



City of High Point

Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

Meeting Agenda

Finance Committee

Britt Moore, Mayor Pro Tem, Chair

Committee Members:

Michael Holmes

Monica Peters

Victor Jones

Jay Wagner, Mayor (Alternate)

Thursday, January 7, 2021

4:00 PM

3rd Floor Council Chambers

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER

PENDING ITEMS

[2020-528](#)

Resolution- Proposed System Development Fee

The required public hearing for this matter was held on Monday, December 21, 2020 at 5:30 p.m. At that time, action was taken to refer this matter to the Finance Committee for further discussion regarding adoption of a proposed System Development Fee assessed by the Water and Sewer Funds according to the provisions of GS 162A, "North Carolina Water and Sewer Authorities Act." Staff recommends the proposed System Development Fees become effective October 1, 2021.

Attachments: [FINAL Resolution System Development Fee.pdf](#)

[FINAL System Development Fee Public Hearing.pdf](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution- Proposed System Development Fee

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Public Services Director
Robby Stone - Asst. Public Services Director
Glenda Barnes – PS Senior Financial Analyst
Tom Beckett – PS Civil Engineer

Meeting Date: December 21, 2020

Public Hearing: Yes

Advertising Date: N/A

Advertised By: N/A

Attachments: Resolution

PURPOSE:

To consider implementation of a proposed system Development Fee for High Point's water and sewer system.

BACKGROUND:

Currently Public Services uses frontage fees and acreage fees as charges for developer to connect to our water and sewer systems. The System Development Fee (SDF) will replace this process and the SDF will be based on an Equivalent Residential Unit (ERU) for both water and sewer. Stantec Consulting made a presentation before the City Council during Special Meetings held on August 3, 2020 and December 7, 2020. Stantec is recommending using the combined method for calculating the proposed System Development Fee, which is based on the cost of the existing system and planned capital improvements. The revenues from the System Development Fee can only be used for expansion-related capital projects.

System Development Fees have become the standard for most of North Carolina and any revenue collected from SDF can only be used to pay for expansions. SDF has the developer pay for expansion of services and should help relieve the current water and sewer users from paying for new development and service. The SDF information was posted on the City's website and the required 45-day comment period commenced on September 11, 2020 and concluded October 27, 2020.

The required public hearing was held and public comments were received.

BUDGET IMPACT:

There should be no impact on the budget for FY 2020-21, depending on the effective date of the implementation of the proposed System Development Fee. However, in the future budget years, the amount of funds raised by the SDF, could ultimately have a direct impact on the monthly water and sewer rates paid by our citizens.

RECOMMENDATION / ACTION REQUESTED:

Resolution & Exhibit A have been modified to reflect the Finance Committee's recommendation.

**RESOLUTION AUTHORIZING THE HIGH POINT CITY COUNCIL TO ESTABLISH
AND ADOPT SYSTEM DEVELOPMENT FEES ASSESSED BY THE WATER AND
SEWER FUNDS ACCORDING TO THE PROVISIONS OF GS 162A, “NORTH
CAROLINA WATER AND SEWER AUTHORITIES ACT”**

WHEREAS, The City of High Point (“City”) is a local political subdivision of the State of North Carolina, established and regulated by Chapter 98 of the Public Local and Private Laws of 1941, as amended by Chapter 793 of the 1969 Session Laws of Chapter 594 of the 1985 Session Laws, and

WHEREAS, N.C.G.S. §160A-312 provides authority for cities to acquire, construct, establish, enlarge, improve, maintain, own and operate public enterprises to furnish services to the City and its citizens; and

WHEREAS, the City owns certain public service enterprise facilities comprising a sanitary sewer system and a water system within the corporate limits of the City; and

WHEREAS, Article 8 of Chapter 162A of the North Carolina General Statutes provides the authority for cities to establish and adopt system development fees for public water and sewer systems in North Carolina; and

WHEREAS, the City currently uses acreage and frontage fees to assess costs for new development connections within its corporate limits; and

WHEREAS, the City finds that establishing System Development Fees, which include water and sewer system development fees, charged to new development connections will provide a more effective calculation for costs to the City; and

WHEREAS, as part of the calculation and consideration of the adoption of System Development Fees, a professional written supporting analysis was conducted that calculated appropriate system development fee amounts; and

WHEREAS, the High Point City Council desires to establish and adopt System Development Fees for calculating fees charged for water and sewer connections in new development within the City.

NOW, THEREFORE, BE IT RESOLVED by the High Point City Council that System Development Fees set forth in the terms and conditions attached hereto as “**EXHIBIT A**”, are hereby established and adopted to become effective on January 3, 2022.

Adopted this the 15th day of February, 2021.

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Resulting System Development Fees

Meter size	Water SDF	Sewer SDF	Total
5/8" x 3/4"	\$419.00	\$1,076.50	\$1,495.50
1"	\$698.50	\$1794.00	\$2,492.50
1 1/2"	\$1,396.50	\$3,588.50	\$4,985.00
2"	\$2,234.50	\$5,741.50	\$7,976.00
3"	\$4,888.50	\$12,559.00	\$17,447.50
4"	\$8,380.00	\$21,530.00	\$29,910.00
6"	\$18,855.00	\$48,442.50	\$67,297.50
8"	\$22,345.50	\$57,409.50	\$79,755.00
10"	\$32,124.50	\$82,535.50	\$114,660.00
12	\$60,055.50	\$154,294.50	\$214,350.00

A typical single-family home requires a 5/8" or 3/4" meter

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A typical single-family home requires a 5/8" or 3/4" meter

CITY OF HIGH POINT

AGENDA ITEM



Title: Condemnation - 1175 Roberts Lane

From: Reggie Hucks/ Inspections Director

Meeting Date: January 6, 2020

Public Hearing:

Advertising Date /

Advertised By:

Attachments: Photos

PURPOSE:

Demolish condemned structures located on tract of land located at 1175 Roberts Lane associated with a large assembly of people.

BACKGROUND:

Several non-conforming structures have been built on a tract of land at this location. During a winter storm, the roof on one of the structures collapsed, injuring two people. An investigation discovered several poorly constructed buildings, built without permits.

BUDGET IMPACT: \$5000.00

RECOMMENDATION / ACTION REQUESTED:

Adopt an ordinance ordering the demolition of all dangerous/ nonconforming structures located at 1175 Robert Lane.







Legislative File #2020-238

Ordinance No.

BK: R 8235
PG: 365-366
RECORDED:
01-09-2020
08:52:05 AM
BY: MARY MORGAN
DEPUTY-HP



2020001238
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

P/0 CHP
**CORRECTED ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT
TO DEMOLISH CERTAIN PROPERTY PURSUANT TO CHAPTER 160A, ARTICLE 19 OF THE
GENERAL STATUTES OF NORTH CAROLINA.**

28m
Reference Book 8234 Page 2547 dated 1-8-2020
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the Owner of following described property was ordered to repair and bring into compliance with the North Carolina State Building Code or demolish and remove the Building and clean and clear the site no later than March 6, 2019, and it further finds as a fact that the owner has failed to comply with said Order.

SECTION 2: No appeal of the inspector's order was taken and the Owner has failed and/or refused to take corrective action.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with Code of Ordinances; and Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

1175 Roberts Lane
High Point NC 27265

OWNERS

Brenda L. Amaya
701 A Oakview Road
High Point, NC 27265

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council
This the 6th day of January 2020

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



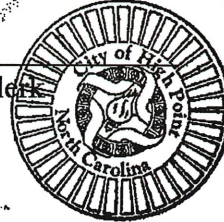
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on January 6, 2020 and upon approval by City Council will be recorded in Book 95 of the Official Minute Books and Ordinance Book Volume XXI, Ordinance No. 7585/20-001, page 1, Legislative File No. 2020-5 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 8th day of January 2020.

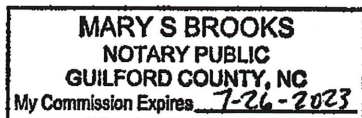
Lisa B. Vierling
Lisa B. Vierling, City Clerk



ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 8th day of January 2020.



Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



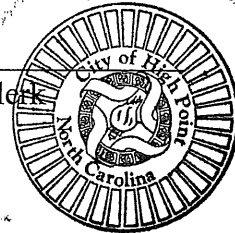
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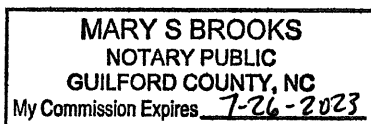
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Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

**CORRECTED ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT
TO DEMOLISH CERTAIN PROPERTY PURSUANT TO CHAPTER 160A, ARTICLE 19 OF THE
GENERAL STATUTES OF NORTH CAROLINA.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council
This the 6th day of January 2020

Lisa B. Vierling, City Clerk

BK: R 8234
PG: 2547-2548
RECORDED:
01-08-2020
10:56:35 AM
BY: JANE SCHULTZ
DEPUTY-HP



2020001044
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00

28
**AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO
DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF
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Plu CHP

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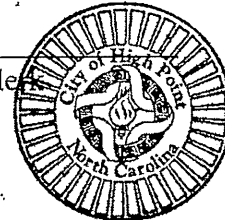
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Lisa B. Vierling, City Clerk



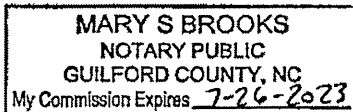
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Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



**RESOLUTION AUTHORIZING THE HIGH POINT CITY COUNCIL TO ESTABLISH
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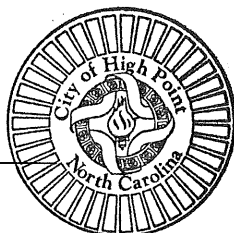
NOW, THEREFORE, BE IT RESOLVED by the High Point City Council that System Development Fees set forth in the terms and conditions attached hereto as "**EXHIBIT A**", are hereby established and adopted to become effective on January 3, 2022.

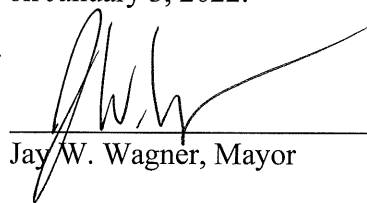
Adopted this the 15th day of February, 2021.

ATTEST:



Lisa B. Vierling, City Clerk





Jay W. Wagner, Mayor

EXHIBIT A

System Development
Fees

Resulting System Development Fees

Meter size	Water SDF	Sewer SDF	Total
5/8" x 3/4"	\$419.00	\$1,076.50	\$1,495.50
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A typical single-family home requires a 5/8" or 3/4" meter

From: [Joel Gillison](#)
To: [Public Comment](#)
Subject: HPRAR Comments on the Proposed System Development Fee
Date: Monday, February 15, 2021 10:21:52 AM

Hi there,

I have the below comments from HPRAR regarding today's proposed System Development Fee. Unfortunately, we had the wrong email address to submit these comments, so I am aware we are past the deadline. If you could accommodate our request that would be great, but if not we understand!

HPRAR Comments on the System Development Fee

February 15th, 2021

High Point City Council,

The High Point Regional Association of REALTORS® (HPRAR) represents REALTORS® in the greater High Point area. Our members have a deep investment in High Point's history and future as a hub of economic growth and opportunity.

Our REALTOR® members appreciate the Finance Committee's efforts to edit Stantec's recommended System Development Fee to 50% of its current value. Additionally, HPRAR is in favor of delaying implementation of this proposal until January 2022. We thank you for taking the time and effort to research and review this very important matter with us.

However, it is still a fact that at its proposed rate the System Development Fee will have a negative impact on housing affordability in the City of High Point. For that reason, HPRAR supports any efforts to cut the System Development Fee to 40% or less of Stantec's recommendation.

HPRAR understands the fiscal and legal need to implement the System Development Fee, but will continue to urge our elected officials to assess this fee judiciously. Starting with a lower fee now will give city leaders time to analyze its potential impact without major ramifications for affordable housing. This would then inform the City Council's next fee schedule.

This fee schedule has the potential to exacerbate the growing housing affordability problem in our community, which is already under pressure given the economic stress of COVID-19. If the new proposal is implemented, new house prices will still rise by about \$2,100 in our community. While this is certainly better than the previous proposal, HPRAR cannot support a fee that will so drastically increase housing prices and drive away new development.

Ultimately, HPRAR requests that the High Point City Council consider adopting a fee that is closer to the existing fee schedule. It is our recommendation that the City Council adopt a fee that is 40% or less than Stantec's proposed fee schedule.

New development should not be penalized for the growth of the entire community. We know High Point can continue to grow as a thriving community that makes us all proud, but we cannot make development in our city less affordable in the process.

Thank you!

Joel Gillison | Shared Government Affairs Director
GRRRA & HPRAR
NC REALTORS®
C: 704-582-1800
www.ncrealtors.org

High Point
System Development Fees
Comparison
October 2020

PROJECT	METER SIZE	# OF METERS	HIGH POINT CURRENT	HIGH POINT PROPOSED	GREENSBORO	WINSTON-SALEM
AVONDALE TRACE APARTMENTS	8" METER	1	\$16,165.40	\$159,510.00	\$70,920.00	\$248,648.00
KEYSTONE AT PENNY ROAD	5/8" METER 8" METER	41 2	\$43,266.00	\$450,056.00	\$542,735.00	\$624,437.00
RICH FORK HEIGHTS	5/8" METER	164	\$99,814.35	\$524,144.00	\$323,080.00	\$508,564.00
WILLARD PLACE	5/8" METER	81	\$61,385.00	\$258,876.00	\$159,570.00	\$251,181.00

Community Development & Housing Department

Cedrow Subdivision Update

Community Development Committee

February 4, 2020



Addresses assigned

Phase One

1477 Cedrow Dr.
1481 Cedrow Dr.
1485 Cedrow Dr.
1489 Cedrow Dr.

Phase Two

1465 Cedrow Dr.
1469 Cedrow Dr.
1473 Cedrow Dr.
1506 Kingsway Dr.
1507 Kingsway Dr.
1510 Kingsway Dr.
1511 Kingsway Dr.
1514 Kingsway Dr.
1518 Kingsway Dr.
1522 Kingsway Dr.
1526 Kingsway Dr.
506 Rolling Green Dr.
508 Rolling Green Dr.
510 Rolling Green Dr.
512 Rolling Green Dr.



Next steps

- ~~Site plan submitted to TRC on 12/23/2019 for final approval~~
- ~~Assign addresses for site in January 2020~~
- Advertise street construction contract on 2/17/2020
- Create HOA
- Seek Council approval to contract with CHS & convey properties March 2020?
- Start construction of Phase 1 houses (4 units) in March 2020
- Street construction contract award to Council in March-April 2020
- Four month street construction period (weather permitting)
- Begin Phase 2 housing (15 units) after new street constructed Sept

Phase 1 Development Team

- Builder - Community Housing Solutions
- Real Estate Listing Agent – Housing Constants Group
- Construction financing – Pinnacle Bank
- Project management – Community Development & Housing

Thank You

Michael E. McNair, M.P.A.

Director, Community Development & Housing Department

336-883-3676

michael.mcnair@highpointnc.gov