

City of High Point

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



Meeting Agenda

Thursday, December 5, 2013

9:00 AM

Adjourned Session

Council Chambers

City Council

*Bernita Sims, Mayor
Britt W. Moore, Mayor Pro Tem
James C. Davis, Foster L. Douglas
Jason P. Ewing, Jeffrey J. Golden,
Judith P. Mendenhall, Rebecca R. Smothers,
Jay W. Wagner*

REGULAR MEETING ITEMS**MISCELLANEOUS**

- 130343** Emergency Funding Request - Rosetta C. Baldwin Foundation
Council is requested to approve an emergency funding request by Julius Clark for the Rosetta C. Baldwin Foundation for the repairs at the museum.
- 130344** Southwest Renewal Foundation Grant Support
Consideration of a request from the Piedmont Triad Regional Council (PTRC) who is partnering with the Southwest Renewal Foundation to pursue a 2014 Environment Solutions For Communities Grant to assess the green infrastructure needs of the Southwest High Point District, and implement projects that will improve the districts quality of life and environmental conditions.
- [130345](#) Revised Standing Committees - Finance Committee of City Council
Council is requested to approve the time change for the Finance Committee meeting from 3:30 p.m. to 4:30 p.m. prior to the Regular City Council meetings held on the 1st and 3rd Monday of each month as discussed in an Adjourned Session of City Council on December 5, 2013.
- [130346](#) Ordinance Amendment - Change in City Council Meeting Times
Council is requested to adopt an ordinance amendment to change the time of the Regular Meetings of City Council from 4:45 p.m. to 5:30 p.m. with public hearings beginning at 6:15 p.m. as discussed in an Adjourned Session of City Council on December 5, 2013.
- [130347](#) City Council Public Comment Policy - Revised
Council is requested to approve a revised Public Comment Policy as discussed at an Adjourned Session of City Council on December 5, 2013.
- [130348](#) Mayor Pro Tem - January 1, 2014 - December 2, 2014
Election of Mayor Pro Tem for the period of January 1, 2014 - December 2, 2014.
- [130349](#) Ignite High Point - Priorities of the Ignite High Point Committee
Presentation to the High Point City Council by the Ignite High Point Committee outlining the City Project priorities relating to Ignite/ Duany Master Plan Study.

ADJOURNMENT



STANDING COMMITTEES OF CITY COUNCIL – COMPOSITION
(2012-2014)

Day & Time of Meetings

Finance Committee

Britt Moore, Chair
Jay Wagner
Jim Davis
Bernita Sims

1st & 3rd Monday (Council Week)
@ 3:30 **4:30** p.m.

Community Housing & Neighborhood Development Committee

Foster Douglas, Chair
Judy Mendenhall
Jason Ewing
Jeff Golden

2nd & 4th Tuesday @ 10:00 a.m.

Comprehensive Planning Committee (Committee of the Whole)

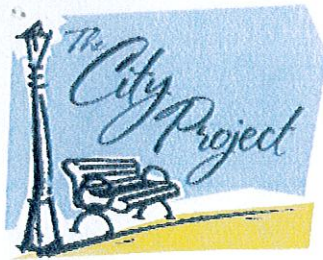
Rebecca Smothers, Chair

Tuesdays following 1st and 3rd
Monday Regular Meetings @ 4:00 p.m.
(Council Week)

These committees will meet as needed and could be subject to cancellation if there is no business to be considered.

The Comprehensive Planning Committee is comprised of all members of Council with no authority to take final action. Following committee discussion and consideration, a report and recommendation will be made to the City Council with the full Council taking final action.

All committee meetings are open to the public, and interested parties are encouraged to attend and participate.



Creating an Urban Style of Living for High Point

MEMO

To: Members of High Point City Council
From: David Covington, Vice Chair of The City Project
Date: December 5, 2013

To councilmen like yourselves who strive to do what it takes to make High Point a better place to live, I thank you. I can only imagine the struggles you go through to absorb, process, and then articulate the results from input you receive on a daily basis.

As a relatively new member on the City Project Board and my first endeavor in city or government projects, I find myself with a new appreciation of the complexities surrounding the jobs you, and others like you do, who want to see our town grow and prosper.

The involvement you have played in Ignite High Point and your willingness to support this urban movement has been an important part of the traction now taking place in our city.

Last June Joe Minicozzi and Chuck Marohn, two well know city planners and urban authorities came to High Point and made a presentation at the String and Splinter regarding THE TRUE COST OF DEVELOPMENT DOWNTOWN. You may remember this gathering was hosted by our city. You may also remember Strib's "update on ignite High Point" letter that followed.....I have enclosed a copy for your review. Its contents are impressive, especially his mention of private, civic and the business communities coming together and working with the city for this common cause.

After the presentation concluded, I was so intrigued I stuck around to ask Chuck a few questions and to buy the book **THOUGHTS ON BUILDING STRONG TOWNS** which he authored and made available that day.

Just reading the table of contents and his introduction captured my desire to delve into what followed. From the first essay titled "THE GROWTH PONZI SCHEME" and continuing on to others essays that address "WHEN MONEY DIES or IF IT CREATES JOBS THEN IT MUST BE GOOD, RIGHT?" gave me a whole different prospective on why building strong urban communities is so important.

BUILDING STRONG TOWNS is a series of common sense essays that give historical reference to community development and a sense of mathematical certainty that we cannot continue to strengthen and maintain our core in the same ways we do today without either exponential



Creating an Urban Style of Living for High Point

growth or soaring tax hikes. Frankly, it fortifies your decision to incorporate The City Project into existence in the first place and supports its efforts.

The enclosed copy is our gift to you.

Not only is it our gift but also our obligation. It is our obligation simply because, in part, The City Project views itself as the "urban fiduciary" to city council. Simply stated....we have been charged by city council to put knowledge, outside resources, continuing education and financial consideration in front of you for your review.

Exposing to you the contents of this book is part of that charge.

Be assured The City Project is totally committed to see High Point more enhanced and our fellow citizens more enriched because of wise city planning that positively effects our futures.

Hope you enjoy and gain additional insight from Chuck Marohn's essays.

Best regards,

David Covington, Vice Chairman of The City Project

PSthis may be important....remember, **BUILDING STRONG TOWNS** is a series of short, easy to read, essays comprised of an array of information not necessarily written sequentially but certainly tied together.

I found in reading this document (especially the 17 page essay "THE GROWTH PONZI SCHEME") that it gave me pause to redefine my thoughts on just how important the leverage of the urban movement actually is.

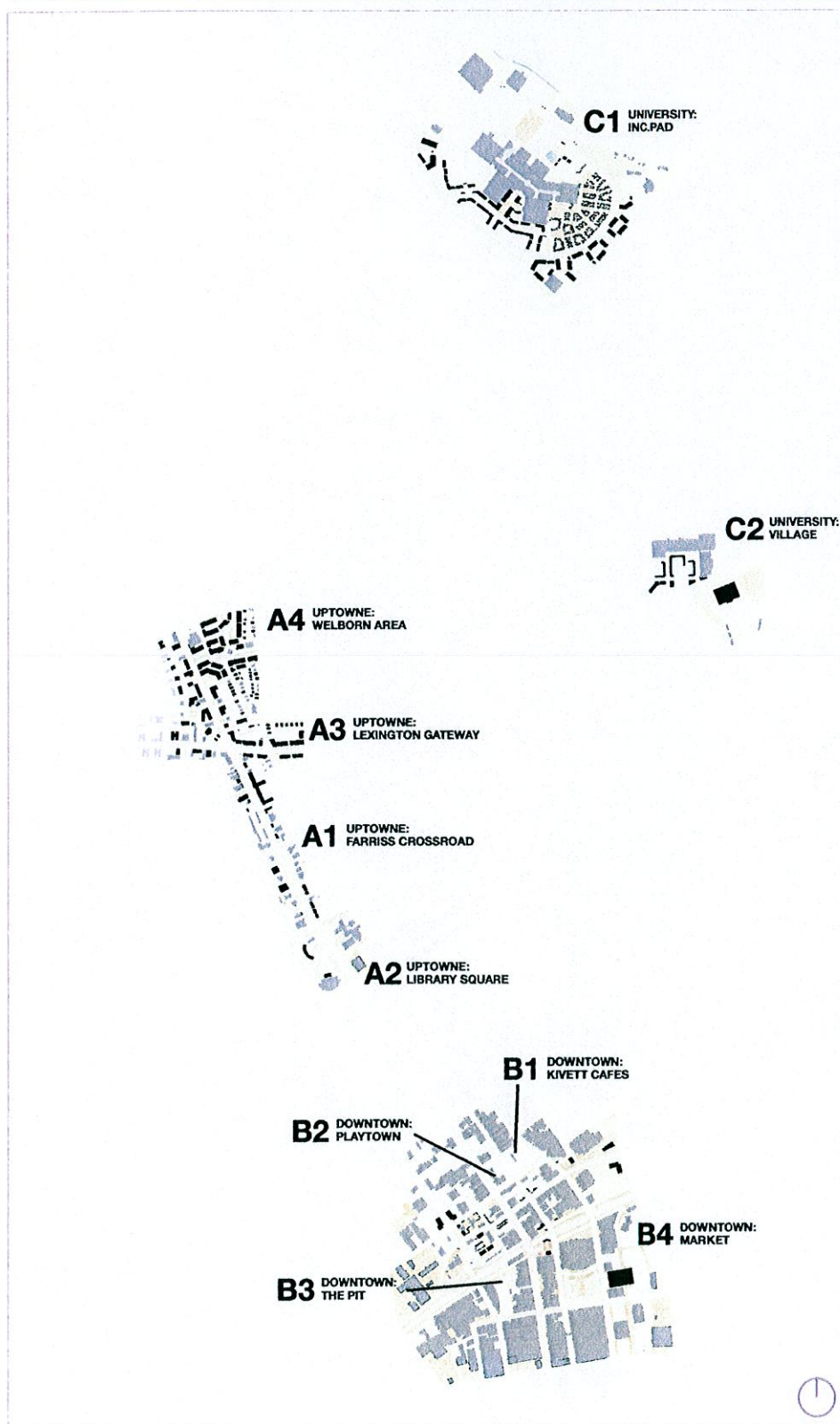
City Project Priorities

1. **NORTH MAIN STREET ROAD DIET:** Detailed on page 105 in the Transportation chapter, the road diet is the key to making the Uptowne stretch of Main Street a more walkable environment for residents, shoppers, and visitors.
2. **A2 LIBRARY SQUARE:** The creation of this new public gathering space at the heart of the City as one of Ignite High Point's first offerings boldly supports the aspiration and commitment by civic facilities to be both functional and beautiful.
3. **B3 THE PIT:** The epicenter of downtown, tactical "cool", The Pit celebrates the spirit of High Point's creative younger generation.
4. **A1 FARRISS CROSSROADS:** In concert with The Library Square and the N. Main Road Diet, this pivotal intersection represents the Uptowne neighborhood's center.
5. **B1 KIVETT CAFES:** These pop-up businesses can begin as lunchtime and special event cafes and shops, and gradually become fixtures in High Point's night scene.
6. **A3 LEXINGTON GATEWAY:** This third step in the Uptowne transformation marks an important regional transit hub that is also the City's ceremonial northern entrance.
7. **B2 PLAYTOWN:** This project is the heart of the family activity node that will help support the Kivett Cafes and other downtown businesses.
8. **A4 WELBORN:** This North Main redevelopment would be the ultimate capstone for Uptowne's urban rebirth as a more complete, walkable, mixed-used neighborhood.
9. **B4.1 MARKET SQUARE:** An important Civic gesture much like the Library Square, this new space formalizes what is already an existing Market week venue as a visible, year-round, multipurpose public green.
10. **B4.4 AMPHITHEATER:** A formal open-air gathering spot, this project would be home to more structured daytime and early evening events complementing the informality and late-night nature of The Pit.
11. **B4.3 COMMERCE AVENUE:** Another important Market week venue, the enhancing of this thoroughfare provides a year-round amenity that completes a pedestrian loop connecting back to The Pit and High Avenue.
12. **C1 INC. PAD:** The incorporation of business incubators at the mall can proceed per the University's timetable and comfort level, but they could be simply commence as a seacan installation in the parking lot.
13. **B4.2 AUDITORIUM:** Though depicted in this report as a potential seacan installation, this facility would be the eventual grander, covered downtown venue for public/civic gatherings and sporting events.
14. **C2 (UNIVERSITY) VILLAGE:** A long-range project, this infill proposal points the way to creating an visible HPU neighborhood center at the key intersection of Centennial Street and Lexington Avenue.

PROJECT

NOTES

01.2 SUMMARY: PROPOSED CONDITIONS



City of High Point

Strib Boynton

CITY MANAGER



Memo To: High Point Investors and Supporters

From: Strib Boynton

Date: June 27, 2013

Subject: Update on Ignite High Point

Some very good things are happening in High Point! David Covington and Richard Wood suggested that I share my introductory comments made earlier this week for the presentations by Joe Minicozzi and Charlie Marohn. More than 80 people attended our presentation on the costs and benefits of downtown development.

The City has taken very deliberate action in the past 45 days to intentionally advance the ideas, suggestions and recommendations developed with many of you during the Andres Duany (DPZ) charrette planning process in May. Other actions are in process of happening.

Earlier this spring, more than 100 of you invested over \$410,000 in a planning effort designed and structured to improve the quality of life and business opportunities in High Point.

That extent and level of private civic and business community investment is a first, and one duly and appropriately noted and respected by the City Council, staff and me. The City Council recognized your desire as private civic and business leaders to move High Point forward, and in turn, contributed \$50,000 to support the collaborative redevelopment efforts.

We continue to deliver on our promises. We created, staffed and have largely funded the City Project as the appropriate public-private partnership to guide the planning and redevelopment commitment in the older neighborhoods generally known as the Core City. Highlighted below are some of the bottom line results we were originally hoping for when we created the City Project redevelopment process:

- 46 new, relocated or expanded small businesses have invested in the North Main Street neighborhood between the Depot and Eastchester.
- 8 small business owners in the North Main Street neighborhood have also made significant private exterior and interior improvements to their new or expanded properties.

- 8 other small business owners along Washington Street, North Main, East Green and other areas invested a significant \$363,000 in private dollars to match \$22,700 in our façade grant money to improve the exteriors of their properties. That's a pretty good return of 16 private dollars for every 1 tax dollar invested!
- This new year, that begins this weekend, we will have \$29,000 available to assist other small businesses improve their building exteriors. The City Council approved \$25,000 for the façade investments, and Electricities agreed to contribute \$4,000. The City Project will soon be accepting additional façade grant applications.
- This coming year, we also expect to see additional small business and new residential investments in the Uptowne and other neighborhoods.

Let me share some of our progress during the past 45 days. Some of you may recognize what I will outline, and others may not.

While DPZ's highly anticipated 'Pink Code' is still being developed and is expected in late summer, in the meantime we are deliberately moving forward on the other DPZ ideas, suggestions and recommendations:

- We have redesigned and approved the construction of a revised Lindsay and Elm round about traffic island as DPZ recommended. You will soon see the construction begin. Work on the new island as well as the Lindsay Street should be completed this fall.
- The City Council has also approved a \$15,000 contract with Peter Freeman and John Kennett to prepare a schematic plan for the reuse of the 'Pit'. The City Project is in the process of assembling a group of citizens and adjoining property owners to guide the planning process. The schematic planning process will begin shortly. Total cost to clean-up and to make the "Pit" safe for reuse may be in the \$250,000 range.
- The City Council will soon – most likely late July - be reviewing a RFP necessary before taking steps to 'diet' North Main Street between Montlieu and Lexington as recommended by DPZ. Handling traffic on the parallel Hamilton and Johnson Streets will also need be addressed. A cost estimate and a source of funding for the improvements are not yet known.

- The plans to underground utilities on North Main between Westwood and State are on hold, pending a review of the plans for 'dieting' North Main.
- The City Council will soon – also most likely in late July – be reviewing and considering a RFP that will be necessary for redesigning the Library parking lot and related areas in accordance with the general plans outlined by DPZ to help tie the North Main Street areas together. A cost estimate and a source of funding for the improvements are not yet known.

So, on the bottom line, we thank you for your investment and your willingness to work with us to define and redevelop High Point's older business neighborhoods.

Redevelopment has and will always be an ever evolving work in progress requiring both private and public focus and dollars going forward.

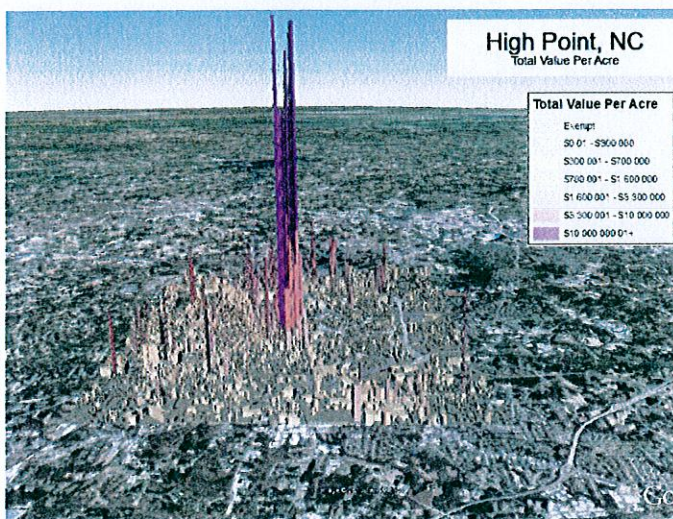
As investors and supporters, we are responsible and accountable to you and others for following through, balancing and moving forward on the ideas, suggestions and recommendations that you – as High Point's civic and business leaders – shared and requested during the DPZ planning process.

Many thanks!
Stacy

The Fool Proof City

Monday, November 25, 2013 | [Charles Marohn](#)

.....It is that last point I want to demonstrate today. The financial strength of the traditional development pattern is still visible today because the remnants of places built in that style still exist in many of our cities. [Joe Minicozzi](#), one of today's most brilliant communicators, has taken data from all over the country and created amazing maps that show the financial productivity of different development patterns. He and I did some work in North Carolina earlier this year where he presented this map of High Point. The map shows financial productivity -- total value per acre -- of each parcel in the city with the height of the line representing the comparative productivity.



You'll never guess where the traditional downtown is at. (Hint: the purple in the middle.)

The thing that is most stunning about this is how dramatically more productive that traditional development pattern is. It is not just marginally more productive, it is many, many multiples more valuable than everything else on the map.

Let's look a little deeper. Some of that low productivity stuff on the edge of town includes the new, marquee investments in this area. For example, here is the value of the Big K and the Wal-Mart, both new facilities that represent large investments made in the auto-oriented style. You can picture the planners, engineers, economic developers, politicians

and everyone else involved in making these happen touting them as sound investments. Jobs, growth and opportunity.

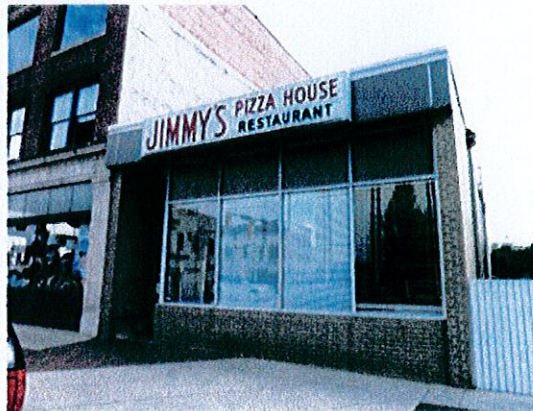


Kmart
\$384,849/acre



Walmart
\$967,552/acre

Here's one of those high-yielding properties in the traditional development pattern: Jimmy's pizza. Jimmy's pizza is likely nobody's idea of success and probably is never held up as a model for High Point (until Joe came to town, that is), yet the numbers don't lie. It is vastly more productive than the K-Mart or the Wal-Mart. *Vastly more productive.*



203 N. Main St.
\$3,452,560/acre

Jimmy's pizza represents the base unit of development in the traditional development pattern. It is the cheap little box that was the first increment of investment for cities

everywhere. It is so simple to build that you literally couldn't mess it up. And look at how productive it is.

You take 14-acres and build a Big K, you'll have a site worth \$5.4 million. You take 14-acres and build in the most basic increment of the traditional development pattern, an approach embodied in Jimmy's pizza, and that same area is worth \$48.3 million.

It is so simple you can't screw it up.

Of course, I could pile on here. How do you expand and improve a Big K? You don't, but there are thousands of ways to improve Jimmy's pizza (few that require professional "expertise" or even more than a moderate level of competence). If your Big K fails, we can blame whoever we want, but we still have an economic disaster. If Jimmy's pizza fails, well....that building can be transformed into about anything. Give it some time and a surrounding neighborhood full of people on foot and that invisible hand will figure it out (if our antiquated zoning codes don't prevent it).

The traditional approach is, in a sense, fool proof.

America is full of brilliant people, many of them devoted to improving our cities and the lives of those that live in them. The most brilliant innovations in building cities, however, won't come from the current generation of politicians, professionals and advocates. That brilliance is already embodied in the traditional development pattern, a fool proof approach to building places that was developed the hard way: slowly and incrementally over time. If we want build strong towns, we should once again embrace that hard won wisdom.

I'm back from weeks on the road and so I'm going to be spending more time than usual getting caught at the [Strong Towns Network](#) this week. You can join me, [our friend Joe Minicozzi](#) and many others there for more discussion on this approach and whatever you bring to the table.

It's that time of year as well, so if you want a present for that conscientious person in your life, check out my book, [Thoughts on Building Strong Towns \(Volume 1\)](#). It is a primer on the Strong Towns movement and an essential read for those wanting to get up to speed quickly.

Rosetta C. Baldwin Foundation
1408 R C Baldwin Avenue
High Point, North Carolina 27260
Phone#:(336) 289 -1942
E-mail: hpafmuseum@yahoo.com
A non-profit 501 © 3 tax-exempt organization

November 25, 2013

To: The High Point City Council Members

The High Point City Manager—Mr. Strib Boynton

Thank you for this opportunity to report that the Title and back taxes that were impeding our efforts to move forward has been resolved.

Please except this **special and emergency request** for the \$30,000.00 to be released in order to complete the necessary repairs to the Home/Museum.

According to the correspondence dated April 30, 2013,(see attached) and in accordance with the City of High Point Housing Rehabilitation Program(see attached) we have tried to mitigate our cost and have been successful by being under budget after completing stage one of said program. Including the termite treatment and the HVAC work.

Stage two work needs to be completed as soon as possible , the wiring changes to allow wall switches, outlets and lighting circuits to operate without fault. (we experienced a shortage during the setup of the Veterans Day Service Program), this is an urgent need, and safety concern.

All of the required repairs can and will be made to the satisfaction of fiscal responsibility and defines a meaningful outcome. A financial surplus—Completion of project under budget.

A copy of the Deed to the Property @ 1408 R C Baldwin Avenue, High Point, NC has been delivered to the Asst. City Manager Mr. Randy McKaslin.

Thank you for considering our request,

Julius A. Clark

Rosetta C. Baldwin Foundation-Director





CITY OF HIGH POINT
NON-PROFIT AGENCY FUNDING APPLICATION

(Please type or print all information)

1. Agency Name: Rosem C. Baldwin Foundation
2. Agency Mailing Address: 1408 R.C. Baldwin Avenue
3. Agency's Main Phone #: (336) 289-1942 4. Website: www.RosemC.BaldwinFoundation.com
5. Contact Person: Julius A. Clark 6. Contact's Phone #: (336) 289-1942
7. Contact's email: hpafmuseum@yahoo.com 8. Agency's Director: Julius A. Clark
9. Amount of City Funding Requested for FY 2014-2015: \$30,000

10. What does your agency do? Historical African-American history of High Point repository -

11. What type of grant are you requesting? (see Appendix A for clarification)
☒ one-time project grant ☐ start-up grant for a new program
☐ start-up grant for a new nonprofit agency ☐ sustaining grant.

12. Why are City of High Point funds being requested, and how would funds allocated be used?
(Attach an additional sheet if necessary).

To complete renovation project - per City of High Point Housing Rehabilitation program.

13. The City Council has identified ^{*priority} ~~goals~~ that include enhancing public safety, promote stable and safe neighborhoods, promote public programs, services and events in existing public facilities, and promote programs that will enhance High Point's brand. Explain how this request will further these goals. (Attach an additional sheet if necessary)

Look @ what is going on in community to assure applicants are considered.

24. If the City of High Point has previously funded your agency, indicate the percent of your total annual budget represented by City funding:

FY 2012-2013 85 %
FY 2013-2014 85 %

What percent of your proposed 2014-2015 budget would the requested funds from the City of High Point represent?

FY 2014-2015 85 %

25. Does your agency have a detailed budget, which controls and guides the use of funds through the funding period? (yes) or no (circle answer)

26. Does a licensed CPA perform an annual audit for all funds handled by your agency? yes or no (circle answer).

27. What is the period of your agency's fiscal year Nov 2013 to Nov 2014
month/yr month/yr

28. Is it anticipated that the City will be asked to continue providing funds in the future? (yes) or no (circle answer). If yes, estimate your request from the City for the following years:

FY 2015-2016 \$ 25,000
FY 2016-2017 \$ 25,000

29. Other specific comments in support of your budget request.

Completed by: Julius A. Clark

Title: Founder / CEO

Signature: Julius A. Clark

Date: 11/25/2013

New Horizon Builders & Developer LLC

**2474 Walnut St., Ste 227
Cary, NC 27518
919-390-9399**

INVOICE NO. 1058
INVOICE DATE: 11/20/2013

TO: Rosetta C. Baldwin Foundation
1408 R.C. Baldwin Ave
High Point, NC 27260

REMIT TO: New Horizon Builders & Developers LLC
2474 Walnut St., #227
Cary, NC 27518

PO #	JOB SITE	LOT #	DATE OF SERVICE	PHASE	PAYMENT TERMS	DUE DATE
					Due upon receipt	
1408 R. C. Baldwin Ave., High Point, NC						
DESCRIPTION				QTY	UNIT PRICE	LINE TOTAL
Floor Reconstruction of floor system complete per the work write-up from the City of High Point Housing Rehabilitation Program, Schedule 1						\$ 10,800.00
Wall framing, hang /finish sheetrock, trim and paint complete per work write-up						700.00
Reconfigure bath, install new vanity, toilet and ceramic tile flooring complete						\$ 850.00
Replace soft HVAC distribution box with metal equivalent. Replace existing flex ductwork to renovated areas complete with new boots and vent covers.						1,050.00
Termite treatment of entire house by Go-Forth Pest Management Inc.						1,400.00
TOTAL						\$ 14,800.00

Make all checks payable to New Horizon Builders & Developers LLC
THANK YOU FOR YOUR BUSINESS!

**CITY OF HIGH POINT NON-PROFIT AGENCY FUNDING
EVALUATION FORM**

Organization Name: Rosetta C. Baldwin Foundation

Purpose of Proposal: To complete renovation - per City of High Point Housing Rehab. Program

Amount of Grant Request: \$ 30,000

Required Forms Submitted By Deadline (Friday, February 28, 2014)?

- Non-profit Agency Funding Application ✓
- 501(c)3 non-profit status certification letter ✓
- List of Board of Directors ✓
- Audit or board approved financial statement ✓

If yes to all, continue below:

(Rating Scale: 1 = Poor 2 = Fair 3 = Avg 4 = Good 5 = Excellent)

QUALITY OF PROGRAM:

(Value: 1 2 3 4 5) x (8) = TOTAL SCORE (40 /40)

- Closely aligned with city goals
- Clear statement of need
- Statement of goals and objectives
- Other funding sources identified
- Defined and meaningful outcomes
- Ability to provide program
- Capacity to provide program

IMPACT TO COMMUNITY:

(Value: 1 2 3 4 5) x (8) = TOTAL SCORE (40 /40)

- Program will improve quality of life
- Program is a community need
- Program appeals to a broad sector of the community
- Program does not duplicate another service or program

QUALITY OF MANAGEMENT:

(Value: 1 2 3 4 5) x (4) = TOTAL SCORE (20 /20)

- Clear mission
- Diverse and involved board
- Fiscally responsible
- Strong development of programs
- Financial report indicates fiscal responsibility

TOTAL SCORE (100 /100)

Rosetta C. Baldwin Foundation
1408 R C Baldwin Avenue
High Point, North Carolina 27260
Phone#:(336) 289 -1942
E-mail: hpafmuseum@yahoo.com
A non-profit 501 © 3 tax-exempt organization

The List of Board of Directors :

Julius A. Clark
Robert J. Brown
Sylvia J. Wilson
Jim Morgan - Advisory
Si Bell
Lisa Marshall
E. B. Freeman
Dr. Frankie Jones—Honorary
Lt. Col. Marcus J. Taylor
Lawrence Graves
Dr. Elizabeth Watson
Ronnie Williams
Katrina J. McNeil
Jerry Mingo
Phyllis Bridges

ROSETTA C BALDWIN FOUNDATION



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

APR 20 2005

ROSETTA C BALDWIN FOUNDATION
C/O JULIUS A CLARK
1408 R C BALDWIN AVE
HIGH POINT, NC 27260

Employer Identification Number:

16-1683346

DLN:

17053342018024

Contact Person:

BENJAMIN L DAVIS

ID# 31465

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

DECEMBER 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990 Required:

YES

Effective Date of Exemption:

JANUARY 8, 2003

Contribution Deductibility:

YES

Advance Ruling Ending Date:

DECEMBER 31, 2007

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

Search Mail

Search Web

Hi, J

INBOX

CONTACTS

CALENDAR

Fwd: Re: Rosetta Baldwin Home

Compose

Delete

Move

Spam

Actions

Inbox (8)

Conversations

Drafts (1)

Sent

Spam (24)

Trash (6)

FOLDERS

Baldwin Family

Campaign Folder

Clark Family (1)

Core City Plan

Historical Preservation...

HP Friends

HPVCB

Our History Pics

Phyllis Bridges Yaliks M...

RC Baldwin Foundation ...

Tammy Palmer (1)

Veterans Day

Fwd: Re: Rosetta Baldwin Home

4. 10/10/12 5. 1/12 6. 1/12

1. 1/12 2. 1/12 3. 1/12

Save

Strib

Thank you for the update...I believe you have handled this appropriately...there is no doubt that Ms. Baldwin's home has some special significance for older residents who remember her....and, there are some interesting materials in the house....it seems to me that condition reached the point that the ultimate direction for the property should be determined....The City has attempted to assist by absorbing some costs in the past as well as some funds to stabilize the structure but, apparently there is not the financial base to sustain the property....I do believe that the City can afford to assume responsibility for the Baldwin house which happens if the City buys it and turns it over to the Baldwin Foundation which apparently has no money or they would be buying it.

I would suggest that Julius Clark or Jim Morgan or whoever represents the Foundation contact the High Point Historical Society to ask for guidance.

I also suggest - one more time- that the City consider giving the John Coltrane house to the Hayden Harman Foundation or the John Coltrane Foundation...

Becky

On Apr 30, 2013, at 10:02 AM, STRIB BOYNTON <strib.boynton@highpointnc.gov> <<mailto:strib.boynton@highpointnc.gov>>> wrote:

APPLICATIONS

Good Morning,

I have learned that Guilford County will soon offer the Rosetta Baldwin home to someone willing to pay back taxes and fees going back to : totaling approximately \$12,000. Necessary repairs to the home are estimated to be about \$28,000.

I share this with you, as Randy McCaslin says we have been asked through Jim Morgan to pay the estimated \$12,000 so the home can be and transferred to the Rosetta Baldwin Foundation. The home is in the name of the estate, not the Rosetta Baldwin Foundation. The s and details of the Rosetta Baldwin Foundation are also unclear.

We appropriated \$10,000 in 11-12 and another \$10,000 in 12-13 to help renovate the home. The CVB also appropriated another \$10,000 help with the renovation. Realizing the home was in private ownership and not a foundation, we have not given them any of the appropriate \$30,000. The 13-14 budget does not include any additional recommended money for the property.

Julius Clarke has been advised to straighten out the title and back tax matters before we would reconsider financing the renovations. On bottom line and unless advised otherwise by you, I have not authorized the use of city tax dollars to purchase the home by paying the back and fees, and then transferring title to the Rosetta Baldwin or any other foundation. That course would require Council approval.

If we paid the back taxes and fees of \$12,000 or so, there would only be \$16,000 or so remaining of the \$30,000 appropriated for a \$28,000 renovation project.

Please call me if you have any questions.

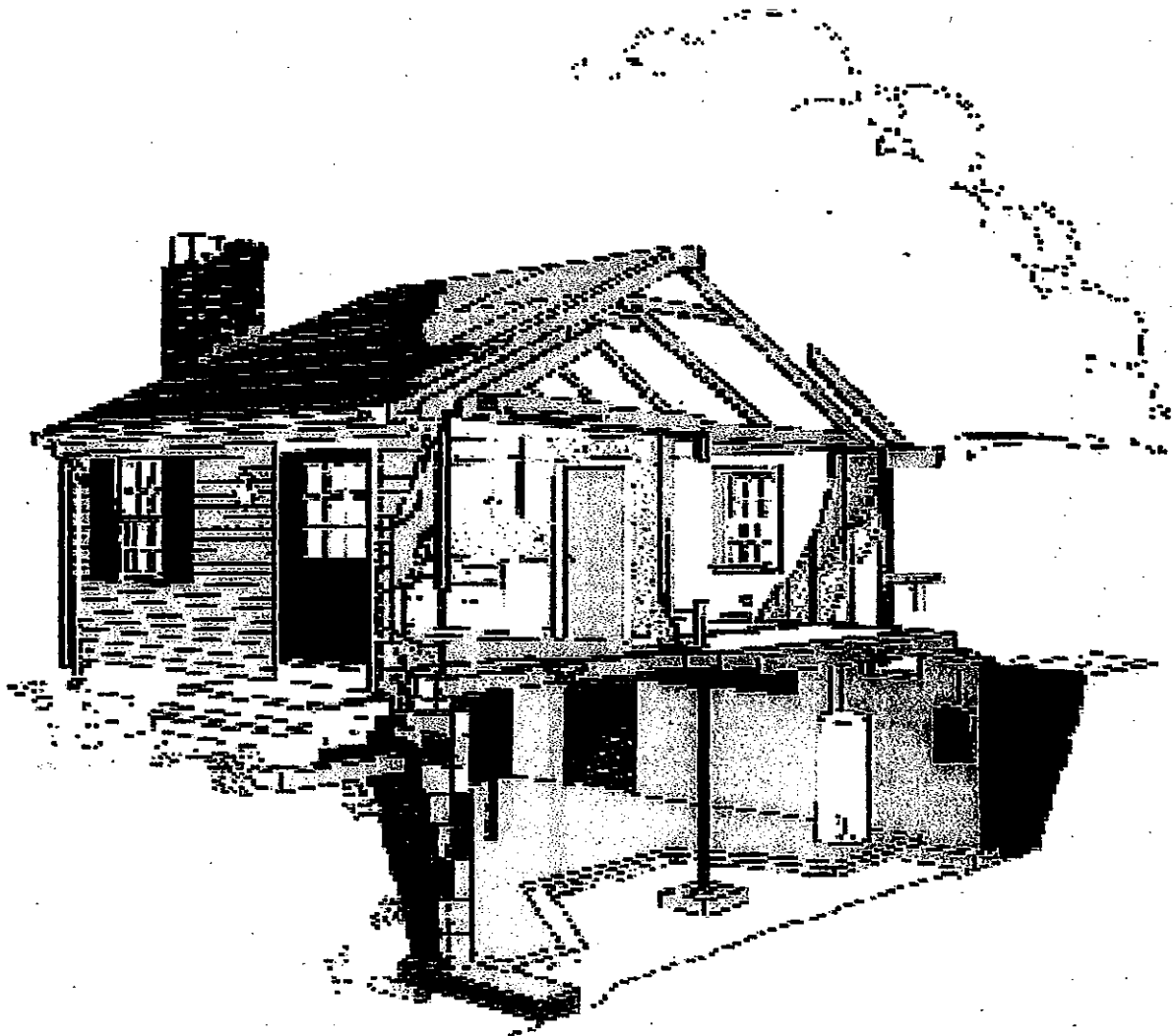
Thanks.

Strib



CITY OF HIGH POINT HOUSING REHABILITATION PROGRAM

SCHEDULE I



FLOOR RECONSTRUCTION CODE

The contractor shall provide adequate support to the house, protect the walls and floors from undo damage and provide a safe work area during demolition and construction. Remove all the deteriorated portion of the existing floor in the general and in the closely adjacent locations specified. Jack the remaining flooring and walls to a level position. Remove all unsound and unsuitable flooring props, footings and piers in the general and in the closely adjacent locations specified.

Note: Remove tub and toilet. Wall hung lavatory will take place of tub.

Reconstruct the floor system. Correct all joist and girder overspan conditions. Install pressure treated yellow pine framing and galvanized steel hangers or ledgers. Shim the piers or jack the posts to support the floor system and to remove floor sag. Install 3/4" CD standard T & G exterior grade plywood subflooring. Flooring shall be continuous over 2 or more spans where reasonably practical and face grain perpendicular to joists. All construction shall conform to the NC Building Code.

Room by room floor framing shall consist of necessary bands, joists, girders and all fastening materials required to stabilize and restore structural integrity covering roughly 5 separate rooms.

See Project Manager for photos and details.

Install .75 X 4.25 X 12 heartwood pine plank T&G floor over clean and level 3/4 subfloor. Install shoe moulding around the perimeter of floor and finish to match. Stain and finish flooring onsite or select pre-finished flooring.

Approx. 850sqft subflooring and finish flooring. Submit samples for approval by the CD Inspector.

Install vinyl sheet floor covering in the bath and closet. Install new finished-to-match shoe moulding around the perimeter of floor. Submit samples for approval by the CD Inspector.

COST: 13,200.00

VAPOR BARRIER CODE

Remove all debris from crawl space and install a 6 mil. polyethylene vapor barrier on ground. Lap seams 12" minimum and lay vapor barrier flat. Cover 80% of the total area. RE: PM Specs 13.00

LOCATION:

QUANTITY:

SIZE:

COST: 400.00

WALL FRAMING CODE

Remove deteriorated material and install new studs as needed. All construction shall conform to the NC Building Code.

LOCATION: Bath and adjoining closet wall

QUANTITY:

SIZE:

COST: 600.00

REPLACE SUPPLY PIPING FROM METER

REHAB

Replace all galvanized supply lines, starting at the point where main water line from the meter to throughout the structure with code approved plastic tubing and fittings. Fixture supply lines shall be rigidly mounted plastic pipe with shutoff valves. Regrade and seed all areas of disturbed soil with Fescue 1 grass seed, fertilize and cover with straw. RE: PM Specs 14.00

LOCATION:

QUANTITY:

SIZE:

COST: 2,400.00**TOILET**

REHAB

Install a white, water saver type, water closet in bath. Install a new wax seal. Install a supply line with cut-off valve. RE: PM Specs 14.00

LOCATION:

QUANTITY:

SIZE:

COST: 375.00**LAVATORY**

REHAB

Install a white, wall hung lavatory. Install a chrome plated all metal single or double handle lavatory faucet with pop-up drain stopper, drain and trap assembly and 2 supply lines with individual cut-off valves. RE: PM Specs 14.00

LOCATION:

QUANTITY:

SIZE:

COST: 375.00**WIRING**

REHAB

Inspect wiring, add additional circuits and overcurrent protection and for wall outlets, CO/smoke detectors and ½ bath downstairs.

Provide necessary wiring changes to allow wall switches, outlets and lighting circuits to operate without fault. Per current NEC

COST: 1,400.00

CITY OF HIGH POINT HOUSING REHABILITATION PROGRAM

SCHEDULE I: WORK WRITE-UP

WWU-12.DOC

PROPERTY OWNER: Julius Clark

PROPERTY ADDRESS: RC Baldwin

TENANTS NAME:

OWNER'S HOME PHONE #:

CASE #12-RC Baldwin

ORIGINAL DATE ENTERED: 10/24/2012

REVISION DATE & NUMBER: REV 01

OWNER'S WORK PHONE #:

-15% Estimate +15%
19,450.00

AN IMPORTANT NOTE TO BIDDING CONTRACTORS:

Submit your bids on this form. You must bid each line item separately. Bid to this work write-up, the Community Development Performance Manual and the NC State Building Code. Make no substitutions to this write-up. When presenting this signed bid, the Contractor asserts that they have visited the work site, are aware of the work site conditions and have submitted their bid accordingly. The contractor assumes the responsibility for repair or replacement of all damage or destruction to the owner's property or possessions to the owner's satisfaction. The repair or replacement of unauthorized demolition of property adjacent to the immediate work area shall be at the expense of the contractor. If there are site conditions which affect your bid, qualify your bid on the second page of this write-up. Contractors are responsible for providing all new materials, new equipment and trained labor. Contractors are responsible for obtaining permits and arranging for all NC State Building Code and Community Development inspections. The quality of workmanship shall be judged to construction industry standards by the CD Inspector. The City of High Point retains the right to remove any write-up line item from this contract.

The Contractor is allowed _____ calendar days for the total completion of this contract unless specifically stated in other written agreement with the Owner

CONTRACTORS BID::

CONTRACTING FIRM: _____

I. TOTAL BID PRICE: \$ _____ THIS BID IS FIRM FOR _____ DAYS.

Is this Contractor's bid subject to exceptions listed on page 2 of this write-up? Circle One: YES or NO

II. ADDITIONAL WORK:

Should additional work be needed, the City of High Point shall solicit time and material bids. All additional work shall be authorized only by means of written and approved Change Order. The cost of materials shall be paid at cost plus 10% of cost when submitted with an approved paid receipt. State your labor rates by category.

SKILLED LABOR RATE: \$ 42.45 per hour STANDARD LABOR RATE: 18.25 per hour.

BY CONTRACTOR'S AGENT _____ DATE: _____

OWNERS' ACCEPTANCE OF CONTRACTOR'S BID :

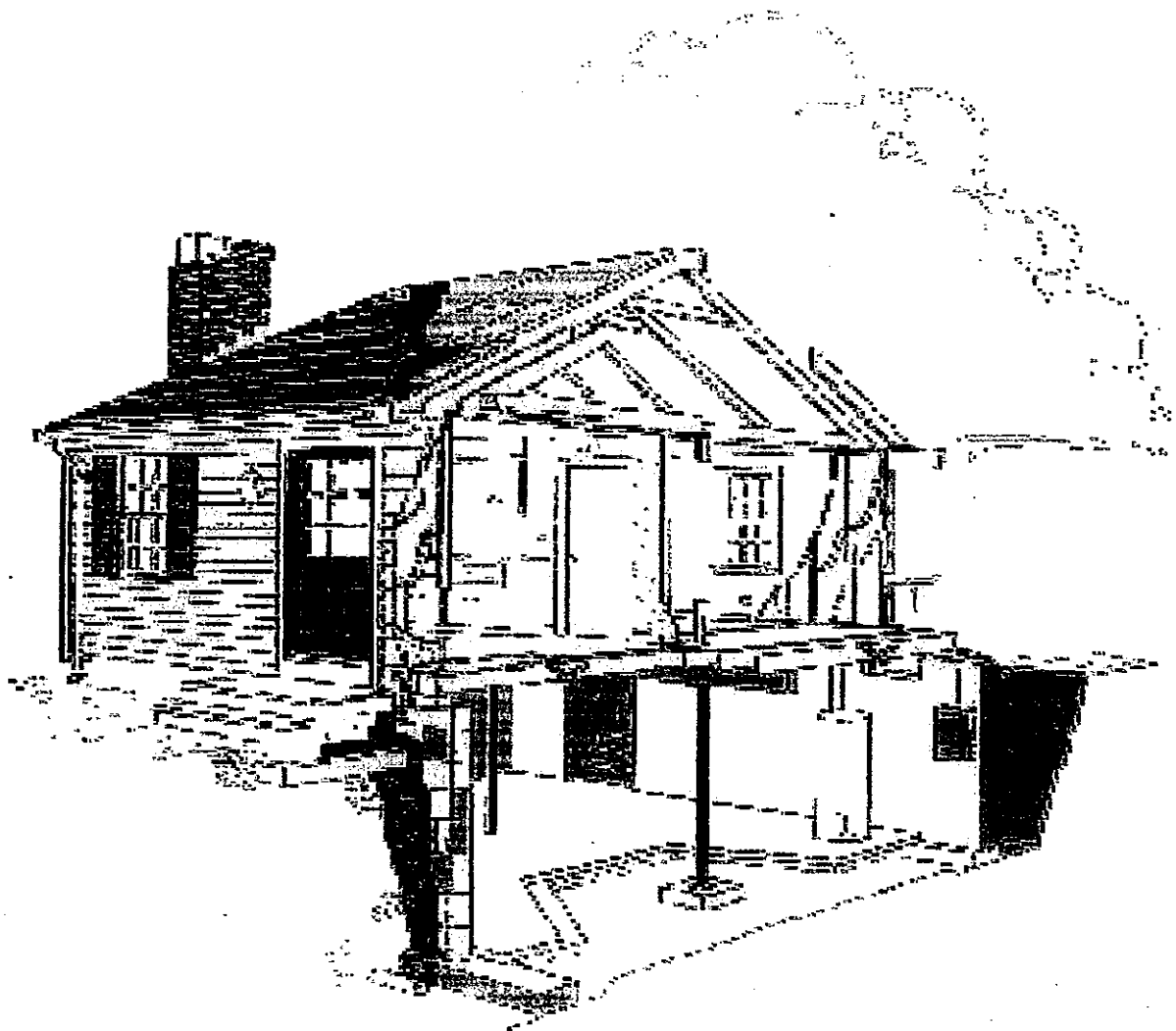
NAME OF OWNER: _____ DATE: _____

NAME OF OWNER: _____ DATE: _____

WITNESS: _____ DATE: _____

CITY OF HIGH POINT HOUSING REHABILITATION PROGRAM

SCHEDULE I (STAGE TWO)



SHEETROCK CEILINGS/PAINTING**REHAB**

Install 1/2" gypsum board over framing, double nailed with coated or ringed nails. Tape, apply joint compound, let dry, sand and prepare for painting.

Paint walls of the room and closet with two coats of flat interior latex paint. Paint doors, jambs, the inside of window sash and all wood trim with two coats of interior latex enamel. Color selection to be made by the owner from samples furnished by the contractor.

NOTE: It is the contractor's responsibility to prepare all surfaces to be painted. Included are the repair areas of damaged or missing trim, patch and sand smooth and to prime all surfaces for an acceptable finished paint job.

LOCATION: Storage closets, schoolroom, pantry **QUANTITY:**

SIZE: **COST:** 2200.00

REFIT DOORS**REHAB**

Refit/rehang the existing door to restore operation. Install a new jamb restore lockset or replace with similar set on interior doors per Project Manager's specs. If not specified elsewhere, prime all barewood and paint 2 coats to match existing. RE: PM Specs 18.00

LOCATION: **QUANTITY:** 4

SIZE: **COST:** 600.00

EXTERIOR DOOR**REHAB**

Install a 1-3/4" thick, insulated steel exterior door, frame and casing. The door shall be hung on three 4" brass plated butt hinges and install a pick resistant entrance type lockset. Install a single cylinder deadbolt. Install a brass plated door stop on the baseboard. Install vinyl beaded weather stripping and an aluminum threshold with vinyl insert. Install a peephole. RE: PM Specs 5.00

LOCATION: Side B **QUANTITY**

SIZE **COST:** 650.00

TOTAL 3,450.00

CITY OF HIGH POINT HOUSING REHABILITATION PROGRAM

SCHEDULE I: WORK WRITE-UP

WWU-12.DOC

PROPERTY OWNER: Julius Clark

PROPERTY ADDRESS: RC Baldwin

TENANTS NAME:

OWNER'S HOME PHONE #:

CASE #12-RC Baldwin

ORIGINAL DATE ENTERED: 10/24/2012

REVISION DATE & NUMBER: REV 01

OWNER'S WORK PHONE #:

-15% Estimate +15%
3,450.00

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BY CONTRACTOR'S AGENT _____ DATE: _____

OWNERS' ACCEPTANCE OF CONTRACTOR'S BID :

NAME OF OWNER: _____ DATE: _____

NAME OF OWNER: _____ DATE: _____

WITNESS: _____ DATE: _____



STANDING COMMITTEES OF CITY COUNCIL – COMPOSITION
(2012-2014)

Day & Time of Meetings

Finance Committee

Britt Moore, Chair
Jay Wagner
Jim Davis
Bernita Sims

1st & 3rd Monday (Council Week)
@ 3:30 **4:30** p.m.

Community Housing & Neighborhood Development Committee

Foster Douglas, Chair
Judy Mendenhall
Jason Ewing
Jeff Golden

2nd & 4th Tuesday @ 10:00 a.m.

Comprehensive Planning Committee (Committee of the Whole)

Rebecca Smothers, Chair

Tuesdays following 1st and 3rd
Monday Regular Meetings @ 4:00 p.m.
(Council Week)

These committees will meet as needed and could be subject to cancellation if there is no business to be considered.

The Comprehensive Planning Committee is comprised of all members of Council with no authority to take final action. Following committee discussion and consideration, a report and recommendation will be made to the City Council with the full Council taking final action.

All committee meetings are open to the public, and interested parties are encouraged to attend and participate.



HIGH POINT CITY COUNCIL

PUBLIC COMMENT POLICY

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule. It will begin approximately at ~~5:15 p.m.~~ **6:00 p.m.** and conclude when all speakers have spoken or at ~~6:00 p.m.~~ **6:15 p.m.** Persons may speak at this time on any topic that is not listed as a public hearing item on the agenda.

- Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- Persons addressing City Council are asked to limit their comments to 3 minutes.
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- If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.
- In the event there are more people who wish to speak than can be accommodated in the ~~45~~ **15** minutes set aside for the comment period, City Council may extend the period, delay it until the rest of the agenda has been completed, or continue it to the next regular council meeting.

This policy to be effective ~~upon adoption~~ **on January 1, 2014.**

Adopted this 5th day of January, 2009; **Revised December 16, 2013.**

LISA VIERLING

From: STRIB BOYNTON
Sent: Wednesday, December 04, 2013 3:15 PM
To: cstober@ptrc.org
Cc: City Council; dorothy darr (dorothy1@northstate.net); ALLEN OLIVER; RANDY McCASLIN; LISA VIERLING; CINDY DUNCAN-SMITH; TERRY HOUK; LEE BURNETTE; ANDY PIPER
Subject: PTRC Study
Attachments: DOC120413-12042013150244.pdf

Cy,

Many thanks for your hard work. Your written outline is clear and much easier to understand. I think you have a solid grant proposal.

Tomorrow I will be recommending the Council endorse your grant proposal. The in-kind support you are requesting is also quite reasonable. City dollars are not being requested.

This should go real quick in the morning. A power point or other presentation will not be necessary tomorrow. See you in the morning!

Many thanks,

Strib

Mr. Strib Boynton
Manager
City of High Point
211 South Hamilton Street
High Point, NC 27261

Dear Mr. Boynton,

I am requesting the support of the City of High Point for the "Southwest High Point Green Infrastructure Restoration Plan." The Piedmont Triad Regional Council (PTRC) is partnering with the Southwest Renewal Foundation (SRF) to pursue a 2014 Environmental Solutions for Communities grant to assess the green infrastructure needs of the Southwest High Point district, and implement projects that will improve the district's quality of life and environmental conditions. The National Fish & Wildlife Foundation and Wells Fargo Bank have partnered to provide these grants to support environmental initiatives in communities where Wells Fargo has a significant presence. They support four types of projects, including those that "[s]upport community-based conservation project that protect and restore local habitats and natural areas, enhance water quality, promote urban forestry, educate and train community leaders on sustainable practices, promote related job creation and training, and engage diverse partners and volunteers."

The PTRC intends to address this goal by serving three environmental needs of the Southwest District with the proposed project: improve stormwater management in the impaired Richland Creek watershed; enhance the urban forest canopy; and the replace invasive species with native plants. In doing so, the project will address long-standing community improvement needs as well as existing water and air quality concerns that may place the City under greater regulatory scrutiny. This project will build naturally upon the significant efforts of the Southwest Renewal Foundation in High Point, enhancing the quality of life in the community through the enhancement of the district's green infrastructure.

Using a Science, Technology, Engineering, and Math curriculum, the PTRC and SRF will work with local schools and the Boys and Girls Clubs of High Point to identify green infrastructure needs in their community and impart environmental education principles with them through in-class and field assessments. The PTRC will also conduct an inventory of the district, assessing existing and potential green infrastructure features and their respective costs and benefits if enhanced/implemented for the three identified environmental needs. Those projects that the community nominates for implementation that also best serve High Point's environmental needs will be selected as priorities within the plan. Those that can be implemented inexpensively will be done so in the Fall of 2014 at public volunteer events (i.e. tree plantings); those that require engineering solutions (i.e. a rain garden) will be designed and implemented with other funds.

All of the proposed efforts must be supported by the City if this project is to deliver value to the residents of Southwest High Point. Furthermore, the grant agencies require a 50% match of funds for the project, which may be met through in-kind contributions of staff and resources. The roughly \$10,000 in municipal grants given to the Southwest Renewal Foundation to remove kudzu along Richland Creek will be utilized as match for this project, and are likely to be directly integrated into a public volunteer event. The commitment of municipal staff to this project – particularly the Urban Forestry Committee – for regular meetings, support, and guidance in project selection and logistics are requested, as is the general support of the City Council and the Manager's Office.

I appreciate any support you can provide for the proposed project. I hope to have the opportunity to work directly with the City of High Point on this project in the near future.

Sincerely,

Cy Stober
Water Resources Manager
Piedmont Triad Regional Council

Southwest High Point Green Infrastructure Restoration Plan

Party	Task	Hours	Cost	Match (X% PTRC Indirect Costs)
PTRC	Project Administration (Reporting, Publishing, Meeting Support, Staff Coordination)	180	\$12,600	
	STEM Training for Boys & Girls Club staffs	50	\$3,000	
	Student Green Infrastructure Assessments of the Southwest High Point District (both in-class and in-field), including project prioritization	140	\$9,800	
	Boys & Girls Clubs Youth Green Infrastructure Assessments of the Southwest High Point District (both desktop and field), including project prioritization	90	\$6,300	
	Green Infrastructure Inventory, assessing Southwest High Point District for opportunities to reduce stormwater impacts, enhance urban canopy cover, and eradicate invasive species	70	\$4,900	
	Community Outreach, including invitations to be involved entire project; involved in the community events; or contact Southwest Renewal Foundation for more information	110	\$6,600	
	Community Events that Implement 1 - 4 of the Prioritized Green Infrastructure in the Southwest High Point District, including coordination of all materials & supplies, and coordinating the efforts of all stakeholders, youths, other community members	110	\$7,700	
	Train youths, stakeholders, and municipal staffs on maintaining green infrastructure projects	30	\$1,800	
	Materials for education & instruction; community events	N/A	\$3,000	
		780	\$55,700	\$0
NCSU Cooperative Extension Water Quality Group	Final Engineering Design of Priority Projects	60	\$6,000	
			\$6,000	
TOTAL GRANT REQUEST			\$61,700	

Matching Contributions

Southwest Renewal Foundation	\$10,000
City of High Point Urban Forestry Committee	
City of High Point (other)	
Donated citizen hours (est. 25 (non-student) citizens over project @ 15 hr/person)	\$7,500
Guilford County School teachers, space, & supplies	\$6,000
High Point Boys & Girls Clubs instructors, space, & supplies	\$4,000
PTRC	
PTRC Travel	\$1,000
TOTAL PROJECT MATCH	\$28,500

Environmental Solutions for Communities Grant Program

Southwest High Point Environmental Small Area Plan

- Engage Community on Needs/Wants
 - ✖ Schools – STEM curriculum
 - ✖ Boys & Girls Clubs – STEM curriculum
 - ✖ SW Renewal Foundation
 - ✖ City of High Point – Urban Forestry Committee
 - ✖ Other Stakeholders, especially from community
- Prioritize Green Infrastructure Needs/Wants with Watershed & Planting Needs
 - ✖ Stormwater Inventory
 - ✖ Plantings Assessment(s)
 - ✖ Projected capital projects
- Dedicate Funds to 1 – 3 Events That Meet Both Community & Environmental Needs
 - ✖ Tree Plantings
 - ✖ Pocket Parks
 - ✖ Complete Streets(?)
 - ✖ Stream Buffer Improvements
 - ✖ Rain Barrel Giveaways
- Leverage Funding to Design and Build Larger Projects to Meet Both Community & Environmental Needs

Stormwater Management Plan

Reduce Runoff Volume

Reduce Runoff Pollution

Flash Flooding

Erosion

Quality of Life

Appearance

Native Planting Plan

Enhance Green Space

Enhance Urban Canopy

Enhance Native Plants vs. Invasive
Plants

SW Management

Air Quality

Heat Island

Quality of Life

Appearance

**AMENDMENT TO THE
ORDINANCE ESTABLISHING DATES AND TIMES FOR OFFICIAL SESSIONS OF THE
HIGH POINT CITY COUNCIL**

WHEREAS, Article II, Section 2.5 of the Charter of the City of High Point (Chapter 501 of the Session Laws of 1979, as amended), requires that the City Council establish specific dates for all meetings, and provide for the call of special meetings;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

Pursuant to Article II, Section 2.5 of the Charter of the City of High Point, that on and after December 6, 2012, there shall be held Regular meetings of the High Point City Council in the Council Chambers on the Third Floor of the Municipal Building, located at 211 South Hamilton Street, High Point, North Carolina. The meeting schedule shall be as follows:

Regular Meetings of the City Council shall be held on the first and third Monday of each month at ~~4:45 p.m.~~ **5:30 p.m.** with public hearings starting at ~~5:30~~ **6:15 p.m.**

City Manager's Briefing/Committee of the Whole Sessions shall be held on Thursday following the 1st and 3rd Monday regular meeting at 9:00 a.m. in the City Manager's Conference Room, unless otherwise announced.

Any Special Called Meetings—including Closed Sessions—may be called as provided by law.

All scheduled meetings shall be in accordance with the Open Meetings Law.

(these meetings could be subject to cancellation if there is no business to be considered)

FURTHER, that the Mayor, when present, shall preside at all meetings of the City Council. If the Mayor is absent, then the Mayor Pro Tempore shall preside. If the Mayor Pro Tempore is also absent, then any other Member of City Council may be selected to preside at the meeting.

*Meeting schedule to be effective ~~immediately upon adoption~~ **on January 1, 2014.***

Adopted by City Council

This 4th day of March, 2013; and **Revised this 5th day of December, 2013.**

Lisa B. Vierling, MMC
City Clerk



HIGH POINT CITY COUNCIL

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Adopted this 5th day of January, 2009; **Revised December 5, 2013.**

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Adopted by City Council

This 4th day of March, 2013; and **Revised this 16th day of December, 2013.**

Lisa B. Vierling, MMC
City Clerk