SPECIAL MEETING AGENDA
CITY COUNCIL, CITY OF ASHEBORO
FRIDAY, FEBRUARY 23, 2024, 12:00 NOON

1. Mayor Smith welcomes everyone and calls the meeting to order.

2. City Manager John Ogburn will introduce the meeting facilitator, Matt Reece from the Piedmont Triad Regional Council (PTRC), who will review the agenda.

3. City Manager John Ogburn will review areas of focus of the 20/20 Strategic Plan.

4. Zoo City Sportsplex.

    (a) City Engineer Michael Leonard, PE to discuss Change Orders for Terry's Plumbing and Utilities.

    (b) Finance Director Debbie Reaves will request council action on two ordinances:

        (i) An amendment of the State Capital Infrastructure Fund; and
        (ii) An amendment of the Zoo City Sportsplex Fund.

    (c) Recreation Services Director Jonathan Sermon will discuss the Grand Opening Date for the Zoo City Sportsplex.

5. Factors impacting planned Capital Projects.

6. Summary of planned Capital Projects.

    (a) Facilities Maintenance Director Jimmy Cagle, Michael Leonard, and Jonathan Sermon will review the status of McCrary Ballpark, including a discussion on the Ballpark Lease Agreement.

(b) Community Development Director Trevor Nuttall and John Ogburn will discuss Public Transportation.

(c) John Ogburn, Fire and Rescue Department Chief Willie Summers, and Trevor Nuttall will lead the discussion for the Emergency Operations Center - Fire Station 3.

(d) Trevor Nuttall will lead the discussion on the Jarrell Garden Project.

(e) Utility Inspections Supervisor Pearson Parks and Trevor Nuttall will discuss the Trade Street Project.

(f) Public Works Director David Hutchins will discuss the parking lot which supports the Trade Street Project.

7. Matt Reece with PTRC will begin the prioritization process.

8. Adjournment.

Item 4 A

Terry's Plumbing & Utilities, Inc
****

465 Lewallen Rd
Asheboro, NC 27205
336-625-1090
336-625-1440 Fax
tpuinc@triad.rr.com

January 29, 2024

City of Asheboro
146 North Church Street
Asheboro, NC 27203

Attn: Mr. Michael Leonard, PE

Ref: Zoo City Sportsplex Change Order 10

Dear Mr. Leonard,

Please find below additional items added to the Sportsplex project as requested.

1. Bridge #1	$ 30,730.00
2. Bridge #2	30,730.00
3. 4' black fence at dog park	28,000.00
4. 6' blk fence and galv. fence for maintenance building.	37,900.00
5. Flagpole footings, grading and pad	27,405.00
6. Donor sign construction	27,985.00
7. Change walking trail from dust to concrete 52,717 SF	632,604.00
8. Access rd. to Field 8.	3,000.00
9. Add retaining walls to Bld. C., Fields 7, 8 and parking lot 5	25,000.00
10. 2" copper flush connector @ Building C	3,000.00
11. Add (2) CB's @ Field 1.	6,000.00
12. Convert ex CB to YI @ Field 1.	2,000.00
13. Add (3) CB's in parking lot @ Field 5.	9,000.00
14. Add (2) CB's and 80 LF 15" HDPE @ Field 7.	9,200.00

TOTAL CO #10 REQUEST **$ 872,554.00**

Sincerely,

C. Terry Tucker, President
License # 51103 Unlimited

Item 4 A

Terry's Plumbing & Utilities, Inc
****
465 Lewallen Rd
Asheboro, NC 27205
336-625-1090
336-625-1440 Fax
tpuinc@triad.rr.com

February 1, 2024

City of Asheboro
146 North Church Street
Asheboro, NC 27203

Attn: Mr. Michael Leonard, PE

Ref: Zoo City Sportsplex Change Order 11

Dear Mr. Leonard,

Per your request, please find below the following deductions to the contract for the items not going to be utilized on the project.

Item 16- ADD silt fence outlets if directed 8 ea. @300.00.
Deduct.......................... $ 2,400.00

Item 19- Landscape seeding of playing fields 1 thru 8. 111000 SF @ 1.50.
Deduct.......................... $ 166,500.00

Item 57- retaining wall #4 64 +- LF @ $3000.00.
Deduct..........................$3,000.00

Item 88- 6 x ¾" saddle, corp, meter box and setter 1 EA. @ $925.00
Deduct..........................$ 925.00

Item 177- Building C final clean up 1 ea. @ $2,500.00
Deduct..........................$2,500.00

Item 184- Add clearing and grubbing at property lines 7.5 acres @ $15,000.00.
Deduct..........................$15,000.00

Item 188- 8' Gravel dust trail 24000 sf @ $3.00.
Deduct..........................$ 72,000.00

Item 225 – revised unit cost PH 2 gravel dust trails.
Deduct..........................$ 143,585.00

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Item 228- Under brush clearing PH 2. 1 ea. @ $20,000.00.
Deduct.......................... $ 20,000.00

Item 239-UTV building exterior concrete. 1 ea. @ $3,000.00
Deduct.......................... $ 3,000.00

Item 241- UTV building final clean up. 1 ea. @ $2,000.00
Deduct.......................... $ 2,000.00

Total deductions from Contract .... $ 430,910.00

If you have any further questions, please contact our office.

C. Terry Tucker, President

Terry's Plumbing & Utilities, Inc.
License No. 51103 Unlimited

Item 4 B 1

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:

Line Item	Description	Increase
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:

Line Item	Description	(Decrease) Increase
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.

David H. Smith, Mayor

ATTEST:

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

Holly H. Doerr, CMC, NCCMC, City Clerk

Item 4 B 11

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:

Account #	Expense Description	Increase
74-000-381.0000-74	SCIF Grant 23-24	$619,644

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

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

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

Adopted this 23rd day of February 2024.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CAPITAL PROJECT SUMMARY – FEBRUARY 23, 2024

1. **Project Name:** McCrary Baseball Park Improvements

2. **Presenters:** Michael Leonard and Jimmy Cagle

3. **Current Scope of Work:** Complete renovation of McCrary Ballpark including new field turf, field lighting, grandstands, dugouts, restrooms, concession stand, paving existing parking area. brick and metal fencing. Also includes extending parking area and paving, parking lot lighting, land purchase for I-73/74 signage, playground, storm sewer improvements, retaining wall.

4. **Adopted Strategic Plan Alignment:** Consistent with Plan's goal of enhancing quality of life through Parks, Recreation and Open Space.

5. **Total Adopted Project Budget as of 2-23-2024:** $9,659,403

6. **Source of Funding in current adopted Budget of $9,659,403:**
   - Donations $1,650,000
     - JB Davis $100,100
     - Pugh Brothers ($1M)
     - Randolph County $500K
     - Kiwanis $49K
   - GF Contributions budget $7,009,403
   - State Grant 2022-2023 budget $1M

7. **Project Status:** 93% current scope completed

8. **Tasks to Complete:**
   a. Terrys Plumbing $488,837.24 encumbered (binder, Asphalt, Concrete for all sidewalks, stone base lot 2, storm sewer, catch basin, retaining Wall)
   b. Statue of Baseball Pitcher - encumbered- %50 paid, remainder of $2480 due upon delivery.
   c. Facilities Maintenance Tasks
      i. Finish fencing and gates- estimated at $109,000
      ii. Finish and Install Sound system- encumbered $49,648 install 3/11-14
      iii. Purchase and install Parking Lot Lights –
         1. conduit needs to be repaired – scope to be investigated and cost TBD estimated at $2500
         2. cost of lighting- estimated at $60,000 upper and lower parking
      iv. Install new LED Field Lights encumbered at $226,450

9. **Timeline to Complete:** Late March 2024 - weather permitting

10. **Unfunded Tasks needing Council Guidance (funding can be appropriated in project budget based on Council decision):**
    a. Beer Garden / Watering Hole – Work done by Facilities Maintenance
        i. Re-erect and renovate old structure including improvements to allow for food preparation inside. Shell cost estimated at $225,000
        ii. construct new structure – estimated at $400,000
        iii. Food Service Appliances for either structure- TBD
    b. Maintenance / Umpire Changing Room Building- Estimated at $175,000
    c. Batting Cages
        i. Batting Tunnel- Quoted at $84,000
        ii. Batting Cages under one steel structure roof, open sides- estimated at $125,000
    d. Signage
        i. 2- Bronze Plaques for restroom wall to highlight Blue Comets & Legion teams- quote at $38,000 - need 2nd comparable quote
        ii. Signage along Hwy 220 – design and cost TBD

CAPITAL PROJECT SUMMARY – FEBRUARY 2024

1. **Project Name:** Public Transit Expansion

2. **Presenters:** John Ogburn and Trevor Nuttall

3. **Current Scope of Work:** Launch Zoo City Loop in partnership with RSAA, which operates RCATS, to provide fixed transportation route service Monday-Friday around city to approximately 20 destinations.

4. **Adopted Strategic Plan Alignment:** Consistent with Economic Development mission "to support residents' access" to employment and "to entice residents to do much of their spending within the Asheboro Economy".

5. **Total Estimated Cost:**
   a. Year 1: $834,000
   b. Future Year: $210,000

6. **Source of Funding:**
   a. Year 1
      i. NCDOT grant: $440,000 for purchase of 4 electric vehicles
      ii. City: $394,000 to assist RSAA with lot improvements, charging infrastructure, staffing, and administration
   b. Future Year
      i. City: Escalating from $210,000 for operating expenses

7. **Deadline for Grant Funding:** Funding agreement not yet received. Deadline unknown but expected to require expenditure of funds within 12 months of agreement execution.

8. **Project Status:** Preliminary programming work completed.

9. **Tasks to Complete:** Receive and enter into funding agreement with NCDOT and RCATS/RCSAA and appropriate approximately $400,000 in upcoming budget for implementation and launch. Tasks include the purchasing of vehicles, staffing, marketing, and placing signage at stops. Determine required rider fare to defray some operational cost.

10. **Timeline to Complete (if identified as priority):** Final programming would commence in early summer. Service likely would begin in 2025.

11. **Alternatives:** Defer investment to future year or further investigate a micro-transit solution (i.e. publicly supported on-demand service similar to Uber or Lyft). More investigation of micro-transit would be required but it is not anticipated to be less costly than the Zoo City Loop and likely could not begin prior to 2026. The NCDOT grant for vehicle purchase likely would be forfeited if not purchased for and utilized in association with operation of a fixed route service.

Item 6 C

CAPITAL PROJECT SUMMARY – FEBRUARY 2024

1. **Project Name:** Emergency Operations Center / Third Fire Station / Extension of Crestview Church Road

2. **Presenters**: John Ogburn and Willie Summers

3. **Current Scope of Work:** Design construct an Emergency Operations Center / Third Fire Station on property acquired by city on Zoo Parkway. Present plans are for an 18,000 s.f. 3-bay facility. Project involves extending Crestview Church Road into the city's property, constructing a right-turn lane, and installing public water and sewer utilities.

4. **Adopted Strategic Plan Alignment:** Consistent with Plan's goal of enhancing Asheboro's quality of life, with particular attention on "Public Safety".

5. **Total Estimated Cost:**
   a. Current Year: $13,000 to complete the partial schematic design.
   b. Future Year: $700,000 to complete design, $132,000 for extension of Crestview Church Road, and between $10.1M and $11.9M for facility construction. Total construction cost is estimated at between $500 and $600 per square foot. Total cost will depend on the size of the building constructed. Construction administration services would add more cost. Estimated costs are not inclusive of staffing and equipping the facility.

6. **Source of Funding:**
   a. Current Year: City
   b. Future Year
      i. FEMA grant: $3M, provided all federal regulations are met to receive funding.
      ii. State SCIF grant: $1.9M
      iii. City: Up to $7.8M unless other state or local funding is secured. Staff continues to investigate state and federal funding opportunities.

7. **Deadline for Grant Funding:**
   a. Funds must be spent in 2025 unless an extension is granted. Extension requests are planned but are not guaranteed to be granted.

8. **Project Status:** Schematic (partial) Design 65% complete. Work continues to gather the necessary design and construction details to complete the Environmental and Historical Properties screening required by FEMA.

9. **Tasks to Complete:** Finish schematic design sufficiently to submit EHP to FEMA, complete schematic design and construction drawings, extend Crestview Church Road and utilities into property, bid and construct project.

10. **Timeline to Complete (if identified as priority):** Finish schematic design in March 2024 and submit EHP to FEMA. Obtain NCDOT and NCDEQ permits and approvals for extension of Crestview Church Road in June 2024. Begin roadway and utility project in summer, 2024 and complete within 120 days. Obtain EHP approval from FEMA in fall 2024, complete design with architect in late 2024. Bid project, obtain permits, and break ground in early-mid 2025.

11. **Alternatives:** Building size could be reduced but significant local contributions likely still would be needed. Existing development and recent land use approvals have compelled the need for a Third Station. With the NC Zoo coming into the city limits in July 2024, the city will need to determine how to most efficiently and effectively serve that facility as well. Options include:

    a. Reducing the size of Station 3 while partnering with the State to construct a satellite station closer to the Zoo to cover it and adjacent city jurisdiction.
    b. Continue investigation of a satellite station in close proximity to the Randolph County Emergency Service Facility that has housed AF&RD personnel (such a station would not address all of the coverage issues).
    c. Consider a Mutual Aid Agreement. Note, such agreements ideally result in the same level of service provision that AFRD would provide (i.e. the number of personnel and fire apparatus placed on the initial alarm).

CAPITAL PROJECT SUMMARY – FEBRUARY 2024

1. **Project Name:** Jarrell Center City Garden

2. **Presenter:** Trevor Nuttall

3. **Current Scope of Work:** Develop the 3.5-acre city owned property into the David and Pauline Jarrell Center City Garden consistent with the Master Plan adopted in 2023.

4. **Adopted Strategic Plan Alignment:** Consistent with Plan's goal of enhancing quality of life through Parks, Recreation and Open Space.

5. **Total Estimated Cost:**
    a. Current Year: $240,000 for site preparation and installation of decorative barrier for site control.
    b. Future Year: $1.25M to construct the project. Does not include construction of a visitor center on the property.

6. **Source of Funding:**
    a. Current Year: City
    b. Future Year: City
        i. Note: grant funding has been pursued for this property but has not yet been secured. A state Environmental Enhancement Grant application was submitted but not awarded in 2023. Another request ($250,000) could be submitted if the program continues. A Land and Water Conservation Fund grant has been prepared for the next cycle of funding and preliminary feedback provided. Chances of award are uncertain – unlikely that more than $300,000 would be awarded. Based on program parameters. PARTF funding ($500,000) could also be pursued in a future grant cycle. All grants require no work to be done on funded elements until an announcement of . Most grants require sizeable matching funds from the applicant.

7. **Deadline for Grant Funding:** N/A – no grants currently secured.

8. **Project Status:** 100% design drawings have been prepared. The city has been awaiting word from the Army Corps of Engineers on jurisdictional matters since late last year. City personnel have begun site preparation work outside of the area in question in anticipation of construction.

9. **Tasks to Complete:** Finish construction staking, determine role of city forces in construction, identify and bid elements to be built by outside contractors.

10. **Timeline to Complete (if identified as priority):** Continued site preparation work outside of the suspected jurisdictional area of the Army Corps could begin immediately and be completed in the next several months. Bid documents for elements to be contracted out could be ready within 60-90 days which would put start of construction in late summer. Garden could be open to the public in mid-2025.

11. **Alternatives:** If city funds are not expected to be available in the next fiscal year, the project could be suspended until sufficient grant funding is secured. Another option could be to build a modified version of the garden's master plan to reduce construction cost and eliminate or adjust some of the more expensive elements. This option would require an idea of anticipated city funding availability and require additional time and work to develop a revised scope.

Item 6 E

CAPITAL PROJECT SUMMARY – FEBRUARY 2024

1. **Project Name:** Trade and North Street Infrastructure Project

2. **Presenters**: Pearson Parks and Trevor Nuttall

3. **Current Scope of Work:** Replace all obsolete underground utilities in Trade Street and North Street and use this work as an opportunity to bury all overhead utility lines. Following the underground work, new curbing, sidewalks and pavement will be built. Decorative sidewalk stamping, new streetlights, and landscaping are included in the project. On-street parking will be replaced with 2 large loading areas to encourage deliveries to occur from outside of street travel lanes.

4. **Adopted Strategic Plan Alignment:** Consistent with Plan's goal of proactively protecting city infrastructure and planning for the center city area.

5. **Total Estimated Cost:**
    a. Current Year: $130,000 to finish design work.
    b. Future Year: $1.65M to construct the project plus up to $150,000 to defray costs property owners may face to prepare to receive new underground power.

6. **Source of Funding:**
    a. Current Year: State SCIF grant.
    b. Future Year
        i. State SCIF grant: $1.15M
        ii. City: Up to $650,000. If the city is able to perform a significant amount of the work, cost could be reduced. Staff still is trying to determine total property owner cost, but it is not expected to exceed $150,000.

7. **Deadline for Grant Funding:**
    a. Funds must be spent in 2025 unless an extension is granted. An extension is not guaranteed to be granted.

8. **Project Status:** Design has been paused at 65% complete as the project team has waited for property owners to provide the city with cost estimates. A decision will need to be made soon whether to move forward given current information or to scale back the project to eliminate the undergrounding of overhead utilities due to financial limitations and uncertainty.

9. **Tasks to Complete:** Receive estimates from property owners and finalize cost projections allowing design work to proceed. Finish design drawings and move into the construction phase of the project.

10. **Timeline to Complete (if identified as priority):** Design completed in summer. Construction could begin in the fall of this year and is expected to take up to ten months to complete.

11. **Alternatives:** Revise the project scope only to replace current underground infrastructure and make more modest improvements to the streetscape to include repoured sidewalks, new asphalt and possibly streetlights. Less likely that city funds would be required for implementation of this revised scope, but the overall aesthetic impact would be diminished. Additional design work would be required and the timeline to begin would be delayed by several months.

CAPITAL PROJECT SUMMARY – FEBRUARY 2024

1. **Project Name:** Downtown Parking and Dumpster Install

2. **Presented by:** David Hutchins

3. **Current Scope of Work:** Install in ground dumpsters, design and finish parking lot between Trade Street and Fayetteville Street side of gym parking lot.

4. **Adopted Strategic Plan Alignment:** Consistent with Plan's goal of proactively protecting city infrastructure and planning for the center city area.

5. **Total Estimated Cost:** $71,000

6. **Source of Funding:** General Fund – plan to re-allocate budgeted funds in Street Department budget for this project. Labor costs are budgeted in the Street Department and are not included in this scope.

7. **Project Status:** Not started. Much of this project needs to be completed prior to the Trade and North Street Infrastructure project. Paving cannot be finished until a decision is made on what utilities will be replaced and or moved underground with that project.

8. **Tasks to Complete:**
   a. Gain site control (effort underway).
   b. Engineering establishes elevations for finish grade.
   c. Street Department – grading and digging for concrete foundation for dumpsters. (Dumpsters purchased in prior fiscal year and on site at Public Works) and electrical conduit install based on approved scope of Trade Street Project
   d. Gravel parking lot and dumpster sleeves to meet sub grade.
   e. Setting stone and contracting out concrete curb and gutter installation and concrete flatwork.
   f. Backfill and landscaping.
   g. Asphalt binder and topcoat asphalt.
   h. Parking lot painted.

9. **Timeline to Complete (if identified as priority):** Street Department estimates 2 months for their side and advises contributing factor to timeline is electrical work that is outside the scope of this project.

10. **Alternatives:** No alternatives apparent.