

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

MEETING DATE: FRIDAY, FEBRUARY 23, 2024

MEETING TIME: NOON

LOCATION: ASHEBORO RECREATION CENTER,
148 NORTH STREET,
ASHEBORO, NORTH CAROLINA 27203

At noon on Friday, February 23, 2024, the Asheboro City Council will convene for a special meeting in the Asheboro Recreation Center’s multi-purpose room at 148 North Street, Asheboro, North Carolina 27203. This special meeting will be conducted as a council workshop that will focus on the city’s strategic plan and capital infrastructure projects.

A meeting facilitator from the Piedmont Triad Regional Council will actively engage with the elected officials as the governing board prioritizes and discusses the methodology for successfully implementing various city projects. The projects under discussion will specifically include recreation facilities such as the Zoo City Sportsplex and McCrary Ballpark.

The McCrary Ballpark discussion will address, among other issues, the future use of the ballpark, including a proposed nonexclusive lease agreement with ZooKeepers Baseball LLC. A final decision on the lease agreement will not be made prior to the city council’s regular meeting in March 2024. Council action is anticipated on the following Zoo City Sportsplex items: (a) Change Order Nos. 10 and 11; (b) An amendment of the State Capital Infrastructure Fund; and (c) An amendment of the Zoo City Sportsplex Fund.

The above-listed meeting agenda items will be discussed in open session. Public attendance at the meeting is welcomed. This amended special meeting notice was issued on the 19th day of February, 2024.

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

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**SPECIAL MEETING
ASHEBORO CITY COUNCIL
ASHEBORO RECREATION CENTER
148 NORTH STREET, ASHEBORO, NC
FRIDAY, FEBRUARY 23, 2024
12:00 A.M.**

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

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|-----------------------|-----------------------------|
| David H. Smith |) – Mayor Presiding |
| Edward J. Burks |) |
| Kelly L. Heath |) |
| William N. McCaskill |) – Council Members Present |
| Walker B. Moffitt |) |
| Charles A. Swiers |) |
| W. Joseph Trogon, Jr. |) |
| Clark R. Bell |) – Council Member Absent |

John N. Ogburn, III, City Manager
Jimmy L. Cagle, Facilities Maintenance Director
Timothy E. Cockman, Deputy Fire Chief
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
David J. Hutchins, Public Works Director
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Community Development Director
Perry Pearson Parks, Construction Inspection Supervisor
Spencer C. Patton, EI, Assistant City Engineer
Deborah P. Reaves, Finance Director
Tom Scaramastra, City Surveyor
Jonathan M. Sermon, Recreation Services Director
Jeffrey C. Sugg, City Attorney
Willie Summers, Fire Chief
Tammy M. Williams, Engineering Assistant

1. Call to Order

Mayor Smith called the meeting to order for the transaction of business, and business was transacted as follows.

2. Introduction of Meeting Facilitator

City Manager John Ogburn introduced Mr. Matt Reece from the Piedmont Triad Regional Council (PTRC) who was the facilitator for the prioritization process conducted during the later stages of the meeting.

3. Zoo City Sportsplex

Subsequent to opening remarks by the city manager concerning the city's efforts to execute on the 20/20 strategic plan, the focus of the meeting turned to the Zoo City Sportsplex Project. Two change orders and two budget amendments were acted upon.

(a) Change Orders

City Engineer Michael Leonard, PE reported on the progress taking place at the Zoo City Sportsplex. During his presentation, he presented change orders 10 and 11 for Terry's Plumbing and Utilities. Change Order No. 10 was for additional items, including but not limited to bridges, walking trail changes, the addition of retaining walls, a fence at the dog park, a fence for the maintenance building, and flagpole footings for a total cost of \$872,554.00.

Change Order No. 11 reflected deductions to the contract for items that are not going to be utilized on the project. The total deductions are equal to \$430,910.00. Mr. Leonard recommended adoption of the change orders.

Council Member Swiers moved, and Council Member Moffitt seconded the motion to approve Change Orders No. 10 and 11 for Terry's Plumbing and Utilities. Council Members Burks, McCaskill, Moffitt, and Swiers voted aye. Council Members Heath and Trogon voted no.

Copies of the approved change orders are on file in the engineering and finance departments.

(b) Budget Amendments

(i) An Ordinance to Amend the State Capital Infrastructure Grant Fund

Finance Director Deborah Reaves presented an ordinance to Amend the State Capital Infrastructure Grant Fund FY 2022-2023.

Council Member Moffitt moved, and Council Member Burks seconded the motion to approve/adopt the following ordinance by reference. Council Members Burks, Heath, McCaskill, Moffitt, Swiers, and Trogon voted aye. There were no dissenting votes.

5 ORD 2-24

ORDINANCE TO AMEND
STATE CAPITAL INFRASTRUCTURE GRANT FUND
FY 2022-2023

WHEREAS, December 5, 2023, the NC Office of State Budget and Management (OSBM) notified the City of Asheboro received one directed grant from the state for fiscal year 2023-2024 for the purpose of capital improvements or equipment.

WHEREAS, the Grant Funding Source at the state level is from the Regional Economic Development Reserve and the amount is \$2,500,000.

WHEREAS, the City of Asheboro wishes to add this grant to the State Capital Infrastructure Grant Fund and wishes to allocate funding for capital improvements at the Zoo City Sportsplex.

WHEREAS, the City of Asheboro desires amend the State Capital Infrastructure Grant Fund as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City of Asheboro desires 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>
67-000-305.0000-67	Capital Improvements Grant – 2023-2024	2,500,000
67-000-305.0100-67	Interest on Investments- Grant 2023-2024	0
	Net Change	2,500,000

That the following expense line items be decreased / increased:

<u>Line Item</u>	<u>Description</u>	<u>(Decrease)</u> <u>Increase</u>
67-800-500.0000-67	Capital Improvements 23-24 – Unassigned	2,500,000
67-800-500.0000-67	Capital Improvements 23-24 – Unassigned	(619,644)
67-800-500.0001-67	Zoo City Sportsplex	619,644
	Net Change	2,500,000

Adopted this the 23rd day of February 2024.

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

ATTEST:

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

(ii) An Ordinance to Amend the Zoo City Sportsplex Fund FY 2023-2024

Ms. Reaves presented and recommended adoption, by reference, of an ordinance to amend the Zoo City Sportsplex Fund FY 2023-2024. Council

Member Moffitt moved, and Council Member Burks seconded the motion, to approve/adopt the following ordinance by reference. Council Members Burks, Heath, McCaskill, Moffitt, Swiers, and Trogdon voted aye. There were no dissenting votes.

6 ORD 2-24

ORDINANCE TO AMEND
THE ZOO CITY SPORTSPLEX FUND
FY 2023-2024

WHEREAS, the City of Asheboro wishes to allocate funding for Change Order 10 in the amount of \$872,554 between the City of Asheboro and Terry’s Plumbing and Utilities.

WHEREAS, Change Order 10 includes \$61,460 for the construction of bridges along the walking path; \$65,900 for fencing; \$27,405 for flagpole footings, grading and pad; \$27,985 for Donor Sign Construction; \$632,604 to change 52,717 SF of designed walking trail from rock dust to concrete; \$3,000 for access rd. to field 8; \$25,000 for retaining walls to Bldg. C., Fields 7&8 and parking lot 5; \$3,000 for \$2” copper flush connector at Building C; and \$26,200 for catch basin related work at fields 1,5 and 7.

WHEREAS, the City of Asheboro wishes to account for Change Order 11 in the amount of \$430,910 for deductions from the contract with Terry’s Plumbing and Utilities for the items that are not going to be utilized on the project.

WHEREAS, Change Order 10 and Change Order 11 represent a net increase of \$441,644 to the contract between the City of Asheboro and Terry’s Plumbing and Utilities.

WHEREAS, the City of Asheboro contract with Terry’s Plumbing only contracts work for the construction of the shell of the Recreation Office building so the City of Asheboro wishes to allocate funding in the amount of \$178,000 for the Facilities Maintenance department to finish the interior of the building including but not limited to Electrical, HVAC, Acoustical Ceiling, Drywall, Insulation, Plumbing, appliances, IT, doors and hardware and contingency.

WHEREAS, the Zoo City Sportsplex fund needs to be amended to recognize and appropriate revenue and expenses relating to the above work.

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles to incorporate new expenditures outline above, and

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina that following revenue and expense line items are changed as follows:

Section 1: That the following revenue line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
74-000-381.0000-74	SCIF Grant 23-24	\$619,644

Section 2: That the following expense line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
74-000-400.9001-74	Construction	441,644
74-000-400.9012-74	Recreation Building Interior	178,000
		\$619,644

Adopted this 23rd day of February 2024.

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

ATTEST:

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

(c) Grand Opening Date for the Zoo City Sportsplex

Recreation Services Director Jonathan Sermon reported that the grand opening for the Zoo City Sportsplex is scheduled for May 4, 2024.

4. Factors Impacting Planned Capital Projects

Mr. Ogburn gave an overview of the progress of the planned capital projects taking place within Asheboro. These projects include, but are not limited to, McCrary Baseball Park improvements, public transit expansion, the emergency operations center, Jarrell Center City Garden, and improvements to Trade Street and North Street.

No formal action was taken by the council during this portion of the meeting.

5. Discussion of Certain Capital Projects

(a) McCrary Baseball Park Improvements

Facilities Maintenance Director Jimmy Cagle and City Engineer Michael Leonard, PE reported on the improvements that have taken place so far at McCrary Baseball Park. A complete renovation of the park is currently underway including, but not limited to, the installation of new field turf, field lighting, grandstands, dugouts, restrooms, and a concession stand. The improvements are estimated to be completed by late March 2024, and the current cost for these improvements is \$9,659,403.00.

These remaining tasks include, but are limited to, the possible construction of a beer garden. The beer garden would also consist of a food preparation area. A newly constructed structure is estimated at \$400,000, and the renovation of an existing structure is estimated to cost approximately \$225,000.

Other amenities to be added include, but are not limited to, a changing room for the umpires costing approximately \$175,000, a batting tunnel estimated at \$84,000 and batting cages costing approximately \$125,000. Signage for the ballpark is estimated to cost approximately \$38,000.

During a discussion of a potential nonexclusive lease agreement with ZooKeepers Baseball LLC, the council members directed city staff to explore different options that other cities/municipalities have in place for similar facilities. City staff will report its findings to the council during upcoming meetings. The council will review all of the available information before giving any final guidance on the lease agreements and/or individual components of the ballpark improvements project.

(b) Public Transportation

Community Development Director Trevor Nuttall discussed public transportation that is proposed in conjunction with Regional Coordinated Area Transportation System (RCATS). The proposal is to launch the Zoo City Loop to provide a fixed transportation route service Monday through Friday around the city to approximately 20 destinations. This proposal is consistent with the economic development mission to support residents' access to employment and to entice residents to do much of their spending within the Asheboro economy.

The total estimated cost for the route for the first year is approximately \$834,000. Approximately \$440,000 is available through NCDOT grant funding for the purchase of four (4) electric vehicles. The city will provide approximately \$394,000 to assist with storage lot improvements, charging, infrastructure, staffing, and administration. Approximately \$210,000 is estimated for operation expenses in future years.

A funding agreement has not yet been received for the project. The deadline for the grant funding is unknown, but it is expected to require expenditure of funds within 12 months of agreement execution. Final programming for this project would commence in early summer, and service would likely begin in 2025.

(c) Emergency Operations Center – Fire Station No. 3

Fire Chief Willie Summers discussed the need for an emergency operations center/third fire station. The proposal is to construct an 18,000 square feet 3-bay facility on city-acquired property located on Zoo Parkway. The project also involves the extension of Crestview Church Road into the city's property, constructing a right-turn lane, and installing public water and sewer utilities. The construction of the facility will cost approximately \$10.1 million-\$11.9 million.

A FEMA grant of \$3 million is available, and a state SCIF grant for \$1.9 million. The city would need to provide up to \$7.8 million unless other state or local funding is secured. The grant funds must be spent in 2025 unless an extension is granted.

The schematic (partial) design is 65% complete. Work continues to gather the necessary design and construction details to complete the environmental and historical properties screening required by FEMA.

(d) Jarrell Center City Garden

Mr. Nuttall reported that a 3.5-acre city-owned property is proposed to be converted into the David and Pauline Jarrell Center City Garden. Currently, \$240,000 is needed for site preparation and installation of a decorative barrier for site control. Approximately \$1.25 million is needed to construct the project. This cost does not include the construction of a visitor center located on the property.

The design drawings for the project are complete. The city is currently awaiting notification by the Army Corps of Engineers on jurisdictional matters.

During his discussion, Mr. Nuttall noted that if city funds are not available within the next fiscal year, then the project could be suspended until sufficient grant funding is secured. Another option for the project would be to build a modified version of the garden's master plan to reduce construction costs and eliminate some of the more expensive elements of the project. The council will wait for additional information before final action is taken.

(e) Trade Street

Construction Inspection Supervisor Pearson Parks reported on the proposed Trade Street and North Street Infrastructure Project. The proposal is to replace all the obsolete underground utilities in Trade Street and North Street and bury all overhead utility lines. Following the underground work, new curbing, sidewalks, and pavement could be built. Decorative sidewalk stamping, new streetlights, and landscaping are included in the contemplated project. On-street parking can be replaced with two (2) large loading areas to encourage deliveries for the businesses to occur from outside of the street travel lanes.

During his discussion, Mr. Parks reported that approximately \$130,000 is needed to finish the design work. Approximately \$1.65 million would be needed to construct the project, and approximately \$150,000 would be needed to defray the costs that property owners may face to prepare to receive new underground power. Approximately \$1.15

million is available through grant funding, and the city would need to pay up to \$650,000.

The design work has currently been paused for the property owners to provide the city with cost estimates. A decision will need to be made whether to move forward with the project or to scale back the project to eliminate the undergrounding of overhead utilities due to financial limitations and uncertainty.

(f) Parking Lot Supporting Trade Street Project

Public Works Director David Hutchins reported on the plans to improve the parking for businesses located along North Street and Trade Street. Parking improvements are proposed for land currently owned by Downtown Asheboro Inc. along Trade Street and Fayetteville Street. These improvements would include enhancements for the collection of solid waste.

6. The Prioritization Process

Mr. Reece facilitated a discussion among the council members pertaining to the prioritization of projects that were presented throughout the meeting. During his discussion, Mr. Reece encouraged the council members to focus on the importance of each project by incorporating the Asheboro 20/20 Strategic Plan.

He asked the council members to discuss the pros and cons of implementing each project. For example, the Zoo City Sportsplex project increases the sports tourism aspect of the strategic plan, while the North Street and Trade Street Revitalization makes Asheboro attractive to citizens. The McCrary Ballpark improvements enhance the preservation of Asheboro's rich baseball history.

After extensive discussion and conversation among the council members, the following consensus emerged

- #1 – Trade Street parking is important and urgent
- #2 – Trade Street revitalization with a new scope of work is important and urgent
- #3 – EOC – Fire Station 3 is important and urgent.

Other projects noted and considered were:

- Public Transportation is important but not urgent.
- Jarrell Garden is not important or urgent.
- McCrary Ballpark is holding seeking further information regarding lease details and the potential for unfunded tasks to be resourced by applying for state grant(s).
- Noted the need to develop a capital infrastructure plan

With the priorities listed above, city staff will move forward with budget preparation and implementation matters.

There being no further business, the meeting was adjourned at 5:16 p.m.

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

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