

City of High Point

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



Meeting Agenda

Monday, November 2, 2020

5:30 PM

Council Chambers

City Council

*Jay W. Wagner, Mayor
Christopher Williams, Mayor Pro Tem
Michael A. Holmes, S. Wesley Hudson,
Cyril Jefferson, Tyrone E. Johnson, Victor Jones,
Britt W. Moore, Monica L. Peters*

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.

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2020-430](#)

Recognition - Eagle Scout Award - Ian Woody

Ian Woody from Scout Troop 20 sponsored by the First Presbyterian Church, will be in attendance for recognition of achieving the Boy Scout Eagle award. For his Eagle Scout project, Ian in a partnership with High Point Parks & Rec and High Point Transportation Department installed enhanced handicap parking signs at several Parks & Rec facilities. The signs feature citizens from the community that utilize handicap accessible parking.

Attachments: [Ian Woody CC Packet](#)

[2020-431](#)

Proclamation - National Apprentice Week

Mayor Wagner will read a proclamation recognizing November 8-14, 2020 as National Apprentice Week in the City of High Point.

Attachments: [Signed Proclamation](#)

STRATEGIC PLAN UPDATE

Council will receive an update on the Strategic Plan from Mayor Pro Tem Williams, Chair of the Community Development Committee.

PUBLIC COMMENT PERIOD

[2020-432](#)**Public Comment Period**

A Public Comment Period will be held on Monday, November 2, 2020 at 5:30 p.m. As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming this meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed

www.highpointnc.gov/VirtualPublicMeeting
<<http://www.highpointnc.gov/VirtualPublicMeeting>>

Although the public is unable to physically participate in the meeting, the public can submit comments by

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to publiccomment@highpointnc.gov <<mailto:publiccomment@highpointnc.gov>>, or by
3. Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.

All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the November 2, 2020 City Council Meeting. The city of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, October 30 at 5:00 p.m.

FINANCE COMMITTEE - Council Member Moore, Chair**CONSENT AGENDA ITEMS**[2020-410](#)**Contract - HPU - Lease - Roy Culler Senior Center**

City Council is requested to approve a lease with High Point University and relocate the Roy B. Culler, Jr. Senior Center for a temporary period while continuing the search and planning for a new permanent Senior Center, as approved in the 2019 General Obligation Bond Referendum.

Attachments: [1. Contract Culler Senior Center Lease HPU](#)

[2020-411](#)**Resolution - Sale of Roy B. Culler Senior Center Property & Adjacent Properties to Nido & Mariana Qubein Children's Museum**

City Council is requested to adopt a resolution approving the sale of the Roy B. Culler Senior Center property and adjacent properties identified as tax parcel numbers 189745 (600 N. Hamilton), 189756 (207 E. Ray Av.), 189755 (209 E. Ray Av.), 189754 (211 E. Ray Av.) in the amount of \$500,000 to the Nido & Mariana Qubein Children's Museum.

Attachments: [2. Resolution](#) [Sale of Culler Senior Center Property](#) [HPU](#)

[2020-412](#)**Contract - Wharton & Smith Inc. - Change Order No. 4 - Ward Water Treatment Plant Upgrades**

City Council is requested to approve change order no. 4 with Wharton & Smith, Inc. in the amount of \$103,626.00 for the Ward Water Treatment Plant electrical and HVAC upgrades.

Attachments: [3. Contract](#) [Wharton & Smith](#) [CO No.4](#) [Ward Water Treatment Plant](#)

[2020-413](#)**2020 Edward Byrne Memorial Justice Assistance Grant Funding - JAG**

City Council is requested to establish a public hearing date of Monday, November 16, 2020 at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2020 Edward Byrne Memorial Justice Assistance Grant Funding (JAG).

Attachments: [4. 2020 Edward Byrne Memorial Justice Assistance Grant \(JAG\)](#) [Set Public H](#)

[2020-414](#)**Ordinance - High Point Fire Department Reimbursements & Grants**

City Council is requested to adopt a budget ordinance to appropriate certain reimbursements and grants in the amount of \$55,176 received by the High Point Fire Department.

Attachments: [5. Ordinance](#) [HPFD Reimbursements & Grants](#) [Budget Amendment](#)

[2020-415](#)**Contract - S&S Contracting of NC - Oak Hollow Golf Course Bulkhead Replacement**

City Council is requested to award a contract to S&S Contracting of NC in the amount of \$242,685.90 for the replacement of the wooden bulkhead section along Hole #4 at Oak Hollow Gold course.

Attachments: [6. Contract](#) [S&S Contracting of NC](#) [Oak Hollow Golf Course](#) [Bulkhead Rep](#)

[2020-416](#)**Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I**

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Attachments: [7. Resolution](#) [Housing Authority of High Point](#) [Revenue Bonds](#) [Daniel Broc](#)

[2020-417](#)**Resolution - Formal Acceptance of Highest Bid - 1114 Tipton Street**

City Council is requested to adopt a resolution formally accepting the highest bid offer of \$28,500 and directing sale of the property at 1114 Tipton Street to MB Enterprises, LLC in accordance with N.C.G.S. §160A-269.

Attachments: [8. Resolution](#) [Formal Acceptance of Highest Bid](#) [MB Enterprises, LLC](#) [111.](#)

[2020-419](#)**Resolution - Sale of City Owned Property by Upset Bid - 652 Wesley Drive**

Council is requested to adopt a resolution accepting the offer of \$4,000.00 and authorizing the sale of the property 652 Wesley Drive, Parcel No. 176168 through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [9. Resolution](#) [Sale of City Owned Property by Upset Bid](#) [652 Wesley Drive](#)

[2020-420](#)**Resolution - Conveyance of Property to CDC - 2111 Little Avenue**

City Council is requested to adopt a resolution approving the conveyance of property located at 2111 Little Avenue to the Core City CDC and that the appropriate City official be authorized to execute all necessary documents.

Attachments: [10. Resolution](#) [Conveyance of Property to CDC](#) [2111 Little Avenue](#)

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,**Chair**[2020-425](#)**Presentation - HPU Students**

A High Point University student group will share project presentations highlighting “How to Make HPU More Attractive to Prospective Students”.

COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams,**Chair**[2020-421](#)**Ordinance - Demolition of Dwelling - 1503 Bridges Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1503 Bridges Avenue belonging to Elks Carpet Outlet, Inc.

Attachments: [1503 Bridges Final Council Packet](#)

[2020-422](#)**Ordinance - Demolition of Dwelling - 711 Hines Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 711 Hines Street belonging to Dolores Lobo Martinez, property deed date 7/19/2019, Lis Pendens record 8/27/2018, Previous owner Isa Irina Reyes-Lobo.

Attachments: [711 Hines St Council Packet](#)

PLANNING & DEVELOPMENT - Mayor Jay Wagner**REGULAR AGENDA ITEMS**

[2020-423](#)**Resolution of Intent Annexation 20-06**

Approval of a Resolution of Intent to establish a public hearing date of November 16, 2020, to consider a voluntary noncontiguous annexation of an approximately 6.8 acre parcel located along the south side of Tyner Road, approximately 1,300 feet east of Sandy Ridge Road. The property is addressed as 8229 Tyner Road, and also known as Guilford County Tax Parcel 170870.

Attachments: [Resolution of Intent \(AN-20-06\)](#)

PUBLIC HEARINGS[2020-316](#)**George Pitts and Lala Pitts-Annexation 20-05 (Continued Public Hearing)**

A request by George Pitts and Lala Pitts for a voluntary noncontiguous annexation of approximately 15.5 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road. The property is addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcel Guilford County Tax Parcels 170819 and 170821.

Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.

Attachments: [Staff Report \(AN-20-05\).pdf](#)

[ZA 20-13 Request for Continuance to November 2 2020.pdf](#)

[2020-317](#)**UMA Geotechnical Construction - Zoning Map Amendment 20-13 (Continued Public Hearing)**

A request by UMA Geotechnical Construction to rezone approximate 15.5 acres from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.

Attachments: [Staff Report ZA-20-13.pdf](#)

[ZA 20-13 Request for Continuance to November 2 2020.pdf](#)

GENERAL BUSINESS AGENDA

[2020-427](#)Waiver of Conflict for Jonathan Fine

Council is requested to provide authorization for the Mayor to execute a Waiver of Conflict to allow Jonathan Fine to assist as an informal mediator between the City and the Rockers Team.

Attachments: [FINAL Waiver of Conflict Jonathan Fine](#)

[2020-424](#)**Minutes To Be Approved**

Finance Committee; October 1st @ 4:00 p.m.

Special Meeting of City Council; October 5th @ 2:30 p.m.

Regular Meeting of City Council; October 5th @ 5:30 p.m.

Community Development Committee; October 6th @ 4:00 p.m.

Prosperity & Livability Committee; October 7th @ 9:00 a.m.

Recessed Meeting of City Council; October 7th @ 5:30 p.m.

Attachments: [1. October 1 2020 Finance Committee Meeting Minutes.pdf](#)
[2. October 5 2020 Special Meeting Minutes.pdf](#)
[3. October 5 2020 High Point City Council Regular Meeting Minutes.pdf](#)
[4. October 6 2020 Community Development Committee Meeting Minutes.pdf](#)
[5. October 7 2020 P & L Committee Meeting Minutes.pdf](#)
[6. October 7 2020 Recessed Meeting Minutes.pdf](#)

ADJOURNMENT



CITY OF HIGH POINT
NORTH CAROLINA

JAY W. WAGNER
MAYOR

A MESSAGE OF CONGRATULATIONS....

On behalf of the citizens of High Point, I offer congratulations to

IAN WOODY

of the Old North State Council Boy Scout Troop 20, sponsored by First Presbyterian Church, who has earned the rank of Eagle Scout.

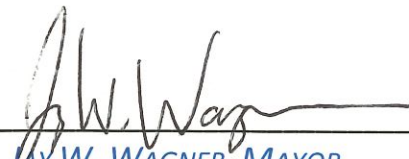
Your community is proud of your individual effort that has prompted this recognition. This major accomplishment in a young person's life is outstanding because we recognize that less than 2% of the young persons who enter scouting ever achieve this goal. We also know that achieving this rank takes support from parents and scout leaders.

I understand that for your Eagle Scout Project in a partnership with High Point Parks & Recreation and High Point Transportation Departments; you designed and installed enhanced handicap parking signs that feature citizens from the community at several Parks & Recreation facilities.

By this demonstration of dedication to scouting you have shown that you can achieve your goals, and we urge you to continue to set and strive for higher accomplishments in life.

Again, our warmest congratulations.




JAY W. WAGNER, MAYOR
City of High Point



FINE STRATEGIES, LLC

JFINE@FINESTRATEGIES.COM
(704) 287-5793

October 15, 2020

VIA E-MAIL: joanne.carlyle@highpointnc.gov

JoAnne Carlyle
City of High Point
211 S. Hamilton
High Point, NC 27260

VIA E-MAIL: pfisch@highpointrockers.com

Pete Fisch
High Point Baseball, Inc.
101 Neal Place
High Point, NC 27262

RE: Consent and Conflict Waiver for High Point Ballpark Mediation

Dear JoAnn and Pete:

It is my understanding that the City of High Point ("City") and High Point Baseball, Inc. ("Rockers") have agreed to have Fine Strategies, LLC ("Fine Strategies") mediate the resolution of certain issues arising under the agreements between City and Rockers for use of Truist Point ballpark in High Point.

Jonathan Fine of Fine Strategies represented City previously in transactions relating to the ballpark. Rockers is a current client of Fine Strategies. Accordingly, the purpose of this letter is to: (a) set forth the terms on which Fine Strategies will mediate this matter, and (b) obtain your informed consent in waiving any conflicts of interest which might arise from Fine Strategies' participation in such mediation, in accordance with the North Carolina Rules of Professional Responsibility.

1. **Engagement; Scope of Mediation and Role as Mediator.** You agree to jointly engage Fine Strategies for the purpose of mediating issues between City and Rockers relating to Truist Point ballpark. The scope of the mediation is limited to such issues, and this engagement shall terminate following conclusion of the mediation process. You agree and understand that Fine Strategies role is limited to that of a settlement facilitator, and Fine Strategies does not undertake to represent or provide legal advice or legal opinions of any kind to either City or Rockers in the context of the mediation.
2. **Nature and Risks of Potential Conflicts of Interest; Mitigation.** Jonathan Fine of Fine Strategies represented City previously in the negotiation and drafting of certain agreements relating to Rockers' use of Truist Point ballpark. This prior representation of City, along with Fine Strategies' current representation of Rockers in the same or substantially similar matters, creates a potential conflict of interest for Fine Strategies.

Accordingly, and solely for purposes of the proposed mediation, Fine Strategies seeks your waiver of any conflicts of interest which may arise from Fine Strategies' participation in the proposed mediation.

Notwithstanding potential conflicts of interest, you have determined that Fine Strategies is able to provide competent and diligent mediation services in this matter. As mediator, subject to applicable rules of evidence in a later court proceeding, Fine Strategies has an obligation to protect information you share confidentially from disclosure, other than confidential information which you consent may be shared with the other party to the mediation (and which is not otherwise available from outside sources). This obligation of the mediator is similar to Jonathan Fine's obligations to City and Fine Strategies' obligations to Rockers regarding the attorney-client privilege. Nevertheless, each of you understand and acknowledge that in the course of the mediation, conflicts of interest may arise, in which case Fine Strategies will use its best professional judgment to reconcile or mitigate the effect of any such conflicts.

3. **Fees and Payment.** Jonathan Fine will perform the mediation services described above for a fee of Four Hundred Twenty-Five Dollars (\$425) per hour. Fine Strategies will keep track of all time that Mr. Fine spends on this matter, and shall invoice each of City and Rockers for half of the fees and expenses incurred. Travel time will be billed at one-half of the hourly rate. You shall pay for all expenses reasonably incurred by Fine Strategies which are related to this matter. Payment for fees and expenses is due within thirty (30) days of invoice date.

4. **Evidence; Mediator's File.** In the event you fail to reach a settlement of your differences and the matter set forth herein is later the subject of a court proceeding, you agree that applicable North Carolina rules of evidence shall govern the admissibility of communications and any writings exchanged during the mediation, including but not limited to any written settlement agreement prepared in the course of, or pursuant to, the mediation contemplated herein. You acknowledge and agree that the mediator is not competent to testify in any proceeding concerning anything communicated, exchanged, said, done or occurring in the course of the mediation, and that the notes, working papers and file maintained by the mediator belong solely to the mediator and are strictly confidential. In this regard, you acknowledge and agree that you have no right, title or interest in the notes, working papers or files maintained by the mediator and that you do not have any right to review, inspect or copy such documents. You agree that you will not subpoena or otherwise require the mediator to testify or produce his notes, working papers or files in any proceeding.

Please let me know if you have any questions or comments about the terms of the engagement as set forth herein. If none, then by your signature below, you agree and understand that after having been fully informed of the nature of any potential conflict of interest and Fine Strategies' reasonable belief that it will be able to provide competent and diligent mediation services for you notwithstanding any such conflict of interest, that City and Rockers each consents to Fine Strategies' mediation of the matter set forth

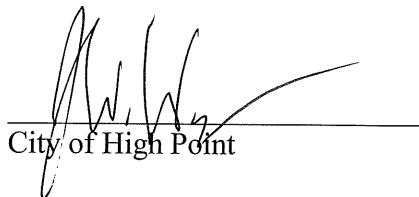
herein. Please sign where indicated below and return the signature page to me, keeping a copy for your records.

Very truly yours,



Jonathan M. Fine
Fine Strategies, LLC

SEEN AND AGREED:


City of High Point

By: Jay Wagner
Mayor

High Point Baseball, Inc.

By: Pete Fisch
President

Blue Lit Road Project



CONTACT INFO: BLUELITROAD@GMAIL.COM

BELOW IS THE AGENDA FOR THE BLUE LIGHT SYSTEM

**1.) GOAL**

To make areas in High Point safer, especially at night, to promote future and current businesses, benefit the police department, benefit consumers and business owners

2.) STATS OF HIGH POINT CRIMINAL RATE

*One a scale from 1 (least safe) - 100 (most safe), High Point is an 8
CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME
1 IN 162 in High Point
1 IN 265 in North Carolina

* <https://www.neighborhoodscout.com/nc/high-point/crime#:~:text=with%20a%20crime%20rate%20of,here%20is%20one%20in%2024>

8

**3.) INSTALL BLUE LIGHTS IN PHASES**

First phase

- Two on the corner of Main and Lexington
- One near the bus stop across from Rockspring Rd
- One near the bus stop across from Gilford

4.) COST

- \$4,000 to \$7,500 per blue light phone
- Maintenance costs around \$200 each per year.

**INFORMATION**

HPU has had two real world activation of the system. However, they do see a visual benefit to the system. Members of their campus are aware of the system and it reinforces safety/security measures implemented on campus. There is some peace of mind knowing that these poles are available if people needed to solicit help.

Blue Lit Road Project

Contact Information:

bluelitroadproject@gmail.com

One University Parkway

High Point, NC 27268

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Background

High Point, North Carolina is known for many wonderful things, such as being the furniture capital of the world and the home of High Point University. These two examples alone bring thousands of people to High Point multiple times a year. Not including those times, the current population of High Point is 112,900, making it the 9th largest city in North Carolina.¹

Rank	City	Population	High Point's
1	Charlotte	885,708	population is only increasing. Currently, the city is growing at a rate of 0.26% annually. ¹ Since the most recent census, its population has
2	Raleigh	474,069	
3	Greensboro	296,710	
4	Durham	278,993	
5	Winston-Salem	247,945	
6	Fayetteville	211,657	
7	Cary	170,282	
8	Wilmington	123,744	
9	High Point	112,791	
10	Concord	96,341	

increased by 8.17%, with a recorded population of 104,371 in 2010. This information demonstrates the success of the community and it's attractiveness.² The purpose of the Blue Lit Road Project is to not only maintain these numbers, but increase them, by making the city a safe and walkable city.

The city of High Point was ranked as one of the top 50 metropolitan areas in the United States with the highest violent crime rate in 2019 by a Statista report.² This alarming statistic needs to be addressed, and measures need to be taken to improve the security and safety of the community. The Blue Lit Road project proposes the installation of blue light call boxes to high traffic areas comprising local businesses, such as N Main Street. These blue light call boxes will

improve the walkability between businesses on this street, as well as ameliorate the issue of safety and security in the area.

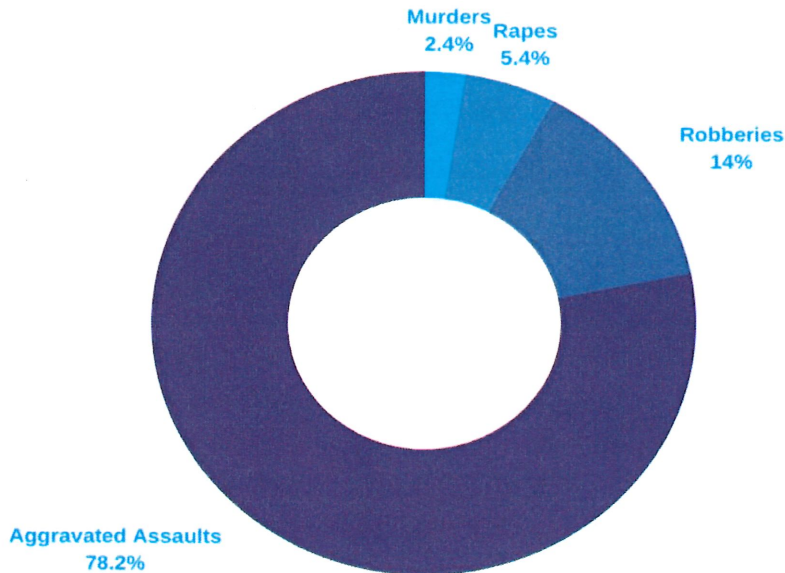
One of the safest college towns, best places to raise a family, and a top spot for fun and recreation in America, Grand Rapids, Michigan, is a proud user of a blue light system. Code Blue, a company based in Holland, Michigan that produces blue light systems, discusses how the system contributes to Grand Rapids being a safer city. In their article titled *Code Blue Continues to Help Cities Stay Safe* it is stated:

“...On campus at area colleges like Grand Rapids Community College, campus police provide a number of services including personal escorts, disabled vehicle assistance, and emergency call boxes.’ Blue light phone pedestals and call boxes also can be found in the Grand Rapids area at Gerald R. Ford International Airport, Spectrum Health and along The Rapid’s Silver Line bus transit route.”³

Not only did the town of Grand Rapids use the blue light system as a protective measure with their college students, the leaders of the town went the extra mile and used the same method to protect the rest of the citizens all over Grand Rapids³. Many other towns around the country have followed Grand Rapids’s path, such as Winona, Minnesota, Charleston, Illinois and Rexburg, Idaho. These three towns also happen to be the safest towns in the country according to a SafeWise.com’s article titled *The 50 Safest College Towns in America of 2020*⁴. SafeWise contextualizes national crime and safety trends to show how it affects neighborhoods all across the country⁴. Many publications have reached out to SafeWise for their expertise, including The Washington Post, USA Today, MNS and more, proving its credibility.⁴

The Problem and Goal

According to a recent FBI report, High Point, North Carolina had 828 violent crimes committed known to law enforcement last year: 19 murders, 44 rapes, 133 robberies, and 632 aggravated assaults.¹ Thus, many individuals feel unsafe when they go out at night and support



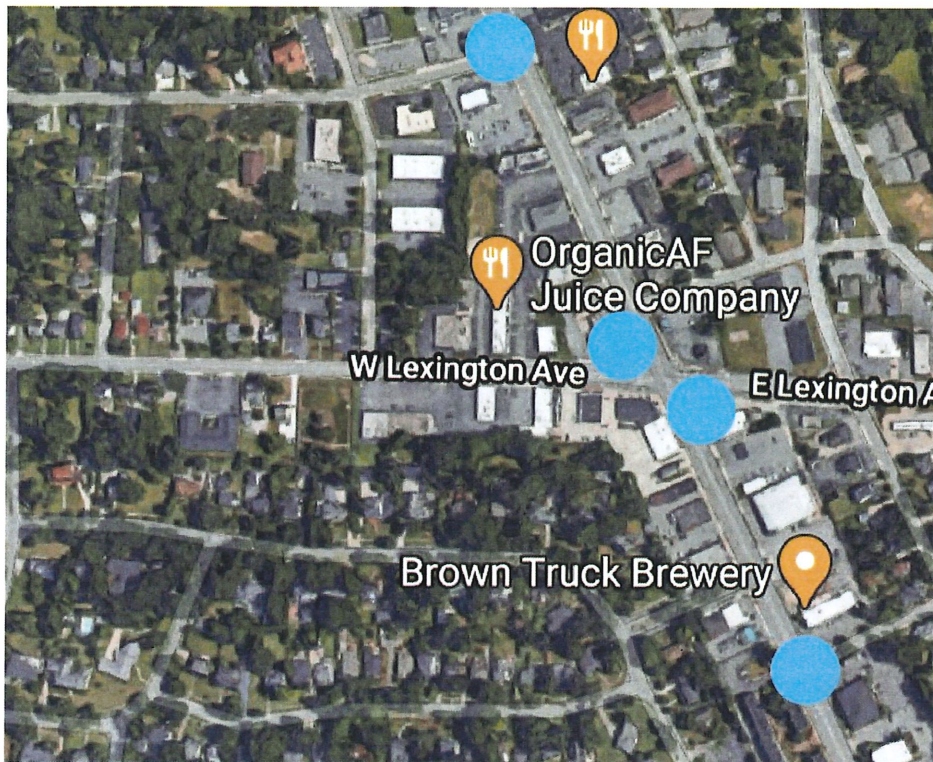
local businesses such as bars, breweries and restaurants. In order to alleviate these issues and encourage people to go out and add more revenue to the system, the Blue Lit Road Campaign is lobbying to incorporate blue light call boxes on Main Street.

High Point University is home to over 5,000 students, including those enrolled in graduate school. These students have the potential to grow and enhance the city of High Point even more, bringing in new jobs and business opportunities. High Point students chose to attend the University largely due to safety features that make them feel comfortable. Nevertheless, many students feel unsafe going downtown, stunting the opportunity to make the memories and connections necessary to keep them around post-graduation. Safety is without a doubt an issue within the High Point community. North Main Street in High Point has many restaurants and bars the community enjoys; the Blue Lit Road Project is an effort to help those businesses and restore the issue of security in town.

The goal of the Blue Lit Road Project is to make areas in High Point safer, promote future and current businesses, aid the police department, and benefit consumers and business owners. When people feel safer, they are more likely to frequently visit an area or start a business. The blue light security system is an effective, useful tool in deterring criminals and attracting the attention of others to the person in need, especially at night. Having bright blue lights, a loud siren and an automatic call to the police department are just a few of the tactics this system uses to deter crime in any city.

The Solution

In order to make the city more walkable, the Blue Lit Road Project proposes the installation of the blue emergency light call boxes. Currently on campus, there are 65 blue lights dispersed throughout the campus grounds. Safety measures such as this one make the campus



one of the safest in the nation. This initiative would be beneficial for not only addressing the issue of safety, but also to promote future and current businesses and add more revenue to the system. Likewise, it

assists the police department, consumers, and business owners in diminishing crime.

In order to be effective and track the progress of the initiative, the Blue Lit Road Project suggests installing these call boxes in phases. Phase One would place two blue lights on the corner of Main and Lexington, one near the bus stop across from Rockspring Rd and one near the bus stop across from Gilford Ave. These locations were chosen because this area of Main Street has a high amount of foot traffic due to the popular businesses nearby, as well as accounts from local businesses having altercations.

Adding the blue light call boxes to N Main Street will create a much more comfortable and walkable environment, allowing patrons of businesses to feel safe walking to and from establishments during the day and night. The outcome of these blue lights will fortify the businesses along Main Street and, hopefully, establish a higher retention rate of students after graduation.

Once Phase One is completed, more blue lights will be implemented downtown and around the city of High Point in general. The spots in Phase Two should be chosen in a similar fashion to Phase One: find the highest risk or demand areas, and install the lights there. Blue Light Road Project's recommendations for future blue light placements are as followed: several around the High Point Medical Center/High Point Stadium, one by the High Point Train Station and several around the shopping centers/grocery stores along Westchester and Eastchester Drive. In the future, these measures will allow individuals to walk from the baseball stadium down to businesses such as Sweet Old Bills and Blue Rock, generating more revenue for those businesses and creating a more engaging community.

The Benefits

There are many benefits to the emergency blue light call boxes. Visually, they provide a sense of comfort knowing that at the touch of a button help will be on the way. When the call button is pressed, the police are notified and dispatched to the location. The location is pinpointed and it is identified through the caller ID whenever the emergency button is pressed. Beyond an alarm sound, flashing light and police being notified, the poles also have cameras. When activated, the camera will automatically record the situation at hand.

Although mobile technology is on the rise, it is important to not put all our faith in a cell phone. Phones are prone to several problems: it can lose battery, not have signal, fall and break, be stolen, and so on. Consider this scenario: while at a bar or restaurant, you drop your phone under the table and lose it. As you walk to the car to go home, you notice someone following you. The parking lot is dark, and you are unsure how to ask for help. In this scenario, you could get help by a simple touch of a button, and ward off the person following you. In any case, there are moments in which one cannot simply dial 911. Blue light call boxes will not only create a safer environment where individuals feel comfortable walking to business to business, it could save lives.

As more citizens and students feel safer, economic revenue will be increased, and there will be a higher retention of citizens and more young professionals attracted to the area. Everyone enjoys a prosperous social atmosphere, especially young professionals, and having safe and fun places/things to do and go to will increase the quality of life of those living in the area. Local businesses such as bars, breweries and restaurants are an example of places people will frequently go to socialize. Making the areas surrounding those establishments safer will simulate the economy and bring the community together in a harmonious way.

The Cost and Budget

Blue light poles are a very popular campus tool to ensure student safety, as well as comfortability while walking around campus. The Blue Lit Road Project wants to install these call boxes for the 2021-2022 year. To gather information pertaining to financials, the Blue Lit Road Project contacted the head of High Point University's campus security and got a better understanding of the cost of each pole along with lingering budget concerns. Cost and budget is very important, and it was found that the installation cost/budget for blue light security systems vary per provider and features of the call box.

Different call boxes come equipped with different features and benefits. The call boxes that High Point University uses are from a company called "Talkaphone". They are purchased and handled through a local integrator, Teklinx. One of the employees provided a typical breakdown of the cost as well as explained that there are various types of poles that can be installed and have connectivity. The North State Cable company can be a potential provider in terms of connectivity that will cost around \$500 per pole. Below are the estimated costs per pole from the vendor High Point Security uses. It is important to note that the cost can change per provider and per pole features/benefits.

"TalkAPhone model ETP-MTE (Blue Emergency Phone Tower with Blue light) Cost

\$2,100.00 ***blue light requires 120VAC or 12/24 VDC***,

TalkAPhone model ETP-CI-4G-GSM (GSM cellular adapter) Cost \$1,750.00

requires SIM card from GSM cellular provider, and

TalkAPhone model ETP-500E (analog emergency phone) Cost \$670.00

requires analog telephone line from local provider or cellular adapter".

With that being said, the cost of drilling into the floor of concrete has to be factored in. The size of the hole ranges the cost; a one inch hole being \$35 to an eight inch hole being \$200. The blue light poles should not be more than eight inches in width, depending on the model that is chosen, and the approximate cost would be \$250. There is also the option of mounting the blue lights to a wall of a building or restaurant for safety purposes. These types of blue lights range from \$2,100 to \$670. The models are listed below:

“TalkAPhone model ETP-WM (Blue Wall Mounted Emergency Phone Station with Blue Light) Cost \$1,350.00 ***blue light requires 120VAC or 12/24 VDC***,

TalkAPhone model ETP-500E (analog emergency phone) Cost \$670.00 ***requires analog telephone line from local provider or cellular adapter***,

TalkAPhone model ETP-CI-4G-V (LTE cellular adapter) Cost \$2,150.00 ***requires SIM card from LTE cellular provider***, and

TalkAPhone model ETP-CI-4G-GSM (GSM cellular adapter) Cost \$1,750.00

requires SIM card from GSM cellular provider”.

As demonstrated above, the mounted call boxes also fluctuate in price depending on the model, features and benefits.

The maintenance cost for the blue light systems is around \$200 each per year. According to the local provider for High Point University's Blue light systems, they last about 8-10 years including the light expency. Normally they are inspected every two weeks to ensure that they are functioning properly and to ensure that neither weather or civilians have tampered with the system. Implementing four poles in the first phase, taking into account that the various vendors, poles and cable companies can change the price, the total cost is expected to be approximately \$28,000.

Summary

Safety is an issue within the High Point community. The Blue Lit Road Project aims to make the downtown area a more secure environment, the city more appealing to young professionals and citizens alike, and benefit the businesses in the area. By installing these blue lights, students, citizens and business owners will feel more comfortable; thus, visiting the local businesses more, adding more revenue to the system. These blue light call boxes will also intimidate criminals, hindering their ability to act, and in turn, cutting down the crime rate. Overall, adding blue lights to downtown High Point benefits the businesses in the community, students, young professionals, and the city in general. Let's make the city more walkable and safer for all to enjoy.

References

- ³ Code Blue Corporation—Emergency Blue Light Phones. (2016, October 31). Code Blue Continues to Help Cities With Safety, Security. Retrieved November 02, 2020, from <https://codeblue.com/city-safety-rankings/>
- ² FBI. (2019). Crime in the United States. (n.d.) Retrieved October, 2020, from https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/tables/table-8/table-8-state-cuts/north_carolina.xls
- ⁵ High Point, North Carolina Population 2020. (n.d.). Retrieved November 02, 2020, from <https://worldpopulationreview.com/us-cities/high-point-nc-population>
- ⁶ High Point, North Carolina Population 2020. (n.d.). Retrieved November 02, 2020, from <https://worldpopulationreview.com/us-cities/high-point-nc-population>
- ⁷ North Carolina Cities by Population. (n.d.). Retrieved November 02, 2020, from https://www.northcarolina-demographics.com/cities_by_population
- ⁴ The 50 Safest College Towns in America of 2020. Retrieved November 02, 2020, from <https://www.safewise.com/blog/safest-college-towns-america/>
- ¹ Top 50 metropolitan areas with the highest violent crime rate in the United States in 2019 <https://www.statista.com/statistics/433603/us-metropolitan-areas-with-the-highest-violent-crime-rate/>

⁸ Written by Rebecca Edwards | Updated October 6, Edwards, R., & Written by Rebecca

Edwards Rebecca is the lead safety reporter and in-house expert for SafeWise.com. She has been a journalist and blogger for over 25 years. (2020, October 06).

BLUE LIT ROAD PROJECT



Purpose

- To create a safer atmosphere.
- Create more foot traffic on N Main Street to increase revenue for businesses.
- Aid the police department in preventing crime.
- A resource for individuals in need of help.



Statistics

- In a recent FBI report, High Point, North Carolina there were 19 murders, 44 rapes, 133 robberies, and 632 aggravated assaults.
- High Point was ranked one of the top 50 metropolitan areas in the United States with the highest violent crime rate in 2019 by a Statista report.



Implementation

- install the blue lights in phases.
- phase 1: two blue lights on the corner of Main and Lexington, one near the bus stop across from Rockspring Rd, and one near the bus stop across from Gilford Ave.
- phase 2: TBD
- phase 3: TBD



Financials

- To put blue lights on N Main Street, an upfront investment is needed.
- cost varies between provider, type, and features.
- Using the same provider as HPU, it would cost around \$2,000 - \$670.
- Maintenance costs around \$200 yearly.



Make the City a Safer Place

Last year there were 828 violent crimes committed known to law enforcement. A Statista report ranked High Point as one of the top 50 metropolitan areas in the U.S. with the highest crime rate. Adding blue light call boxes is a step towards fixing this issue. Don't count on your phone to dial for help, know that there are tools available.

Making High Point a Safer and More Walkable City.



FINANCE COMMITTEE
(Virtual Meeting)
Chaired by Council Member Moore
Members: Moore, Holmes, Peters, and Jones
October 1, 2020 – 4:00 p.m.
3rd Floor Council Chambers

Present (2): Chairman Britt Moore; Committee Member Victor Jones
Participating

Remotely (2): Committee Member Michael Holmes; and Committee Member Monica Peters

Staff Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; and Mary S. Brooks, Deputy City Clerk

Staff Participating

Remotely: JoAnne, Carlyle, City Attorney; Meghan McGuire, Assistant City Attorney; Bobby Fitzjohn, Director of Financial Services; Gary Smith, Fleet Services Director; Reggie Hucks, Inspection Services Director; Terry Houk, Public Services Director; Loren Hill, President High Point Economic Development Corporation

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

CALL TO ORDER

Chairman Moore called the meeting to order at 4:01 p.m.

PRESENTATION OF ITEMS**2020-380 Public Hearing - DC Blox - EDC Performance Based Incentives**

City Council is requested to authorize performance-based incentives for the DC Blox data center project equal to up to 50% of the property taxes already paid in a year - for a period of from 10 to 17 years; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Chairman Moore advised that this item was for the announcement to authorize the public hearing for DC Blox on Monday, October 5, 2020 at 5:30 p.m.

Loren Hill, President of the High Point Economic Development Corporation reported that a request from DC Blox was received to authorize performance-based incentives to build and operate a data center on the 14 acre tract at 4131 Sheraton Court in High Point; when the six data halls are completed in the building, capital investment could be more than \$305 million; and that High Point was asked to consider authorizing performance-based incentives equal to up to 50% of the property taxes paid each year by DC Blox and its client businesses.

Committee Member Holmes asked would the terms of incentives be discussed in more details at Monday night's meeting to assure the citizens listening would understand. Mr. Hill replied yes; and that the company's attorney, Ernie Pearson, would be in attendance to answer any questions; and would describe the incentive proposal.

Mr. Hill noted that the City of High Point has not had this type of incentive request before; and spoke to communications with other entities with similar experiences.

2020-375 Contract - Sourcewell - Altec - Electric Bucket Truck

City Council is requested to award Sourcewell Contract 012418-ALT to Altec in the amount of \$224,760 for the purchase of an International truck with Altec Model AA55 body for the electric department and declare the old truck as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director reported that the Electric Department was currently using a 2010 Ford F750 with a Terex bucket that needs replacement due to overall condition and 10,000+ operating hours. The new International truck with an Altec AA55 is similar to other trucks they are using and will meet their needs. The price of \$224,760 is for the truck, training, and delivery. The estimated delivery is 240-360 days. Staff is recommending approval for the contract in the amount of \$224,760.00; and to declare the old truck as surplus.

Chairman Moore inquired on the timeframe for delivery. Mr. Smith replied that the trucks were made to order; and that delivery times would vary because COVID-19.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 5, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Jones, Committee Member Peters and Committee Member Holmes

2020-376 Contract - NC Sheriffs' Association Procurement - Amick Equipment Co. - Compact Refuse Truck

City Council is requested to award a contract using the NC Sheriffs' Association Procurement contract process to Amick Equipment Company in the amount of \$115,358.48 for the purchase of a new 2021 Isuzu truck with a New Way Model 8 yard Diamondback compact rear loading body and include declaring the old truck as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director reported that the Parks & Recreation Department was currently using a 2009 Ford F360 crew cab truck with a stake body that has over 105,000 miles. This truck was used daily for refuse collection at all of the park facilities. The proposed compact rear loading truck was designed for safely transporting and disposing of refuse. This vehicle would improve efficiency by being able to accommodate more refuse and reducing trips to the landfill. The price of \$115,358.48 is for one truck, refuse body installation, training, and delivery. Estimated delivery is 240-360 days. Staff is recommending approval for the contract in the amount of \$115,358.48; and to declare the old truck as surplus.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 5, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Jones, Committee Member Peters and Committee Member Holmes

2020-377 Contract - Sole Source Vendor - Siemens Industry Inc. - City Lake Raw Water Pump Station

City Council is requested to approve Siemens Industry Inc. as a sole source vendor to perform the total cell refurbishment and panel upgrade on VFD # 2 at the City Lake Raw Water Pump Station for \$123,692.60.

Terry Houk, Public Services Director reported that the City Lake Raw Water Pump Station was utilized to pump water from Arnold Koonce City Lake to the Ward Water Plant for treatment. There were two 18 MGD pumps and one 13 MGD pump in the pump station. VFDs were installed on the two 18 MGD pumps in 2004. Due to the age of the VFDs, the manufacturer (Siemens Industry Inc.) was recommending that the City replace the power cells and control panels to extend the life of the VFDs. The Public Services Department upgraded VFD# 3 during FY 2019-2020. Staff is recommending approval for the contract in the amount of \$123,692.60.

Committee Member Holmes asked for clarity on what 'Sole Source Vendor' meant for the citizens listening. Mr. Houk replied that Sole Source Vendor was the original manufacturer/company authorized or capable of providing the supplies needed to work on this type of equipment; and that any amount requested over \$30,000 must be approved by council.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 5, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Jones, Committee Member Peters and Committee Member Holmes

2020-378 Contract - Timmy Causey Grading & Demolition - 1519 Baker Road

City Council is requested to award a contract to Timmy Causey Grading & Demolition for the demo and removal of debris at 1519 Baker Road in the estimated amount of \$90,000 - \$120,000 depending on asbestos contamination that may be found.

Reggie Hucks, Inspection Services Director reported that Timmy Causey Grading & Demolition had the lowest bid for the demo and removal of debris at 1519 Baker Road. Cost of the demo and removal of debris was estimated between \$90,000 - \$120,000 depending on asbestos contamination that may be found. At the August 17, 2020 City Council meeting, Council approved an ordinance for the demolition of the condemned, failing structure at 1519 Baker Road. Staff is recommending approval of the contract award to Timmy Causey Grading & Demolition up to the maximum amount of \$120,000.00 to demolish and remove debris leaving a concrete slab remaining.

Eric Olmedo, Assistant City Manager said that the funding from this project would be coming from general contingency fund since this was an emergency.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 5, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Jones, Committee Member Peters and Committee Member Holmes

2020-379 Budget Ordinance - CARES Act Funding

City Council is requested to approve a budget ordinance appropriating the CARES Act funding of \$1,288,702 received through Guilford County and Davidson County in the Special Grants Fund.

Bobby Fitzjohn, Financial Services Director reported to appropriate \$1,288,702 of CARES act funding received through Guilford County and Davidson County. Based upon guidance from the US Treasury and NC Pandemic Recovery Office (NCPRO), city management proposed to use this funding to cover existing public safety salaries for sworn police and certified fire personnel paid during FY 2020-2021. This amendment would recognize reimbursement revenue received from the Federal Government through the counties. Staff is recommending approving the budget ordinance appropriating the CARES Act funding in the Special Grants Fund.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 5, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Jones, Committee Member Peters and Committee Member Holmes

ADJOURNMENT

There being nothing further to come before the Finance Committee, the meeting adjourned at 4:24 p.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Britt Moore, Chairman

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1503 Bridges Dr.

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 11/2/2020

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1503 Bridges Dr.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/30/2020. No action occurred by the compliance date of 4/3/2020. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1503 Bridges Dr.

OWNER:

Elkes Carpet Outlet Inc.

**REASON FOR
INSPECTION:**

Case from previous software

**FIRST
INSPECTION:
11/14/2016**

Summary of Major Violations

1. Repair or replace roof sheathing and roof covering
2. Repair or replace band around exterior
3. Repair or replace wall, ceiling and floor coverings throughout
4. Repair or replace brick veneer/make structurally sound
5. Repair or replace required plumbing fixtures throughout

**HEARING
RESULTS:
2/27/2020**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
3/3/2020**

Order to Repair or Demolish
Date of Compliance 4/3/2020

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are due in the amount of \$5,343.28 for years 2017, 2018, 2019 and 2020.

ORDINANCE

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 NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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 following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: 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

OWNER (S)

1503 Bridges Dr.

Elkes Carpet Outlet Inc
1585 Gable St.
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 2nd day of November, 2020

Lisa B. Vierling, City Clerk

1503 Bridges Drive

Site

BRIDGES DR

EASTCHESTER DR

N UNIVERSITY PW

FUTRELLE DR

COOK ST

LABOR ST

FORREST ST



Scale: 1"=200'

G:\Planning\Secure\ba\02\Inspections\PresentM to 200.mxd













**COMMUNITY DEVELOPMENT COMMITTEE
(Virtual Meeting)**

Chaired by Mayor Pro Tem Chris Williams

Members: Williams, Hudson, Jefferson, and Johnson

October 6, 2020 – 4:00 p.m.

3rd Floor, Council Chambers

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER (Virtual Roll Call)

Chairman Chris Williams called the meeting to order at 4:18 p.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (4): Chairman Chris Williams, Committee Member Cyril Jefferson, Committee Member Wesley Hudson, and Committee Member Tyrone Johnson [joined the meeting at 4:45 p.m.]

Staff Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development & Housing; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Staff Participating Remotely:

JoAnne, Carlyle, City Attorney; Michelle McNair, Community Resource Manager; and Thanena Wilson, Assistant Director of Community Development & Housing

Also Participating Remotely:

Dr. Pamela Palmer; and Brian Hahne

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

- 1. Community Development & Housing Department-CDBG-CV Update*

PRESENTATION OF ITEMS**2020-397 Update-Homeless Services-Guilford County Continuum of Care**

Staff and Officers of the Guilford County Continuum of Care are requested to give an update on Homeless Services

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC) extended greetings; voiced appreciation for the opportunity to share information about the CoC; and recognized Brian Hahne, Executive Director of Partners Ending Homelessness to provide an update on Homeless Services with the CoC.

Mr. Hahne extended greetings; voiced concern for providing shelter this winter; spoke to the creation of the COVID-19 Task Force (Task Force) that met on a weekly basis; said most shelters were operating at 50% capacity; 52% county wide; said that organizations were working collaboratively in providing shelter; and commended the Community Development staff for their efforts, and participation in the Task Force.

Dr. Palmer said the Task Force was set up specifically to work through the impacts from the possible separation of the City of Greensboro from the CoC; spoke to meeting with the City of Greensboro to bring clarification; said they were communicating with the Guilford County Board of Commissioners on moving forward as they work through possible changes, if separation were to occur; said the Department of Housing and Urban Development (HUD) identified an consultant for technical assistance in facilitating meetings and discussions; stake holders involved desired the CoC to function in a way to best serve homeless individuals in Guilford County; and to partnering with Guilford County.

Chairman Williams inquired on the possibility of separation not being pursued further; and on the input of the County Commissioners. Dr. Palmer replied that Greensboro was communicating effectively; said they were open to dialogue in terms of coming to an agreement; and said the commissioners, and county manager were part of a work group that were key decision makers in assuring a positive outcome

Committee Member Jefferson inquired on the impact this had on collaboration with other agencies across the city; and what the changes would mean for the communities. Dr. Palmer replied that services had not been interrupted; spoke to opportunities with the county's involvement; and commended staff for their support.

Dr. Palmer requested a resolution from the City of High Point to be included as part of moving forward with Guilford county; said the CoC would present the resolution as part of their effort to maintain CoC

countywide. Interim City Manager McCaslin replied that council could adopt a resolution at their next meeting as a whole.

2020-398 Update-CDBG-CV

Staff is requested to give an update on the CDBG-CV

Michael McNair, Community Development Director made a PowerPoint Presentation (PPP) on the Community Development Block Grant-CV; gave an overview of the COVID-19 funding allocated; spoke to the amendment to the Annual Action Plan; outlined eligible activities funded in response to the pandemic; said an ad was provided in the newspaper allowing citizens to view how funds were spent; explained the activity budget that had a balance of \$193,343; and spoke to changes made to avoid duplication of services from recipients.

Committee Member Hudson inquired on the reimbursement for the sanitation stations that were installed. Mr. McNair said that the project was underway; and that there were four locations where the stations had been installed.

Mr. McNair continued discussion regarding mortgage and rental assistance for families financially affected by COVID-19; said they were planning a public service announcement for financial assistance; said the remaining balance of CDBG-CV funds would be focused on rent, mortgage and utility assistance; spoke to a second allocation in the amount of \$588,681; that staff was exploring using the second allocation to fund a building rehabilitation project; and that the total CDBG-CV award was \$1,141,357.

Chairman Williams inquired on guidance provided from HUD. Mr. McNair replied that HUD focused on eligibility requirements; preventing double dipping; and to agencies having an education component included in their programs.

2020-399 Update-M/WBE

Staff is requested to give an update on the Minority/Women owned Business Enterprises (M/WBE)

Eric Olmedo, Assistant City Manager provided an update on the Minority/Women owned Business Enterprises (M/WBE); spoke to comparables with other cities who had completed a Disparity Study (Study) as a goal, and with their M/WBE process; mentioned a recent Study completed by the City of Greensboro; explained the Study; highlighted requirements, under state law, such as analysis's on

availability in market areas disparity with firms, and anecdotal evidence used with census data; discussed the cost for the Study; to potentially joining Guilford County to conduct a Study; spoke to the purchasing staff joining the North Carolina WBE Coordinators' Network; said they would provide staff with ideas on networking, and outreaching with firms; provided the committee with an executive summary from the city of Durham, Greensboro, and Charlotte's Study's; and said that the summary entailed background information, and methodology in having a defensible plan.

Committee Member Jefferson asked what the cost would be for the Study; and requested staff to contact the county to provide more information before the committee would present council with a recommendation. Interim City Manager McCaslin replied that the county does not have firm numbers at this time; the county anticipates their Study to be in the \$200,000 range or less; said that they expected High Point's cost to range between \$100,000-\$150,000; and that staff would contact the county and provide more information at the next committee meeting.

Committee Member Jefferson inquired about a timetable on when the county might move forward with the Study. Mr. McCaslin felt they, more than likely, would not do anything until after the election and noted the study would be a one-plus year process.

Chairman Williams inquired on the breakdown of how the Study would be conducted together with the county; and if the City of Greensboro would be included in the Study. Mr. Olmedo replied that the Study would include the same market areas; that each entity would be looked at differently because of their history; that Greensboro would not be included in the Study; and said that they completed one two years ago.

Committee Member Jefferson inquired on hiring an M/WBE coordinator before the Study begins. Mr. Olmedo replied that would at the council's discretion; and that the city does not have to wait to implement interim goals

Chairman Williams requested to monitor the M/WBE progress. Mr. Olmedo responded that reports are provided each calendar year; and said that the next report would include the Stadium project.

Committee Member Jefferson inquired on prime contractors' requirements for M/WBE participation; and requested staff to provide council with a tracking report that included prime contractors' M/WBE participation. Mr. Olmedo replied and explained the bidding process that would include a affidavit with the prime contractor's M/WBE plan; said a report would be provided after each project that included which M/WBE sub-contractors were used; referenced Samet's reports for the current projects with the city; and that staff would provide council with the tracking information requested.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:14 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

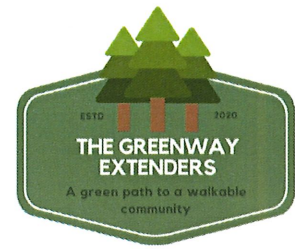
Attest:

Mary S. Brooks,
Deputy City Clerk

DRAFT

The Greenway Extenders

FACT SHEET



Southwest Renewal Foundation

- is a grassroots community development 501 C3 nonprofit (since 2011) dedicated to the revitalization of the southwest quadrant of inner-city High Point.
- Their mission is Raising Quality of Life, Promoting Public and Environmental Health, and Attracting Business to Create Jobs.



Extension of Greenway



What

- Greenways are corridors of land recognized for their ability to connect people and places together.

Where

- to complete a third segment from Vail to W. Ward down Cassell Street's existing right of way into the Southside neighborhood
- Length: 1.84 mile urban greenway

Purpose

1. Develop business park atmosphere
2. Attract new businesses
3. Create new jobs in historic core

Cost Analysis

- The grand total cost is estimated to be \$82,009.38. This grand total includes road construction, trail and pavement markings, and traffic control.
- The funds for the extension would be covered by the High Point Department of Transportation in the 2021-2022 budget.



Benefits to the Community

This plan will maximize the economic benefits of environmental enhancement by:

- Supporting sustainability
- Attracting businesses and creating jobs
- Maintaining historic preservation
- Improving environmental health
- Enhancing quality of life

Contact Information

The Greenway Extenders
Tel: +1 516 507 7030
thegreenwayextenders@gmail.com



The Greenway Extenders
thegreewayextenders@gmail.com
(516) 507-7030
High Point University

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Introduction

The Greenway is a body of land that is known to connect communities together. The Greenway enhances business opportunities, sustainability, and improves the overall quality of life in the High Point Area. The purpose of this campaign is to extend the Greenway in order to create a green path to a walkable community that will allow the city of High Point to grow economically and socially. The Greenway Extenders are in coalition with the Southwest Renewal Foundation in order to revitalize and advocate for the extension of the Greenway.

Our mission is to extend and complete the third segment of the Greenway from Vail to W. Ward down Cassell Street existing right into the Southside neighborhood. According to Greenway's website, the purpose of this new extension is that it will help to develop, attract, and create new businesses in the Southside neighborhood.¹

We are advocating the city council about how the extension of the Greenway will bring the community together while also attracting and retaining young professionals. The greenway will bring the Southside together which will allow them to grow and gain new perspectives on life.

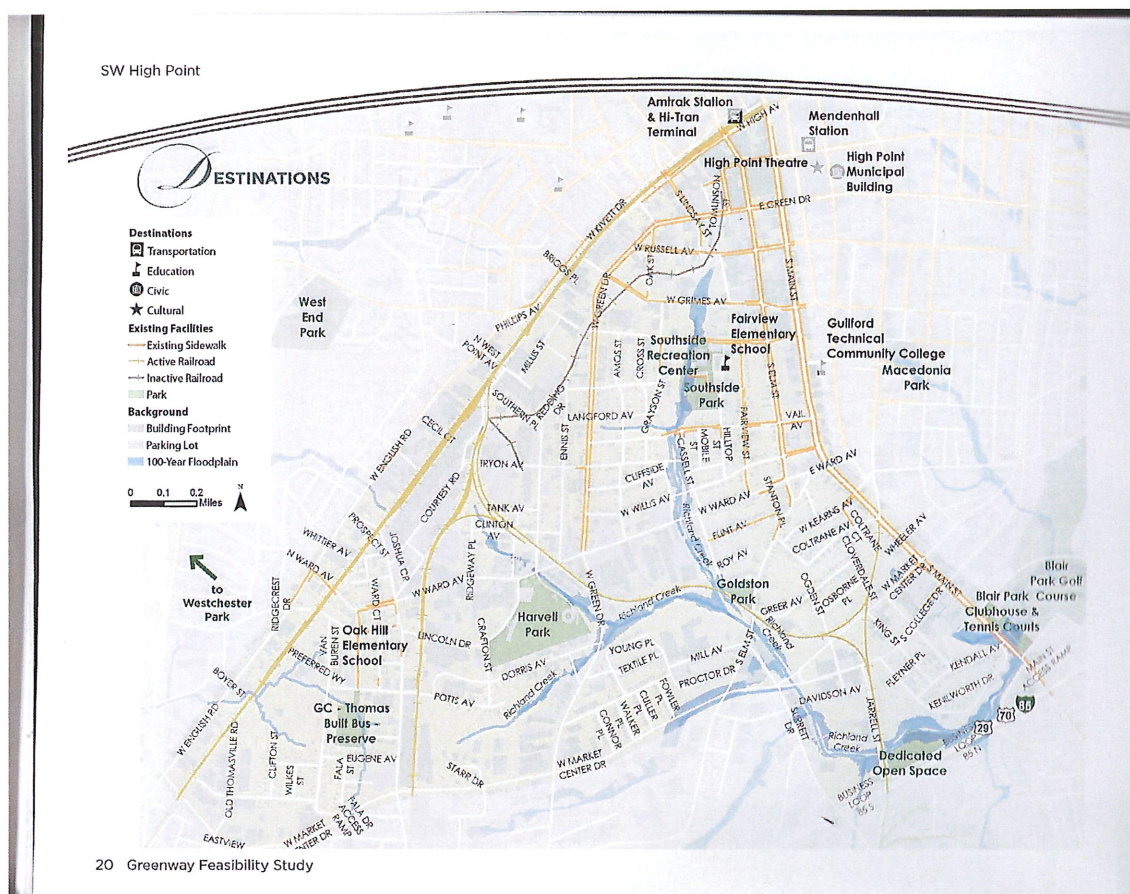
Throughout this paper, we will be going in depth on how the extension of the Greenway will benefit the community of High Point.²

¹ Information provides by Dorothy Darr

² "Benefits of Greenways." *Greenways, Inc. - Planning and Design for Open Space, Parks, Trails and Alternative Transportation.*, www.greenways.com/benefits-of-greenways.

General Background

The *Heritage Greenway Multi-Modal Connector* Project is part of High Point's new direction to deliver more transportation options and re-claim larger areas of the original downtown for denser development which yields a higher Return on Investment.³ This project focuses on delivering local and regional benefits by providing job opportunities, different means of transportation, and connecting the city of High Point in a way that strengthens economic competitiveness within the global marketplace.



³ Information provided directly from Southwest Renewal Grant Highlights

Phase One

The Southwest High Point Heritage Greenway Phase One focuses on providing opportunities for residential as well as commercial development and on connecting parks and neighborhoods to the center city. It is a 1.8-mile greenway that runs through industrial areas and found a use for under-utilized land. Phase One extends from 100 W. High Avenue and S. Main (Amtrak station, local and regional bus terminals), and includes a large section of the International Home Furnishings Market District, including “Times Square,” W. Commerce, and S. Elm Street. This path was selected to find usage for the previously abandoned railway property.⁴

Phase One includes the historic district and heavily stresses maintaining the historic corridor.

This phase was constructed on high standing areas with no bridges or stream crossings. The City of High Point controlled much of the land and used it for transportation businesses, furniture productions, and other light industrial activities. There aren't any disputes over the Phase 1 Greenway's location. Local business owners and residents of High Point were in full support.⁵

Phase Two

Phase two is focused primarily on attracting tourists, creating access to the South River, and creating recreational services. The area would include Dominion Pavilion in Constitution Park and ending at North Park making it a 1.2-mile trail.

The funding would come from the Federal Transportation Enhancement Grant with a 20% match from the City.⁶

⁴ Information provided by Southwest Renewal Foundation

⁵ Information provided by Southwest Renewal Grant Highlights

⁶ “Greenway Trail – Phase 2.” *RevitalizingDowntownWaynesboro.org* RSS, www.revitalizingdowntownwaynesboro.com/infrastructure-improvements/south-river-greenway/greenway-trail-phase-2/.



Southwest Renewal

The Greenway Extenders are in coalition with The Southwest Renewal Foundation in order to renew a declining part of our beloved city, into a safer and more walkable place of natural beauty. We share a similar purpose with Southwest Renewal Foundation. We believe that High Point can become a safer and more walkable community with this new Phase 3 extension of the Greenway. Extending the Greenway would connect the residents of High Point to school, work, shopping, and parks and rec. While also providing an alternative form of transportation that benefits physical health, mental health and the environment.

Southwest Renewal Foundation believes that environmental development, economic development and prosperity go hand in hand. They wish to raise the quality of urban life and expand economic development in High Point through the expanding the Greenway. While Southwest Renewal Foundation has already expanded the Greenway in the past, we are partnering with them in order to extend Phase 3 of the expansion.⁹



⁹ Information provided by the Southwest Renewal Foundation

Project Description

The Greenway that is already in place is a 1.84-mile public surface transportation connector starting at High Point's mass transit facilities to connect the town-center. The extension of the Greenway project will help to expand the current transportation options within the city of High Point. This project will also increase safety and employment within the Southside neighborhood of High Point because it will offer community members greater access to emerging employment centers within the town. The extension of the Greenway is considered to be an opportunity zone, which can help to attract businesses to create jobs that can help to strengthen the City of High Point's economy.¹⁰



¹⁰ Information provided by Build Narrative PDF from Dorothy Darr

Project Benefits

The expansion of The Greenway creates many business and environmental benefits. On the environmental side, The Greenway will help to clean up the City of High Point. The extension of the Greenway will create trails that can help assist pollution run-off and improve the water quality within the community. This also helps to raise the quality of life for all of the people in the area. The Greenway trails provide residents with opportunities to meet and interact with neighbors. The unique features such as trails and Greenways into communities provide a sense of place and community pride. This will allow neighborhoods to become safer and allow children to walk or bike to a park, school, or to a neighbor's home freely.

The Greenway's long-term benefits to the community are to help with the economic growth of the areas. Greenways in the past have been shown to help attract new businesses and revitalize areas. The new Greenway extension would serve to bring in new economic opportunities as it has in the past. The extension also serves to help connect the communities to each other. This new extension of the Greenway would also create new transportation options making it easier for workers to move and travel to and from the new Opportunity Zone.¹¹

The Greenway's Specific Long-Term Benefits include:

- Promotes economic growth to create jobs
- Delivers local and regional benefits
- Forges regional connections to strengthen the economy
- Reclaims historic rail-oriented industrial district
- Provides opportunities for increased freight rail transport. The entire district has a third track accessible for freight pick-up and delivery
- Activates inner-city sites to attract business and create jobs in an Opportunity Zone
- Utilizes underused City-owned property/ROW and defunct freight railroad bed (rails gone) that weaves throughout the district.
- Creates an intermodal, inner-city business park where people live and work. 5G broadband is available.
- Connects workers to emerging job centers and helps tie rural to urban communities
- Encourages use of regional mass transit facilities to ease the burden of commuting
- Offers safe, transportation options, like walking and bicycling
- Raises quality of life
- Mitigates congestion to improve air quality
- Fosters public and environmental health
- Brings residents closer to essential services like Wake Forest Baptist Health High Point Medical Center

¹¹ Information provided by Build Narrative PDF and Build Grant Highlight PP from Dorothy Darr

Project Funds

The construction of the new Greenway extension will happen as soon as possible if the city council approves it, then the process will begin. The grand total cost is estimated to be \$82,009.38. This grand total includes road construction, trail and pavement markings, and traffic control. Ideally, the cost of the extension would be covered by the High Point Department of Transportation because they have existing funds and engineering plans for this project in the 2021-2022 budget.¹²

Cost-Benefit Analysis¹³

Cost Analysis	Benefit Analysis
• The grand total cost is estimated to be \$82,009.38. This grand total includes road construction, trail and pavement markings, and traffic control. • The cost of the extension would be covered by the High Point Department of Transportation because they have existing funds and engineering plans for this project.	• Promotes economic growth to create jobs • Delivers local and regional benefits • Forges regional connections to strengthen the economy • Reclaims historic rail-oriented industrial district • Provides opportunities for increased freight rail transport. The entire district has a third track accessible for freight pick-up and delivery • Activates inner-city sites to attract business and create jobs in an Opportunity Zone • Utilizes underused City-owned property/ROW and defunct freight railroad bed (rails gone) that weaves throughout the district. • Creates an intermodal, inner-city business park where people live and work • Connects workers to emerging job

¹² Information provided by Monica Peters

¹³ Information provided by Build Narrative PDF and Dorothy Darr

	centers and helps tie rural to urban communities ● Encourages use of regional mass transit facilities to ease the burden of commuting ● Offers safe, transportation options, like walking and bicycling ● Raises quality of life ● Mitigates congestion to improve air quality ● Fosters public and environmental health ● Brings residents closer to essential services like Wake Forest Baptist Health High Point Medical Center
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As you can see from this cost vs. benefit analysis, the benefits of extending the Phase 3 Greenway clearly outweigh the costs. The extension of the Greenway has the ability to provide the City of High Point with a great deal of opportunity and prosperity for the community.

The Phase 3 Greenway Extension 2021-2022 Budget

ITEM	QUANTITY	UNIT PRICE	TOTAL
Mobilization (5 %)	1	\$ 3,500	\$ 3,500
30'' Concrete Curb and Gutter	100	\$ 45	\$ 4,500
Pavement Repair at Curb and Ramps	5	\$ 250	\$ 1,250
Incidental Stone	20	\$ 45	\$ 900
4'' Concrete Sidewalk (5'-10' wide)	210	\$ 45	\$ 9,450
Proposed Ramps	4	\$ 2,000	\$ 8,000

Trail and Pavement Markings

24 inch 120 Mil Crosswalk Thermo Line	1305	\$ 12	\$ 15,660
4 inch 120 Mil Yellow Thermo Line	1850	\$ 0.75	\$ 1,387.50
4 inch 120 Mil White Thermo Line	2300	\$ 0.75	\$ 1,725
4 inch 120 Mil White Thermo Gore Line	600	\$ 0.75	\$ 450
8 inch 120 Mil White Thermo Gore Line	100	\$ 3.20	\$ 320
Arrows 120 Mil Crosswalk Thermo Symbol	8	\$ 140	\$ 1,120
120 Mil Crosswalk Thermo Bike Symbol	21	\$ 250	\$ 5,250
120 Mil Crosswalk Thermo Walker Symbol	11	\$ 100	\$ 1,100

Traffic Control

Traffic Control (5%)	1	\$ 1,000	\$ 1,000
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CONTINGENCY (15%) \$10,696.88

GRAND TOTAL = \$ 82,009.38

Purpose

The purpose of the expansion of the Greenway is to extend it into the Southside neighborhood to create both economic and social opportunities. An important purpose of the extension of the Greenway is to develop a business park atmosphere

The growth of the business park atmosphere will provide opportunities that help the City of High Point to attract new businesses. The extension of the Greenway will lead to revitalization in inner cities of the Southside neighborhood. These new businesses will move the City of High Point's economy in the right direction because residents will start to gain more job opportunities. These new businesses and job opportunities will help the City of High Point retain the younger generation to stay and live in the community. These new jobs will be in the historic segment of High Point. There are 33 historical sites that will all become connected with the expansion of the Greenway. This allows those areas to be reached by more people so that there can be more of an effort to preserve these areas.

Goals

The goal of this project is to work on the City of High Point's economic development. The extension of the Greenway serves to attract new businesses and create new job opportunities. There are a multitude of opportunity zones in High Point and the Greenway is one and will help to bring in more business to those areas. The Greenway also serves to help connect the different communities of High Point together, allowing to have a safer and walkable environment.

The second goal is to help with the historic preservation of High Point. The goal is to increase economic opportunities in the historic preservation part of the Greenway. Along with the goal of economic development is the goal of historic preservation. There are 33 historical sites that will be preserved due in part to the extension of the greenway. Those sites run along the Greenway, where the new job opportunities will be created for the residents of High Point.

The third goal is to raise the quality of life and improve environmental health. In order to raise the quality of life for residents, cleaner water and improved air quality. The new extension of the Greenway can provide the City of High Point with these new qualities. The Greenway will also help to improve environmental health by eliminating inequity. This allows for everyone in the community to have equal opportunity to enhance their lives. The Greenway will help to improve the lives of these community members by embracing change and social justice. The Greenway will help the residents of High Point to live a healthier lifestyle, which will both improve their mental and physical health.¹⁴

¹⁴ Information provided by Build Grant Highlight PP and Build Narrative

Conclusion

The Greenway is an area where all the communities of High Point have the opportunity to come together and make their city a safer and walkable place. As the Greenway Extenders, our purpose is to extend the Greenway in order to create a green path to a walkable community that will allow the city of High Point to grow economically and socially. We, the Greenway Extenders, are in coalition with the Southwest Renewal Foundation in order to revitalize and advocate for the extension of the Greenway. The extension of the Greenway has the potential to bring the community together while also attracting and retaining young professionals. The Greenway will bring the Southside together which will allow them to grow, prosper and gain new perspectives on life.

References

“Benefits of Greenways.” *Greenways, Inc. - Planning and Design for Open Space, Parks,*

Trails and Alternative Transportation., www.greenways.com/benefits-of-greenways.

“Greenway Trail – Phase 2.” *RevitalizingDowntownWaynesboroorg RSS*,

www.revitalizingdowntownwaynesboro.com/infrastructure-improvements/south-river-greenway/greenway-trail-phase-2/.

Graphic Provided by Dorothy Darr

Information Provided by Build Grant Highlight PP from Dorothy Darr

Information Provided by Build Narrative PDF From Dorothy Darr

Information Provided by Monica Peters

Information Provided by Southwest Renewal Foundation

**HIGH POINT CITY COUNCIL
RECESSED MEETING
OCTOBER 7, 2020 – 5:30 P.M.
COUNCIL CHAMBERS**

MINUTES

Note: In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance was not permitted. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed. www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 5:32 p.m.

Following a virtual roll call vote by Mayor Wagner for attendance, the following council members were present:

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Chris Williams- Ward 2 (physically present)
Council Member Tyrone E. Johnson- At Large (remote participation)
Council Member Cyril Jefferson- Ward 1 (physically present)
Council Member Britt W. Moore- At Large (remote participation)
Council Member Monica L. Peters- Ward 3 (remote participation)
Council Member S. Wesley Hudson- Ward 4 (remote participation)
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael A. Holmes- Ward 6 (physically present)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated remotely:

Loren Hill, President-High Point Economic Development Corporation participated remotely

Note: The public hearings for these matters were held on Monday, October 5, 2020 at 5:30 p.m. and remained open for the required 24-hour period to receive any additional comments prior to any action being taken.

Finance Committee- Council Member Britt Moore, Chair
Committee Members: Moore, Holmes, Peters, and Jones

2020-380 Public Hearing - DC Blox - EDC Performance Based Incentives

City Council is requested to authorize performance-based incentives for the DC Blox data center project equal to up to 50% of the property taxes already paid in a year - for a period of from 10 to 17 years; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Mayor Wagner asked if any additional comments were received; the clerk replied there were none. He then closed the public hearing and Council took the following action regarding this matter.

Authorized the performance-based incentives for the DC Blox data center project equal to up to 50% of the property taxes already paid in a year--for a period of 10-17 years; and authorized the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

A motion was made by Mayor Wagner, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Planning & Development- Mayor Jay Wagner

2020-387 City of High Point - Zoning Map Amendment 20-17

A request by the High Point City Council to rezone 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Watermark Townhome subdivision (N. Centennial Street), 2603 Guyer Street, Ambassador Court Townhome subdivision (Ambassador Court), 2006 and 2011 E. Lexington Avenue (portion of the High Point Greenway), 2017 thru 2027 E. Lexington Avenue, Trails Crossing Townhome subdivision (E. Lexington Avenue), Broadstone Village Commercial tract and common area (northeast corner of E. Martin Luther King Jr. Drive and Dillon Road), Broadstone Village Apartment complex and common Area (Dillon Road) and a portion of 3216, 3220 and 3240 Bowers Avenue.

The public hearing for this matter was held on Monday, October 5, 2020 at 5:30 p.m.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on this matter.

Mayor Wagner asked if there were any additional comments received. The clerk reported there were none. He then closed the public hearing and Council took the following action.

Adopted an Ordinance approving Zoning Map Amendment 20-17 providing for the rezoning of 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment Project for the following properties based on the following Consistency and Reasonableness Statements.

Map #1

- ✓ Watermark (townhome development); from CU RM-5 to RM-5
- ✓ 2603 Guyer Street; from CU RM-16 to RM-16
- ✓ Ambassador Place (townhome development); from CU RM-16 to RM-16

Map #2

- ✓ 2011 E. Lexington Avenue (portion of the High Point Greenway from CU RM-16 to RM-16
- ✓ 2019 through 2027 E. Lexington Avenue (multi-family development) from CU RM-16 to RM-16
- ✓ Trails Crossing (townhome development) from CU RM-16 to RM-16

Map #3

- ✓ Portion of 3216 and 3220 Bowers Avenue (single-family dwelling) from CU R-5 to R-5
- ✓ Portion of 3240 Bowers Avenue (open space/common area) from CU RM-16 to RM-16
- ✓ Broadstone Village Apartments (multi-family development) from CU RM-16 to RM-16
- ✓ 2865 Dillon Road (open space/common area of Broadstone Village apartments) from CU RM-16 to RM-16 3303 E. Martin Luther King, Jr. Drive (undeveloped parcel) from CU-GB to GB
- ✓ 2775 Dillon Road (undeveloped parcel- open space/common area associated with 3303 E. Martin Luther King, Jr. Drive.) from CU-GB to GB

Consistency and Reasonableness Statements

Zoning Map Amendment 20-17 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning designation, which cannot be amended.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that Zoning Map Amendment 20-17 be approved based on the preceding consistency and reasonableness statements. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

Aye (9):

Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7638/20-54

Ordinance Book, volume XXI, Page 53

2020-401 Closed Session-Personnel

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) for personnel.

At 5:33 p.m., Mayor Wagner moved to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel. Council Member Holmes made a second to the motion. There were no objections from any council members to go into Closed Session. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Council reconvened into Open Session at 5:52 p.m. and took the following action to approve a contract with The Mercer Group for the city manager search process.

2020-402 Contract for City Manager Search-The Mercer Group, Inc.

Council is requested to approve a contract with The Mercer Group, Inc. as a consultant for the City Manager Search.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to take the necessary steps to secure a contract with The Mercer Group for the city manager search. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

ADJOURNMENT

The meeting adjourned at 5:53 p.m. upon motion by Mayor Wagner and second by Council Member Holmes.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: - Waiver of Conflict for Jonathan Fine

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, November 2, 2020

Public Hearing: Not Required

Advertising Date:

Advertised By:

Attachments: Waiver of Conflict

Purpose:

Jonathan Fine is an attorney that has provided legal services in the past to both the City and the Rockers Team. At the current time, the City and Rockers Team would like to use Mr. Fine's services as an informal mediator while the parties consider the terms of Agreement(s) between the City and the Team. Mr. Fine will not be representing either party as legal counsel, but because of his past attorney-client relationships, a waiver from the parties is required.

Budget Impact:

There is no budget impact.

Recommendation:

Council is requested to provide authorization for the Mayor to execute the Waiver to allow Jonathan Fine to assist as an informal mediator between the City and the Team.

FINE STRATEGIES, LLC

JFINE@FINESTRATEGIES.COM
(704) 287-5793

October 15, 2020

VIA E-MAIL: joanne.carlyle@highpointnc.gov

JoAnne Carlyle
City of High Point
211 S. Hamilton
High Point, NC 27260

VIA E-MAIL: pfisch@highpointrockers.com

Pete Fisch
High Point Baseball, Inc.
101 Neal Place
High Point, NC 27262

RE: Consent and Conflict Waiver for High Point Ballpark Mediation

Dear JoAnn and Pete:

It is my understanding that the City of High Point (“City”) and High Point Baseball, Inc. (“Rockers”) have agreed to have Fine Strategies, LLC (“Fine Strategies”) mediate the resolution of certain issues arising under the agreements between City and Rockers for use of Truist Point ballpark in High Point.

Jonathan Fine of Fine Strategies represented City previously in transactions relating to the ballpark. Rockers is a current client of Fine Strategies. Accordingly, the purpose of this letter is to: (a) set forth the terms on which Fine Strategies will mediate this matter, and (b) obtain your informed consent in waiving any conflicts of interest which might arise from Fine Strategies’ participation in such mediation, in accordance with the North Carolina Rules of Professional Responsibility.

1. **Engagement; Scope of Mediation and Role as Mediator.** You agree to jointly engage Fine Strategies for the purpose of mediating issues between City and Rockers relating to Truist Point ballpark. The scope of the mediation is limited to such issues, and this engagement shall terminate following conclusion of the mediation process. You agree and understand that Fine Strategies role is limited to that of a settlement facilitator, and Fine Strategies does not undertake to represent or provide legal advice or legal opinions of any kind to either City or Rockers in the context of the mediation.

2. **Nature and Risks of Potential Conflicts of Interest; Mitigation.** Jonathan Fine of Fine Strategies represented City previously in the negotiation and drafting of certain agreements relating to Rockers’ use of Truist Point ballpark. This prior representation of City, along with Fine Strategies’ current representation of Rockers in the same or substantially similar matters, creates a potential conflict of interest for Fine Strategies.

Accordingly, and solely for purposes of the proposed mediation, Fine Strategies seeks your waiver of any conflicts of interest which may arise from Fine Strategies' participation in the proposed mediation.

Notwithstanding potential conflicts of interest, you have determined that Fine Strategies is able to provide competent and diligent mediation services in this matter. As mediator, subject to applicable rules of evidence in a later court proceeding, Fine Strategies has an obligation to protect information you share confidentially from disclosure, other than confidential information which you consent may be shared with the other party to the mediation (and which is not otherwise available from outside sources). This obligation of the mediator is similar to Jonathan Fine's obligations to City and Fine Strategies' obligations to Rockers regarding the attorney-client privilege. Nevertheless, each of you understand and acknowledge that in the course of the mediation, conflicts of interest may arise, in which case Fine Strategies will use its best professional judgment to reconcile or mitigate the effect of any such conflicts.

3. **Fees and Payment.** Jonathan Fine will perform the mediation services described above for a fee of Four Hundred Twenty-Five Dollars (\$425) per hour. Fine Strategies will keep track of all time that Mr. Fine spends on this matter, and shall invoice each of City and Rockers for half of the fees and expenses incurred. Travel time will be billed at one-half of the hourly rate. You shall pay for all expenses reasonably incurred by Fine Strategies which are related to this matter. Payment for fees and expenses is due within thirty (30) days of invoice date.

4. **Evidence; Mediator's File.** In the event you fail to reach a settlement of your differences and the matter set forth herein is later the subject of a court proceeding, you agree that applicable North Carolina rules of evidence shall govern the admissibility of communications and any writings exchanged during the mediation, including but not limited to any written settlement agreement prepared in the course of, or pursuant to, the mediation contemplated herein. You acknowledge and agree that the mediator is not competent to testify in any proceeding concerning anything communicated, exchanged, said, done or occurring in the course of the mediation, and that the notes, working papers and file maintained by the mediator belong solely to the mediator and are strictly confidential. In this regard, you acknowledge and agree that you have no right, title or interest in the notes, working papers or files maintained by the mediator and that you do not have any right to review, inspect or copy such documents. You agree that you will not subpoena or otherwise require the mediator to testify or produce his notes, working papers or files in any proceeding.

Please let me know if you have any questions or comments about the terms of the engagement as set forth herein. If none, then by your signature below, you agree and understand that after having been fully informed of the nature of any potential conflict of interest and Fine Strategies' reasonable belief that it will be able to provide competent and diligent mediation services for you notwithstanding any such conflict of interest, that City and Rockers each consents to Fine Strategies' mediation of the matter set forth

herein. Please sign where indicated below and return the signature page to me, keeping a copy for your records.

Very truly yours,



Jonathan M. Fine
Fine Strategies, LLC

SEEN AND AGREED:

City of High Point

By: Jay Wagner
Mayor

High Point Baseball, Inc.

By: Pete Fisch
President

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
OCTOBER 5, 2020 – 2:30 P.M.
COUNCIL CHAMBERS**

MINUTES

Note: In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance was not allowed at this meeting. Instead, the open session portion of the meeting was live-streamed and the public was provided a link to listen to the open session portion of the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 2:36 p.m. and called the roll for attendance. The following council members were present (9):

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Christopher Williams- Ward 2 (physically present)
Council Member Tyrone E. Johnson- At Large (remote participation)
Council Member Britt W. Moore- At large (physically present)
Council Member Cyril A. Jefferson- Ward 1 (physically present)
Council Member Monica L. Peters- Ward 3 (physically present)
Council Member S. Wesley Hudson- Ward 4 (physically present)
Council Member Victor A. Jones- Ward 5 (physically present)
Council Member Michael A. Holmes- Ward 4 (remote participation)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Lee Burnette, Director of Planning & Development; Heidi Galanti, Planning & Development; Chris Andrews, Planning & Development; Jeron Hollis, Director of Communications & Public Engagement; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated remotely:

Terry Houk, Director of Public Services

Others Present:

Hayes Finley, Attorney with Fox Rothschild (remote participation)
Ellis Hankins, The Mercer Group (physically present)
Steve Strauss, Developmental Associates (remote participation)
Joe Durham, Developmental Associates (remote participation)

PRESENTATION OF ITEMS

2020-394 Closed Session pursuant to N.C. General Statute §143-318.11(a)(6) for personnel
Staff is requested to go into closed session pursuant to N.C. General Statute §143-318.11(a)(6) for personnel.

At 2:36 p.m. Council Member Moore moved to enter Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel. Council Member Peters made a second to the motion. Following a roll call vote by the Mayor, the motion carried by the following 6-0 unanimous vote:

Aye (6): Mayor Wagner; Council Member Britt Moore; Council Member Cyril Jefferson; Council Member Monica Peters; Council Member Wesley Hudson; and Council Member Victor Jones

Absent (3): Mayor Pro Tem Chris Williams, Council Member Michael Holmes, and Council Member Tyrone Johnson

[Council Members Holmes, Johnson, and Williams had not yet joined the meeting when the vote to go into Closed Session was taken.]

Upon reconvening into Open Session at 3:50 p.m., Mayor Wagner announced there would be no action taken at this time as a result of the Closed Session.

2020-429 Update- Seaboard Chemical
Hayes Finley, Attorney with Fox Rothschild LLP, will provide an update on the Seaboard Chemical litigation.

Hayes Finley, outside legal counsel with Fox Rothschild LLC, provided a brief update on the Seaboard Chemical litigation. She explained this was a contaminated landfill site that has since been closed by the city in the early 2000s. Since that time, remediation efforts have been shared with The Seaboard Group being responsible for 75% of the cost and the City of High Point being responsible for 25% of the cost. She advised that there have been concerns recently expressed by The Seaboard Group and due to the increased effluent in the treatment system, they felt the 75/25 cost allocation was unfair; they felt the city's portion should be increased, largely due to the landfill's activities.

As a result, an independent outside consultant was engaged to perform some evaluations of the site. They conducted several site visits over the summer, looked at historical data, collected samples, etc... She shared that the consultants determined that the main cause of

the increased cost to the treatment system and effluent was not actually attributable to the landfill leachate, but mostly coming from the groundwater contamination that had occurred over the years and they determined that the groundwater is infiltrating the intermittent stream which runs underneath the landfill.

Ms. Finley relayed this is good news for the city because the independent party hired to evaluate the site determined that it is not due to the city's operation of a landfill. She stated she would be happy to answer any questions and pointed out they basically looked at the historical data, the analysis, and were able to trace contaminants.

In summary, City Attorney JoAnne Carlyle explained this is an EPA Super Fund Site with monumental issues that the city has been dealing with for many years. She advised that the city entered into an agreement with The Seaboard Group, which consists of about 20-25 participants, for a 75/25 cost split with the city being responsible for 25% of the remediation costs and The Seaboard Group being responsible for 75%. She reported that last year, The Seaboard Group came to the city and asked the city to consider changing the 75/25 split and claimed that the city should be responsible for more than 25% because the landfill leachate cost was attributable to additional costs for treatment of the environmental issues. At that time, all parties involved agreed to conduct a review, which resulted in great news for the city because they determined that it is not anything that the city should be responsible for.

Ms. Finley pointed out the consultant's findings are preliminary and there are some things that they need to follow up on and confirm.

2020-395**Review-Telecommunications Ordinance Revisions**

Staff is requested to review the Telecommunications ordinance revisions.

Chris Andrews with the Planning & Development Department, advised that staff has been working with CityScape consultants in the past year to revise the city's wireless telecommunications standards primarily due to federal and state laws that have recently passed.

He then introduced Susan Rabold, consultant with CityScape, who joined the meeting remotely. Ms. Rabold stated they work exclusively with local government; they do not do consulting work for tower companies; do not sell products/services outside of their consulting services; do not sell a wireless service. She clarified that when she uses certain terms, she would be talking about the infrastructure that helps wireless devices work.

Due to technical difficulties, Ms. Rabold was unable to finish her presentation and Chris Andrews with the Planning Department stepped up and completed it.

Mr. Andrews explained that Macro Cell Tower infrastructure is larger and noted there could also be macro cells located on other structures throughout the city; he shared some illustrations. He also shared some pictures of small cell wireless facilities in the city and noted some are not concealed, but are connected to utility poles throughout the city. He advised there are parameters and definitions in the ordinance about what the infrastructure

is like, and noted that the equipment is primarily in the ground and they try to blend it with some kind of infrastructure. He spoke to how the current trends indicate continued growth in these small cell facilities in order to deliver the amount of bandwidth that is required to power devices; that 5G is the next generation of data delivery; and mentioned some federal regulations passed in 2018-2019 that necessitated these amendments.

Council Member Moore asked if staff could provide some examples of barriers. Interim City Manager Randy McCaslin explained that Councils and other agencies making governmental decisions were the barriers and the authority for municipalities to regulate it was taken away. Lee Burnette, Director of Planning and Development, explained that cities have different standards, so the intent at the federal and state levels was to create a uniform standard.

Mr. Andrews spoke to the terms that have been defined at the federal and state level which are reflected in the proposed ordinance to bring it in alignment; the requirements for co-locations. He explained one of the substantive changes that Council hears is special use permits to allow certain types or a certain size within a certain area of the wireless facility. He stated that these proposed changes to the ordinance would eliminate special use permits and make it an administrative function, so there would be type differences and differences where these facilities are allowed in terms of zoning, zoning districts that would change, etc....

Mr. Burnette added that in the special use permit process and what Council has seen over the last several years in federal and state regulations, that the city's discretionary ability to make the decisions relative to a special use permit is very limited in the sense of a quasi-judicial hearing where evidence would be heard; presented by expert testimony; and there are certain aspects that could not be considered such as frequency wave and citizens who are opposed to the tall towers going up in their neighborhoods, etc.... He explained that these proposed changes could be considered a trade-off to eliminate the special use permit process and make it an administrative process instead.

He advised they are under "shock clock" requirements in many aspects of getting things done in a short period of time, so they are doing things a little differently than other jurisdictions in order for it to be done quickly. He reiterated the intent is to improve standards and height standards in regards to what is allowed and what the law allows regarding standards, but in the same term and tradeoff, it would be administrative and more streamlined. He provided an example that the tradeoff could be instead of allowing 200-foot tall towers in residential districts, they would have to lower it to 100 feet and conceal it.

Interim City Manager Randy McCaslin stated this is a proposal and would go before the Planning & Zoning Commission before coming to the City Council for adoption.

Council Member Peters asked if this would improve broadband access, especially during the COVID-19 pandemic, so that students and people working from home offices would have more access to broadband. Mr. Burnette explained it would be up to the industry to deliver those services, but the amendments would streamline the process to erect those facilities.

From a processing and timeline perspective, he explained that the proposed amendment would require a telecommunications permit, which would provide clarity to as to specific information/records that need to be submitted as part of the process.

Mr. Andrews advised that after the ordinance is adopted, it will run through the city's Accela permitting software, and the application would be available online. He noted that these proposed changes are currently out for public comment and it has been sent to subscribers of the Planning Department and Build High Point, and has also been sent to other constituents related to development and wireless telecommunications; and has been reviewed by the TRC within city staff. He advised that staff is looking at presenting this to the Planning & Zoning Commission on November 10th and to the City Council after that time. Mr. Burnette clarified that the goal is to condense these requests into one approval; staff will create a webpage to provide instructions on submitting applications; staff would then determine who reviews it; and stakeholders in the industry like it because it streamlines the approval process.

City Attorney Carlyle asked if this has been legally vetted. Mr. Burnette replied in the affirmative and noted that CityScape has an attorney that practices in North Carolina and they write ordinances in North Carolina and in other jurisdictions as well. Ms. Carlyle asked if it might be possible for the Legal Department to get a copy so it could be reviewed. Mr. Andrews advised that a copy was sent on Friday. Assistant City Attorney Meghan Maguire confirmed that she did have a draft, but did not have a copy of the engagement letter, and noted they do not have a copy of the contract. Mr. Andrews agreed to send it to the Legal Department.

The consultant, Susan Rabold with CityScape, advised that she was able to re-join the meeting and did hear the discussion from the last 10 minutes. She stated she would gladly entertain any questions, and reiterated that CityScape does have an attorney that has been involved in the drafting of the revisions to the ordinance since the onset, so they feel confident about what they drafted and noted it is consistent with the federal and state standards.

Mayor Wagner thanked staff for the presentation/information, and asked that staff proceed with the next agenda item. Mr. Burnette took advantage of the opportunity and mentioned one other text amendment that is going forward regarding a Watershed text amendment. He explained this was also as a result of some tweaks in watershed rules that the State has required in an effort to make the regulations as unified as possible, and these amendments would also be going to the Planning & Zoning Commission in November, then to the City Council.

2020-396 Review-Small area land use plans

Staff is requested to give a review on small area land use plans

Heidi Galanti, Planning Administrator with the Planning & Development Department, advised this is a presentation of land use assessments for the Eastchester Drive/I-74

interchange and the Jamestown Bypass. Staff has conducted these assessments simultaneously due to their adjacency/similar timing, and together, they offer a more complete set of opportunities. She reported that staff briefed the Planning & Zoning Commission regarding this at a meeting held on September 22nd.

The purpose for the Land Use Assessments is to evaluate the impacts of roadway changes to adjacent land uses and to provide policy guidance for potential future development opportunities. The Eastchester Drive/I-74 assessment is a 153-acre study area of an approximate one-mile section of Eastchester Drive from Festival Park to Lassiter Drive. There are four main goals for assessment of this are:

- 1. To protect the city's water supply (Oak Hollow Lake); and*
- 2. To maintain a safe and sufficient transportation functionality of the corridor; and*
- 3. To protect adjacent neighborhoods from incompatible development; and*
- 4. To protect the gateway corridor entrance into the city.*

The policy recommendations of this assessment will be used in conjunction with the policy recommendations of the Land Use Plan and the Eastchester Corridor Plan and in the case of a conflict, staff would defer to this assessment.

There are four main factors that will be considered.

- 1. Watershed Restrictions; and*
- 2. New Road Alignments; and*
- 3. Existing Land Use; and*
- 4. Property Ownership.*

Ms. Galanti advised that the general conclusions for the Eastchester corridor is that it is a very narrow corridor and has limited area for new development. Lot consolidation will be needed for any new development to occur, and there is a need to continue limiting access points to Eastchester Drive to maintain its transportation functionality. There will also be some street name changes associated with this are that will be considered at a later date. Staff is recommending some minor amendments to the Land Use Plan, and this corridor has a lot of office-institutional zoning in the area. The new Development Ordinance provides for a wider variety of uses that are allowed within the Office Institutional District.

Regarding the street name changes, there are areas of restricted access to Eastchester. Hilton Court no longer connects to Eastchester, and the realignment of Cypress Court now connects to Eastchester where Hilton Court used to intersect with Eastchester. Gordon Road has been realigned and a traffic circle has been constructed to come in directly across to where Cypress Court is. Staff is recommending the cul-de-sac where Gordon Road used to intersect with Highway 68 be named Gordon Court. Ms. Galanti explained that the Planning & Zoning Commission makes the final determination regarding any street name changes and these recommended changes have been provided to them for consideration.

Regarding the Land Use Recommendations, staff took an in-depth look at seven areas along the corridor and ultimately concluded that only two areas should be amended at this time.

Area 1: *Located along the new Cypress Court, has multiple constraints as it is in Watershed Critical Tiers 2 and 3. Staff is recommending that Area 1A, which is in the back, remain as Low-Density Residential and Area 1B remain designated as office.*

Area 2: *Located along the edge of Oak Hollow Lake is more constrained than Area 1; is in the Watershed Critical Tier 1; and does not allow for any development. Staff is recommending that as these properties around the lake in Tier 1 become available, that the city should consider purchasing them to protect the city's drinking water supply. This is one of the two areas that is recommended for amendment from Low-Density Residential to Recreation/Open Space. It is currently zoned Residential Single Family-3.*

Area 3: *Located on the northwest corner of Cypress Court and Eastchester Drive; consists of six acres and is split between Oak Hollow Tiers 2 and 3 and City Lake General Watershed which allows development not to exceed 70% of built upon area. The watershed restrictions, topographic constraints, and controlled access make it infeasible for commercial development to occur. In order to remain consistent in character of the corridor in this section, staff is recommending Area 3 remain in the Office land use category.*

The Office Institutional zoning district, with the adoption of any ordinance, now supports a wide variety of moderate and high intensity office-institutional uses, residential uses including townhomes/multi-family, minor personal services, retail uses up to a maximum of 4,000 sq. ft., and a restaurant without a drive-thru. High intensity commercial uses are not supported in this area due to continued policy concerns for protecting the aesthetics of the corridor and the need for continued efficiency of this transportation corridor.

Area 4: *Located along the eastern side of Eastchester Drive, north of Gordon Road, is approximately 22 acres; is in the City Lake Watershed; backs up to an existing residential neighborhood; and is impacted by steep slopes and classified streams. Current uses are office and single-family homes with some undeveloped parcels. Potential land use for the undeveloped parcels and single-family parcels are office and higher density residential use; however, the topography and streams make development difficult. Staff is recommending the Office land use designation remain to support those options; the area is currently zoned Office Institutional and Residential-3.*

Area 5: *Located on the eastern side of Eastchester is between the I-74 exit ramp and the new cul-de-sac on Gordon Road; contains four lots which add up to about 4 acres, some of which have frontage on Eastchester, but can only be accessed off the new cul-de-sac. Most of this area is within the City Lake General Watershed. It is mostly within Tier 3 of the Oak Hollow Watershed with a small area in the City Lake Watershed. It's current use is single family residential; however due to the lack of direct access, possible land uses for this area are office and higher density residential such as townhomes, condominiums, or apartments. Staff is recommending the Office land use designation be expanded to include all properties within Area 5. The current zoning is Residential Single Family-3.*

Area 6: *Located on the east side of Eastchester between the I-74 entrance ramp and Ambassador Court; consists of 7 lots (a total of about 8 acres); is mostly within Tier 3 of the Oak Hollow Watershed with a small area in the City Lake Watershed; current uses are a mix of office, residential, and religious institution. The realignment of Ambassador Court with York Avenue on the other side of Eastchester could allow opportunity to add a small area of local convenience service uses in this area to accommodate some moderate intensity, retail, and personal service uses. Feasibility would require land assembly to manage the impacts, coordinated access, and maximized development potential under the Watershed Development restrictions. Conditional Use zoning would be needed to ensure the Land Use policies are supported. Staff is recommending the land use for this area remain as Office and Medium Density Residential. It is currently zoned Office Institutional and Residential Single Family-3.*

Area 7: *Located on the west side of Eastchester Drive north of York Avenue and the I-74 exit ramp; contains 13 lots which are approximately seven acres; and is in Tier 3 of the Oak Hollow Watershed. The current uses are single family residential and offices. Protection of the Timberlake neighborhood is needed to maintain its stability; it has limited lot depth and potential future uses continue to be single family residential and small scale offices that are typically allowed in the Transitional Office District. Staff is recommending the Office land use designation remain in this area. It is currently zoned Transitional Office and Residential-3.*

*Ms. Galanti asked if there were any questions regarding the Land Use Assessment for Eastchester Drive & I-74. There being none, she proceeded with an overview of the **Jamestown Bypass Assessment**.*

Ms. Galanti advised that the Jamestown Bypass is a much larger assessment area. It is a 1.4 square mile study area that covers an approximate two-mile section of the Jamestown Bypass from I-74 to the Jamestown limits and also includes the Five Points commercial area between I-74 and Montlieu Avenue.

The four main goals for this area are:

- 1. To evaluate impacts of the new roadway; and*
- 2. To examine existing land uses; and*
- 3. To assess water and sewer availability; and*
- 4. To provide policy guidance for potential future development.*

Existing policy documents that will be considered for this area are the Land Use Plan, the US 311 Bypass Study, and the Core City Plan. Ms. Galanti reiterated that in the case of a conflict, staff would defer to this assessment.

The main factors considered for this area were:

- *New Road Alignments*
- *Existing Land Uses*
- *Property Ownership*

- *Water and Sewer Availability*
- *Watershed Restrictions*

Staff's general conclusions for this assessment is that it is a new front door into the city; the Jamestown Bypass is scheduled to open in 2022; there are more opportunities for development; there are some new roadway intersections that will offer opportunities; there are less restrictive watershed regulations; there are access points to undeveloped parcels; there are new opportunities for some underutilized properties in the area; and there is an Opportunity Zone on the west side of I-74.

Ms. Galanti noted there is potential change in character to the existing Greensboro Road because it is no longer going to carry the amount of traffic that it currently carries. There are also some street name considerations and staff is recommending quite a few Land Use Plan amendments in this area.

Regarding the street name changes, the Jamestown Bypass connects to I-73/I-74 and it has already been named the Jamestown Parkway for the opened segment in the Jamestown limits. Greensboro Road, east of I-74, no longer connects High Point to Greensboro and it becomes Main Street in Jamestown. Staff feels a new name could be considered for this segment. Segment B would be a new alignment that forms a "T" intersection with the Jamestown Bypass and it should be considered in conjunction with Greensboro Road. Segment A, the dead-end that used to be Greensboro Road, will no longer connect to the bypass; it will intersect with Hampton Road and staff feels it should be evaluated to determine a new name. Greensboro Road, west of I-74, there is a 1/3-mile section that becomes Lexington Avenue at Five Points Place. Staff is recommending this section be renamed as well. Ms. Galanti reiterated that the final determination for any road/street name changes would be made by the Planning & Zoning Commission after holding a public hearing.

Regarding the Land Use recommendations in this area, staff took an in-depth look at eight areas within the study area and is recommending seven areas for amendment at this time. Other recommended changes will be based on assembling land and the submittal of a specific development proposal.

Area 1: *Known as the Five Points commercial area along Greensboro Road between I-74 and Montlieu Avenue; consists of approximately 20 acres; and will be a new front door into the city. The south side of Greensboro Road is within an Opportunity Zone which could be an incentive for development. There is a mix of convenience, service uses including the Eastgate Shopping Center. The US 311 Bypass Study and Core City Plan show this area as mixed-use and is currently designated as Local Convenience Commercial. Staff is recommending it be changed to Mixed Use Development in support of the Core City Plan and the US 311 Bypass Study. Because the area is already developed and has some underutilized properties, staff is recommending that the city initiate a Mixed Use Area Plan for the Five Points area to create a detailed vision for what this new entrance into the city could look like. The area is currently zoned General Business and Limited Business.*

Area 2: *A narrow area between I-74 and Deep River Road and Wayside Street, consists of approximately 46 acres which includes the site of the old Presbyterian Nursing Home and the*

old Evergreen Nursing Facility. The northern portion of the Presbyterian property is currently being used for housing restricted to people aged 55+; however, the multi-story building is vacant. The Evergreen site is vacant; most of the buildings have been demolished; has very limited road frontage on Greensboro Road, so the property on the corner of Greensboro Road and Wayside Street has been included in this area to provide an opportunity for better access into this area. Staff feels this area could support higher density housing or commercial uses such as a hotel and/or restaurant. It's current land use designation is Mixed Use Development and staff feels that should be retained in support of a possible mix of uses.

Staff suggests that this area could be incorporated into the Area Plan that is recommended for Area 1, or it could stand alone and act as a transition to the interstate. It is currently zoned Institutional and staff is recommending this zoning district serve as a holding zone until a plan for this area is created or a development proposal is submitted.

Area 3: Located along the dead-end portion of Greensboro Road between Hampton Drive and Spencer Street; contains approximately 20 acres; and is divided into Area 3A and 3B. Area 3A includes the lots along Greensboro Road that have a mix of commercial and service uses with some undeveloped lots, a religious institution on the corner of Greensboro Road, and the new road leading to the bypass. Area 3b, located directly behind, has a single-family neighborhood; an unopened right-of-way; and some undeveloped lots. Spencer Road on the western end will have access to the bypass via a right-in and a right-out only.

There will be no direct access to the bypass or the new realigned road from Area 3A. Area 3A is currently designated as Community Regional Commercial, and Area 3B is Low Density Residential. Staff feels that Area 3A would be better represented with a land use designation with less intensity due to the reduced access and feels that Area 3B, with some land assembly and access to the dead-end portion of the Greensboro Road, could support some infill housing with a variety of detached or attached dwellings. Staff is recommending the land use designation be changed from Community Regional Commercial to Local Convenience Commercial for Area 3A and from Low Density Residential to Medium Density Residential for Area 3B. The current zoning for Area 3A is General Business; the current zoning for Area 3B is Residential Single Family-5.

Area 4: Located on the south side of Greensboro Road and north of the bypass, between the newly aligned road and Ring Street; consists of approximately 14 acres. This northern section of Ring Street will not connect to the bypass and will not have direct access to the newly aligned road on the western end or to the bypass and includes a mix of commercial and office uses, some of which appear to be vacant. The US 311 Bypass Study recommends this area, as well as the remainder of Greensboro Road to Wrenn Farm Drive and Penny Road, could act as a traditional Main Street with local commercial uses serving the surrounding neighborhoods, as it is anticipated that Greensboro Road will be less traveled. It is currently designated on the Land Use Plan as Local Convenience Commercial with a small portion of Community Regional Commercial on the western edge and Low Density Residential to the south along Ring Street. Staff is recommending an expansion of the Local Convenience Commercial designation to cover this entire area. The current zoning is General Business and Residential Single Family-5. As the residential uses in this area no

longer exist, so if a development proposal is submitted for neighborhood serving uses, a change in zoning would be supported.

Area 5: Located on the south side of the bypass between Enterprise Drive and east of Green Street; contains approximately 35 acres; there is a traffic signal at Enterprise Drive and there will be a new signal at the new "T" intersection; there is an 80-foot access from the bypass to the land south of the "T" intersection; the Ring Street intersection with the bypass will have a median on the bypass, so it will be right-in, right-out access only without a signal light. There are some undeveloped parcels in this area; however, the perennial stream that runs through it on the southern two parcels will impact the ability to develop it. Staff feels there could be opportunity for development of a shopping center with a cohesive mix of commercial uses, possibly a hotel and higher density housing. It is currently split between Community Regional Commercial and Low Density Residential. Staff is recommending to change the Mixed-Use development to support uses for the community and the traveling motorists along I-74. It is currently zoned Residential Single Family-5.

Area 6A: Located south of the bypass between Scientific Street and the railroad tracks; contains approximately 25 acres; it is currently a mix of single family residential and an industrial use; and has some potential for redevelopment of residential due to the new signalized intersection with the bypass and proximity to the new Wrenn Farm development located across the intersection. It is currently designated as Light Industrial on the Land Use Plan and has a mix of zoning of Residential-5, Heavy Industrial, and Light Industrial. Staff is recommending the Land Use designation be changed to Medium Density Residential to support a mix of higher density housing in the area. Additionally, staff is recommending that the city initiate a rezoning for this area to protect it for future residential use.

Area 6B: Located east of the railroad tracks, south of the bypass; consists of approximately 45 acres; is currently undeveloped with the exception of one small parcel on S. Scientific Street next to the railroad tracks; is constrained by the lack of access, rough topography, and a classified stream. Half of this area is owned by the city for the future Dillon Road Park. It is currently designated as Low Density Residential, Recreation/Open Space, and Light Industrial. Staff is recommending to change the Light Industrial designation to a Low Density Residential due to the previously mentioned constraints. Staff is also recommending that the city initiate a rezoning for this area due to its constraints and adjacency to existing residential to the south and east. This area has been. Ms. Galanti pointed out the small cul-de-sac appearing on the map is an unopened right-of-way that does not exist.

Area 7: Located on the southwest corner of the bypass and Dillon Road; will be a signalized intersection at the bypass; consists of about 30 acres; is located outside of the city limits; and is adjacent to the future Dillon Road Park. Potentially it could be redeveloped with a mix of housing styles and densities such as townhomes, townhomes, or multi-family, but the need for public water and sewer extensions will require the property to be annexed into the city. Staff is recommending a change in the Land Use designation from Low Density Residential to Medium Density Residential and noted that a change in zoning should be developer driven to ensure that Land Use policies are met and that adjacent neighborhoods are protected. It is currently zoned Residential Single Family-3 with the city's extra-territorial zoning jurisdiction.

Area 8: Located on the southwest corner of the bypass and Dillon Road; consists of approximately 82 acres; and is located outside the city limits. About 1/3 of the area is within the Oakdale Reservoir General Watershed while 2/3 of it is in the Oakdale Reservoir Critical Tier 3 which limits development to two dwelling units per acre or 35% built upon area. The perennial stream in the area may impact development; and the area is mostly undeveloped with some rural residential uses. The area may have potential for some increased residential development; however, the need to extend public water and sewer will require it to be annexed into the city. Staff feels it could support a mix of residential uses, especially on Dillon Road near the intersection with the bypass. Staff is recommending to change the Land Use designation from Low Density Residential to Medium Density Residential; however due to the watershed restrictions and impacts of the stream, land assembly will be needed to achieve higher densities. It currently has Guilford County zoning of Agricultural and Residential Single Family-40 which limits development to one dwelling unit per acre.

At the conclusion of the presentation, Ms. Galanti reviewed the **Next Steps** in the process.

- ✓ Complete public review drafts of the assessments
- ✓ Solicit Public input (project website, mailed notice, Zoom meetings, online comment form)
- ✓ Finalize assessments based on feedback
- ✓ Schedule a public hearing before the Planning & Zoning Commission and make a recommendation to the City Council
- ✓ Schedule a public hearing before the City Council and consideration of adoption

ADJOURNMENT

The meeting adjourned at 5:22 p.m. upon motion by Council Member Moore and second by Mayor Pro Tem Williams.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

Office of the Mayor
City of High Point
North Carolina

Proclamation...

WHEREAS, National Apprenticeship Week is celebrating its 6th anniversary of raising awareness of the vital role apprenticeships provide in creating a qualified and highly-skilled workforce in diverse industries in High Point and across the nation; and

WHEREAS, the advancement and well-being of the United States of America depends upon the continued development of skilled workers in their chosen fields; and

WHEREAS, an ever-growing number of job creators and career seekers are discovering the benefits of apprenticeship's unique learn-while-your-earn model; and

WHEREAS, the City of High Point recognizes that robust apprenticeship programs provide tangible value to both job creators and apprentices, with the potential to increase productivity, improve diversity and inclusion, and reduce recruitment and training costs while providing a pathway to prosperous careers for job seekers; and

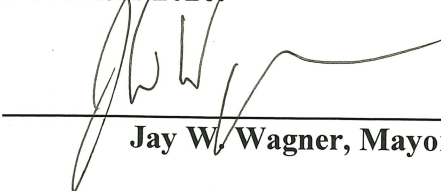
WHEREAS, the City of High Point was the first municipality to participate in the Guilford Apprenticeship Partners program, and currently has two apprentices assigned to the Fleet Services Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of High Point
that is does declare November 8-14, 2020,

NATIONAL APPRENTICESHIP WEEK



IN WITNESS WHEREOF, I have hereunto set
my hand and caused to be affixed the Seal of the
City of High Point, North Carolina this 2nd day of
November 2020.


Jay W. Wagner, Mayor



Prosperity & Livability Committee

(Virtual Meeting)

Chaired by Councilman Hudson

Committee Members: Hudson, Holmes, Jefferson, and Peters

October 7, 2020 –9 :00 a.m.

3rd Floor, Council Chambers

Minutes

CALL TO ORDER (Virtual Roll Call)

Chairman Wesley Hudson called the meeting to order at 9:03 a.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (2): Chairman Wesley Hudson, and Committee Member Cyril Jefferson

Remotely

Present (2): Committee Member Michael Holmes, and Committee Member Monica Peters,

Staff Present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Matt Carpenter, Transportation Engineer, Sr.; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Staff Participating Remotely:

JoAnne, Carlyle, City Attorney

Also Present:

Hamza Alkadir

PRESENTATION OF ITEMS

2020-400 Discussion-Laurel Oaks Ranch Traffic Calming Measures

Staff will provide information for discussion regarding traffic calming measures for the Laurel Oaks Ranch subdivision.

Randy McCaslin, Interim City Manager provided the committee with a copy of the old and revised traffic calming policy as well as a copy of the agreement for this particular project completed at the Laurel Oaks Ranch

subdivision in 2012; and recognized Matt Carpenter, Transportation Engineer, Sr., to provide more information regarding the traffic calming measures for this development.

Mr. Carpenter provided a background on the subdivision's project that dated back to 2010; spoke to the initial attempts of installing traffic calming measures that were unsuccessful which led to using a different section of the policy (which was a draft policy at the time) that would requirement the HOA to cover the cost for any work completed. A decision to install a mini traffic circle was made; and was installed in 2013. The traffic study for the traffic circle showed positive effects; and a current study showed that it was still effective. The subdivision made a request to have the traffic circle removed; the requirements for removal were met in both policies; the old policy would require that the HOA cover 100% of the cost for removal; and the new policy would allow the city to cover the cost for removal if funds were available. The engineering opinion for the traffic circle was that it was still effective; and there was no reason for it to be removed.

Chairman Hudson mentioned a complaint that drivers were not abiding by the traffic circle's intended route; spoke to the language in the old policy versus the new policy in regards to who would cover the cost for removal of the traffic circle; and mention one fatality.

Mr. Carpenter said the street's width was about 38 feet; and in observation the majority of drivers were making the proper movements through the circle; and that the issue was that drivers were not following those movements intended; said the fatality was DUI contributed; and if the city were to remove the circle, the subdivision would have to wait because of other projects, and available funding.

Chairman Hudson inquired on the subdivision applying for new traffic calming measures; and having on street parking. Mr. Carpenter replied with a recommendation to allow the traffic circle to remain in place because it was still effective; said they could apply for new measures, but would have to wait in line; said on street parking was allowed; and to the issues with homeowners speeding.

Interim City Manager McCaslin reminded the committee that due to budget constraints/COVID-19 this FY that the traffic calming budget was reduced; there were currently new projects that had met the criteria already out for bid; and that those projects were expected to use 100% of the available funding. The Engineering Department provided an estimate for around \$15,000 to remove the traffic circle and repair the pavement; said that another traffic calming measure would require another study conducted by transportation; said the vertical traffic calming measures would have an impact on emergency vehicles; and said that staff would look at other options and report back to the committee.

Committee Member Jefferson spoke to meeting with the HOA for further discussion ; to see what they were able to do financially; and recognized Hamza Alkadir in attendance, who is a Junior at High Point Central; said Mr. Alkadir was interested in learning more about government; and that he was shadowing him today attending meetings.

Mr. Alkadir thanked everyone; and voiced his interest in serving the community; and learning more about politics.

ADJOURNMENT

There being no further business to come before the Prosperity & Livability Committee, the meeting was adjourned at 9:21 a.m.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Wesley Hudson, Chairman

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Noncontiguous Annexation
Annexation 20-06 (*Robert J. Hunter and Janice W. Hunter*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 2, 2020

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 20-06
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a voluntary noncontiguous annexation request.

BACKGROUND:

Resolution of Intent for Annexation 20-06 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, November 16, 2020, for this request.

PUBLISH ONCE: Thursday, November 5, 2020

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY NON-CONTIGUOUS ANNEXATION
(AN-20-06)**

WHEREAS, the City Council has been petitioned to annex the property of Robert J. Hunter and Janice W. Hunter. The proposed annexation site is approximately 6.8 acres and located along the south side of Tyner Road, approximately 1,300 feet east of Sandy Ridge Road. The property is addressed as 8229 Tyner Road, and also known as Guilford County Tax Parcel 170870.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-58.2;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, November 16, 2020, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

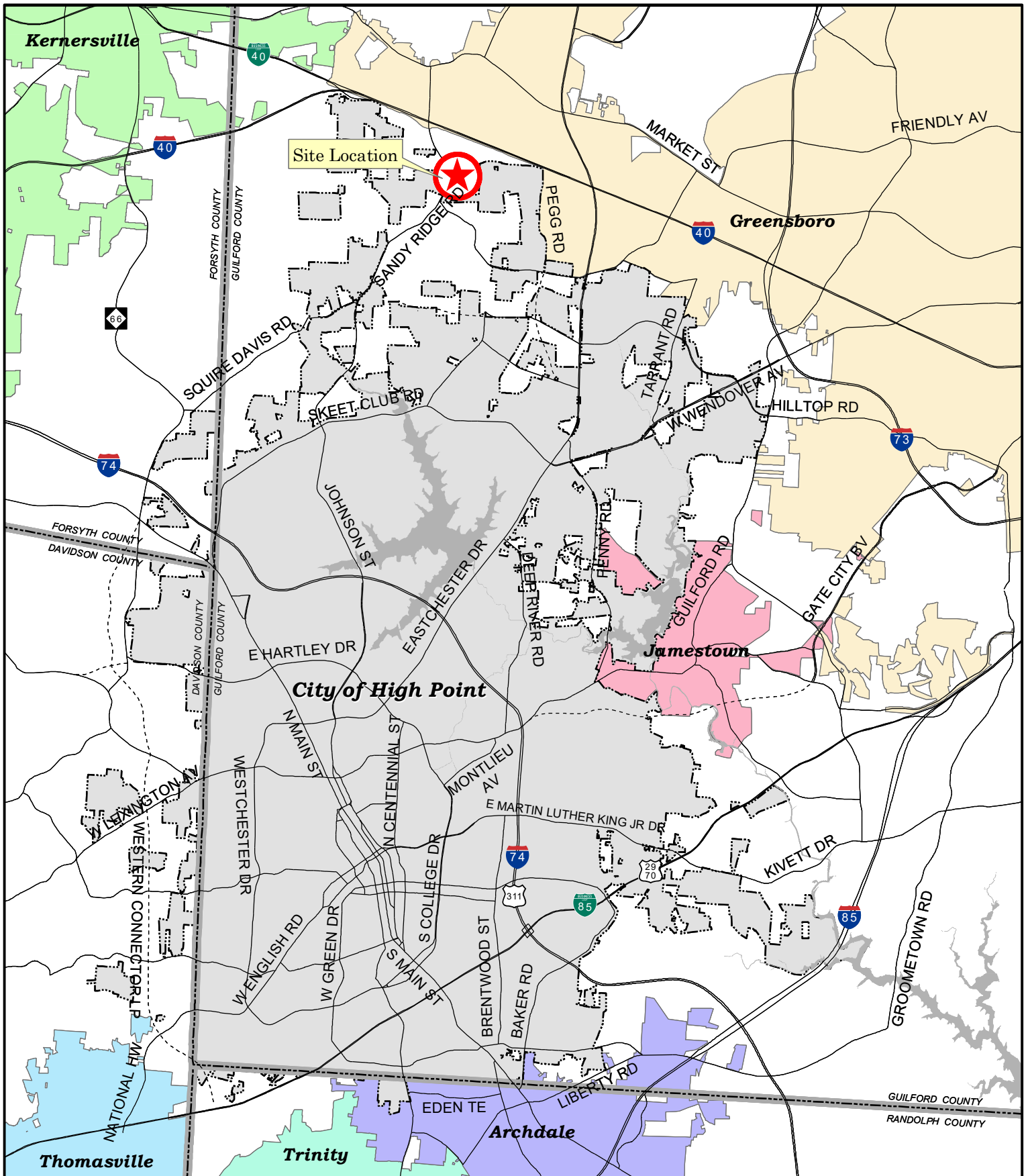
Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3328 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately or on any specified date within six (6) months from date of passage of ordinance.

Further information pertaining to this request is available for public inspection upon request at the Planning and Development Department in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 2nd day of November, 2020

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST AN-20-06

Applicant: Robert Hunter
Area: 6.8 acres (approximate)

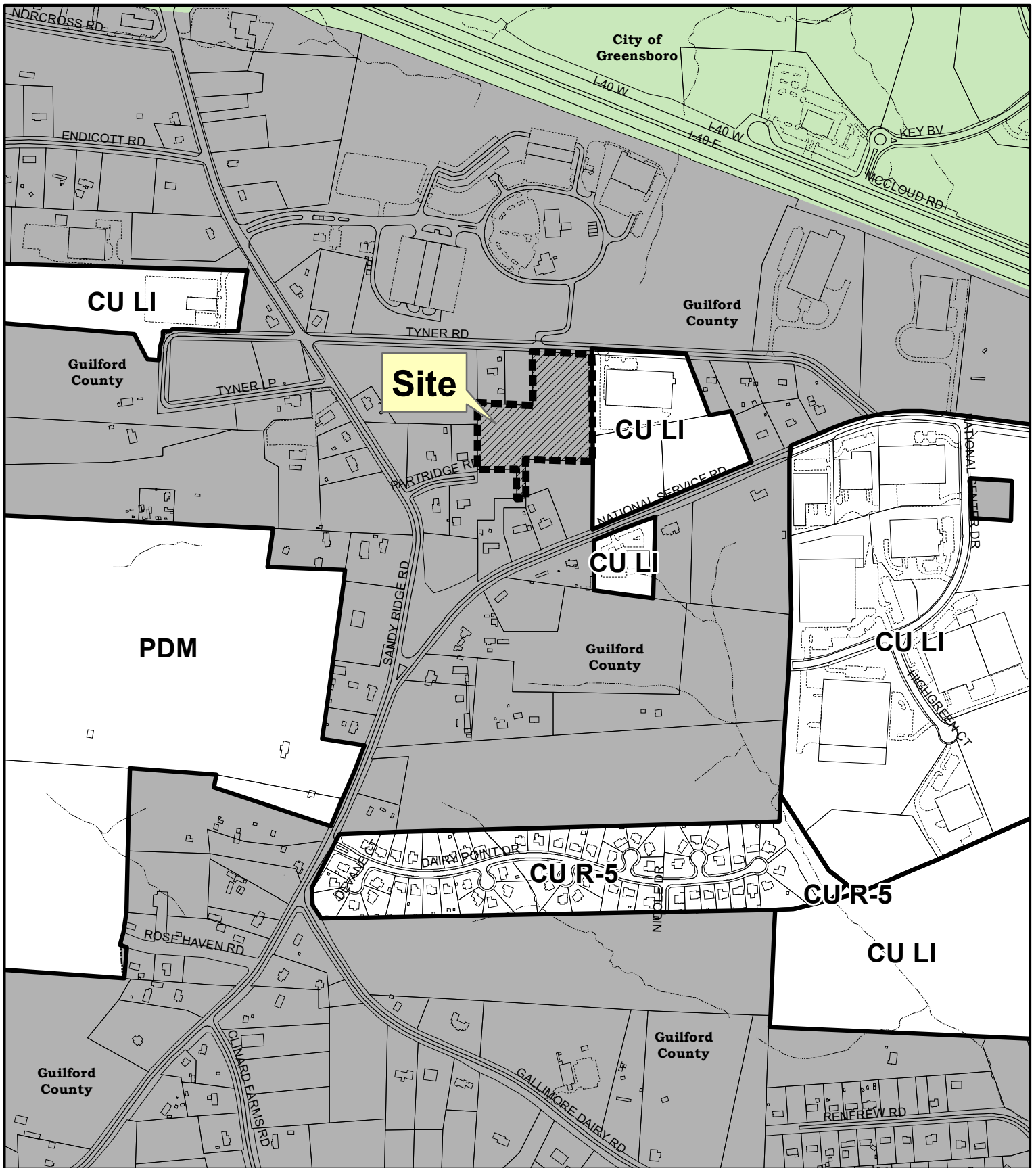
**Planning & Development
 Department**

City of High Point



Scale: 1"=8,500'

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 2020\MXD\an20-06-VicMap



ANNEXATION REQUEST: AN-20-06

Applicant: Robert Hunter
Area: 6.8 acres

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=700'
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 ANX\2020\MXDsan20-06

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

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 November 2, 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. 7641/20-57, page 56, Legislative File No. 2020-421 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 3rd day of November 2020.

Lisa B. Vierling
Lisa B. Vierling, City Clerk



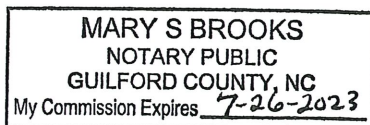
ACKNOWLEDGEMENT

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 3rd day of November 2020.

Mary S Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



ORDINANCE

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 NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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 following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: 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

OWNER (S)

1503 Bridges Dr.

Elkes Carpet Outlet Inc
1585 Gable St.
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 2nd day of November, 2020

Lisa B. Vierling, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
OCTOBER 5, 2020 – 2:30 P.M.
COUNCIL CHAMBERS**

MINUTES

Note: In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance was not allowed at this meeting. Instead, the open session portion of the meeting was live-streamed and the public was provided a link to listen to the open session portion of the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER, ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the virtual meeting to order at 5:30 p.m.

The recitation of the Pledge of Allegiance followed a Moment of Silence.

The Mayor then conducted a virtual roll call for attendance. The following council members were present (9):

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Christopher Williams- Ward 2 (physically present)
Council Member Tyrone E.. Johnson- At Large (physically present)
Council Member Britt W. Moore- At Large (physically present)
Council Member Cyril Jefferson- Ward 1 (physically present)
Council Member Monica L. Peters- Ward 3 (physically present)
Council Member S. Wesley Hudson- Ward 4 (physically present)
Council Member Victor Jones- Ward 5 (physically present)
Council Member Michael A. Holmes- Ward 6 (physically present)

The following staff members were also physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Lee Burnette, Director of Planning and Development; Herb Shannon, Planning and Development; Chris Andrews, Planning and Development; Sandy Dunbeck, Executive Vice President, High Point Economic Development Corporation; Mike McNair, Director of Community Development & Housing; Lori Loosemore, Local Codes Enforcement Supervisor; Loren Hill, President- High Point Economic Development Corporation; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following individuals were also present:

Jeff Uphues, CEO, DC Blox (remote)
Mark Masi, COO, DC Blox (remote)
Margaret Burnham, Attorney representing DC Blox (physically present)
Mr. & Mrs. Terry Barney, residents at 317 Greer Avenue (physically present)

RECOGNITIONS AND PRESENTATIONS

2020-388 Proclamation - Domestic Awareness Month- October 2020

Mayor Wagner will read a proclamation declaring October 2020 as Domestic Awareness Month.

Mayor Wagner read a proclamation into the record declaring October 2020 as Domestic Awareness Month.

STRATEGIC PLAN UPDATE

Lori Loosemore, Local Codes Enforcement Supervisor, showcased a home at 819 Circle Drive that had been scheduled for demolition by adoption of a Demolition Ordinance by City Council in September 2019. Since that time, the property owner obtained permits and started making the repairs; the home has now been brought into compliance. Ms. Loosemore shared some before and after pictures of the property. Ms. Loosemore noted that the property is currently for sale and is listed for \$160,000 with a pending sale after being on the market for less than 30 days. She spoke to how this is the goal--to have properties repaired, raise the tax base, and have someone living there paying taxes, utilities, etc.....

PUBLIC COMMENT PERIOD

2020-381 Public Comment Period

A Public Comment Period will be held on Monday, October 5, 2020 at 5:30 p.m.

As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming this meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

Although the public is unable to physically participate in the meeting, the public can submit comments by

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to publiccomment@highpointnc.gov or by

3. Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.

All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the October 5, 2020 City Council Meeting. The city of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, October 3 at 5:00 p.m.

Mayor Wagner acknowledged three public comments that were received from **Jack McKinley, Crystal Greenidge, and Caroline Burnett**, and noted those comments have been distributed electronically to the City Council and will be attached as a permanent part of the proceedings of this meeting.

FINANCE COMMITTEE - *Council Member Moore, Chair*
Committee Members: Moore, Holmes, Jones, and Peters

CONSENT AGENDA ITEMS

Finance Committee Chair Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, October 1st at 4:00 p.m. and are being forwarded to the City Council with a favorable recommendation for approval.

Motion by Council Member Moore, seconded by Council Member Hudson to approve all matters on the Finance Committee Consent Agenda. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.

Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-375 Contract - Sourcewell - Altec - Electric Bucket Truck

City Council is requested to award Sourcewell Contract 012418-ALT to Altec in the amount of \$224,760 for the purchase of an International truck with Altec Model AA55 body for the electric department and declare the old truck as surplus and disposing through the online auction process.

Approved award of a contract to Sourcewell- Altec- in the amount of \$224,760.00 for the purchase of an electric bucket truck, and declared the old truck as surplus to be disposed of through the online auction process.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-376 Contract - NC Sheriffs' Association Procurement - Amick Equipment Co. - Compact Refuse Truck

City Council is requested to award a contract using the NC Sheriffs' Association Procurement contract process to Amick Equipment Company in the amount of \$115,358.48 for the purchase of a new 2021 Isuzu truck with a New Way Model 8 yard Diamondback compact rear loading body and include declaring the old truck as surplus and disposing through the online auction process.

Approved award of a contract to Amick Equipment Company in the amount of \$115,358.48 for the purchase of a new 2021 Isuzu truck with a New Way model 8 yard diamondback compact rear-loading body using the NC Sheriffs' Association Procurement contract process, and declared the old truck as surplus to be disposed of through the online auction process.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-377 Contract - Sole Source Vendor - Siemens Industry Inc. - City Lake Raw Water Pump Station

City Council is requested to approve Siemens Industry Inc. as a sole source vendor to perform the total cell refurbishment and panel upgrade on VFD # 2 at the City Lake Raw Water Pump Station for \$123,692.60.

Approved award of a contract to Siemens Industry, Inc. in the amount of \$123,692.60 as a sole source vendor to perform the total cell refurbishment and panel upgrade on VFD #2 at the City Lake Raw Water Pump Station.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this sole source contract be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-378 Contract - Timmy Causey Grading & Demolition - 1519 Baker Road

City Council is requested to award a contract to Timmy Causey Grading & Demolition for the demo and removal of debris at 1519 Baker Road in the estimated amount of \$90,000 - \$120,000 depending on asbestos contamination that may be found.

Approved award of a contract to Timmy Causey Grading & Demolition for the demo and removal of debris at 1519 Baker Road in the estimated amount of \$90,000 - \$120,000 depending on asbestos contaminations that may be found.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-379 Budget Ordinance - CARES Act Funding

City Council is requested to approve a budget ordinance appropriating the CARES Act funding of \$1,288,702 received through Guilford County and Davidson County in the Special Grants Fund.

Adopted an Ordinance amending the FY 2020-2021 Budget Ordinance appropriating the CARES Act funding of \$1,288,702.00 in the Special Grants Fund received through Guilford County and Davidson County.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this Budget Ordinance Amendment be adopted. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7637/20-53
Ordinance Book, Volume XXI, Page 52**

REGULAR AGENDA ITEMS**2020-380 Public Hearing - DC Blox - EDC Performance Based Incentives**

City Council is requested to authorize performance-based incentives for the DC Blox data center project equal to up to 50% of the property taxes already paid in a year - for a period of from 10 to 17 years; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

At this time, Finance Committee Chair, Britt Moore, opened the public hearing and invited Loren Hill, President- High Point Economic Development Corporation, to the podium for staff's presentation regarding the economic development incentive request for DC Blox.

Mr. Hill advised that he and Sandy Dunbeck, Executive Vice President- High Point Economic Development Corporation, were both pleased to bring a project to Council at the request of a company who is considering High Point for a new facility-- DC Blox, headquartered in Atlanta, Georgia, who operates multi-tenant data centers. The company is considering building and operating a data center on a 14-acre tract at 4131 Sheridan Court, located on the corner of Piedmont Parkway and Sheridan Court in the Piedmont Center Business Park, adjacent to the Bicentennial Greenway.

Mr. Hill reported that the companies data centers have all the infrastructure needed by their clients (i.e. wiring, uninterruptable power sources, climate controlled systems, staffing and security measures, etc....) and the company's clients will put their data center equipment such as servers and affiliated equipment in the buildings.

Mr. Hill noted that they were approached by DC Blox over a year ago when they were looking at Piedmont Triad locations and that Sandy Dunbeck with the High Point Economic Development Corporation introduced them to this High Point location. Their proposal to complete six data halls in the building could result in a capital investment of more than \$305 million, which would increase High Point's tax base by this amount if DC Blox chooses the High Point location. The total investment of DC Blox in both real and personal property is expected to exceed \$50 million with the balance of the \$305 million from induced customer investment from the clients of DC Blox that put their equipment in this building, which could be more than \$255 million.

If the company chooses this High Point location, Mr. Hill pointed out that much money would be added to the city's tax base and it would be the largest capital investment for any project that he has worked on in the past 20 years with the previous largest capital investment project being Ralph Lauren in 2012 (in two phases, resulted in a \$163 million expansion).

Mr. Hill noted that as is typical with capital data centers, capital investment is impressively large and the job creation is minimal. DC Blox is proposing up to 9 employees at a wage of \$83,000 - \$93,000 a year, which is significantly above the Guilford County average of 49,000. They are also proposing three contracted security positions. He reported that according to Assistant City Manager Eric Olmedo, the estimated property tax paid to the City of High Point on the proposed \$305 million capital investment would be more than \$1.9 million per year at the current city tax rate of \$.6475 per \$100 valuation.

High Point is being asked to consider authorizing performance based incentives equal to up to 50% of the property taxes paid each year by DC Blox and its client businesses. Mr. Hill explained that DC Blox and the businesses with equipment in the building would pay those city taxes; DC Blox would total up the numbers and submit the dollar amount to the City of High Point for all taxes already paid at that location; the city would then go to the Guilford County Tax Department to have those numbers verified; then the city would give the company a grant equal to half of that amount with the city having already received its taxes first.

Mr. Hill advised that the incentives, if authorized, would be subject to the company meeting all benchmarks spelled out in the performance agreement. If the Sheridan Court location is chosen, the initial grant year will be designated by DC Blox and would be no later than 2024. Grants will be paid to DC Blox for a ten-year period. The incentive would be in effect for at least ten years and could be up to 17 years, depending on how quickly the data center builds its halls with its clients equipment. Mr. Hill explained that the equipment would depreciate and need to be replaced every 3-5 years. This type of incentive arrangement encourages companies with servers in a data center to continue to invest in the latest equipment, which means continued additions to the tax base.

Mr. Hill clarified that if the City Council does authorize these incentives, it would not be setting a precedent for other economic development projects--only for future data center projects. He further explained that an incentive like the one that he previously described is new to High Point and while such incentives are new to us, this type of incentive is already in effect in other cities in North Carolina and other states as well.

The Guilford County Board of Commissioners held its public hearing on October 1st for a similar incentive proposal and they anticipate voting on the request at their next regular scheduled meeting on October 15th. Mr. Hill advised that locations and competition for this project are in other southeastern states. He then turned over the presentation over to the clients, Jeff Uphues, CEO and Mark Masi, COO, who were participating remotely. Mr. Hill also recognized and introduced Margaret Barnham, an attorney from Greensboro who is working with DC Blox on this project.

Mr. Masi expressed delight to have the opportunity to provide more details about DC Blox and the reasons they feel High Point is a fabulous candidate to be the next opportunity for them to expand its data center. He shared that DC Blox's mission is to power and connect digital businesses in under-served growing markets in the southeast. They currently have data centers in Birmingham, Huntsville, Chattanooga, Atlanta, and their most recent data center in Greenville, SC.

Mr. Masi proceeded with an overview of the company and spoke to the following:

- Reasons businesses need DC Blox (massive growth; space needs for IT infrastructure increasing; network infrastructure is key to moving data; and corporate data center ownership is declining).
- Reasons states, cities, and counties need DC Blox (critical infrastructure for the digital economy; attracts technology-dependent businesses; generates high wages and job skills; stimulate innovation and entrepreneurship; adds substantial property tax base).
- What does a data center do?
A data center is a facility that provides the space, power, network and operations necessary to run an organization's information Technology (IT) equipment.
A multi-tenant data center offers the facility and operations for multiple companies to house and operate their IT equipment.
- Three main service categories that DC Blox provides (co-location, connectivity, and storage)

Mr. Masi shared a rendering of what the site will look like on the Sheridan Court location and pointed out it is a 14-acre site with about 10 buildable acres that would accommodate up to six data halls, supporting approximately \$300 million of personal property that would be refreshed every 3-5 years. He shared some photos of their Birmingham Data Center and stated they just received the Uptime Institute Tier III Certification for design for this center. Uptime is the premier organization in certifying data centers.

He then highlighted some of the amenities in their data center (common areas, meeting spaces for customers, high level of security). Over 80 cameras will be on the site with over nine layers of security from the front access gate to customer cabinets in the data center. They will also provide secure storage and receiving areas for customers and offer break/collaboration areas for customers as well as training and meeting rooms. In addition to their diverse employee base, Mr. Masi stated their mission is not only to serve enterprise government and university customers such as NC A & T, UNC-Greensboro and others, but the actual communities as well.

He elaborated on their serving locally mission and shared that it is focused on reducing the digital divide in underprivileged areas; fostering training and education for tomorrow's technology workers; technology support for non-profits and disadvantaged minority-owned businesses, and provided some serving locally examples. Mr. Masi encouraged everyone to visit their website to learn more about their mission and stories about how they serve locally and connect with their customers.

In closing, Mr. Masi thanked Council for their time and hospitality that they have received from the Economic Development team and so many others that they have encountered on their journey to bring DC Blox to High Point, Guilford County, and the Greater Piedmont Triad.

Following Mr. Masi's presentation, Mr. Hill advised that the company expects to make its decision on the location just before or after January 1, 2021. The High Point Economic Development Corporation staff recommends that Council authorize the performance based incentives for the DC Blox project, and authorize the city manager to execute a performance agreement with the company which will contain benchmarks for the company to achieve and a schedule for the payment of those incentives.

Chairman Moore asked if there were any public comments received regarding this matter; the clerk reported there were no comments received. He then asked if there were any questions/comments from Council.

Chairman Moore commented that this is certainly an exciting opportunity for High Point as it presents a new type of incentive for consideration. He asked about their description of the "underserved growing market" and if it is geographical or quantitative. Mr. Masi replied that they are a very analytical company and have studied about 40 markets in the southeast. He explained the communities that they have gone into have had a single Tier III rating, so they are state of the art facilities which are identified on their website. He shared that they build businesses where they know it is an area of the country which has a shortage of data centers (noting exceptions of Atlanta, Charlotte, and Nashville). Of those 40 markets, he

explained they have about 20 targets that they think are worthy of their investment that would support a data center. Chairman Moore thanked Mr. Masi for the clarification and asked if there were any additional comments.

In advance, Mayor Wagner welcomed DC Blox to High Point and expressed confidence about the city's ability to work with them as the city has done with prior companies seeking economic development incentives. He expressed appreciation for the investment and noted one of the things that the city has been attempting to do since he became Mayor is to diversify the economy in the city and he felt DC Blox would fit nicely with that.

Mr. Hill agreed and encouraged everyone to move the decision on this project along as fast as possible.

Chairman Moore thanked staff and DC Blox for their presentations and explained that the public hearing would remain open for the required 24-hour time period and a vote on the matter would be considered at a recessed meeting of City Council scheduled for Wednesday, October 7, 2020 at 5:30 p.m.

COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair
Committee Members: Williams, Hudson, Jefferson, and Johnson

2020-382 Rescission of Ordinance to Demolish - 819 Circle Drive

Council is requested to rescind the ordinance adopted on September 16, 2019 to demolish the dwelling at 819 Circle Drive belonging to Felix Luna Mendez.

Adopted an Ordinance rescinding the Demolition Ordinance adopted on September 16, 2019 for the dwelling at 819 Circle Drive.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Johnson, that the Ordinance rescinding the Demolition Ordinance for this property be adopted. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7632/20-48
Ordinance Book, Volume XXI, Page 48**

2020-383 Rescission of Ordinance to Demolish - 1516 Willard Avenue

Council is requested to rescind the ordinance adopted on August 5, 2019 to demolish the dwelling at 1516 Willard Avenue belonging to Creative Resources Ministries.

Lori Loosemore, Local Codes Enforcement Manager, reported that she showcased this property last month and advised that the property owner has made the repairs to the dwelling; they have already rented it; and the property is currently occupied.

Community Development Chairman Chris Williams entertained any questions. There were none.

Adopted an Ordinance rescinding the Ordinance to demolish the structure at 1516 Willard Avenue.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Holmes, that this matter be adopted. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7635/20-51
Ordinance Book, Volume XXI, Page 44**

2020-384 Ordinance - Demolition of Dwelling - 320 Greer Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 320 Greer Avenue belonging to Heirs of Mary Oham.

Lori Loosemore, Local Codes Enforcement Supervisor, advised this case was started after the inspector observed that the property was unsecured. The timeline for the property is as follows:

First inspection	6/22/2018
Hearing	1/8/2020
Order to Repair or Demolish	1/8/2020
Compliance Date	2/11/2020
Delinquent Property Taxes \$9,485.97	Years: 2005 and 2010-2020

Ms. Loosemore explained this housing case took longer to process due to it being heir property which required them to advertise it in the newspaper for service. The son of the property owner did appear for the hearing and stated that he did not have the money to make the necessary repairs; wanted to sell it; but would repair it because of the sentimental value it holds. Because the repairs exceeded 65% of the value of the property, the ordinance to repair or demolish was issued on January 8th. Ms. Loosemore reported that the inspectors were told several times that he had a purchaser for the property, but the property was never sold, mostly due to the money that was owed and the liens that were on the property. The property is on Guilford County's active tax foreclosure list.

Ms. Loosemore also pointed out that they are allowing someone to stay in the property and because of the unsafe conditions; no one is supposed be living there. Additionally, she

advised that the neighbors immediately next door to the property have observed constant criminal activities and they are present to speak regarding the housing case.

Community Development Committee Chair Chris Williams invited them to the podium.

Mr. and Mrs. Terry Barney, residents at 317 Greer Avenue, spoke to the multiple problems with the property; confirmed that the property is occupied; they were caught stealing power and the meter has been removed; they are using a generator with a drop cord hooked into the main power panel; the generator is noisy and runs all night long; people come in and out of the property all the time; have seen drug deals going on; overdose as occurred.

Mrs. Barney pleaded with Council to do something and talked about how challenging and shameful it is that their children have to be subjected to this kind of stuff. She also expressed concerns about the possibility of her home catching fire and burning down because of the drop cord they are using to run the generator.

Council Member Peters thanked the Barneys for coming forward; for sending her photos of the property; noted she has been in conversations with them since March; and how so many of the neighbors do maintain their property/lawns. She stated that from a legal standpoint, due process would have to be followed which takes time.

Council Member Jones pointed out this is why the city demolishes houses like this that have been neglected where there is criminal activity and spoke to how the Barneys are a perfect example of neighbors who get impacted.

Community Development Committee Chair Williams asked if there were any additional comments or questions.

Council Member Peters asked if anything could be done to have them remove the generator so it's not constantly running and if they could not be arrested for stealing power.

Ms. Loosemore advised that she has already been in conversation with Andy Osborne with the city and he confirmed there was someone living at the residence, so they went out to check it and found that the power had been cut at the pole. She questioned how that could be possible and stated she would call the electric department after the meeting to see if somebody could check it out tonight.

Interim City Manager Randy McCaslin explained they are actually generating power with a generator, but staff could check to see if the water has been cut off as well. Ms. Loosemore advised that all utilities have been cut off and reiterated that no one should be living in the house. Mr. McCaslin pointed out they could have bypassed the meter and possibly turned it back on. He stated he would let the police chief know that no one is supposed to be living there and ask them to patrol the area.

Council Member Moore inquired as to if the property owner's son is local and Ms. Loosemore replied that he is and that staff has been in contact with him on numerous occasions.

Community Development Committee Chair Williams asked if there were any additional comments/questions. There being none, he asked the clerk if any comments were received pertaining to this matter. The clerk replied that no comments were received.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 320 Greer Avenue.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jefferson, that this Demolition Ordinance be adopted. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7636/20-52
Ordinance Book, Volume XXI, Page 51**

2020-385 Resolution - Authorization to Convey, List & Sell Property - (HCG) Housing Consultants Group - (NSD) Neighborhood Stabilization Program -131 1D James Road

City Council is requested to authorize the conveyance of property at 131 -1D James Road High Point NC for the purposes of selling property at a negotiated price through the (NSP) Neighborhood Stabilization Program to income eligible buyers; and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Mike McNair, Director of Community Development & Housing, reported this is the last house available that was acquired through the Neighborhood Stabilization Program (NSP). This condominium was a foreclosure; was repaired; and was previously occupied as a rental; and the city has currently offered it for sale. The appraisal for the property came in at \$80,000; however due to the NSP requirements, the city can only sell it for \$69,900. Mr. McNair referenced photographs of the unit that were included in the meeting packet.

Staff is asking that Council convey the property to the Housing Consultants Group, a non-profit and one of the city's real estate partners, then they would offer it for sale with the city receiving the net proceeds.

Community Development Committee Chair Williams asked the clerk if any comments or emails were received regarding this matter; the clerk replied that no comments or emails were received.

Adopted a Resolution authorizing the conveyance of city-owned property at 131-1D James Road to Housing Consultants Group (HCG) to be listed and sold to income eligible buyers through the NSP and to authorize the appropriate city official and/or employee to execute all necessary documents.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jefferson, that this resolution be adopted. Following a roll call vote by the mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 1939/20-28
Resolution Book, Volume XX, Page 168**

PLANNING & DEVELOPMENT - Mayor Jay Wagner

2020-386 Brenda Murrow - Amendment to Unified Development Plan (ZA-03-01)

Consideration of an amendment to the Unified Development Plan for the Pennfield PDR (CU-03-01), which is located along the north side of W. Lexington Avenue, approximately 1,300 feet east of Swansgate Lane.

Herb Shannon, Senior Planner with the Planning Department, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request for a Unified Development Plan for the Pennfield development, which is located along the north side of W. Lexington Avenue, approximately 1,300 feet east of Swansgate Lane. This property was annexed into the city and obtained its current zoning in 2003 for a Planned Unit Development (PUD) with a Conditional Use Permit (CUP) that noted allowable uses such as townhomes or twinhomes and single family, and how each one of the individual lots would develop. Under the old PUD zoning that was a required step, but the process has since been streamlined, but this development is locked up in that previous standard.

The applicant has purchased two lots (lots 44 and 45A) and desires to combine these lots and do one single-family dwelling. The original PUD that was approved noted that these lots would develop as twinhomes and the applicant has submitted a request to revise the PUD for this project. During the review process, staff determined that there are only about 11 vacant lots remaining, so staff worked with the applicant to address their specific problem, and addressed the entire development so they won't have to keep coming back with future changes.

This proposed amendment to the UDP will update it to document and clean up those areas where lot combinations have occurred and also documents the location of the remaining vacant lots; specifically notes where those remaining undeveloped lots may develop either with twinhome structures or with single family; adds some flexibility to the developer as the development is closed out; resolves issues for any future property owners that are developing those remaining lots; and would enable a maximum of 57 units to be developed versus a maximum of 61 dwelling units approved in the original UDP.

Mr. Shannon advised that the revision does not change the layout of the development in any way, nor does it increase the density. Staff finds that the revised UDP is consistent with the

adopted plan development of a residential district and the CUP for the Pennfield development; staff is recommending approval. This matter was reviewed by the Planning & Zoning Commission at their September public hearing and they also recommended approval.

At the conclusion of staff's presentation, Mr. Shannon entertained any questions.

Council Member Moore asked if any complaints were received from the current residents. Mr. Shannon replied that he did have an opportunity to speak to the Homeowner's Association's president and noted that staff has not received any complaints.

Council Member Peters shared that her only concern was the hope that this would be beneficial to these residents and pointed out the developer of the Addison Creek neighborhood made some changes and ended up building more townhomes than they were supposed to. She asked if there would be a public hearing and wanted to ensure that the residents are aware of any potential impacts it might have. Mr. Shannon explained this change does not require a public hearing; pointed out there will be no change in use as it is still single family and townhomes that were part of the original zoning approval; so, therefore, there should be no impact to the residents.

Approved an amendment to the Unified Development Plan (UDP) (ZA 03-01) for the Pennfield PDR (CU 03-01) as outlined in the staff report.

A motion was made by Mayor Wagner, seconded by Council Member Moore, that this matter be approved. The motion carried by the following vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

PUBLIC HEARINGS

2020-387 City of High Point - Zoning Map Amendment 20-17

A request by the High Point City Council to rezone 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Watermark Townhome subdivision (N. Centennial Street), 2603 Guyer Street, Ambassador Court Townhome subdivision (Ambassador Court), 2006 and 2011 E. Lexington Avenue (portion of the High Point Greenway), 2017 thru 2027 E. Lexington Avenue, Trails Crossing Townhome subdivision (E. Lexington Avenue), Broadstone Village Commercial tract and common area (northeast corner of E. Martin Luther King Jr. Drive and Dillon Road), Broadstone Village Apartment complex and common Area (Dillon Road) and a portion of 3216, 3220 and 3240 Bowers Avenue.

The public hearing for this matter was duly advertised and held on Monday, October 5, 2020 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning Department, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

Zoning Map Amendment 20-17 is part of the city's ongoing comprehensive zoning map amendment project; the intent is to evaluate zoning in the city and determine if zoning is out of sync or inconsistent with the current land use policies; and remove improper or obsolete zoning for those appropriate changes. The specific areas contained in Map #1, Map #2, and Map #3 are identified below.

The requested zoning of these various parcels/developments is intended to remove outdated and obsolete zoning conditions. These developments were granted their current City of High Point zoning between 1983 to 1999 under the former Development Ordinance, which was replaced by the current Development Ordinance in 2017. The various zoning conditions, adopted as a part of a conditional use (CU) zoning, were established to address land use policies, road improvements, and to ensure compatibility with adjacent property. Except for an undeveloped commercial tract, these projects have been completed and the various zoning conditions have been met. The requested rezoning of these various properties removes outdated and obsolete zoning conditions while maintaining the development's base zoning district.

Map #1

Three developments near the intersection of Eastchester Drive, N. Centennial, and Lassiter (Watermark townhome development; 2603 Guyer Street multi-family development; and Ambassador Place townhome development.

Staff is recommending that Council:

- ✓ Rezone the Watermark Townhome development from a CU RM-5 District to the RM-5 District
- ✓ Rezone the multifamily development at 2603 Guyer Street (Guilford County Tax Parcel 196877) from a CU RM-16 District to the RM-16 District
- ✓ Rezone the Ambassador Place Townhome development from the CU RM-16 District to an RM-16 District

Map #2

An area off of E. Lexington Avenue (2011 E. Lexington Avenue- portion of the High Point Greenway); 2019 through 2027 E. Lexington Avenue- multifamily development; and Trails Crossing Townhome development.

Staff is recommending that Council:

- ✓ Rezone property addressed as 2006 and 2011 E. Lexington Avenue (portion of High Point Greenway (Guilford County Tax Parcels 176785 and 182728) from a CU RM-16 District to the RM-16 District
- ✓ Rezone a multifamily development, addressed from 2019 thru 2027 E. Lexington Avenue (Guilford County Tax Parcel 182731) from the CU RM-16 District to the RM-16 District
- ✓ Rezone the Trails Crossing development from the CU RM-16 District to an RM-16 District

Map #3

- *An area off of E. Martin Luther King, Jr. Drive (portion of 3216 and 3220 Bowers Avenue- single family dwellings; portion of 3240 Bowers Avenue- open space/common area; Broadstone Village Apartments- multifamily development; 2865 Dillon Road- open space/common area of Broadstone Village Apartments; 3303 E. Martin Luther King, Jr. Drive- undeveloped parcel; and 2775 Dillon Road- undeveloped parcel (open space/common area associated with 3303 E. Martin Luther King, Jr. Drive).*

Staff is recommending that Council:

- ✓ *Rezone an undeveloped commercial tract and common area in the Broadstone Village development (Guilford County Tax Parcels 211879 and 211881) from a CU-GB District to the GB District*
- ✓ *Rezone the Broadstone Village Apartments and its common area (Guilford County Tax Parcels 211880, 212051, and 211882) from a CU RM-16 District to the RM-16 District*
- ✓ *Rezone the rear portion of two single family residential (R-5 District) lots, 3216 and 3260 Bowers Avenue, and the Broadstone Village common area (Guilford County Tax Parcels 211889 [portion], 211888 [portion] and 211910 [portion] from the CU R-5 District to an R-5 District*

Mr. Shannon advised that this request was reviewed by the Planning & Zoning Commission at their September meeting and they, too, are recommending approval of Zoning Map Amendment 20-17 based on the following Consistency and Reasonableness Statement:

That Zoning Map Amendment 20-17 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning designation, which cannot be amended.

In conclusion, Mr. Shannon reported that staff did have about 85 calls from the property owners/surrounding property owners and staff addressed their concerns. There were concerns that the rezoning would change the use of the property; there were concerns about the impact of taxes; and some expressed concerns about this being associated with eminent domain for some road improvements.

Mayor Wagner then asked the Clerk if any comments were received; the clerk replied that no comments were received regarding Zoning Map 20-17.

Mayor Wagner asked if there were any questions. Hearing none, he advised that the public hearing on this matter would remain open for the required 24-hour period and that Council would reconvene on Wednesday, October 7, 2020 at 5:30 p.m. to vote on the matter.

GENERAL BUSINESS AGENDA**2020-389 First Amendment to Land Disposition Agreement with Elliott Sidewalk Communities High Point LLC**

Council is requested to approve the First Amendment to the Land Disposition Agreement with Elliott Sidewalk Communities.

Greg Ferguson, Assistant City Manager, explained the next two items are follow-up items to the MOU that Council recently approved on September 14, 2020 regarding the Goldberg property and the construction schedule for 275 N. Elm Street. He advised that Assistant City Attorney Meghan Maguire distributed copies electronically to the City Council this afternoon.

He referenced Schedule B, which is where the one change occurred in regards to Building C (275 N. Elm Street) the proposed food hall. Mr. Ferguson explained that in July, the previous City Council, changed the schedule to July 2022 for the Certificate of Occupancy (CO) for that building, but that date is now being changed back to July 2021, which is consistent with Exhibit E and both of these two amendments being considered at this meeting.

He explained that the Land Disposition Agreement contains more detail; addresses what happens once the construction is in progress; includes language that outlines the process to go about obtaining a mutually agreed upon MAI appraisal; defines things that are excluded such as soft costs and any rise in land value over the time period; and confirms the updated Schedule E that is attached.

Mr. Ferguson reiterated that these amendments do reflect what Council had already approved in the MOU.

Mayor Wagner asked if there were any questions. There were none.

Approved the First Amendment to the Land Disposition Agreement with Elliott Sidewalk Communities High Point, LLC and the First Amendment to the Development Agreement with Elliott Sidewalk Communities High Point, LLC.

A motion was made by Mayor Wagner, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-390 First Amendment to Development Agreement with Elliott Sidewalk Communities High Point LLC

Council is requested to approve the First Amendment to the Development Agreement with Elliott Sidewalk Communities High Point LLC.

Greg Ferguson, Assistant City Manager, explained the next two items are follow-up items to the MOU that Council recently approved on September 14, 2020 regarding the Goldberg property and the construction schedule for 275 N. Elm Street. He advised that Assistant City Attorney Meghan Maguire distributed copies electronically to the City Council this afternoon.

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Mr. Ferguson reiterated that these amendments do reflect what Council had already approved in the MOU.

Mayor Wagner asked if there were any questions. There were none.

Approved the First Amendment to the Land Disposition Agreement with Elliott Sidewalk Communities High Point, LLC and the First Amendment to the Development Agreement with Elliott Sidewalk Communities High Point, LLC.

A motion was made by Mayor Wagner, seconded by Council Member Moore, that the First Amendment to the Development Agreement with Elliott Sidewalk Communities High Point, LLC be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-391 Minutes To Be Approved

Finance Committee Meeting Minutes: 9/17/2020 @ 4:00 p.m.

Special Meeting Minutes: 9/21/2020 @ 2:30 p.m.

High Point City Council Meeting Minutes: 9/21/2020 @ 5:30 p.m.

Recessed Meeting of High Point City Council Minutes: 9/23/2020 @ 5:30 p.m.

A motion was made by Council Member Moore, seconded by Council Member Jefferson, to approve the preceding minutes as submitted. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-392 Appointment- Historic Preservation Commission (John Fitzwater)

Council is requested to confirm the appointment of John Fitzwater to the Historic Preservation Commission as Mayor Pro Tem Williams' Ward 2 appointee. Appointment to be effective immediately and will expire June 30, 2023.

Council Member Hudson moved to suspend the rules to place this matter on tonight's agenda for consideration. Council Member Holmes made a second to the motion, which carried by a 9-0 unanimous vote.

Mayor Pro Tem Williams shared the difficulty in trying to find someone to serve on the HPC due to the training and experience required and expressed gratitude to Mr. Fitzwater for his interest in serving in this capacity.

Approved the appointment of John Fitzwater to the Historic Preservation Commission; appointment to be effective immediately and will expire on June 30, 2023.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Holmes, that this appointment be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Additional Comments**"Coolest Thing Made in NC"**

Mayor Wagner reported that the NC Chamber announced that Thomas Built Buses, headquartered in High Point, is the winner of the "Coolest Thing made in NC" competition for their Saf-T-Liner C2 Jouley electric school bus.

National Night Out

Mayor Wagner reminded everyone that tomorrow is National Night Out and encouraged everyone to get out and participate and to take advantage of the complimentary meal that would be served at the Morehead Rec Center.

Birthday Wishes to Ryan Ferguson

Council Member Jefferson wished Ryan Ferguson, the city's Marketing Manager, a very happy birthday.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:48 p.m. upon motion duly made by Mayor Wagner and second by Council Member Moore.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk