

**NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD**

**OXFORD CITY HALL, BOARD MEETING ROOM,
MONDAY, JANUARY 29, 2007 AT 5:45 PM**

The Mayor and Board of Commissioners of the City of Oxford met for a Special Session at City Hall, 300 Williamsboro Street at the above-mentioned time and place.

Present: Mayor Alvin Woodlief, Jr.
Mayor Pro Tem Howard G. Herring, Sr.
Commissioner Paul Kiesow
Commissioner Chance Wilkinson
Commissioner S. Quon Bridges
Commissioner Robert Shope
Commissioner Robert B. Williford, Sr.
Commissioner Stephen C. Powell

Present also were City Manager Thomas S. Marrow and City Clerk Tanya S. Weary.

All members of the board and local news media were notified of the time, place and purpose of the meeting.

Mayor Woodlief called the meeting to order.

**ATTORNEYS TO BE APPOINTED TO PLANNING BOARD & ZONING BOARD OF
ADJUSTMENT APPROVED BY CONSENSUS**

Mayor Woodlief asked for a consensus of the Board of Commissioners if the two suggested attorneys could be appointed to the Planning Board and Zoning Board of Adjustment and sworn in at the February meeting.

Commissioner Shope asked if other attorneys were asked or if any others had applied? Mayor Woodlief explained several were asked but the date and time conflicted with their schedules.

Commissioner Herring added that the Mayor has authority to recommend/appointment attorneys to fill the vacancy on the Planning and Zoning Boards.

A consensus was taken and it was agreed by all Board of Commissioners to appoint the two suggested attorneys to the Planning Board and Zoning Board of Adjustment and be sworn in at the February meeting.

(Note: The two attorneys being referred to are: Willie S. Darby – Zoning Board of Adjustment and Lori A. Dutra – Planning Board.)

OXFORD PARK PHASE II RECREATION MASTER PLAN
APPROVED FOR PARTI GRANT APPLICATION

Recreation Director Mary Caudle explained the Master Plan for the Oxford Athletic Park for the donated property on Horner Siding Road was approved last year. She explained the plan included ball fields and a series of amenities, such as a playground, shelters, batting cages, etc. She added it would host also recreational events. Ms. Caudle indicated the State recommended splitting the plan into 2 phases in order to apply for two separate grants. She added the State awarded \$500,000 last year. She noted City Manager Marrow, City Engineer Thomas and herself have interviewed three architectural firms and will bring these before the Recreation Committee. She noted the selected firm would oversee the construction of the park.

Ms. Caudle stated land value was \$40,000 per acre and the appraiser indicated the value for Phase II would exceed this amount due to the existing amenities in Phase I. She explained the value was not as high as anticipated; therefore the reasoning for the following options for Phase II:

Oxford Athletic Park - Phase II

	Option 1	Option 2	Option 3	Option 4	Option 5
Playground	\$28,000	\$0	\$0	\$28,000	\$28,000
Little League Field	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Softball Field	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000

Football/Soccer Field	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Walkways	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Trail	\$5,525	\$5,525	\$5,525	\$5,525	\$32,000
Parking - stone base course	\$12,150	\$12,150	\$12,150	\$12,150	\$75,000
Parking - polypavement	\$2,700	\$2,700	\$2,700	\$2,700	\$25,000
Landscaping/trees & seeding	\$28,750	\$28,750	\$28,750	\$28,750	\$28,750
Grading	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Shelter	\$25,000	\$0	\$0	\$25,000	\$25,000
Small restroom/concession	\$45,000	\$45,000	\$70,000	\$70,000	\$70,000
Total Construction Cost	\$485,125	\$432,125	\$457,125	\$510,125	\$621,750
Contingency - 5%	\$24,256	\$21,606	\$22,856	\$25,506	\$31,088
Planning & Engineering - 8%	\$38,810	\$34,570	\$36,570	\$40,810	\$49,740

*Paved Trails
*Paved Parking
*Batting Cages

Total Project Cost	\$548,191	\$488,301	\$516,551	\$576,441	\$702,578
Less Appraised Property Value	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000
City' Cost	\$126,596	\$96,651	\$110,776	\$140,721	\$203,789

State Will Pay	\$421,596	\$391,651	\$405,776	\$435,720	\$500,000
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Ms. Caudle stressed the importance of a restroom/concession area. She explained option 1 presents a restroom/concession area as a block building with two stalls for men and women and open space with no heat for \$45,000. Option 3 would cost \$70,000, similar to Webb High School's. Commissioner Powell asked if the proposed restroom/concession area would serve the a large crowd? He added the GAP has an area that can be rented by the public. Ms. Caudle explained Phase I's concession area would accommodate a large crowd.

Ms. Caudle added option 5 illustrates what would have to be done to get \$500,000, which includes, paved trails, paved parking and batting cages. She explained the City would receive \$295,000 automatically and every dollar over this amount spent, the City will receive another dollar from the State. She noted a budget amendment is not needed at this point; the State will send the City a check. She stressed the money would not be spent until 1 – 2 years. Ms. Caudle

realized Option 4 is the best, but Option 3 is an adequate plan. She suggested asking civic organizations to donate funds or equipment for a playground. The commissioners agreed. She noted a second entrance has been added to the plan.

Commissioner Bridges, Chairman of the Recreation Committee, recommended Option 3 because it is important to have a nice restroom/concession area.

Commissioner Shope recognized facial brick would be added to the shelters due to the rising cost of materials.

Commissioner Kiesow asked when construction would begin? Ms. Caudle replied construction for Phase I would begin in 2008, followed by Phase II. Commissioner Kiesow asked when the money would be needed? Ms. Caudle responded the money does not need to be allocated until it is spent and added the City would have \$800,000 to spend first. Commissioner Kiesow asked how this would be budgeted? City Manager Marrow explained Jim Winston noted the fund balance would be restricted \$110,000 or the figure chosen in upcoming budgets.

Commissioner Powell asked if this project would be something the City would say what if we had done this in years to come? Mayor Woodlief noted between this facility and the GAP should cover what is needed. Ms. Caudle recognized different groups have made suggestions for the plan.

Commissioner Kiesow asked when additional staff would be needed? Ms. Caudle explained the park would probably open in 2009 and part time people would be needed.

City Manager Marrow recognized grading is expensive and Stormwater funds could be used to match the grant in order to grade around the Stormwater retention pond and the creek.

Commissioner Bridges, Chairman of the Recreation Committee motioned to approve Option 3 as presented for Phase II of Oxford Athletic Park and for the staff of the Recreation

Department submit a PARTF grant application for Phase II at Oxford Athletic Park as written to include \$295,000 for land acquisition by donation and a budget commitment of \$110,776 for a total grant application project cost of \$516,551. Commissioner Powell seconded the motion. The motion passed unanimously.

ADJOURNMENT

There being no further business to discuss, Mayor Woodlief adjourned the meeting.