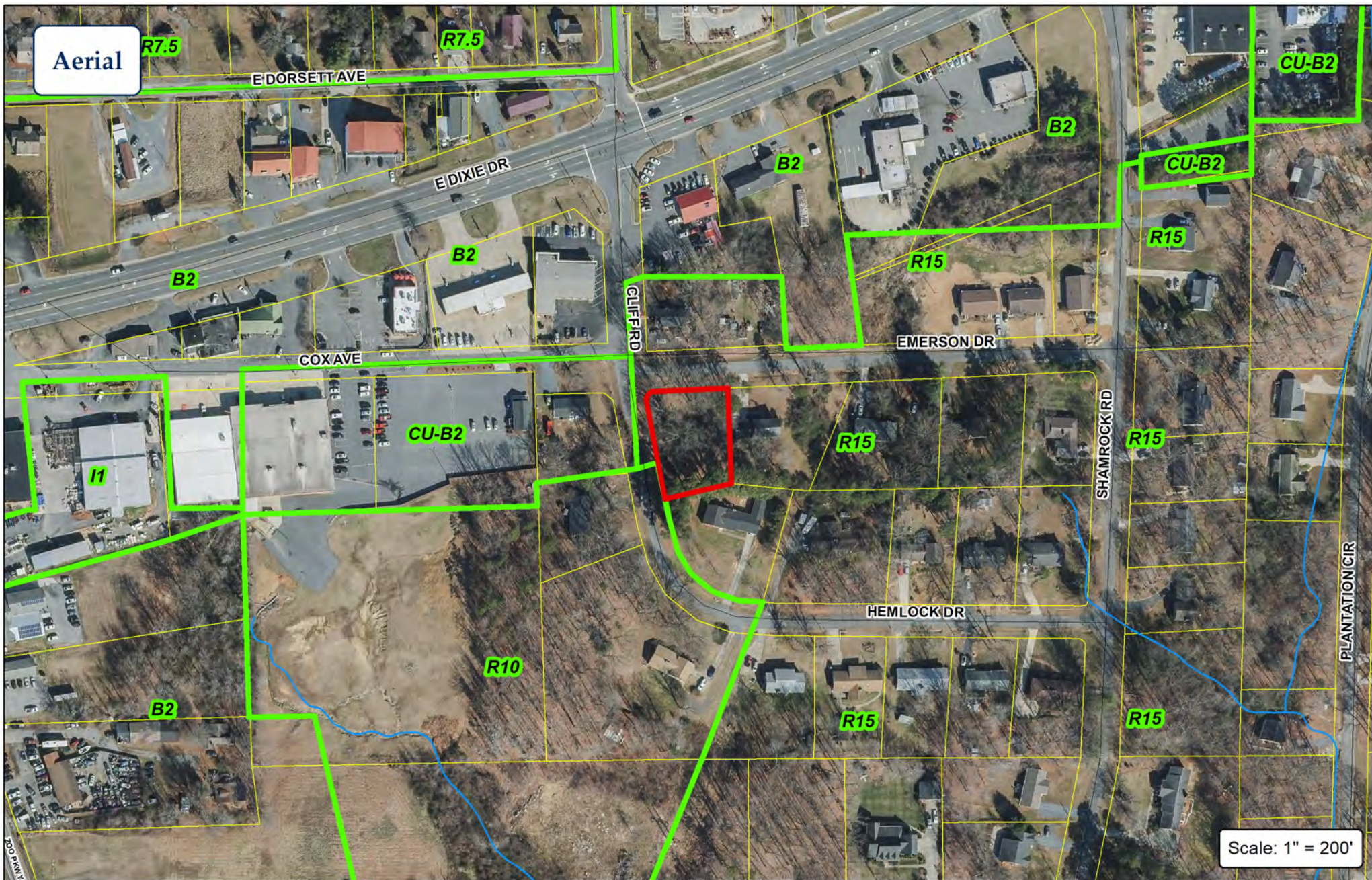
Scale: 1" = 200'

- | | | | |
|--|------------|--|--------------|
| | Force Main | | Fire Hydrant |
| | Water Main | | Pump Station |
| | Sewer Main | | |

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-21-05
 Parcel: 7760066359

RZ Subject Property

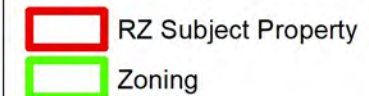




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-05

Parcel: 7760066359



**Comparison of existing R15 Low-Density Single-Family Residential district (current zoning) and
R10 Medium-Density Residential District (current request)**

Table 200-1									
Table of Area, Height, Bulk and Placement Regulations									
District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R15	15,000	100	30	15	25	35	22%		
			1 Single Family Only						
R10	10,000 SF	75	30	10	25	35	22%		
*Except as specifically modified by this Ordinance							Revised 10/2019		
Staff Note: Non Residential applies to uses that typically require a Special Use permit.									

Zoning Ordinance Statement of Intent for each district (Section 210):

R15 Low-Density Single-Family Residential (existing zoning): Intended to provide regulations which will produce a low intensity of single family residential use with the necessary governmental and other support facilities to service such suburban intensity living.

R10 Medium-Density Residential (current request): Intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family* in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant DeShandra Woodle

Applicant's Phone # (336) 953-6323

Applicant's Address PO Box 624
Asheboro NC 27204

Applicant Email Address dswoodle@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Timothy & DeShandra Woodle

Location of Property Cliff Road

Property Size (ac. or s.f.) 0.42 / 18,459 sq-ft

Randolph County Property Identification Number (PIN#) 7760-06-6359

Current Zoning District R15

Requested Zoning District R10

Date Property Title Acquired _____

Deed Book 0007E Page 01159

Subdivision Shamrock Hills Section Add 4 Lot # 15

Plat Book 10 Page 132

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

1. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

No

2. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Investing into established neighborhood that already has
city water and sewer.

3. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

This lot is in close proximity to other duplexes within
the area.

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

No

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

[Signature]

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Address

PO Box 624

Asheboro NC 27204

Telephone Number

(336) 953-6323

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE Date: 3-30-21 Case Number: R2-21-05



SUB-17-02: Robins Nest Phase 3

Final Plat Certification

Staff Report

SUBDIVISION STAFF REPORT
Final Plat

CASE # SUB-17-02

Date 6-7-2021 Planning Board, 6
-10-21 City Council

GENERAL INFORMATION

Subdivision Name Robins Nest Phase 3
Requested Action Subdivision Final Plat
Applicant Davidson Land Development, LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone
Location End of Finchley Court, west of Gold Hill Road

PARCEL INFORMATION

PIN 7762668155

Size 12.61 acres +/-

Number of Lots 20

Existing Zoning R10

Average Lot Size 24,470 SF +/-

Existing Land Use Undeveloped with infrastructure (streets,
utilities) under construction

Surrounding Land Use

North Undeveloped/Residential

East Residential/Motor vehicle repair

South Ph. 2 of Robins Nest

West Low-Medium Density
Residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map East

Identified Activity Center? No

Development Issues

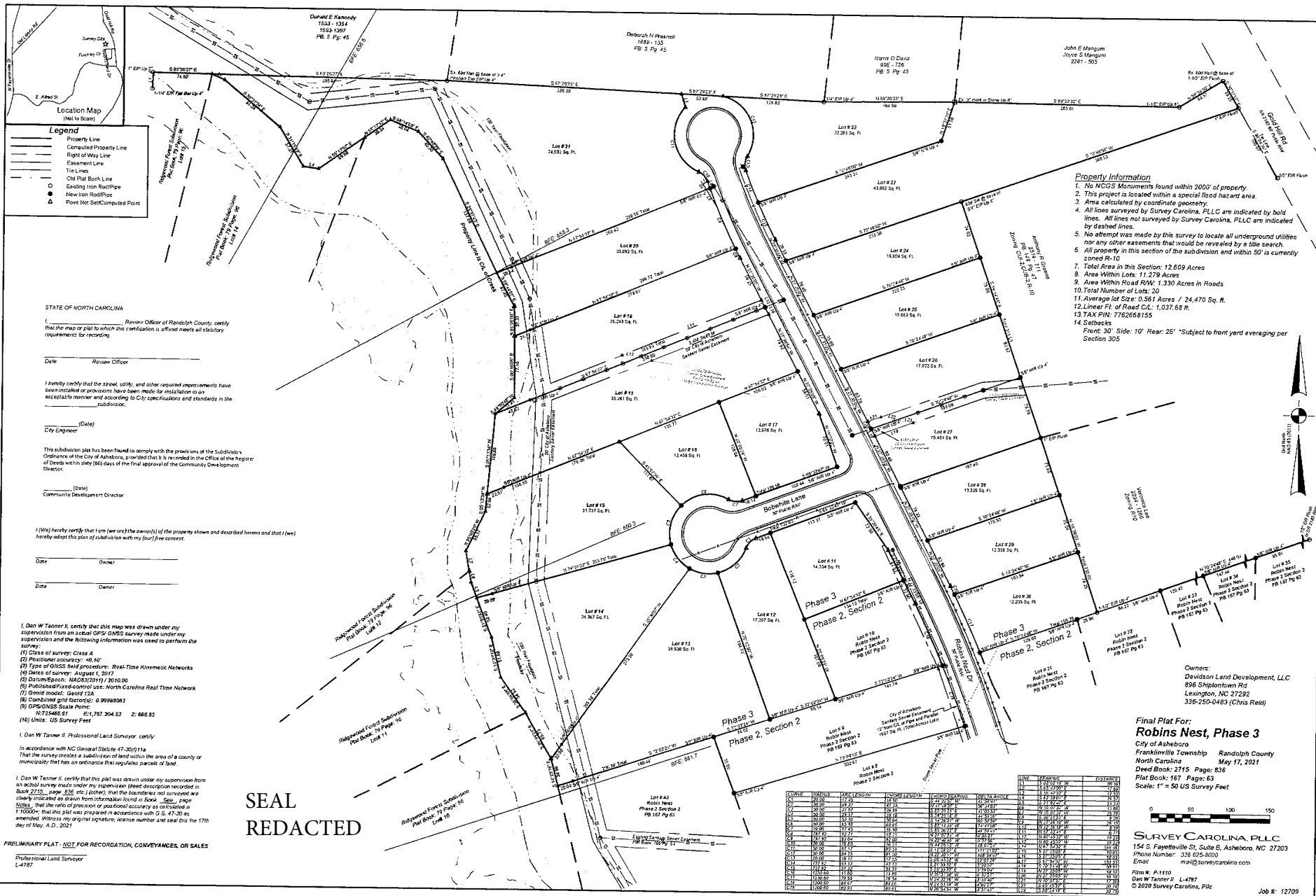
1. The property is located in the city limits. City services are available to each lot.
2. The proposal is for the extension of an existing conventional residential subdivision, Robins Nest, Phase 3.
3. Single-family and two-family dwellings are permitted in the R10 zoning district if lot size requirements are met.
4. Two existing entrances serve the development from the existing Phase 1.
5. This is the final phase of Robins Nest (Phase 3), which includes the extension of Robins Nest Drive, plus the addition of a new public street, Bobwhite Lane, ending in a cul de sac. City-maintained streets are proposed to be extended by approximately 1,038 linear feet. Robins Nest Drive's public right-of-way extends to the adjoining property to the north, which would allow a potential public street connection to that property.

SUBDIVISION STAFF REPORT

Final Plat

DEPARTMENT COMMENTS

Engineering	No comments received from Engineering Dept.- designer to contact Department for comments.
Public Works	Public Works has reviewed the plat and has no additional comments. No guarantee will be required for this section of the subdivision due to completion of all improvements.
Planning	Plat corrections are pending. The Subdivision Ordinance requires that the applicant provide a one-year warranty on improvements. Community mailbox as required by USPS shall be located outside public right-of-way unless approved by City.
Other	The Fire Department has reviewed the plat and has no additional comments.
Staff Recommendation	Staff recommends approval of the subdivision, subject to the noted outstanding items being completed and comments being addressed.
Planning Board Recommendation	The Planning Board will consider the request during its June 7, 2021 meeting and a recommendation will be available after that date.



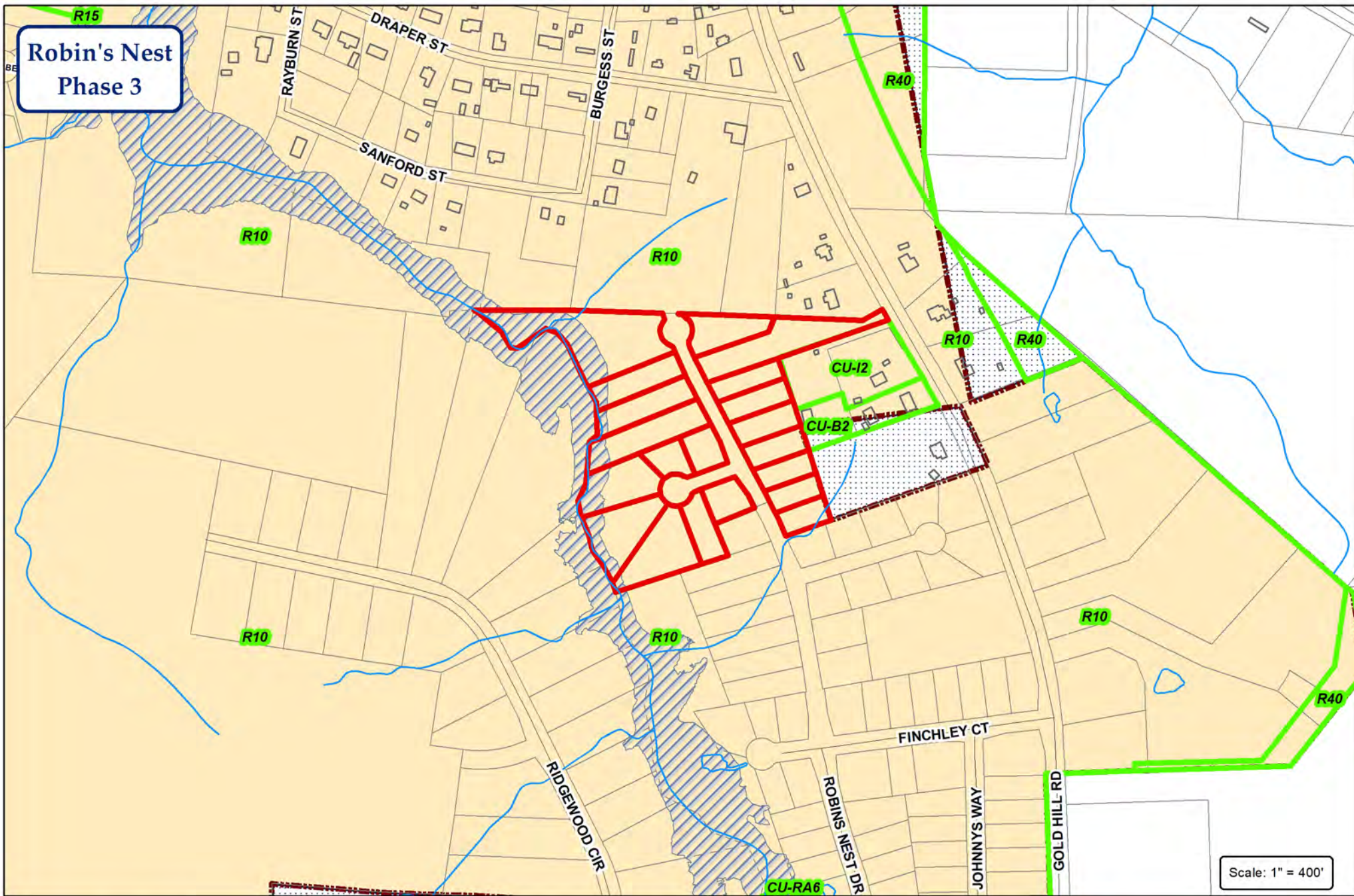
- Property Information**
1. No NCGS Monuments found within 2000' of property.
 2. This project is located within a special flood hazard area.
 3. Area calculated by coordinate geometry.
 4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 6. All property in this section of the subdivision and within 50' is currently zoned R-10.
 7. Total Area in this Section: 12.609 Acres
 8. Area Within Lots: 11.279 Acres
 9. Area Within Road RW: 1.330 Acres in Roads
 10. Total Number of Lots: 30
 11. Average lot Size: 0.561 Acres / 24,470 Sq. Ft.
 12. Linear Ft. of Road CA: 1,037.65 Ft.
 13. TAX PIN: 776266155
 14. Setbacks:
Front: 30' Side: 10' Rear: 25' Subject to front yard averaging per Section 305

Final Plat For:
Robins Nest, Phase 3
City of Asheville
Franklinville Township
North Carolina
Deed Book: 2715 Page: 836
Plat Book: 167 Page: 63
Scale: 1" = 50 US Survey Feet

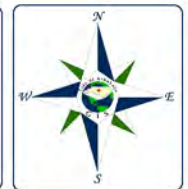
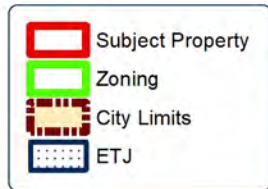
Survey Carolina, PLLC
154 S. Fayetteville St., Suite B, Asheville, NC 27203
Phone Number: 336-625-8000
Email: man@surveycarolina.com

Date: 5/11/20
Dan W. Tanner II, L-4787
© 2020 Survey Carolina, PLLC

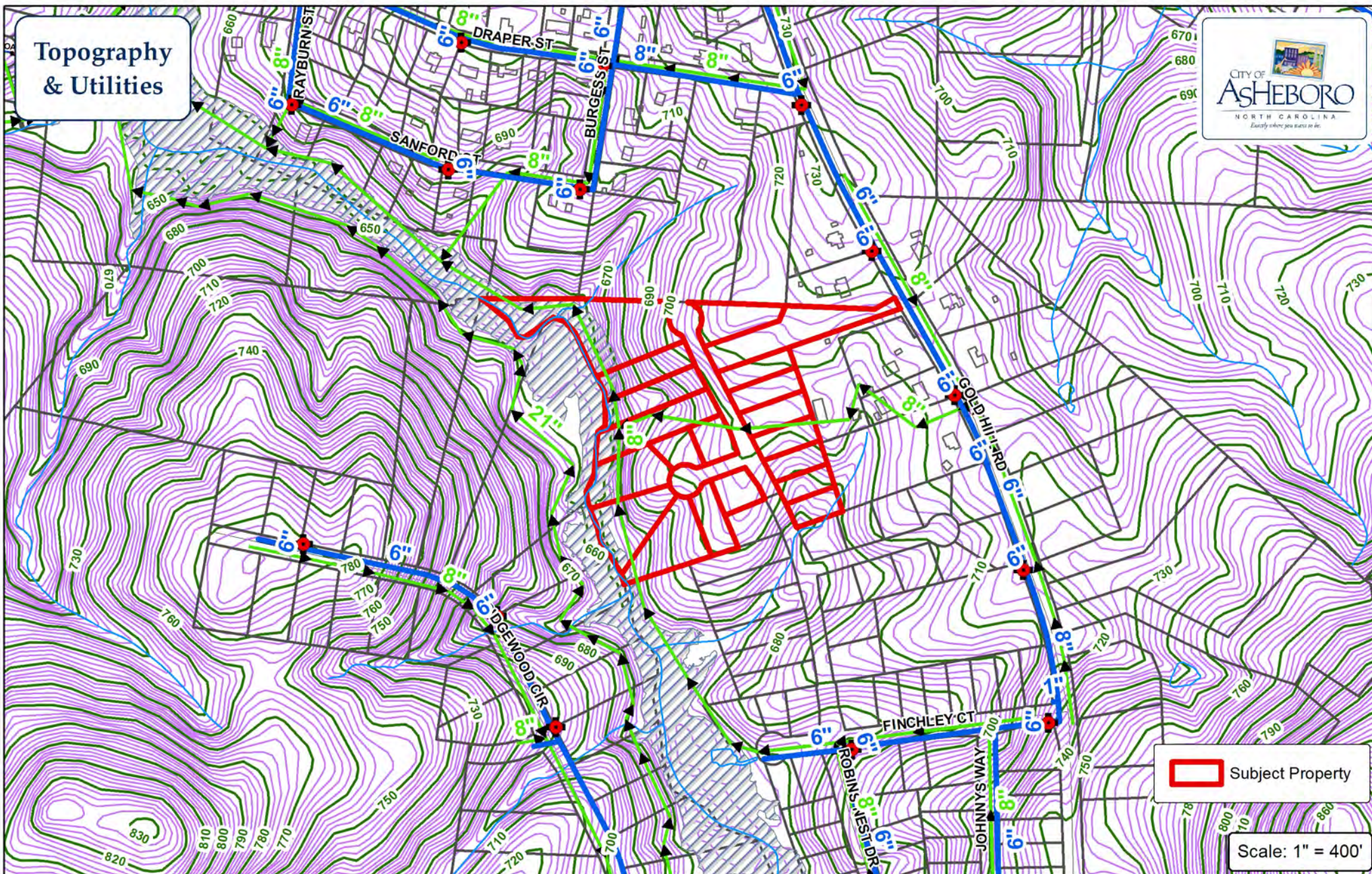
**Robin's Nest
Phase 3**



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-17-02
Parcel: 7762668155



Topography & Utilities



 Subject Property

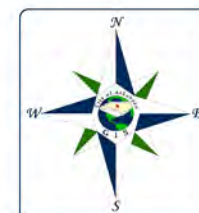
Scale: 1" = 400'

- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main | |

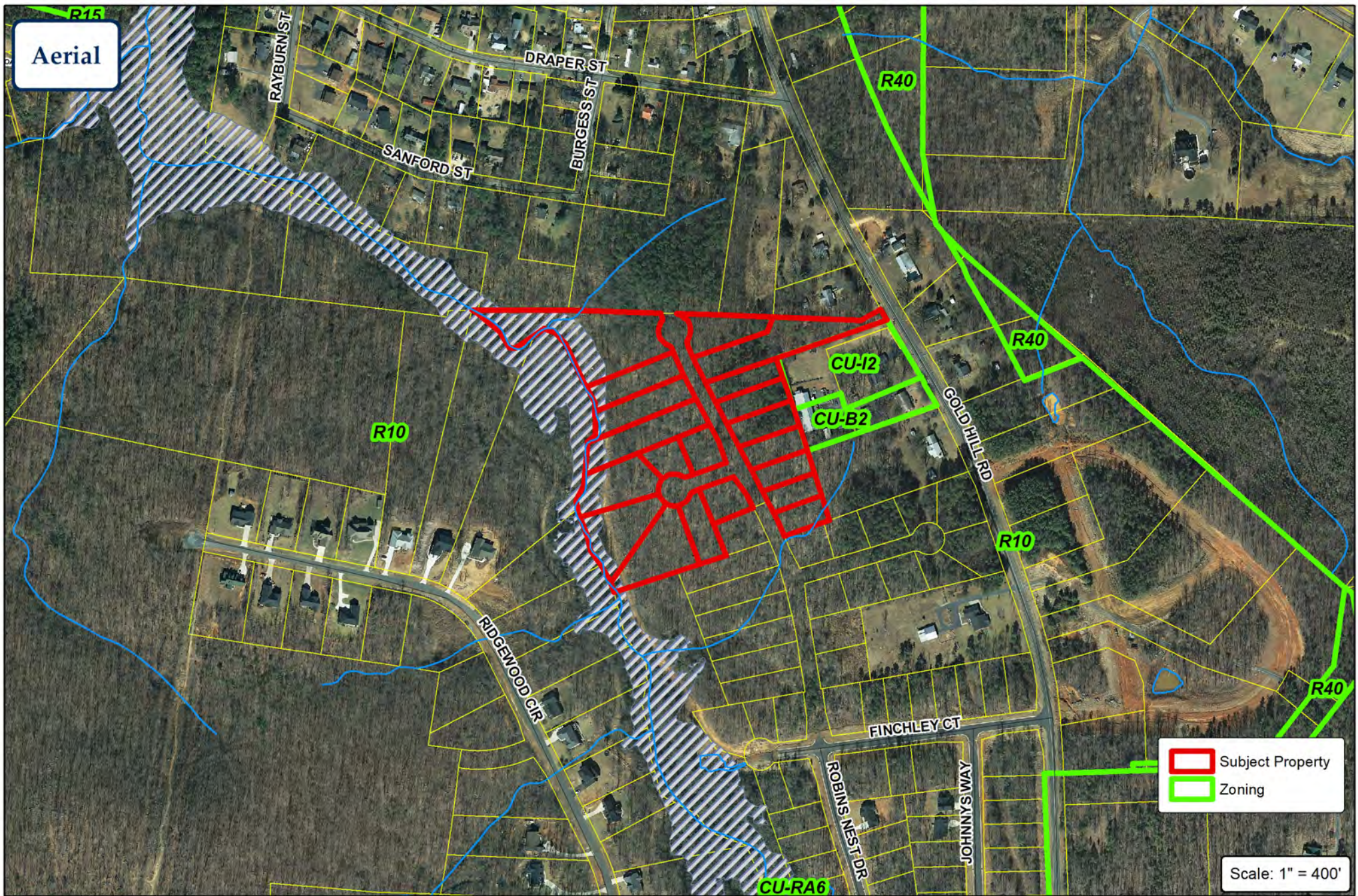
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-02

Parcel: 7762668155



Aerial



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-17-02
Parcel: 7762668155



Water Resources Division
146 N Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-626-1201 Ext. 258

Fax: 336-626-1218

MEMORANDUM

TO: John N. Ogburn, III, City Manager

FROM: Michael D. Rhoney, PE, Water Resources Director *MDR*

DATE: June 3, 2021

RE: Change Orders # 1 & # 2 for WWTP Clarifier Basin(s) Painting and Rehab

It is necessary to execute change orders for the above mentioned project. It appears the condition of the concrete walls were in much worse condition than evaluated before the project was let for bid. The project specifications call for the concrete surface to be prepared to the standards set forth per SSPC SP 13 and achieve a surface profile equal to ICRI CSP 3-5. After the contractor completed pressure washing, the surface profile was CSP 8 – a roughness that does not meet the specification of the coating.

It is necessary to do a complete overlay of the structure with a spray on mortar to achieve the standard necessary to apply the specified coating. Tim Green, our third party coating inspector from S&ME, confirmed that this work needs to be done.

There are two proposed change orders, one for each tank. These change orders increase the project cost from \$242,550.00 to \$397,950.00. This is still within the \$500,000.00 project budget. Please include the change orders on the June 10, 2021 Council Meeting Agenda.

Michael Rhoney

From: Lloyd Prontaut <creativeresurfacingnc@gmail.com>
Sent: Tuesday, May 11, 2021 4:18 PM
To: Michael Rhoney
Cc: Timothy P Greene; Windham, Austin; Mike Wiseman; Marlon Sandoval
Subject: [External Sender] Clarifier Concrete Surface Profile
Attachments: 20210511_145823.jpg; 20210511_145952.jpg

Good afternoon Michael,

We are still in the process of pressure washing everything but we are finding the concrete to be very rough with exposed aggregate (approx. ICRI CSP 8, See pics attached). Tnemec is recommending a complete overlay of Series 217 mortar at 1/4"-1/2", moisture cure the mortar, then sweep blast it for a profile of ICRI CSP 3-5. Do you want to schedule a meeting out there to discuss or do you want me to start working on a change order? Please let me know how you would like to proceed. Also, it's looking like rain tomorrow at the moment so we may not have a crew on-site tomorrow. We are continuing to monitor the weather. Thanks!!

Regards,

Lloyd Prontaut III
Creative Resurfacing, LLC
336-688-9625

CHANGE ORDER

ORDER NUMBER: 1

DATE: 5/12/21

NAME OF PROJECT: City of Asheboro Wastewater Treatment Plant: Clarifier Basin(s) Painting & Rehab.

OWNER: City of Asheboro

CONTRACTOR: Creative Resurfacing, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change to CONTRACT PRICE

Original CONTRACT PRICE: \$ 242,550.00

Current CONTRACT PRICE Adjusted by
Previous CHANGE ORDER: \$ 242,550.00

The CONTRACT PRICE due to this
CHANGE ORDER will be
(Increased/Decreased) by: \$ 77,700.00

The new CONTRACT PRICE including
This CHANGE ORDER will be: \$ 320,250.00

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 12 calendar days.

The date for completion of all work will be 7/24/21

APPROVALS:

To be effective, this Change Order must be approved in accordance with the CONTRACT DOCUMENTS.(SEE ATTACHED E-MAIL)

Requested By: [Signature] Contractor

Recommended By: [Signature] Engineer

Accepted By: _____ Owner
John N. Ogburn, III, City Manager

PRE-AUDIT STATEMENT:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

CHANGE ORDER

ORDER NUMBER: 2

DATE: 6/1/21

NAME OF PROJECT: City of Asheboro Wastewater Treatment Plant: Clarifier Basin(s) Painting & Rehab.

OWNER: City of Asheboro

CONTRACTOR: Creative Resurfacing, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change to CONTRACT PRICE

Original CONTRACT PRICE: \$ 242,550.00

Current CONTRACT PRICE Adjusted by
Previous CHANGE ORDER: \$ 320,250.00

The CONTRACT PRICE due to this
CHANGE ORDER will be
(Increased/Decreased) by: \$ 77,700.00

The new CONTRACT PRICE including
This CHANGE ORDER will be: \$ 397,950.00

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 7 calendar days.

The date for completion of all work will be 7/31/21

APPROVALS:

To be effective, this Change Order must be approved in accordance with the CONTRACT DOCUMENTS. (SEE ATTACHED E-MAIL)

Requested By: W C Porter Contractor

Recommended By: Michael D Rhoads Engineer

Accepted By: _____ Owner
John N. Ogburn, III, City Manager

PRE-AUDIT STATEMENT:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date