AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, APRIL 6, 2023, 7:00 PM

1. Call to order.

2. Silent prayer and pledge of allegiance.

3. Public comment period.

4. Consent Agenda:

(A) Approval of the meeting minutes for the special city council meeting held on February 24, 2023.

(B) Approval of the meeting minutes for the regular city council meeting held on March 9, 2023.

(C) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for February 6, 2023.

(D) Acknowledgement of the receipt of a report detailing major subdivisions administratively approved since March 9, 2023. *There have been none approved.*

(E) Approval of a resolution accepting the dedication to the public of streets within the Parkway South Townhomes Subdivision.

(F) Acknowledgement of the receipt and acceptance of the list provided by the recreation services director with the 2023 Downtown Farmers' Market operational days, including special events.

(G) Acknowledgement of the receipt and acceptance of the list of operational hours proposed by the recreation services director for the city-owned pools during the 2023 season.

(H) Approval of ordinances prepared by the finance department:

(i) Ordinance to amend the General Fund to account for a change in pricing for golf carts;

(ii) Ordinance to amend the General Fund for fire department salaries and benefits;

(iii) Ordinance to amend and close the ARPA fund – move all money to the General Fund;

(iv) Ordinance to amend the General Fund allocating funding for the sound system at the McCrary Ballpark; and

(v) Ordinance to amend the McCrary Ballpark fund appropriating for the transfer from the General Fund and setting up the expense line in the project.

(I) Approval of the temporary street closure on April 29, 2023, from 9:30AM to 4:00PM, of S. Cox Street (SR 2327) from E. Academy Street to Worth Street for the David and Pauline Jarrell Center City Garden Ceremonial Groundbreaking & Work Day Jamboree Event.

5. Legislative Hearing (Case No. RZ-23-03): Community Development Director Trevor Nuttall will provide the initial testimony concerning an application to rezone property on US Highway 64 East, between 2307 US Highway 64 East and 2333 US Highway 64 East, (Randolph County Parcel Identification Number 7771152373) from R40 Low-Density Residential to B2 General Commercial.

   [The applicant has requested a continuance to May 4, 2023.]

6. Ms. Susan Hunt, Keaton's Mom, will provide an update on the programs offered by Keaton's Place and the upcoming events for May 2023, which is Mental Health Month.

7. Mayor Smith will present to the City of Asheboro Human Resources Department the 2023 Recognition Award for Organizational Leadership and Development sponsored by NC Chapter of the International Public Management Association - Human Resources.

8. Safety Manager Brad Dalke will identify the departments that won the North Carolina Department of Labor Safety Awards for 2022.

9. Assistant Finance Director Steve Hackett will discuss the results of the request for proposals for audit services.

10. FY 2023-2024 budget request from Downtown Asheboro Inc:

    Executive Director Addie Corder will discuss the non-profit corporation's request for funding in the amount of $550,000 that will be used to support the city's Trade Street Project by purchasing property at 105 North Fayetteville Street (Randolph County Parcel Identification Nos. 7751821859 and 7751821963) for additional parking space as well as sanitation and electrical system support space.

11. Presentation of annual reports:

    (A) Chief of Police Mark Lineberry; and

    (B) Chief Building Inspector Eddie Garner.

12. Trevor Nuttall will present the following community development items:

    (A) Update on city staff's plan to begin outlining a framework with Downtown Asheboro Inc for the potential conveyance of the North Street mill property for historic preservation purposes under the North Carolina General Statues;

    (B) Consideration of Change Order No. 1 in the amount of $74,000 to add North Street (between Trade Street and Sunset Avenue) to the Wooten Company's engineering services contract related to the proposed Trade Street renovations; and

    (C) Consideration of Change Order No. 1 in the amount of $3,436 for additional design services by Prospect Landscape Architecture, PLLC related to the development of the David and Pauline Jarrell Center City Garden Project.

13. Finance Director Deborah Reaves will discuss and request approval of the following ordinances in order to account for the above-listed change orders:

    (A) An ordinance to amend the State Capital and Infrastructure Fund – repairs and renovation of downtown facilities – trade street renovation project;

    (B) An ordinance to amend the General Fund for contribution to David and Pauline Jarrell Center City Garden Fund relating to a change order for contracted services; and

(C) An ordinance to amend the David and Pauline Jarrell Center City Garden Fund – appropriating for the transfer from General Fund and updating the expense in the project.

14. Water Resources Director Michael Rhoney, PE will present following items:

(A) A resolution authorizing an application for a state grant/loan for the Lake Lucas Dam Intake Improvements Project;

(B) A contract award decision for the purchase of seven chemicals needed by the water resources division for the time period of April 16, 2023, to April 15, 2024; and

(C) A resolution authorizing the procurement of professional consulting services to assist the water resources division with the Wolfspeed Water Line Extension Project.

15. Mayor Smith will announce a special joint meeting with the Randolph County Board of Commissioners that will be held in the Randolph Historic Courthouse on Monday, April 17, 2023, at 5:00 PM in order to hold a public hearing on a proposed economic development project.

16. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.

17. Adjournment.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on February 6, 2023

The Asheboro ABC Board met on Monday, February 6, 2023, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, Board Member Curtis Shipley, and General Manager Rodney Johnson (GM). 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 January 3, 2023, meeting were reviewed and approved by the Board.

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

Monthly drafts and EFT payments from January 2023 were reviewed by the Board.

The policy memos relating to COVID-19 Leave and Face Coverings (dated April 7 and June 7, 2021, respectively) were reviewed by the board. Upon motion by Bob Morrison the Board approved rescinding the policy memos. The GM will issue a new memo advising all employees of the update.

The ABC Commission approved the General Manager to also serve as the Finance Officer until March 1, 2026 (3 years).

2023 1st and 2nd Quarter Grant applications from Trinity High School, Keaton's Place, and Community Hope Alliance (CHA) were reviewed by the Board. Upon motion by Bob Morrison, the Board approved funding $1,775 to Keaton's Place from 1st Quarter Funds. Any remaining 2023 1st and 2nd Quarter funds will go towards CHA's request for $10,000 from 2023 1st Quarter Funds and $12,000 from 2023 2nd Quarter Funds.

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

1. Asheboro ABC sales statistics comparing:

    - January 2023 sales with the previous month indicate:
        - An overall -48.4% change (all sales and tax collections)

    - January 2023 sales with sales from the same month last year indicate:
        - Retail Sales -4.9%
        - Mixed Beverage Sales: +28.5%
        - Sales Tax Collections: -4.8%
        - Overall Collections: -1.35%

- January 2023 bottle sales with bottle sales from the same month last year indicate:
  - Retail Bottle Sales: -2.5%
  - Mixed Beverage Bottle Sales: +22.6%
  - Overall Bottle Sales: -1.0%

The next regular Asheboro ABC Board meeting will be held Monday, March 6, 2023, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 3-6-23 GM

Stephen R Knight

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A RESOLUTION ACCEPTING THE DEDICATION MADE TO THE PUBLIC OF STREETS WITHIN THE PARKWAY SOUTH TOWNHOMES SUBDIVISION

WHEREAS, when lands or facilities/infrastructure are located within the planning and development regulation jurisdiction of the city, Section 160D-806 of the North Carolina General Statutes authorizes the city's governing board to accept by resolution dedications made to the public of such lands or facilities/infrastructure; and

WHEREAS, consistent with a zoning map amendment application identified by file number RZ-22-06, which was approved by the Asheboro City Council on July 14, 2022, a subdivision plat showing the dedication of public right-of-way for streets within the Parkway South Townhomes Subdivision has been submitted for review in accordance with the applicable subdivision regulations; and

WHEREAS, city review officers have found the plat with the offer of dedication of land and infrastructure for public right-of-way to be in compliance with the Subdivision Ordinance of the City of Asheboro, North Carolina; and

WHEREAS, the Asheboro City Council finds that the public health, safety, and welfare of the citizens of the City of Asheboro will be advanced by accepting the dedication made to the public as shown on the subdivision plat described herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as follows:

Section 1. The City of Asheboro hereby accepts the dedication made to the public of the lands or facilities/infrastructure for streets, specifically Easy Street and Parkway South Street, as shown on the subdivision plat titled "Right of Way Dedication For: Triangle Park Associates" that was drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License Number L-4787. The referenced plat of survey is identified as Job # 13548 and is recorded in the Office of the Randolph County Register of Deeds in Plat Book _____, Page _____.

Section 2. The acceptance of the dedications specified herein shall be effective upon adoption of this Resolution.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of April, 2023.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

TO: John Ogburn, *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director*

DATE: March 29, 2023

SUBJECT: **Written notice to Council of proposed operational hours at the Downtown Farmers' Market and Outdoor City Swimming Pools.**

The Cultural & Recreation Services Department is requesting to be placed on the council's consent agenda for the April 6th city council meeting to address the proposed operational hours at the Downtown Farmers' Market and outdoor city-owned swimming pools for the 2023 season. Please allow this letter and any attached documentation to serve as the formal written notice to the Asheboro City Council as required each year by the Cultural & Recreation Services Department policy manual.

Downtown Farmers' Market

The normal hours of operation for the Downtown Farmers' Market are Tuesday, Thursday, and Saturday each week during the months of May – October. The market also typically holds "pre-market" days on the final two Saturday's of April each year. This year that translates to the official opening of the 2023 season being Saturday, May 6th with pre-market days of Saturday, April 22nd and 29th. However, if the availability of certain seasonal agricultural goods, namely strawberries, comes in earlier than expected the Market will forgo the pre-market days and begin normal full-time operations on Saturday, April 22nd.

Swimming Pools

Attached please find the proposed 2023 operational hours for both Memorial and North Asheboro Swimming Pools. The normal hours of operation each season for the outdoor swimming pools are to open for weekends beginning on Memorial Day weekend in May. Then, beginning the weekend after the last day of school, the swimming pools are open daily until the second Sunday of August. The attached proposed schedule mirrors those traditional hours of operation again this season.

Should there be any questions concerning the proposed 2023 schedules for the Downtown Farmers' Market or the Outdoor City Swimming Pools, Assistant Recreation Services Director, Jody Maness can be present at the council meeting to provide any additional information that may be requested.

Memorial Pool Schedule 2023

Sunday:

1:00pm – 6:00pm	Public Open Swim

Monday:

1:00pm – 6:00pm	CLOSED TO THE PUBLIC

Tuesday:

1:00pm – 6:00pm	CLOSED TO THE PUBLIC
6:15pm – 7:00pm	Swim Lessons

Wednesday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim

Thursday:

1:00pm – 6:00pm	Public Open Swim
6:15pm – 7:00pm	Swim Lessons

Friday:

1:00pm – 6:00pm	Public Open Swim

Saturday:

12:00pm – 6:00pm	Public Open Swim

North Pool Schedule 2023

Sunday:

1:00pm – 6:00pm	Public Open Swim

Monday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim

Tuesday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim
6:15pm – 7:00pm	Swim Lessons

Wednesday:

1:00pm – 6:00pm	CLOSED TO THE PUBLIC

Thursday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim
7:00pm – Dark	Public Night Swim

Friday:

1:00pm – 6:00pm	Public Open Swim

Saturday:

11:00am – 11:45am	Swim Lessons
12:00pm – 6:00pm	Public Open Swim

ORDINANCE TO AMEND THE GENERAL FUND
FY 2022-2023

WHEREAS, the City of Asheboro appropriated $59,460 to purchase golf carts in the 2022-2023 adopted budget based on estimates obtained at that time.

WHEREAS, the current cost of the same number of carts is now $129,307 less a $50,000 credit being given back to the City of Asheboro in the form of direct payment.

WHEREAS, the additional funding needed for the purchase of the approved golf carts is $19,847.

WHEREAS, the City of Asheboro desires amend the 2022-2023 General Fund budget to 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:

Line Item	Description	Increase
10-000-336.0002	Sale of Fixed Assets	50,000
10-000-399.0000	Fund Balance Appropriated	19,847
		69,847

That the following expense line items be decreased / increased:

Line Item	Description	Increase
10-625-574.0000	Capital Outlay	69,847

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2022-2023

WHEREAS, the City of Asheboro has implemented various incentives for employees in the public safety departments to assist with recruitment and retention.

WHEREAS, the City of Asheboro authorized the implementation of a Fire Fighter Trainee Program and successfully hired seven recruits in this program after the adoption of the 2022-2023 budget.

WHEREAS, as a result of the trainee program and incentives, the Asheboro Fire and Rescue Department now meets the National Fire Protection Association 1710 staffing guidelines of that each engine company (fire truck) be staffed with at least four fire fighters to execute the various functions to manage a house fire effectively, efficiently and safely, i.e. command, rescue, suppression, ventilation and water supply.

WHEREAS, this staffing level has allowed the Asheboro Fire and Rescue Department to maintain effective response times and provide the ability to place sufficient personnel on the fire scene which in turn saves the community in property loss and has allowed fire fighters to train and obtain certifications (Heavy Rescue, Confined Space Rescue and High Angle Rescue) that benefit the community and our fellow employees who work in trenches and confined spaces daily.

WHEREAS, current staffing levels, allowing a sufficient number of fire fighters placed on any given incident, has played a significant role in Asheboro Fire and Rescue department obtaining an ISO Rating of 1 which benefits the community concerning lowering insurance premiums, specifically commercial structures, and could be a factor in attracting new industries to the community in the future.

WHEREAS, the City of Asheboro desires to amend the 2022-2023 budget as required by law for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

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

Section 1: The following revenue line item be increased:

Line Item	Description	Increase
10-000-399.0000	Fund Balance Approriated	765,600

Section 2: The following expense line item be increased:

Line Item	Description	Increase
10-530-502.0000	Salaries and Wages	699,000
10-530-502.0004	Salaries and Wages Incentive	40,200
10-530-507.0002	Fringe- FICA	47,200
10-530-507.0005	Fringe- Retirement	79,200
10-530-515.0000	Maintenance & Repair Bldg.	(100,000)
	Total	765,000

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2022-2023

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

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

ORDINANCE TO AMEND AND CLOSE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2022-2023

WHEREAS, The American Rescue Plan Act 2021 fund was established June 10th, 2021

WHEREAS, the total allocation received by the City of Asheboro is $8,267,011.69 and all these funds (ARPA funds) are currently unallocated.

WHEREAS, ARPA funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. 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.

WHEREAS**, t**he City of Asheboro has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

WHEREAS, the City of Asheboro has spent $3,534,800 in the areas of salaries in the police department budget during the period of July 1, 2022 to February 28, 2023

WHEREAS, the City of Asheboro has spent $1,542,020 in the area of benefits in the Police Department during the period of July 1, 2022 and February 28, 2023.

WHEREAS, the City of Asheboro has spent $2,690,651 in the areas of salaries in the Fire department budget during the period of July 1, 2022 to February 28, 2023

WHEREAS, the City of Asheboro has spent $8,691,155 total in the area of salaries and benefits in the Police and Fire Department during the period of July 1, 2022 and February 28, 2023.

WHEREAS, this amount is greater than the ARPA allocated funds of $8,267,011.69

ORDINANCE TO AMEND AND CLOSE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2022-2023

WHEREAS**,** the following amounts are appropriate for the project and authorized for expenditure:

Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
Law Enforcement Services for period of July 1, 2022 through February 31, 2023	6.1	Salaries	3,534,800
		Benefits	1,542,020
Fire Protection Services for period of July 1, 2022 through February 31, 2023	6.1	Salaries	2,266,509
		Benefits	923,683
TOTAL			**8,267,012**

WHEREAS the City of Asheboro adopted the following policies as they related to the ARPA/CSLFRF Award in July and August 2022: Conflict of Interest Policy, Uniform Guidance Allowable Costs and Cost Principles Policy, Eligibility Determination Policy, Records Retention Policy and Civil Rights Compliance Policy.

WHEREAS, the Finance Director is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the City's Uniform Guidance Allowable Costs and Cost Principles Policy.

Whereas, with the adoption of this ordinance, all ARPA funds are obligated and expended by the City of Asheboro.

Whereas, the interest earned on the ARPA funds is $197,200.21.

Whereas, the interest income needs to be recognized in the ARPA fund but does not need to be spent on ARPA eligible expenses but be transferred into the General Fund

Whereas, with there being no more activity for the ARPA fund, this project fund is now closed.

WHEREAS, the City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

ORDINANCE TO AMEND AND CLOSE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2022-2023

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

That the following revenues be increased:

Line Item	Description	Increase
64-000-300.0000-64	APPA Funds	$2
64-000-300.0100-64	Interest earned on investment	197,200
		197,202

That the following Expense line item be increased / decreased:

Line Item	Description	Amount
64-000-800.9000-64	Unallocated ARPA Funds	(8,267,010)
64-000-800.9001-64	Contribution to GF- ARPA funds	8,267,012
64-000-800.9001-64	Contribution to GF- Interest	197,200
		197,202

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

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

ORDINANCE TO AMEND THE GENERAL FUND
FY 2022-2023

WHEREAS, the City of Asheboro has been investigating options for a new sound system at McCrary Ballpark in anticipation of grandstand completion.

WHEREAS, the City of Asheboro expects installation of the new sound system to take place May 2023.

WHEREAS, the City of Asheboro estimates, based on quotes received, that approximately of $100,000 will be needed for the system.

WHEREAS, the City of Asheboro desires to appropriate $100,000 from the General Fund Balance for this purpose.

WHEREAS, the City of Asheboro desires amend the 2022-2023 General Fund operating budget to 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:

Line Item	Description	Increase
10-000-399.0000	Fund Balance Allocation	100,000

That the following expense line items be increased:

Line Item	Description	Increase
10-620-574.6500	Contribution to McCrary Ballpark Fund	100,000

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE MCCRARY BALLPARK IMPROVEMENTS FUND
FY 2022-2023

WHEREAS, The City of Asheboro is appropriating $100,000 in General Fund balance to be transferred to the McCrary Ball park improvements fund for the sound system at McCrary Ballpark.

WHEREAS, the City of Asheboro desires amend the 2022-2023 McCrary Ballpark capital project fund budget to 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:

Section 1: The following revenue line items be increased:

Line Item	Description	Increase
65-000-300.0001-65	Contribution from General Fund	100,000

Section 2: The following expense line item be increased:

Line Item	Description	Increase
65-000-407.0000-65	Sound System	100,000

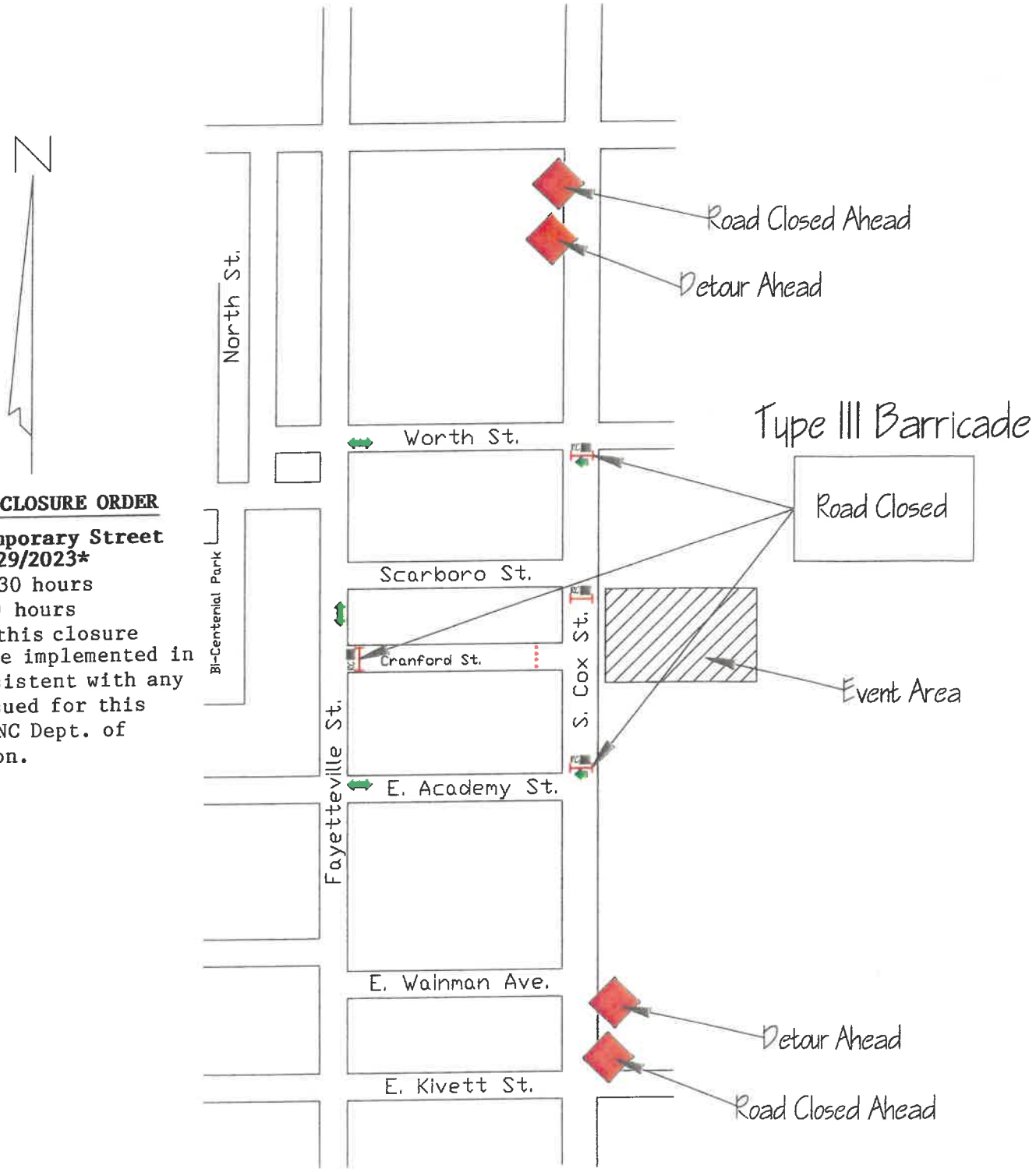
Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H Doerr, CMC, NCCMC, City Clerk

Consent Agenda
4(I)



SPECIAL EVENT CLOSURE ORDER

Duration of Temporary Street Closure on 04/29/2023*

Begin Time: 0930 hours

End Time: 1600 hours

*Denotes that this closure order shall be implemented in a manner consistent with any approvals issued for this event by the NC Dept. of Transportation.

Jarrell Center City Garden Event Road Closure Map

RZ-23-03: Request to rezone property located on US Hwy. 64 East between 2307 US Hwy. 64 East and 2333 US Hwy. 64 East (Randolph County Parcel Identification Number 7771152373) from R40 Low-Density Residential to B2 General Commercial

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-23-03**

Date 3/6/2023 Planning Board

Applicant Phillip M. Ragsdale

Legal Description

The property of Phillip M. Ragsdale and Delbert G. Ragsdale Jr. located between 2307 and 2333 US Hwy. 64 East, totaling approximately 1.41 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7771152373.

Requested Action Rezone from R40 Low-Density Residential to B2 General Commercial

Existing Zone R40

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-23-03** **Date** 3/6/2023 Planning Board

General Information

Applicant Phillip M. Ragsdale
Address 510 College Drive
City Raeford NC 28376
Phone 336-309-7120
Location US Hwy 64 East

Requested Action Rezone from R40 Low-Density Residential to B2 General Commercial

Existing Zone R40 **Existing Land Use** Undeveloped
Size 1.41 acres +/- **Pin #** 7771152373

Applicant's Reasons as stated on application

It's consistent; request is consistent with the area. Areas is in transition. There has been no new residential in decades.

Surrounding Land Use

North Single-family residential
East Non-conforming single family residential (with B2 zoning)
South Non-conforming single family res. (B2 zoning)
West Single-family residential

Zoning History N/A

Legal Description

The property of Phillip M. Ragsdale and Delbert G. Ragsdale Jr. located between 2307 and 2333 US Hwy. 64 East, totaling approximately 1.41 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7771152373.

Analysis

1. The property is located outside the city limits but in the city's zoning jurisdiction. Public water is available to the property; public sewer is approx. 4300 feet west of the subject property.
2. US Hwy. 64 East is classified as a state-maintained boulevard, which is considered a category of major thoroughfare. The intersection with the US 64 Bypass is approximately 1/2 mile to the east.
3. The zoning ordinance describes the requested B2 General Zoning district as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
4. The request is for a general zoning district. No specific use or site plan is reviewed with this application. If the request is approved, all uses permitted by-right in the B2 district will be allowed.
5. The Land Development Plan Proposed Land use map designates the property as an employment center. The LDP states the intent of this designation is "to integrate a mixture of commercial, office & institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities & open space."
6. This property is designated as part of an "Economic Development area by the growth strategy map." It also states that "areas with prime access to a major thoroughfare and/or highway interchange, with high potential for economic development expansion, but in need of public infrastructure investment."
7. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to construct a sidewalk along the property's public street frontage.

Rezoning Staff Report

RZ Case # **RZ-23-03**

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	Employment Center
Small Area Plan	East
Growth Strategy Map Designation	Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

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: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan

Checklist Items 12-13: 12.) Property is located outside of the watershed area, Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # **RZ-23-03**

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. *(towards rear/interior of property)*

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.

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

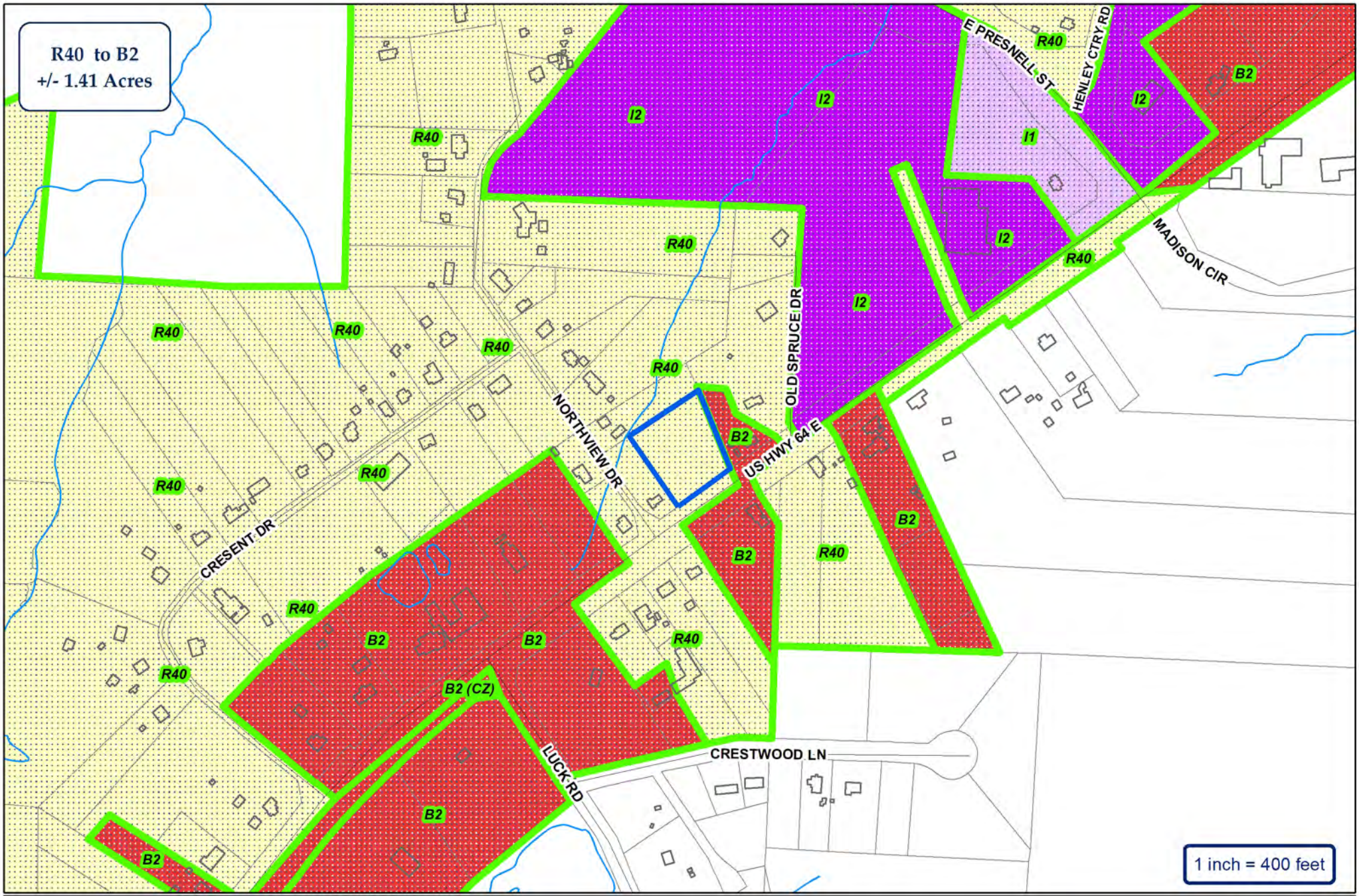
Approval of this request would continue the US 64 corridor's transition from rural residential land uses to future non-residential development as envisioned by the Land Development Plan. The area continues to be prepped for development that would align with the plan's Employment Center and Economic Development recommendations, a trend that has been occurring for more than 20 years and is reinforced by the area's proximity to the US 64 bypass interchange. The East Small Area plan further supports expansion of commercial uses within this highway corridor.

While there still are residentially zoned properties and uses interspersed in the vicinity, the area of commercial and industrial zoning continues to expand. The dwelling to the east and the home across the highway to the south are both considered legal non-conforming uses as a result of prior rezoning requests by property owners.

One factor limiting economic development within the area in the short-term is the lack of public sewer. The city continues to evaluate options that may be available to bring city-maintained sewer to the area but there is no active utility extension project that has begun at this time.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

Recommendation Considering all factors, staff believes the proposed zoning map amendment to be consistent with the city's adopted Land Development plan. Approval is reasonable based on the area's characteristics.



CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

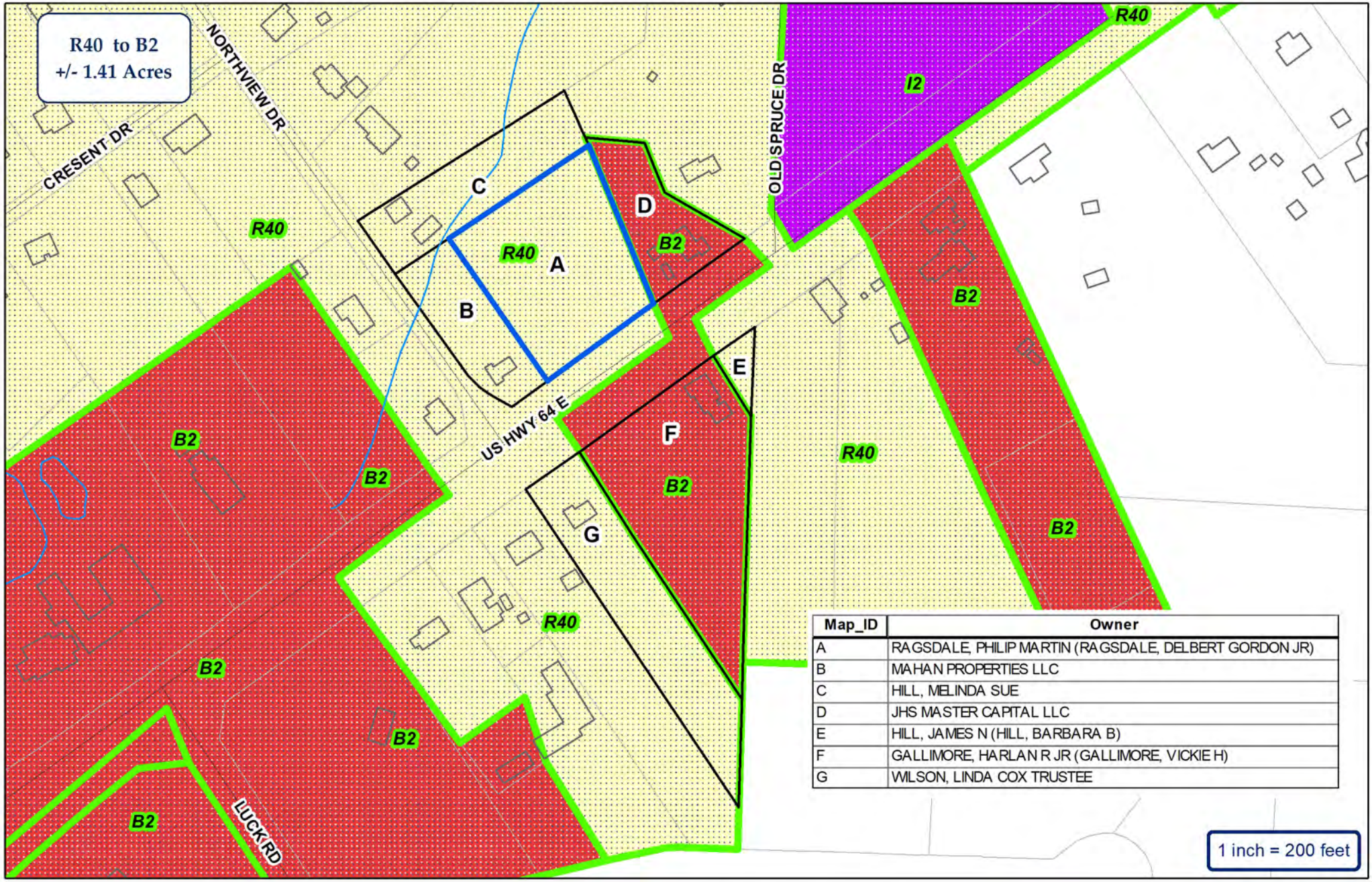
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373

Subject Property
Zoning

N
W
E
S



Map_ID	Owner
A	RAGSDALE, PHILIP MARTIN (RAGSDALE, DELBERT GORDON JR)
B	MAHAN PROPERTIES LLC
C	HILL, MELINDA SUE
D	JHS MASTER CAPITAL LLC
E	HILL, JAMES N (HILL, BARBARA B)
F	GALLIMORE, HARLAN R JR (GALLIMORE, VICKIE H)
G	WILSON, LINDA COX TRUSTEE

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NORTH CAROLINA
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ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373

Subject Property
Adjoining Properties
City Zoning

N
W
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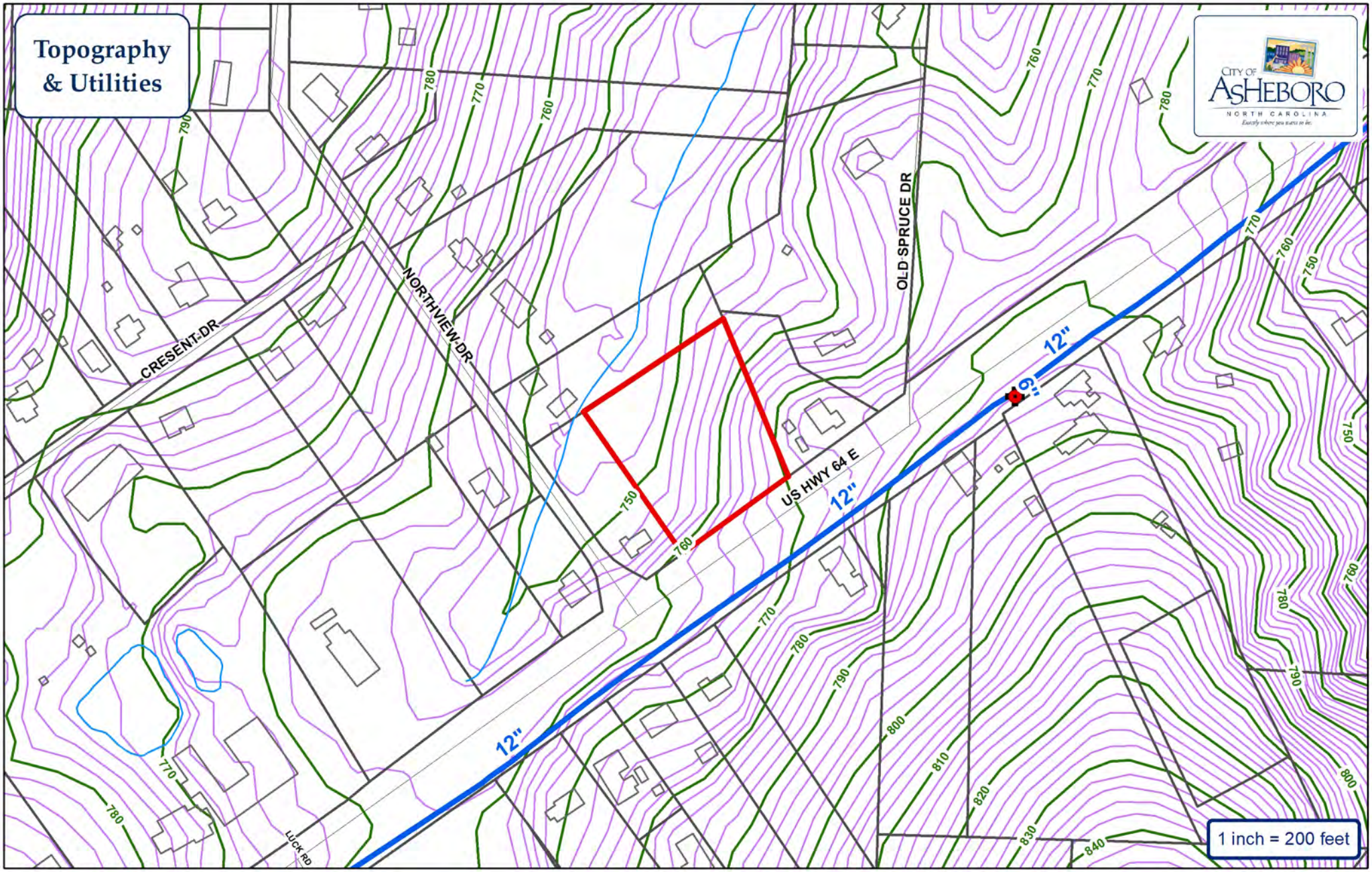
S


Topography & Utilities
CITY OF ASHEBORO
NORTH CAROLINA
CRESENT DR
NORTHVIEW DR
OLD SPRUCE DR
US HWY 64 E
LUCK RD
12"
12"
12"
9"
1 inch = 200 feet
Water Main
Sewer Main
Force Main
Fire Hydrant
PS
Pump Station
Watershed
City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-23-03
Parcels: 7771152373
Subject Property
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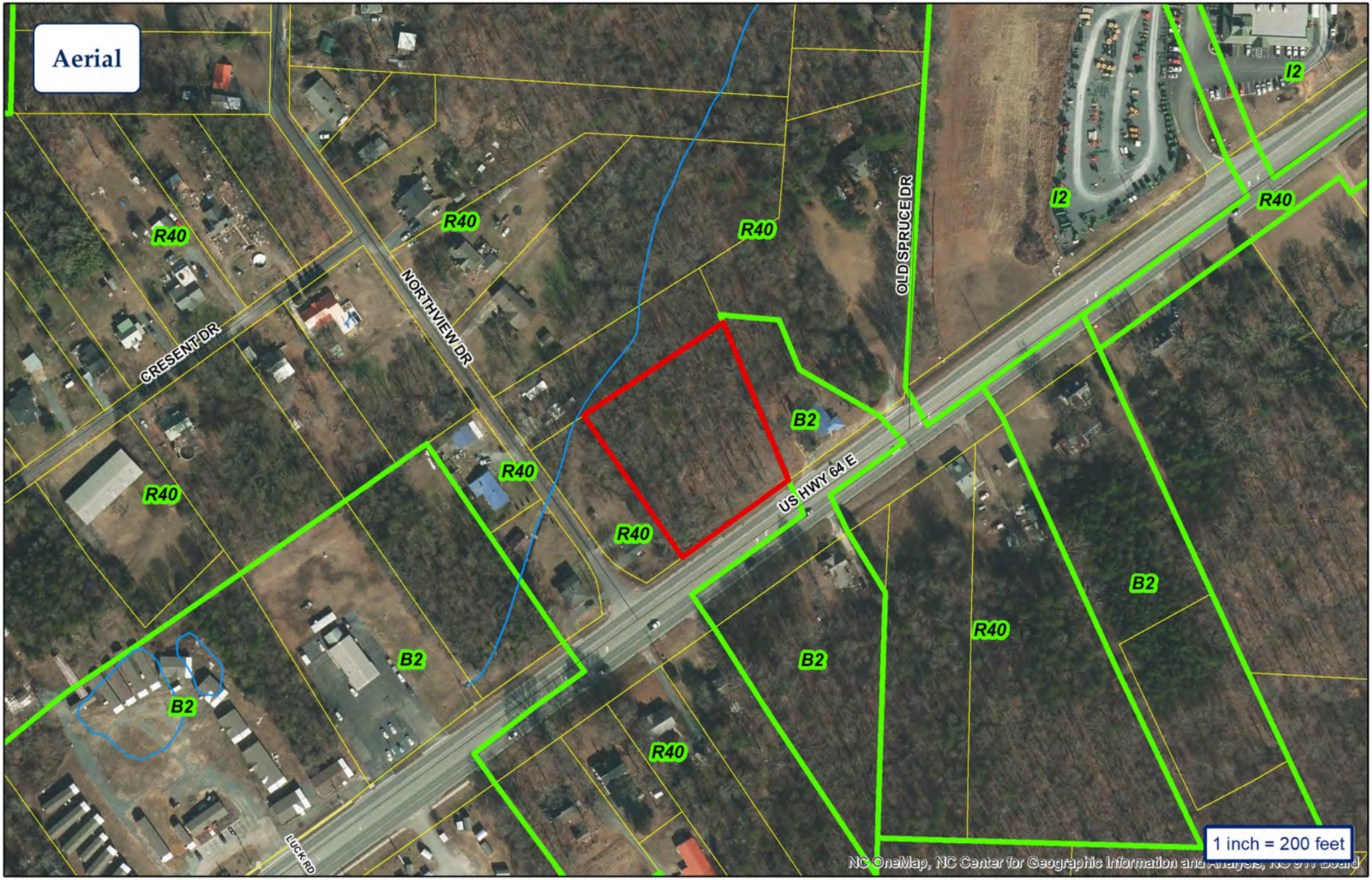

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373

Subject Property
Zoning

N
W
E
S

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APPLICANT INFORMATION

Applicant Philip M. Ragsdale

Applicant's Phone # 910 - 309 - 7120

Applicant's Address 510 College Drive
Raeford, NC 28376

Applicant Email Address philipragsdale01@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Philip M. Ragsdale / Delbert G. Ragsdale Jr.

Location of Property US Hwy 64 East, near intersection of Northview Dr.

Property Size (ac. or s.f.) 1.41 Acres

Randolph County Property Identification Number (PIN#) 7771152373

Current Zoning District R - 40

Requested Zoning District B - 2

Date Property Title Acquired May 6, 2020

Deed Book 20E Page 431

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

Its consistant

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. 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

Does not apply ☐

3. 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?

Request is Consistent with the Area

Does not apply ☐

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

Area is in transition there has been no new Residential in Decades.

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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

DocuSigned by:
FC0DD6E24D59498...

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: bwm **Date:** 2-10-23 **Case Number:** _____

City of Asheboro Building Inspections

2022 Annual Report

ASHEBORO
NORTH CAROLINA

Mayor and Members of the City Council,

Our goal as a Department is to focus not only on safety standards and compliance for building construction, but to strive for excellent customer service. Towards the end of 2021, the Community Development Division implemented a new integrated online permitting software system that has proven to be the most effective way of providing service to our customers. We continue to receive a lot of positive feedback from customers regarding the online features that allow them to apply for permits, request inspections, and make payments.

The Building Inspections Department now has two new employees. Nathan Laughlin was previously working with Water Resource Department and was hired in March of 2022 as a Building Inspector. Nathan has since obtained a level one certification for building, plumbing, mechanical, and electrical. Khanthaly Keohanam was hired in October of 2022 as the Permits Technician. Khanthaly was a Permitting Technician for a neighboring county and is excited to be working with the City of Asheboro. Among other duties, she is available to assist walk-in customers with same day permitting requests if they do not have access to the online portal.

Effective October 2022, the North Carolina Department of Insurance requires Inspections Departments to complete requested inspections within two days. With the addition of Nathan to our team, the Department is able to meet this two day deadline but also has been able to dedicate time for more onsite consultations with homeowners doing their own projects.

In the report provided, you will see that a total of 1,333 permits were issued across all trades in 2022. The total revenue generated for both residential and commercial permits, including new construction, remodels, additions, and up-fits was $256,135.85. The total valuations for both commercial and residential permits was $36,751,962.00.

We expect 2023 to continue to be a busy year as several sizable projects were permitted or began new phases last year. Some of the non-residential projects include: Asheboro High School, Church Street Apartments, Four Saints Brewery, Black Powder, Taco Bell, Tropical Smoothie, Pizza Inn, Sandhill Mental Health, Detention Center, Pro Contractors Supply, the Zoo City Sportsplex, McCrary Park, Randolph County alterations to 2 units at Northgate Center, and a new cell tower on Carolina Ave. In terms of residential development, the Windcrest Subdivision and the Westpoint Townhome development are expected to account for a good number of our new residential building inspections.

The Building Inspections Department looks forward to another exciting and successful year. We will continue to work closely with all city departments to make this a great place to be. Together, we can make a difference in the City of Asheboro.

Thank you all for your continued support,

Eddie L. Garner
Chief Building Inspector

CITY OF ASHEBORO

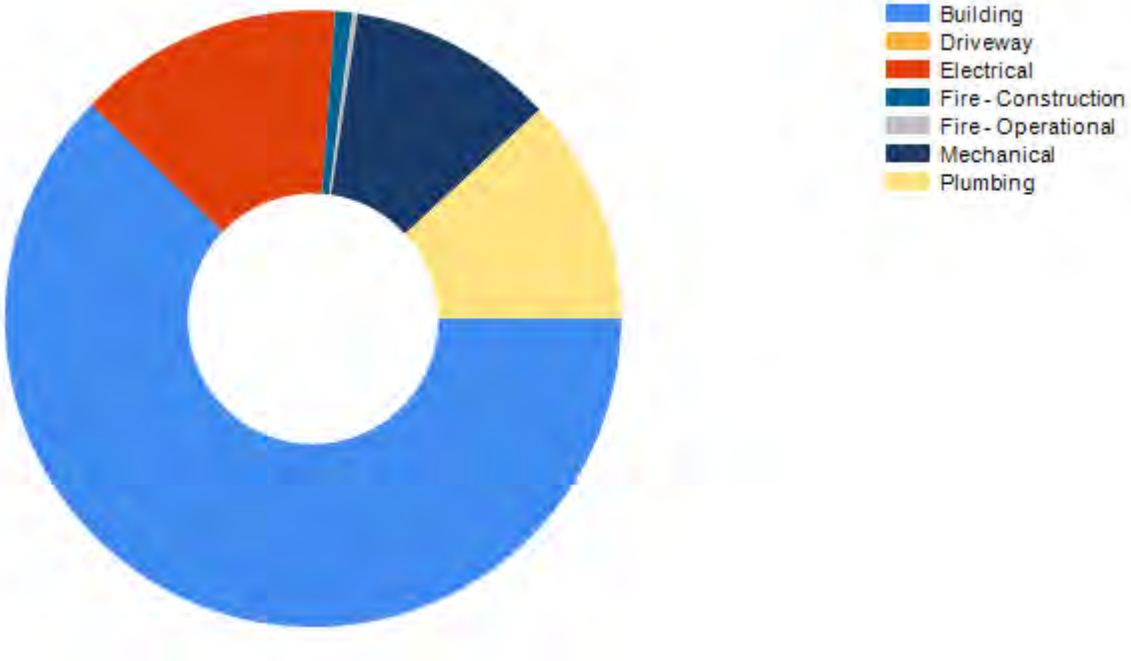
Building Inspections Department Staff

Eddie L. Garner	Chief Building Inspector
Nathan Laughlin	Building Inspector
Khanthaly Keohanam	Permit Technician

Permit Type Report

Permit Date
01/01/2022 to 12/31/2022

Description	Fees	Permits
Building	$159,356.85	329
Electrical	$35,684.00	436
Fire - Construction	$2,300.00	22
Fire - Operational	$700.00	7
Mechanical	$27,765.00	326
Plumbing	$30,330.00	213
Total	$256,135.85	1333



Building Permit and Valuation Report

New Construction	Permits Issued	Valuation
Single Family Residence (Site-Built)	36	$10,186,700.00
Single Family (Modular)	2	$462,367.00
Single Family (Manufactured Homes)	25	$611,718.00
Townhomes	6	$490,000.00
Duplex	4	$460,000.00
Apartments	1	$6,400,000.00
Commercial New	13	$9,814,750.00
		Total: $28,425,535.00

Additions/Alterations	Valuation
Residential- Addition/Alteration	$3,386,274.00
Commercial- Addition/Alteration	$4,940,153.00
	Total: $8,326,427.00

Total valuation for both new construction and addition/alterations is $36,751,962.00

New Dwelling Units Constructed During Previous 10 Years 2012-2022
Single Family Dwellings, Townhome Dwellings, and Duplex Dwellings
(Excluding Manufactured Homes)

Year	Number of Permits
2012	144
2013	20
2014	24
2015	37
2016	51
2017	64
2018	91
2019	46
2020	85
2021	110
2022	52

Commercial and Residential

Permits and Valuations Issued

Previous 5 Years

(Excluding Manufactured Homes)

Commercial Permits Issued	Number of Permits	Valuation of Permits Issued
2018	45	$23,004,500.00
2019	52	$23,004,500.00
2020	57	$18,008,595.00
2021	54	$46,020,000.00
2022	63	$14,754,903.00

[Value decrease of approx. 68% from 2021 to 2022 - $31,265,097.00]

]

Residential Permits Issued	Number of Permits	Valuations of Permits Issued
2018	159	$1,309,700.00
2019	107	$5,455,450.00
2020	156	$10,153,220.00
2021	160	$11,260,959.00
2022	187	$21,385,341.00

[Value increase of approx. 90% from 2021 to 2022 - $10,124,382]

Permit Valuations

Commercial and Residential

Previous 5 Years

(Excluding Manufactured Homes)

Year	New Construction	Additions/Alterations	Total Valuations
2018	$ 18,068,000.00	$ 6,246,200.00	$ 24,314,200.00
2019	$ 18,224,500.00	$ 10,235,450.00	$ 28,459,950.00
2020	$ 14,410,020.00	$ 13,751,795.00	$ 28,161,815.00
2021	$ 45,921,975.00	$ 11,358,984.00	$ 57,280,959.00
2022	$ 27,813,817.00	$ 8,326,427.00	$ 36,140,244.00

CITY OF ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

Permit Summary Report Inspection Type

Inspection Date01/01/2022 TO 12/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Building - ABC Inspection	2	3	8	2	4	2	10	16	11	11	9	6	84
Building - Building Final	6	5	11	8	18	7	10	28	18	21	36	55	223
Building - Change of Occupancy	0	0	0	0	0	0	0	2	0	0	0	0	2
Building - Duct Seal Inspection	0	0	0	0	0	1	0	0	0	0	1	0	2
Building - Electrical Final	18	11	21	14	17	9	5	15	18	17	11	28	184
Building - Electrical Rough In	8	4	7	1	11	8	6	16	19	12	7	4	103
Building - Exterior Sheathing	0	0	0	0	0	0	0	2	0	1	1	0	4
Building - Footing	5	2	11	6	8	12	9	17	15	14	6	10	115
Building - Foundation	5	4	5	1	8	8	12	1	1	2	4	2	53
Building - Framing Final	1	0	0	1	1	1	1	1	0	2	0	1	9
Building - Framing Rough In	2	1	11	1	8	19	10	14	34	34	8	9	151
Building - Grease Duct Light Test	0	0	0	0	0	1	0	0	0	0	0	0	1
Building - Insulation	1	2	6	2	1	5	4	15	15	24	2	4	81
Building - Mechanical Final	10	6	10	8	14	8	5	14	9	13	20	23	140
Building - Mechanical Rough In	4	0	9	0	6	16	3	14	25	17	4	9	107
Building - Misc. Site Inspection	3	1	2	0	6	5	3	2	8	9	5	3	47
Building - Partial Electrical Rough	0	0	0	0	0	0	0	0	0	1	0	0	1
Building - Partial Footing	0	0	0	0	0	0	0	0	1	0	0	1	2
Building - Partial Foundation	0	0	0	0	1	0	0	0	0	0	0	0	1
Building - Partial Framing Rough In	0	0	0	0	0	1	2	2	1	1	0	0	7
Building - Partial Plumbing Rough In	0	0	5	2	6	1	4	25	1	5	3	1	53
Building - Plumbing Final	3	1	21	2	11	6	1	2	5	2	14	14	82
Building - Plumbing Rough In	0	2	9	3	4	6	4	4	22	15	4	4	77
Building - Sewer Line Inspection	0	0	1	0	0	0	0	0	0	0	0	0	1
Building - Slab	0	1	1	0	0	1	8	21	2	4	5	0	43
Building - Sprinkler Rough In	0	0	0	0	0	0	1	0	1	0	0	0	2
Building - Temp Power Electrical	0	0	0	1	0	0	0	0	2	1	1	1	6
Building - Under Slab Electrical	0	0	0	0	0	0	0	2	0	0	1	0	3
Building - Under Slab Mechanical	0	0	0	1	0	0	0	0	0	0	0	0	1

Building - Under Slab Plumbing	0	0	0	3	1	0	1	4	0	0	0	0	9
Building - Water and Sewer Line Inspection	0	0	0	0	0	0	0	2	0	0	0	0	2
Building - Water Line Inspection	0	0	1	0	0	0	0	0	0	0	0	0	1
Electrical - Final	4	9	9	5	8	11	6	19	13	22	26	40	172
Electrical - Misc. Inspection	0	0	4	0	0	0	2	1	4	5	0	1	17
Electrical - Pre Final Electrical	0	0	0	0	0	1	1	2	0	4	4	8	20
Electrical - Rough In	1	2	4	1	2	3	4	8	19	14	4	3	65
Electrical - Temp Power	0	2	1	6	2	3	5	1	2	3	6	5	36
Fire Construction Alarm Acceptance Test	0	0	0	0	0	0	0	0	0	0	0	1	1
Fire Construction Hood Suppression Acceptance	0	0	0	0	0	0	0	0	0	0	2	0	2
Fire Construction Sprinkler Acceptance	0	0	0	0	0	0	0	1	2	0	0	2	5
Mechanical - Duct Seal Inspection	0	0	0	0	0	1	0	0	3	0	1	1	6
Mechanical - Final	3	7	8	8	7	10	3	9	9	14	10	31	119
Mechanical - Grease Duct Inspection	0	0	0	0	0	0	0	0	0	0	5	0	5
Mechanical - Rough In	0	4	1	1	2	3	4	7	6	5	4	3	40
Plumbing - Final	0	3	0	1	2	2	2	6	1	10	16	25	68
Plumbing - Rough In	2	2	0	3	2	9	14	24	23	19	8	8	114
Plumbing - Sewer Line	4	0	3	0	0	0	0	0	3	3	2	0	15
Plumbing - Shower Pan	0	0	0	0	0	0	0	2	0	0	0	0	2
Plumbing - Water and Sewer Line	0	0	1	2	2	0	2	7	0	14	4	3	35
Totals:	**82**	**72**	**170**	**83**	**152**	**160**	**142**	**306**	**293**	**319**	**234**	**306**	**2319**

Print

Item 12 (A) Update on city staff's plan to begin outlining a framework with Downtown Asheboro Inc for the potential conveyance of the North Street mill property for historic preservation purposes under the North CarolinaGeneral Statutes

The following is a proposal received from the UNC School of Government related to services available from the school's Development Finance Initiative should the city desire assistance in attracting a private developer partner. It is provided for informational purposes only.

MEMORANDUM

To: John Ogburn, City Manager, City of Asheboro
Trevor Nuttall, Community Development Director, City of Asheboro

From: Marcia Perritt, Director, Development Finance Initiative

Date: March 7, 2023

Re: Proposal to provide pre-development services for the Acme-McCrary property

UNC-Chapel Hill Development Finance Initiative

The UNC Chapel Hill School of Government (SOG) established the Development Finance Initiative (DFI) in 2011 to assist local governments and their partners in North Carolina and beyond with achieving their community economic development goals. The SOG is the largest university-based local government training, advisory, and research organization in the United States. DFI partners with communities to attract private investment for transformative projects by providing specialized finance and real estate development expertise.

Request for Technical Assistance

The City of Asheboro requested technical assistance from DFI in February 2023 to attract a private development partner to the former Acme-McCrary mill site. The City-owned mill site is a community economic development priority for the City and is comprised of about 100,000 square feet in historic structures spanning over 2.5 acres in downtown Asheboro. The City would like to explore the mill site's potential for mixed-use development, including retail, office, and market-rate residential. To that end, DFI is able to conduct pre-development feasibility analysis and determine a market-viable program of development, while regularly seeking feedback from City of Asheboro officials and community stakeholders. Once a development program has been endorsed by the Asheboro City Council, DFI will assist the City in identifying a private development partner(s) with the experience and track record to make the City's vision a reality within the context of Asheboro's market.

Scope of Services

The following Scope of Services outlines the pre-development activities that DFI would conduct to support the City of Asheboro in attracting private investment to the former Acme-

McCrary mill site, herein referred to as the "Project", and executing the City's community economic development goals as it relates to this Project:

1. Conduct a community scan, which is an analysis of market-relevant demographic and socioeconomic data, as well as a review of current and historic plans, visioning documents, studies, research, development proposals, conceptual renderings, notes from public input sessions, and other materials relevant to the Project;

2. Collect and analyze relevant data for a parcel analysis to understand current market conditions (e.g., sales trends, vacancy, land use, ownership, and underutilization) for the Project;

3. Conduct a market analysis to assess the demand for development, to include an evaluation of market feasibility and demand drivers for different uses for the Project including retail, residential, office, and uses identified as City priorities through the stakeholder input process;

4. Establish guiding public interests for the Project in collaboration with the City;

5. With assistance from a third-party architect engaged by the City, perform a site constraints analysis to determine what the site can actually support given current conditions and other limitations and to test fit potential development programs for the Project;

6. Conduct a financial feasibility analysis, preparing a financial model (i.e., development budget, operating cash flows, sources of capital, etc.) for the Project to determine financial feasibility for private partners and scale of public investment, if necessary;

7. Evaluate options for financing and structuring public participation in development or redevelopment, if necessary, including use of development finance tools (tax credits, district designations, etc.);

8. Support City staff in community engagement efforts to solicit stakeholder and public input related to the Project, as necessary;

9. Prepare a solicitation for development partners and assist the City with developing criteria to inform the City's selection of an eventual partner;

10. Actively market and discuss the solicitation with qualified development partners with the goal of receiving competitive proposals from qualified developers who are capable of accomplishing the City's approved development program;

11. Support City officials in development partner selection process by carrying out due diligence of potential partners, preparing investment summaries, and evaluating solicitation responses using City's criteria;

12. Support the City in negotiating deal points with the development partner selected to execute the approved development program pursuant to the solicitation. Deal points include development parameters for public-private partnerships and milestones, which are typically memorialized first in a non-binding memorandum before being finalized in a development agreement; and

13. Support the City through the point that the above-referenced development partner closes on financing for the project, by regularly evaluating changes proposed by the development partner to pro forma financials and public participation options, in order to verify developer assumptions about revenues, development costs, operating expenses, and debt and equity structuring as market conditions evolve.

Services Exclusions: The Scope of Services described in this section of the Agreement will hereinafter be referred to as the "Services." The Services expressly do not include activities described in Article 1 of the North Carolina General Statutes Chapter 93A or Article 1 of Chapter 93E which require a licensed broker or licensed appraiser to perform. In addition, the Services do not include tasks or expenses associated with site planning expertise from architects or engineers or site preparation expenses that may include but are not limited to: land survey, soil samples, and environmental testing. The Services do not include legal services and no attorney-client relationship shall be established through the performance of the Services. The scope does not include a refresh or update (supplemental data collection and subsequent updated analysis) that could be required in the event that, for reasons beyond the control of DFI, (i) the development solicitation process is not commenced within one year of the Effective Date, or (ii) more than one solicitation for development partners must be created and/or marketed.

The fee accounts for efficiencies gained from utilizing virtual meeting tools rather than in-person meetings.

Deliverables

Deliverables include presentations, summaries, and other documentation intended by DFI to be delivered to the City regarding the above Scope of Services.

Timeline

The timeline for completing Activities 1-8 is estimated to be 9 months from commencement.

DFI intends to help the City attract private investment for the Project (Activities 9-13) as quickly as possible and in a way that maximizes overall value and serves the public interests.

Fee

The flat fee for the above Scope of Services is $104,100. **DFI is able to use funds from a partner organization that supports DFI's technical assistance in Tier 1 counties to reduce the fees paid by the City to $94,600**. The flat fee is payable over two installments of $47,300 each, over two fiscal years if desired.

The City fee would cover only part of DFI's cost of services, with the balance being "at risk," to be paid as a fee from each successful project. DFI's pre-development services will not only assist the City in accomplishing its goals but will also benefit the ultimate private developer(s) by eliminating predevelopment work, risk, and expense. In order to minimize the City's costs, we require each Project to pay for the value of that benefit in the customary way, as a portion of development costs. If the City is successful in executing a Development Services Agreement with a private partner, DFI will receive a Development Services Fee. This Development Services Fee paid by the Project would be 1% of total project costs.

This arrangement benefits the City in several ways. It aligns DFI's interests with the City in terms of finding developer for the Project and attracting private investment. It also ensures each Project itself pays for a significant share of the City's costs associated with the predevelopment work. And it gives the City ongoing support from DFI throughout negotiations with the developer and during the full life span of development in the Project (i.e. DFI has "skin in the game"). There is no guarantee that a developer will be identified, so the consequences for DFI are clear—DFI will get the bulk of its fee only if there are developers for the Project who successfully execute an agreement with the City.

AMENDMENT NO. 1
TO THE
ENGINEERING SERVICES CONTRACT
BETWEEN
CITY OF ASHEBORO
AND
THE WOOTEN COMPANY
FOR
TRADE STREET RENOVATIONS
DATED
DECEMBER 13, 2022
TWC PROJECT #2837-V

The following Amendment shall become a part of the Contract Agreement.

1. **DESCRIPTION OF WORK**
   As requested for the addition of North Street (from Trade Street to Sunset) to be included as part of the project scope.

   A. **The Wooten Company will include the additional area as part of the original scope of services per the contract dated December 13, 2022.**
   B. **It should be noted that QLA Test Holes have been excluded from the additional area scope of services.**

2. **FEE ADJUSTMENT –**

   The fees on the project will be adjusted as follows:

Description	Payment Method	Original Fee	Additional Fee per this Amendment	Total Fee
Pre-Design Service				
Topographic Survey	Lump Sum	$9,600.00	**$4,600.00**	$14,200.00
Right of Way/Property Verification	Lump Sum	$5,000.00	**$2,700.00**	$7,700.00
Geotechnical Services	Lump Sum	$7,500.00	**$4,300.00**	$11,800.00
Traffic Engineering	Lump Sum	$18,700.00	**$2,200.00**	$20,900.00
Traffic Signal Design	Lump Sum	$11,000.00	**N/A**	$11,000.00
Subsurface Utility Engineering				
• Utility Designation Services	Hourly/NTE	$5,300.00	**$3,700.00**	$9,000.00
• QLA Test Holes (Potholes / Vacuum Excavation)	Hourly / NTE	$9,500.00	**Excluded**	$9,500.00
Pre-Design Services Subtotal		**$66,600.00**	**$17,500.00**	$84,100.00
Design Services				
SD/DD Phase (65%)	Lump Sum	$73,000.00	**$25,000.00**	$98,000.00
CD Phase (90% Permit Ready)	Lump Sum	$59,800.00	**$18,000.00**	$77,800.00
CD's (100% Plans)	Lump Sum	$35,600.00	**$13,500.00**	$49,100.00
Design Service Subtotal		**$168,400.00**	**$56,500.00**	$224,900.00
Total Fee		$235,000.00	$74,000.00	$309,000.00

3. SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by duly authorized officials, this Agreement in duplicate on the respective dates indicated below.

CITY OF ASHEBORO

_____

David Smith Date
Mayor

LE WOOTEN & COMPANY dba
THE WOOTEN COMPANY

W. B. J. 3/22/23

W. Brian Johnson, PE Date
Vice President

PRE-AUDITED STATEMENT

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

Finance Officer: _____
Date: _____

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

WHEREAS, On January 4, 2022, the NC Office of State Budget and Management (OSBM) notified the City of Asheboro had been appropriated 4 State Capital Infrastructure Fund (SCIF) Directed Grants.

WHEREAS, the City of Asheboro received one grant in the amount of $1,500,000 for repairs and renovations of downtown facilities.

WHEREAS, on May 4, 2022, the City of Asheboro's scope of work and grant agreement assigning the purpose of these funds to be for the trade street renovation project.

WHEREAS, on May 5, 2022, the City of Asheboro set up a Special Revenue Fund to account for the funding and the expenses (as unassigned) related to this grant.

WHEREAS, the contract for design services for the project was awarded to The Wooten Company in December 2022 for an amount not to exceed $235,000.

WHEREAS, the City of Asheboro has requested to expand the description of work in the Wooten Company contract to include the addition of North Street (from Trade Street to Sunset) as part of the project scope.

WHEREAS, the cost of this change order (change order #1) is $74,000.

WHEREAS, with the approval of change order #1, the total contract with The Wooten Company is $309,000.

WHEREAS, the City of Asheboro would like to set up a unique expense line item for engineering services in the project fund to account for the Wooten Company contract.

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 expense line items be decreased / increased:

Line Item	Description	(Decrease) Increase
67-700-500.0000-67	Downtown Facilities – Unassigned	(309,000)
67-700-500.0001-67	Downtown Facilities - Engineering	309,000
	Net Change	0

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

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

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

PROSPECT LANDSCAPE ARCHITECTURE PLLC
227 Glascock Street
Raleigh, NC 27604

March 13, 2023

ADDITIONAL SERVICES REQUEST FORM

From: Jennifer Wagner, PLA, Owner, Prospect Landscape Architecture, PLLC

To: Trevor Nuttall, Community Development Director, City of Asheboro

Project: David & Pauline Jarrell Center City Garden

Reason For Request: Additional Revisions to Master Plan since final submittal in late 2021, including language and illustrations related to the visitor's center and cost estimate updates. One additional public meeting, and additional meetings with PTRC and the City to determine next steps and funding (including grant discussions, timeline, creek cleanup coordination and archaeology discussions).

Approximately 30 additional hours = $3,150
Reimbursables for printing and hotel additional public meeting = $285.86 (receipts enclosed)
Total Additional Services Requested: $3,436

Approval:

_____

Name / Signature / Date

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

_____

Finance Director

ORDINANCE TO AMEND THE GENERAL FUND
FY 2022-2023

WHEREAS, In February 2021, the City Council of the City of Asheboro authorized the execution of the contract with Prospect Landscape Architecture for programming, conceptual design, master planning and construction drawings for the David and Pauline Jarrell Center City Garden.

WHEREAS, the original proposal was for $107,000.

WHEREAS, additional services were requested such as revisions to the Master Plan since final submittal in late 2021, including language and illustrations related to the visitor's center and cost estimate updates.

WHEREAS, one additional public meeting and additional meetings with PTRC and the City were held to determine next steps and funding (including grant discussions, timeline, creek cleanup coordination and archaeology discussions.

WHEREAS, these changes required an additional 30 house of work and reimbursable expenses including printing and hotel.

WHEREAS, a contribution of $3,436 from the General Fund is needed to cover these changes

WHEREAS, the City of Asheboro desires amend the 2022-2023 budget to as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

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

That the following Revenue line items be increased:

Line Item	Description	Amount
10-000-399.0000	Fund Balance Appropriation	$3,436

That the following Expense line items be increased:

Line Item	Description	Amount
10-620-575.0000	Contribution to David & Pauline Jarrell City Garden Fund	$3,436

ORDINANCE TO AMEND THE GENERAL FUND
FY 2022-2023

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

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

ORDINANCE TO AMEND
DAVID AND PAULINE JARRELL CITY GARDEN FUND
FY 2022-2023

WHEREAS, In February 2021, the City Council of the City of Asheboro authorized the execution of the contract with Prospect Landscape Architecture for programming, conceptual design, master planning and construction drawings for the David and Pauline Jarrell Center City Garden.

WHEREAS, the original proposal was approved for $107,000.

WHEREAS, additional services were requested such as revisions to the Master Plan since final submittal in late 2021, including language and illustrations related to the visitor's center and cost estimate updates.

WHEREAS, one additional public meeting and additional meetings with PTRC and the City were held to determine next steps and funding (including grant discussions, timeline, creek cleanup coordination and archaeology discussions.

WHEREAS, these changes required an additional 30 house of work and reimbursable expenses including printing and hotel.

WHEREAS, a contribution of $3,436 from the General Fund is needed to cover these changes

WHEREAS, the City of Asheboro desires amend the 2022-2023 budget to as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

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

That the following revenues be increased:

Line Item	Description	Increase
75-000-300.1000-75	Contribution from General Fund	$3,436

That the following Expense line item be increased:

Line Item	Description	Amount
75-000-400-9000-75	Professional Services –Landscape Design	$3,436

ORDINANCE TO AMEND
DAVID AND PAULINE JARRELL CITY GARDEN FUND
FY 2022-2023

Adopted this the 6th day of April 2023.

_____
David H. Smith, Mayor

ATTEST:

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

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A RESOLUTION SUPPORTING AND AUTHORIZING AN APPLICATION FOR A STATE GRANT/LOAN FOR THE LAKE LUCAS DAM INTAKE IMPROVEMENTS PROJECT

WHEREAS, the Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (codified in Chapter 159G of the North Carolina General Statutes) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction for a drinking water treatment works; and

WHEREAS, the City of Asheboro (hereafter referred to interchangeably as the "City" and the "Applicant") needs and intends to construct water treatment works improvements described as the Lake Lucas Dam Intake Improvements Project (hereafter referred to as the "Project"); and

WHEREAS, the City intends to request state loan or grant assistance for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro (hereafter referred to as the "Council") that the City, if approved for a State loan or grant award, will arrange financing for all remaining costs of the Project; and

BE IT FURTHER RESOLVED by the Council that the City will adopt and place into effect on or before completion of the Project a schedule of fees and charges, in addition to other available funds, that will provide adequate funding for the proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt; and

BE IT FURTHER RESOLVED by the Council that a provision will be included in the loan agreement authorizing the State Treasurer, upon failure of the City to make scheduled repayment(s) of the loan, to withhold from the City any State funds that would otherwise be distributed to the City in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan; and

BE IT FURTHER RESOLVED by the Council that the City will provide for the efficient operation and maintenance of the Project infrastructure upon completion of the construction thereof; and

BE IT FURTHER RESOLVED by the Council that John N. Ogburn, III, who is the city manager for the Applicant (the city manager will be hereafter referred to as the "Authorized Official"), and any successor so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan to aid in the construction of the Project described above; and

BE IT FURTHER RESOLVED by the Council that the Authorized Official, and any successor so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the Project, to make the assurances as contained above, and to execute such other documents as may be required in connection with the application; and

BE IT FURTHER RESOLVED by the Council that the City has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the Project and to Federal and State grants and loans pertaining thereto.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting that was held on the 6th day of April, 2023.

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

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

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

Tel: 336-626-1201 Ext. 258

Fax: 336-626-1218

BID SUMMARY
CHEMICALS BIDS FOR THE CITY OF ASHEBORO
WATER/WASTEWATER TREATMENT PLANTS
MARCH 28, 2023

The City of Asheboro received fourteen (14) bid packages listed on the attached Bid Tabulation Sheet at 2:00 PM, March 14, 2023. These bids are for seven (7) chemicals needed for operations at the Water/Wastewater Treatment Plants. These bids include furnishing chemicals to the plants for the time period from April 16, 2023 to April 15, 2024.

Bids for Liquid Caustic, Fluosilicic Acid, Calcium Nitrate, Sodium Permanganate and Calcium Hydroxide/Magnesium Hydroxide Slurry Blend were solicited via advertising in accordance with City practice but the total purchasing amount for these chemicals is under the formal bidding threshold.

It is recommended that the contracts to purchase chemicals from April 16, 2023 to April 15, 2024 be awarded to the responsive low bidders as listed below:

Chemical	Company	Price
Liquid Alum	C & S Chemicals	$399.00/Ton
Liquid Caustic	Univar, USA, Inc.	$938.00/Ton
Fluosilicic Acid	Univar, USA, Inc.	$498.00/Ton
Sodium Hypochlorite	Univar, USA, Inc.	$1.71/Gal
Calcium Nitrate	Aulick Chemical Solutions.	$2.71/Gal
Sodium Permanganate	Amerochem Corporation	$19.87/Gal
Calcium Hydroxide/Magnesium Hydroxide Slurry Blend	Polytec, Inc	$1.70/Gal

By: _____
Michael D. Rhoney, P.E.
Water Resources Director

CITY OF ASHEBORO CHEMICAL BID TABULATION MARCH 14, 2023

Company Name	Liquid Alum	Liquid Caustic	Flousilcic Acid	Sodium Hypochlorite 12%	Calcium Nitrate	Sodium Permanganate	Calcium Hydroxide/Magnesium Hydroxide Slurry Blend
Affinty Chemical, LLC NSF CERT (X)	$550.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Amerochem NSF CERT (X)	No Bid	No Bid	No Bid	No Bid	No Bid	$ 19.87	No Bid
Aulick Chemical Solutions NSF CERT ( )	No Bid	No Bid	No Bid	No Bid	$ 2.71	No Bid	No Bid
Brenntag Southeast NSF CERT (X)	No Bid	$1,016.00	No Bid	No Bid	No Bid	No Bid	No Bid
C & S Chemicals NSF CERT (X)	$399.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Cape Fear Water Solutions NSF CERT ( )	No Bid	No Bid	No Bid	No Bid	$3.1899	No Bid	No Bid
Chemrite NSF CERT (X)	No Bid	No Bid	No Bid	No Bid	No Bid	$ 26.42	No Bid
Chemtrade NSF CERT (X)	$506.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
G2O Technologies NSF CERT (X)	$570.14	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
JCI Jones Chemicals NSF CERT (X)	No Bid	$1125.00*	No Bid	No Bid	No Bid	No Bid	No Bid
Pencco, Inc. NSF CERT (X)	No Bid	No Bid	$ 626.00	No Bid	No Bid	No Bid	No Bid
Polytec, Inc. NSF CERT ( )	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	$ 1.70
Shannon Chemical NSF CERT (X)	No Bid	No Bid	No Bid	No Bid	No Bid	$ 24.77	No Bid
Univar, USA NSF CERT (X)	$495.79	$ 938.00	$ 498.00	$ 1.71	No Bid	No Bid	No Bid
 NSF CERT (X)							
MINIMUM	$399.00	$938.00	$498.00	$1.710	$2.7100	$19.87	$1.70
MAXIMUM BID	$570.14	$1,016.00	$626.00	$1.710	$3.1899	$26.42	$1.70

* Non Responsive

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

AUTHORIZATION TO PROCURE PROFESSIONAL CONSULTING SERVICES TO ASSIST THE WATER RESOURCES DIVISION WITH UTILIZING THE DESIGN-BUILD METHOD TO COMPLETE THE WOLFSPEED WATER LINE EXTENSION PROJECT

WHEREAS, on February 9, 2023, the Asheboro City Council approved a Memorandum of Understanding between the North Carolina Department of Commerce and the City of Asheboro (the "City") accepting funding for municipal water infrastructure improvements necessary to extend water service to the Wolfspeed economic development project; and

WHEREAS, in furtherance of the economic development project, the City needs and intends to construct water line improvements described as the Wolfspeed Water Line Extension Project (the "Project"); and

WHEREAS, the City's professional staff has recommended procuring professional consulting services (the "Consultant") to assist the water resources division in using the design-build method to achieve the successful delivery of the Project; and

WHEREAS, the Consultant must be prepared to help the City develop detailed project criteria designed specifically to meet the City's needs and to manage project risk; and

WHEREAS, the consulting services may include criteria development, design administration, review of equipment and material specifications, review of Project costs, commissioning, and other applicable support functions and services; and

WHEREAS, the Consultant must be willing to customize the requested professional services to match the Project's requirements and the City's needs, specifically including the need for services that supplement the City staff's availability for additional work assignments and the existing staff's experience with the design-build method of project delivery; and

WHEREAS, in addition to extensive experience with the design-build method of project delivery, the Consultant shall have thorough knowledge and expertise with all components of linear pipeline installation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the governing board concurs with the staff recommendation and hereby authorizes City staff to proceed with the procurement of the above-described professional consulting services in accordance with all applicable laws and administrative regulations.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting that was held on the 6th day of April, 2023.

_____
David H. Smith, Mayor

ATTEST:

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