

City of High Point

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



Meeting Agenda

Monday, November 5, 2018

5:30 PM

Council Chambers

City Council

*Jay W. Wagner, Mayor
Christopher Williams, Mayor Pro Tem
Jason P. Ewing, Jeffrey J. Golden,
S. Wesley Hudson, Victor A. Jones,
Britt W. Moore, Monica L. Peters,
Donald A. Scarborough*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2018-449](#)

North Carolina Housing Finance Agency Award
Mike McNair, Director of Community Development and Neighborhood Housing, will present a plaque to the City Council that the City was awarded at the North Carolina Housing Finance Agency (NCHFAF) 2018 Affordable Housing Conference in Raleigh for housing activities such as Operation InAsMuch, and the Southside Neighborhood Redevelopment.

Sponsors: Committee of the Whole

Attachments: [Housing North Carolina Awards Honor Developments Expanding Local Housing](#)
[NC Housing Finance Agency Photo](#)

STRATEGIC PLAN UPDATE[2018-418](#)

Strategic Plan Update
Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee.

PUBLIC COMMENT PERIOD[2018-419](#)

Public Comment Period
A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not 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.

- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

- * 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.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

CONSENT AGENDA ITEMS**FINANCE COMMITTEE - Council Member Moore, Chair**

- [2018-420](#) Contract - Purchase of Decorative Street Lights and Poles for the Stadium Project
Council is requested to award a contract to WESCO in the amount of \$586,269.54 for the purchase of 96 decorative lights for the stadium complex area.
Attachments: [Contract - WESCO - Stadium Decorative Street Lighting](#)
- [2018-421](#) Contract - Renewal with National Meter for 5/8" Water Meters
The Customer Service Department recommends that City Council renew this contract to National Meter (formerly Carolina Meter) in the amount of \$1,295,100.00 for the purchase of 8000 of the 5/8" water meters and authorize the appropriate City Official to execute all necessary documents.
Attachments: [Residential Water Meter 2018-2019](#)
- [2018-422](#) Sole Source Contract - Purchase of Turbidimeters at Ward Water Plant
Council is requested to award a sole source contract to Swan Analytical in the amount of \$42,165.00 for the purchase of ten (10) turbidimeters, verification kit, and the parts required for the installation at the Ward Water Plant to monitor the humidity in the filters.
Attachments: [Contract - Sole Source- Turbidimeters- Ward Plant](#)
- [2018-423](#) Contract - Adkins Road Sewer Improvements
Council is requested to award a contract to KRG Utility Inc. in the amount of \$756,230.00 for the Adkins Road Sewer Improvements as part of the sanitary sewer availability in the City's northwestern jurisdiction.
Attachments: [Contract - Adkins Road Sewer Improvements](#)
- [2018-424](#) Resolution - 2017 Local Water Supply Plan
Council is requested to adopt a Resolution for the 2017 Local Water Supply Plan (LWSP). This is an assessment of the water system's current and future water needs and is required for the City to be compliant with the requirements of the NC General Statute G.S. 143-355(1).
Attachments: [Resolution - CHP Water Supply Plan 2017](#)
- [2018-425](#) Contract - Catalyst Traffic Study
Council is requested to award a contract to Aecom, Inc. in the amount of \$108,796.00 to study the traffic related impacts of the new stadium and associated development around the project.
Attachments: [Contract - Traffic Study for Catalyst Project](#)
- [2018-426](#) Budget Ordinance Amendment - Catalyst Project
Council is requested to adopt a Budget Amendment to properly account for the flow of funds for the reimbursement of the Catalyst Project loan

approved by City Council on April 3, 2017.

Attachments: [Budget Ordinance Amendment - Catalyst Project Reimbursement Amendment](#)

2018-450

State of North Carolina - MOU

The City Council is requested to approve a four party Memorandum of Understanding (MOU) to acquire software that will eventually be used by cities, counties and the State of North Carolina, and authorize the appropriate City Official to execute all necessary documentation.

Sponsors: Committee of the Whole

Attachments: [State treasurer - MOU - Software Product](#)

2018-427

Resolution - Condemnation - 4461 Kendale Road

Council is requested to adopt a Resolution authorizing the City Attorney to proceed with the condemnation of property located at 4461 Kendale Road. This acquisition of this property is needed for the purpose of constructing the Westmoreland Sewer Outfall Project.

Attachments: [4461 Kendale Rd Agenda Memo](#)

[Resolution 4461 Kendall Rd](#)

[Kirkland 4461 Kendale map](#)

2018-428

Resolution - Condemnation - 4604 Johnson Street, Colfax NC

Council is requested to adopt a Resolution authorizing the City Attorney to proceed with the condemnation of property located at 4604 Johnson Street, Colfax, NC. This acquisition of this property is needed for the purpose of constructing the Westmoreland Sewer Outfall Project.

Attachments: [Owens - 4604 Johnson Street Agenda Memo](#)

[Resolution 4604 Johnson - Owens](#)

[owens 4604 Johnson map](#)

2018-429

Resolution - Condemnation - 4510 Johnson Street, Colfax NC

Council is requested to adopt a Resolution authorizing the City Attorney to proceed with the condemnation of property located at 4510 Johnson Street, Colfax, NC. This acquisition of this property is needed for the purpose of constructing the Westmoreland Sewer Outfall Project.

Attachments: [4510 Johnson Street](#)

[Resolution 4510 Johnson Street](#)

[Kirkland 4510 R2 Johnson map - Copy](#)

PENDING ITEMS

2018-169

Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)
City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

Sponsors: Committee of the Whole

Attachments: [7. Amendment to Lease Agreement - Crown Castle](#)

Terry Houk gave the presentation on this item.

Mr. Houk stated Cingular Wireless PCS, LLC (AT&T) has requested an amendment to the current license agreement with the City that allows them to use space at the Ward Water plant for the installation of communication equipment. The amendment would result in extending the term of the License by 15 years, resulting in a termination date of October 19, 2042 and provide Cingular first right refusal. Public Service is recommending the City Council approve the Amendment to License Agreement with Cingular Wireless PSC, LLC and authorize the City Manager to execute the agreement. Revenue from this project and two other towers that are under the City's control is about \$227,000.

Council Member Moore asked if it is a 15 year fixed, or five year renewal what does the contract require. Jo Anne Carlyle, City Attorney stated it was 15 years fixed. Jason Ewing stated wireless infrastructure was a hot topic in Washington in how municipalities can manage those on a Municipal level and not get taken advantage of. When does this have to be executed? Mr. Houck stated as soon as possible. Council Member Moore asked if the other towers are uniform in contract. Mr. Houk stated he believed so, we try to be legal and fair. The tower belongs to them but it is on our site. Any modification to the water tanks needs approval by Council. Council Member Ewing asked why do they want an extension on the current lease when they there is still 9 years on the current. Ms. Carlyle stated there was necessary clean up on the contract in general. The company has changed hands and changed names so there have been a few amendments. Council Member Jones asked if this locks the City in regards to the amount of revenue received. Ms. Carlyle stated yes, it is standard compared to other companies.

A discussion ensued regarding the extension of the contract and revenues received.

Council Member Ewing motion to remand this item to Finance Committee in pending. Council Member Moore seconded the motion. Motion carried with a 9-0 vote.

REGULAR AGENDA ITEMS**COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair**

- [2018-431](#) Public Hearing - HUD Section 108 Loan Application - Wynnefield Properties
Monday, November 5th at 5:30pm is the date and time established for a public hearing authorizing staff to prepare a section 108 loan application for HUD approval for Wynnefield Properties to construct the Avondale Trace Apartments.
Attachments: [Public Hearing - HUD Section 108 Loan Application](#)
- [2018-432](#) Reallocation of Public Service Grant Award
Council is requested to approve the reallocation of the 2018-19 Public Service Grant Award from the MIND Group to the agencies requested by the Citizens Advisory Council. Funds will be reallocated to 1) Housing Authority Youth Financial Literacy Project \$3,650, 2) Housing Authority Youth Agriculture Project \$2,150, 3) Carl Chavis YMCA \$2,000.
Attachments: [Reallocation of Public Service Grant Award](#)
- [2018-433](#) Ordinance - Demolition of Structure - 2435 West English Street
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a condemned structure located at 2435 West English Street.
Attachments: [2435 West English Street](#)
- [2018-434](#) Ordinance - Demolition of Structure - 500 Washington Street
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a condemned structure located at 500 Washington Street.
Attachments: [Condemnation - 500 Washington Street](#)
- [2018-435](#) Ordinance - Demolition of Structure - 811 Willow Place
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 811 Willow Place belonging to Fredy Machuca and Raul Salagado.
Attachments: [811 Willow Pl. Council Packet](#)
- [2018-436](#) Ordinance - Demolition of Structure - 834 Putnam Street
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 834 Putnam Street belonging to Heirs of Winifred Holdren.

Attachments: [834 Putnam Council Packet](#)

2018-437

Ordinance - Demolition of Structure - 1208 Leonard Avenue
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 1208 Leonard Avenue belonging to Elly's Place LLC.

Attachments: [1208 Leonard Ave Council Packet Final](#)

2018-438

Ordinance - Demolition of Structure - 337 Wingo Street
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 337 Wingo Street belonging to Jennings V. and Lucinda Leviner.

Attachments: [337 Wingo St Council Packet](#)

2018-439

Ordinance - Demolition of Structure - 709 Hilltop Street
Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a single-family dwelling belonging to Victor Manuel Campos Rivas and Cynthia Lanto.

Attachments: [709 Hilltop Council Packet 11-5-18](#)

PENDING ITEMS

2018-333

Ordinance - Demolition of Structure - 1700 Edmondson Place
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1700 Edmondson Place, belonging to Che Lawrence Reynolds, Jr.

Attachments: [1700 Edmondson Pl Council Packet 1](#)

Lori Loosemoore, Local Codes Enforcement Supervisor, advised this property was originally inspected on May 11, 2017. We were notified by the Fire Department that a fire had occurred on May 7, 2017. A hearing was held on August 15, 2017 in which no one appeared. An order to repair or demolish was issued on August 15, 2017 with a compliance date of September 19, 2017. The current owner purchased the property on October 25, 2017. A Lis Pendens was recorded on August 31, 2017. Mr. Reynolds (owner) told the inspector on 11/30/2017 that he was cleaning the debris out of the yard but he hasn't obtained permits yet for repairs. The inspector did advise Mr. Reynolds of the need of permits to begin work and to keep him updated on the progress. Mr. Reynolds agreed to do this by the middle of December. On December 8, 2017 the inspector called and asked Mr. Reynolds for an update on the property, the owner stated that he hopes to have the work completed by the end of February 2018. Mr. Reynolds told the inspector that he drives a truck and works out of town and would get the permits when he gets back in town.

and would call the inspector to update him on the progress. We heard from Mr. Reynolds last week once he got his letter notifying him of this meeting. He asked for additional time in which he was advised that the case was already scheduled for the City Council meeting.

Mr. Reynolds spoke to the Council in regards to her sons property. She stated it is her sons' desire to repair the property. He has taken a new position that has him on the road which has limited his ability to make the repairs. She stated she is fully prepared to hire a construction company to make the needed repairs. She explained that the pictures that were shown are not current pictures noting there have been some progress made.

Council Member Scarborough asked about the schedule of getting the property repaired. Mr. Reynolds mother stated she is prepared to move forward this week provided the permits are issued etc.

Council Member Golden asked if she has submitted for permits. Mr. Reynolds mother stated she was advised not to do so until after this hearing. Council Member Golden asked when was the last contact with the son. Ms. Loosemore stated he called last week. Previous to that she thought it was the middle of December 2017.

Council Member Moore asked if she and her son was a resident of High Point. Mr. Reynolds mother stated she was a resident and her son was a resident of Greensboro.

Council Member Peters questioned Mr. Reynolds intentions of purchasing the property. Mr. Reynolds mother stated he is going to repair and move into the property in order to save money to purchase a new truck.

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, **Chair**

[2018-440](#)

Resolution of Intent - Street Abandonment 18-02

Approval of a Resolution of Intent that establishes a public hearing date of Monday, December 3, 2018, at 5:30pm to consider a request by Amada North America, Inc. to abandon all of the Executive Drive right-of-way. Executive Drive lies along the west side of Penny Road, approximately 820

feet north Premier Drive.

Attachments: [SA18-02 Council ROI](#)

2018-441

Bob Uber (Heroes-Our-Hero's) - Minor Amendment to Special Use 17-02
A Minor Amendment to Special Use 17-02 to revise the use of Buildings B, C and D in the adopted SU permit.

The site is lying at the northeastern and southeastern corner of Bridges Drive and Futrelle Drive.

Attachments: [Minor Amendment Report](#)

PUBLIC HEARINGS

2018-442

Ordinance - Lee Bunemann and Jane Bunemann - Annexation 18-04
A request by Lee Bunemann and Jane Bunemann to consider a voluntary contiguous annexation of approximately 2.6 acres. The request consists of a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive and a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley.

Attachments: [Annexation Staff Report \(AN-18-04\)](#)

2018-443

Ordinance - Lee Bunemann - Zoning Map Amendment 18-13
A request by Lee Bunemann to rezone approximately 2.6 acres from the Low Density Residential (RS) District, within Davidson County's jurisdiction, to the Residential Single Family - 3 (R-3) District. The request consists of a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive, and a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report \(ZA-18-13\)](#)

2018-444

O'Reilly Automotive Stores, Inc. - Zoning Map Amendment 18-14
A request by O'Reilly Automotive Stores, Inc. to rezone approximately 1.7 acres from the General Business (GB) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the west side of S. Main Street, approximately 135 feet south of W. Springfield Road.

Attachments: [Staff Report \(ZA-18-14\)](#)

2018-445

Presbyterian Homes, Inc. - Annexation 18-05
A request by the Presbyterian Homes, Inc. to consider a voluntary contiguous annexation of approximately 61.1 acres lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road. The property is also known as Guilford County Tax Parcels 0169205 and 0169210.

Attachments: [Annexation Staff Report \(AN-18-05\)](#)

[2018-446](#)

The Presbyterian Homes, Inc. - Plan Amendment 18-05

A request by the Presbyterian Homes, Inc. to change the Land Use Map classification for approximately 127.3 acres from the Future Growth Area classification to the Rural Development classification. The site is generally lying north of Sandy Ridge Road, west of the W. Fork Deep River and east of Idol Wind Lane.

Attachments: [PA-18-05 staff report](#)

[2018-447](#)

The Presbyterian Homes, Inc. - Zoning Map Amendment 18-15

A request by the Presbyterian Homes, Inc. to rezone approximately 61.1 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to the Agricultural/Rural (AGR) District. The site is generally lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road, along the east and west sides of the W. Fork Deep River. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report \(ZA-18-15\)a](#)

GENERAL BUSINESS AGENDA

[2018-416](#)

Boards and Commission - ABC Board- Reappointment James Tanner
Council is requested to confirm the reappointment of James Tanner to the ABC Board. Term will be effective November 15, 2018 and expiring November 15, 2021.

Attachments: [ABC Board - Reappointment - James Tanner 11 5 2018](#)

[2018-417](#)

Boards and Commissions - Human Relations Committee - Appointment William Pope, Jr.

Council is requested to appoint William Pope, Jr. to the Human Relations Committee. Term will be effective immediately and expire November 1, 2020.

Attachments: [William Pope, Jr. - Appointment to HRC](#)

[POPE William 2018](#)

[2018-448](#)

Minutes to Be Approved

Finance Committee Meeting; Thursday, September 27th @ 4:00 p.m.

HPCC Special Called Meeting; Monday, October 1st @ 4:00 p.m.

Regular Council Meeting; Monday, October 1st @ 5:30 p.m.

Community Housing, Neighborhood Development and Public Safety

Committee Meeting; October 2nd @ 10:00 a.m.

Attachments: [1. September 27 2018 Finance Committee Minutes.pdf](#)

[2. October 1 2018 High Point City Council.pdf](#)

[3. October 1 2018 High Point City Council Minutes.pdf](#)

[4. October 2 2018 CD HN PS Committee.pdf](#)

ADJOURNMENT