

City of High Point

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



Meeting Agenda

Monday, October 5, 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

[2020-388](#)

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

Attachments: [Domestic Violence Awareness Month October 2020](#)

STRATEGIC PLAN UPDATE

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.

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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 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.

FINANCE COMMITTEE - Council Member Moore, Chair

CONSENT AGENDA ITEMS

- [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.
Attachments: [1. Fleet - Altec Electric Bucket Truck](#)
- [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.
Attachments: [2. Fleet - Amick Compact Refuse Truck](#)
- [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.
Attachments: [3. Public Ser - Siemens Industry Inc. VFD #2 City Lake Raw Water Pump Sta](#)
- [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.
Attachments: [5. 1519 Baker Road](#)
- [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.
Attachments: [4. Cares Act Funding](#)

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.

Attachments: [6. DC Blox performance-based incentives public hearing](#)

[DC Blox -- staff remarks at High Point City Council public hearing, October 5, 20](#)

[DC Blox slide presentation at High Point public hearing.pdf](#)

COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, **Chair**

[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.

Attachments: [819 Circle Dr Council Cover Memo - Rescind](#)
[rescind ordinance 819 Circle Dr](#)

[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.

Attachments: [1516 Willard Council Cover Memo - Rescind](#)
[rescind ordinance 1516 Willard Ave](#)

[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.

Attachments: [320 Greer Council Packet Final](#)

[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 (NSD) Neighborhood Stabilization Program to income eligible buyers; and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [Authorization to sell 131 1D James Road 10-5-2020](#)

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.

Attachments: [UDP Amendment CU-03-01](#)

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.

Attachments: [Staff Report ZA-20-17](#)

GENERAL BUSINESS AGENDA

[2020-389](#)

First Amendment to Land Disposition Agreement with Elliot Sidewalk Communities High Point, LLC
Pending final approval by Legal.

[2020-390](#)

First Amendment to Development Agreement with Elliot Sidewalk Communities High Point, LLC
Pending final approval by Legal.

[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.

Attachments: [1. September 17 2020 Finance Committee Meeting Minutes](#)
[2. September 21 2020 Special Meeting Minutes](#)
[3. September 21 2020 High Point City Council Regular Meeting Minutes](#)
[4. September 23 2020 Recessed Meeting Minutes](#)

ADJOURNMENT

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON AUGUST 5th, 2019,
REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO
DEMOLISH THE DWELLING LOCATED AT 1516 WILLARD AVE., HIGH POINT,
NORTH CAROLINA**

WHEREAS, on August 5th, 2019, the High Point City Council adopted an ordinance requiring Creative Resources Ministries, owner of the property located at 1516 Willard Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of fifty percent (50%) of the dwelling's value; and

WHEREAS, the owner demolished or repaired the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1516 Willard Ave., High Point, North Carolina, recorded in Deed Book 8182, Page 0528, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Creative Resources Ministries in the grantor index as provided by law.

Adopted by City Council
This the ____ day of September, 2020

Lisa B. Vierling, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
SEPTEMBER 21, 2020 – 5:30 P.M.
COUNCIL CHAMBERS**

MINUTES

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, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:38 p.m.

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

The Mayor the 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 Johnson- At Large (physically present)
Council Member Britt Moore- At Large (physically present)
Council Member Cyril Jefferson- Ward 1 (physically present)
Council Member Monica Peters- Ward 3 (physically present)
Council Member Wesley Hudson- Ward 4 (physically present)
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael Holmes- Ward 6 (remote participation)

The following staff members were 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 & Development; Herb Shannon, Planning & Development; Chris Andrews, Planning & Development; Lee Burnette, Director of Planning and Development; Lee Tillery, Director of Parks & Recreation; Michael McNair, Director of Community Development & Housing; David Briggs, Director of the High Point Theatre; Reggie Hucks, Inspections; Lori Loosemore, Local Codes Enforcement Supervisor; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Participating in the meeting remotely were:

Mark Lindsay

RECOGNITIONS AND PRESENTATIONS

2020-355 Proclamation - National Recovery Month

Mayor Wagner will read a proclamation declaring the month of September 2020 as National Recovery Month.

Mayor Wagner read the proclamation into the record declaring the month of September 2020 as National Recovery Month.

2020-356 Proclamation - Extraordinary Educators

Mayor Wagner will read a proclamation recognizing extraordinary educators in the City of High Point.

Mayor Wagner read the proclamation into the record recognizing the extraordinary educators in the City of High Point and acknowledged each one individually by the reading of his/her name into the record as follows:

Allen Jay Elementary - Brittany Nunes

Allen Jay Prep - Shaina Parker

T. Wingate Andrews High School –

Jose Ascencio

Fairview Elementary - Courtney Burns

Ferndale Middle - Michelle SmithDean B.

Florence Elementary - Jonathan LeGrande

High Point Central High School –

Kayla Ranew

Johnson Street Global Studies - Freda Walker

Kearns Academy - Gary Gray

Kirkman Park Elementary - LaQuisa Lytch

Middle College at GTCC High Point –

Deanna Wynn

Montlieu Academy - Shana Winstead

Northwood Elementary - Lauren Smith

Oak Hill Elementary - Ebonie Jones

Oak View Elementary - Nikkia Mack

Parkview Village Elementary - Meagan Smoot

Penn-Griffin School for the Arts - Hector Gomez

Pruette SCALE Academy -Cephonia Gilmore

Shadybrook Elementary - Kayla Tate

Southwest Elementary - Kimberly Threewitt

Southwest High - Stuart Cox

Southwest Middle - Aneisha Coffield

Triangle Lake Montessori - Michelle King

Union Hill Elementary - Tessa Pendley

Welborn Academy - Erica McLeod

STRATEGIC PLAN UPDATE

Lori Loosemore, Local Codes Enforcement Manager, shared some before and after photos of a success story for the property located at 1516 Willard Avenue. The City Council adopted an ordinance to demolish this property on August 5, 2019. The property has since been renovated, brought up to code, and is now occupied.

Mayor Wagner pointed out that the Strategic Plan information on the city's website has not been updated and asked staff to make the necessary updates to reflect the City Council's current Strategic Plan.

PUBLIC COMMENT PERIOD**2020-357 Public Comment Period**

A Public Comment Period will be held on Monday, September 21, 2020 at 5:30 p.m.

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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 September 21, 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, September 18 at 5:00 p.m.

Mayor Wagner reported that he was advised by the Clerk that no public comments were received.

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, September 17th at 4:00 p.m. and are being forwarded to the City Council with a favorable recommendation for approval.

He advised that the city attorney has asked that **2020-351 Contract- EZGO Golf Cart Three-Year Lease Program be pulled from the Finance Committee Consent Agenda and placed on the Regular Agenda to receive some additional information and to adopt the required resolution approving the lease.**

Motion by Council Member Moore, seconded by Council Member Hudson to pull 2020-351 Contract- EZGO Golf Cart Three-Year Lease Program from the Finance Committee Consent Agenda and place it on the Finance Committee Regular Agenda for further discussion and separate action, AND to approve all remaining 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.

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.

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

2020-346 Contract - Amick Equipment Company - Freightliner Rear Loading Refuse Truck

City Council is requested to award a contract to Amick Equipment Company in the amount of \$188,885.63 for the purchase of one (1) Freightliner truck with New Way Rear Loading Refuse body using the NC Sheriffs' Association procurement contract; for use by the Environmental Services Division and declare the old truck as surplus and disposing through the online auction process.

Approved the award of a contract to Amick Equipment Company in the amount of \$188,885.63 for the purchase of one Freightliner truck with New Way rear loading refuse body using the NC Sheriffs' Association procurement contract; 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 unanimous 9-0 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.

2020-347 Contract - Piedmont Truck Center - Western Star Tandem Axle Dump Truck

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$178,804 for the purchase of one (1) 2021 Western Star tandem axle truck with dump body for use by the Storm Water Division of the Public Services Department; and declare the old truck as surplus and disposing through the online auction process.

Approved award of a contract to Piedmont Truck Center in the amount of \$178,804 for the purchase of one 2021 Western Star tandem axle truck with dump body; 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 unanimous 9-0 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.

2020-348 Resolution - HPPD K-9 Rudo

City Council is requested to approve High Point Police Department K-9 Rudo be declared surplus property and that High Point Police Department be allowed to retire him.

Adopted a resolution declaring that the High Point Police Department K-9, "Rudo," be declared as surplus property and retired from the High Point Police Department.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1936/20-25
Resolution Book, Volume XX, Page 165**

2020-349 Ordinance - HPPD - Proceeds From Sale of Retired Police Badges

A budget ordinance is needed to appropriate funds for a special allocation totaling \$34,625 of general budget funds derived from the sales proceeds of retired police badges and will be applied to the purchase of new badges.

Adopted an ordinance amending the 2020-2021 Budget Ordinance to appropriate funds totaling \$34,625 for a special allocation of general budget funds derived from the proceeds from the sale of retired police badges which will be applied to the purchase of the new badges.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this ordinance be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7631/20-47
Ordinance Book, Volume XXI, Page 47**

2020-350 Resolution - Piedmont Triad Regional Mobility Management Call Center (PART)

City Council is requested to approve the continuation of an interlocal agreement with Piedmont Triad Regional Mobility Management (PART) for the operation of a regional call center.

Adopted a resolution approving the continuation of an Interlocal Agreement with Piedmont Triad Regional Mobility Management (PART) for the operation of a regional call center.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1937/20-26
Resolution Book, Volume XX, Page 166**

2020-352 Contract - HH Architecture - City Lake Park Master Plan

City Council is requested to award a contract to HH Architecture in the amount of \$417,300 for design development services for the High Point City Lake Park Site Master Plan Phase 1.

Approved award of a contract to HH Architecture in the amount of \$417,300 for design development services for the High Point City Lake Park Site Master Plan Phase 1.

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 unanimous 9-0 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.

2020-353 Ordinance - High Point Historical Society Donation

City Council is requested to approve a donation in the amount of \$6,000 from the High Point Historical Society to fund Museum Park Interpreter positions for the FY20-21.

Adopted an ordinance approving a donation in the amount of \$6,000 from the High Point Historical Society to fund Museum Park Interpreter positions for Fiscal Year 2020-2021.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this ordinance be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7633/20-49
Ordinance Book, Volume XXI, Page 49**

2020-354 Ordinance - Housing Bonds - Housing Authority - Daniel Brooks Redevelopment

City Council is requested to approve a Capital Project Ordinance to appropriate \$6,500,000 for the Housing Authority's Daniel Brooks redevelopment plan.

Council Member Jefferson asked about the possibility of getting an update and a financial timeline from staff on the Daniel Brooks redevelopment project. Interim City Manager Randy McCaslin explained that this particular agenda item is a matter of formality to set the \$6.5 million appropriation up in the budget, and advised that staff could certainly provide an update at a future manager's briefing on the subject.

Adopted an ordinance approving a Capital Project Ordinance appropriating \$6,500,000 for the Housing Authority's Daniel Brooks redevelopment plan.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this ordinance be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7634/20-50
Ordinance Book, Volume XXI, Page 50**

REGULAR AGENDA ITEMS

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

2020-351 Contract - EZGO Golf Cart Three (3) Year Lease Program

City Council is requested to approve a contract extension of the City of High Point Parks & Recreation golf cart lease program for both Oak Hollow and Blair Park golf courses with EZGO, Inc. in the amount of \$373,515 for three years beginning October 2020.

City Attorney JoAnne Carlyle advised this matter was removed from the Finance Committee Consent Agenda so a vote could be taken on adoption of the corresponding resolution. She informed Council that the resolution was emailed to Council ; explained this was a procedural matter; and noted there were no substantial changes or anything that would change the vote as it was already on the Consent Agenda.

A motion was made by Council Member Jefferson, seconded by Council Member Hudson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 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. 1938/20-27

Resolution Book, Volume XX, Page 167

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair
Committee Members: Hudson, Holmes, Peters, and Jefferson

2020-362 Prosperity & Livability Committee - Creation of Marketing & Branding Task Force

City Council is requested to approve the creation of a Marketing & Branding Task Force and the appointees proposed by the Prosperity & Livability Committee.

Prosperity & Livability Chairman Wesley Hudson, advised that at the City Council Retreat held in February, the City Council adopted a short-term goal to create and implement a marketing and branding campaign.

Council Member Hudson, then moved to ask the City Council to approve the creation of a Marketing & Branding Task Force. Council Member Jefferson made a second to the motion.

For further discussion, Council Member Holmes, stated he would like to formally recognize Councilwoman Peters, who had expressed a desire to be part of the Task Force and asked that her name be added to the membership for the Marketing & Branding Task Force.

Council Member Hudson agreed and noted it was a mere oversight that she was not included on the list. Those serving on the High Point Marketing & Branding Task Force will be:

1. Council Member Michael Holmes, Chair
2. Council Member Monica Peters (Ward 3)
3. Assistant City Manager Greg Ferguson
4. Forward High Point- Ray Gibbs
5. Market Authority representatives
6. Chamber of Commerce representative
7. High Point Convention & Visitors Bureau (Visit High Point) representative
8. Director of Communications & Public Engagement Jeron Hollis- Advisor

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

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.

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COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair*Committee Members: Williams, Hudson, Jefferson, and Johnson***2020-358 Ordinance - Demolition of Dwelling - 723 Fairview Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 723 Fairview Street belonging to Heirs of Va Mae Huntley.

Lori Loosemore, Local Codes Enforcement Manager, advised that this case was initiated by an inspector after observing the condition of the property. She then shared the following timeline for the property at 723 Fairview Street.

First inspection	1/8/2019
Hearing	10/4/2019 (no one appeared)
Order to Repair or Demolish	12/17/2019
Compliance Date	1/7/2019
Delinquent Property Taxes \$13,158.36	Years: 2007-2019

Ms. Loosemore explained that because this was heir property, it took a little more time because it had to be advertised and provide notification in the newspaper. Council Member Moore asked if the heirs were local and if they responded. Ms. Loosemore replied that no one has responded at all and noted there was a trustee and a beneficiary on the property who were also sent notices, but there was no response from them either.

Community Development Committee Chair Chris Williams asked the clerk if any comments were received for 723 Fairview Street and the clerk replied there were no comments received.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 723 Fairview Street.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Johnson, that the ordinance to demolish the structure located at 723 Fairview Street be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7629/20-45
Ordinance Book, Volume XXI, Page 45**

2020-359 Ordinance - Demolition of Dwelling - 1207 Green Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1207 Green Drive belonging to Heirs of Mary McCormick.

Lori Loosemore, Local Codes Enforcement Manager, advised that this case was initiated by an inspector after observing the condition of the property. She then shared the following timeline for the property at 1207Green Drive.

First inspection	10/2/2019
Hearing	10/16/2019 (no one appeared)
Order to Repair or Demolish	10/18/2019
Compliance Date	11/18/2019
Delinquent Property Taxes \$6,276.39	Years: 2013-2019

Ms. Loosemore pointed out this property is also heir property and was advertised in the newspaper to gain service in accordance with the general statute.

Community Development Committee Chair Chris Williams asked the clerk if any comments were regarding 1207 Green Drive; the clerk replied there were no comments received.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1207 Green Drive.

At this time, Council Member Peters thanked Ms. Loosemore and staff and stated it was good to see housing cases on the agenda again, so we could continue to clean up the blight in the city.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Peters, that the ordinance to demolish the structure located at 1207 Green Drive be adopted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7630/20-46
Ordinance Book, Volume XXI, Page 46**

PLANNING & DEVELOPMENT - Mayor Jay WagnerPUBLIC 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.

Herb Shannon, Senior Planner with the Planning and Development Department, advised that the City Council reviewed this matter and corresponding matter 2020-317 Zoning Map Amendment 20-13 at the August 17th meeting and at that time, the applicant requested the public hearing be continued to today's meeting, Monday, September 21st at 5:30 p.m.. He reported that staff received an email from the applicant earlier today and the applicant is requesting an additional continuance of the public hearing to the November 2nd Council Meeting at 5:30 p.m. as they require additional time to complete their due diligence.

Approved the applicant's request for a continuance of the public hearing before City Council to Monday, November 2, 2020 at 5:30 p.m.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that the public hearing for Annexation 20-05 be continued to the November 2, 2020 Council Meeting scheduled for 5:30 p.m. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

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. At the request of the applicant, Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.

*Herb Shannon, Senior Planner with the Planning and Development Department, advised that the City Council reviewed this matter and corresponding matter **2020-316 Annexation 20-05** at the August 17th meeting and at that time, the applicant requested the public hearing be continued to today's meeting, Monday, September 21st. He reported that staff received an email from the applicant earlier today and the applicant is requesting an additional continuance of the public hearing to the November 2nd Council Meeting at 5:30 p.m. as they require additional time to complete their due diligence.*

Approved the applicant's request for another continuance of the public hearing before City Council to Monday, November 2, 2020 at 5:30 p.m.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that the public hearing for Zoning Map Amendment 20-13 be continued to the November 2, 2020 Council Meeting scheduled for 5:30 p.m. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

2020-361 Lindsay Commercial Properties - Zoning Map Amendment 20-15

A request by Lindsay Commercial Properties to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report for Zoning Map Amendment 20-15, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone approximately 1.1 acres located along the east side of King Street, approximately 175 feet south of West Market Center Drive, specifically addressed as 1709 King Street, from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The applicant is requesting Council rezone this property to the LI District to permit assembly and warehousing within the existing 50,000 sq. ft. structure on this site. This property is in the Core City area and allows some existing LI zoned property already developed to allow commercial uses. While the requested LI District allows the applicant to meet the current demand for some warehouse assembly space, it also allows some future commercial uses as marketing demands change in an area of the city switching back and forth between commercial and industrial uses depending on real estate market demands. The LI District will allow for industrial and commercial use on this property as it does contain an existing structure.

The Planning and Development Department has reviewed the request and recommends approval.

Mr. Shannon pointed out the site is unique in that it is in a transitional area because it sits in what is referred to as "no man's land" in a transitional area. He advised that the request to rezone this property to the LI District is supported by Objective 9 of the Land Use Plan which speaks to where feasible and appropriate, it is advisable to provide a transitional land use between more and less intense uses.

As outlined in the staff report, the request is consistent with adopted policy guidance because the zoning site is in a transitional area of the Core City, west of commercial development on S. Main Street, east of the railroad and more significant industrial development. The request is reasonable and in the public interest as the requested LI District is the same district applied to abutting property to the south along King Street.

The Planning & Zoning Commission reviewed this request at their August public hearing and are also recommending approval by a vote of 7-0 and adopted the following consistency and reasonableness statements:

Consistency and Reasonableness Statements

That Zoning Map amendment 20-15 is consistent with the City's adopted policy guidance because the zoning site is within a transitional area of the Core City, west of commercial development along S. Main Street and east of the railroad and more significant industrial development, which is supported by Objective 9 in the adopted Land Use Plan. Furthermore, the requested LI District is the same district applied to the abutting property to the south on King Street.

Mr. Shannon reported there were no comments submitted on this request at the Planning & Zoning Commission meeting. Following the conclusion of the staff report, Mr. Shannon entertained any questions.

Council Member Peters pointed out this property is in Ward 3, and expressed appreciation to staff for bringing up the term "no man's land" because many of the residents in the surrounding neighborhoods do not feel like they fit in. She spoke to how it would be great to reinforce to them that they are part of High Point and they are valued as taxpayers. She also spoke to having the Planning and Development Department recognize the importance of encouraging businesses in High Point and making it as easy as possible by providing customer-friendly service.

At this time, Mayor Wagner recognized the applicant, Mark Lindsay, who joined the meeting remotely, and provided an opportunity for him to speak. Mr. Lindsay expressed appreciation for Council's consideration in rezoning this property and spoke to the difficulties he has encountered in trying to market the property under its current zoning and how changing the zoning to LI would definitely help them be able to market the property more successfully.

The Mayor asked if there were any questions for the applicant. Hearing none, he then asked the clerk if any public comments were received regarding this public hearing. The clerk advised that no comments were received.

At this time, Mayor Wagner made a motion to approve the request to rezone this property to the LI District citing that it is consistent with the city's adopted plant and reasonable in the public interest for the reasons outlined in the staff report. Council Member Hudson made a second to the motion.

Staff reminded Council that a vote could not be taken on this matter until the required 24-hour time period is up to receive additional comments. Mayor Wagner then withdrew his previous motion and reminded everyone that Council would take action on this matter at a Recessed Meeting scheduled for Wednesday, September 23, 2020 at 5:30 p.m.

2020-360**City of High Point - Zoning Map Amendment 20-16**

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickwood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

Note: Map 4 that was initially submitted with this request, was withdrawn.

The public hearing for this matter was held on Monday, September 21, 2020 at 5:30 p.m.

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

Mr. Shannon advised that Zoning Map Amendment 20-16 is part of the Comprehensive Zoning Map Amendment project that is currently underway, which is a multi-year project where the Planning & Development Department is reviewing and evaluating the zoning throughout the city to identify areas where zoning is out of sync or inconsistent with current land use policies and removing or proposing to remove improper obsolete zoning and proposing appropriate changes.

This zoning map amendment is part of Round 3 which was initiated by the City Council in October 2019 and includes 389 properties, approximately 124 acres in four specific areas of the City as follows:

Map 1

To rezone the Hartley Square Condominiums from a Conditional Use Residential Multifamily-16 (CU RM-16) to the Residential Multifamily-16 District (RM-16). The purpose

is to remove conditional use designations as development conditions for these developments happen. The primary conditions are relative to the right-of-way dedication for Hartley and all those improvements have taken place.

To rezone an approximate 5,864 sq. ft. portion of the Hartley Ridge development from the Conditional Use Residential Multifamily-16 (CU RM-16) to a Residential Multifamily-16 (RM-16). All the conditions have been met; the road has been improved; so staff is recommending rezoning to a manner that matches the existing zoning pattern. There is a single-family home that was developed on the site in 2000, and staff is recommending that property be rezoned to the Residential-5 (R-5) District that matches the zoning of the abutting single-family neighborhood to the north.

Map 2

To rezone the Fox Hollow Apartments, the Brookdale assisted living facility and the Franklin Ridge Apartments from a Conditional Use Residential Multifamily-16 (CU RM-5) District to the Residential Multifamily-16 (RM-16) District.

To rezone 4111 Greenvalley Drive from a Conditional Use Residential-5 (CU R-5) District to the Residential-5 (R-5 District).

Mr. Shannon reported that in the early 1980s - 1984 when this property received zoning approval, it was all under single ownership and it was zoned for Official Institutional use at that time; however, it was later amended and changed in the Development Ordinance and the applicant came back in 1989 to change the zoning in the rear to remove the Office Institutional zoning and allow multifamily and rezone it to a residential district. Since that time, all of the area is now fully developed.

Map 3

To rezone Westchester Keys Apartments from a Conditional Use Residential Multifamily-26 (CU RM-26) District to the Residential Multifamily-26 (RM-26) District.

Mr. Shannon advised that several phone calls were received from the residents in this area with the main concern being the possible extension of Green Valley Drive. He explained that with the environmental features and the full development of the Franklin Ridge Apartments, any possible extension of this roadway is not going to happen. So, staff is recommending the removal of those conditions and to give the single-family dwelling the same zoning as the rest of the neighborhood. The residents were satisfied with staff's reasoning for the rezoning.

Map 5

To rezone the Copper Mill Village apartment complex and the Castle Pines Townhome subdivision from their Conditional Use Residential Multifamily-16 (CU RM-16) District to the Residential Multifamily-16 (RM-16) District.

To rezone the Eagle Glen and Greenside Townhome subdivision from the Conditional Use Residential Multi-family-5 (CU RM-5) District to the Residential Multifamily-5 (RM-5) District.

All requirements for the Copper Mill Village development have been met regarding access and putting in turn lanes). Staff received an inquiry from one of the property owners from the south; they wanted assurance that there would be no development to the south of the property near them. Mr. Shannon explained that the stream that runs along the southern part of this property with the associated flood plains restrict any kind of development.

Regarding the Castle Pines development, the main condition was the extension of Woodpark Drive. All conditions for extending and connecting for street activity have been met. All conditions have also been met for the Eagle Glen townhome development pertaining to dedication of land for improvements to Penny Road, turn lanes, and landscaping along the frontage.

The Greenside Townhome development is the only one of these developments that is not yet fully developed; currently it is about 60% developed. Staff spoke with the president of the Homeowner's Association (HOA) for this development and they expressed no objections to rezoning it and felt their HOA rules and regulations would ensure the few remaining lots develop similar to the other properties in that development.

Mr. Shannon advised that in total, staff received about 75 calls regarding the proposal to rezone the property in this area and they were able to address the questions. The bulk of their comments pertained to:

- ✓ *They wanted to ensure there were not any changes in use because of the staff's notification to property owners within 300 feet of the affected property;*
- ✓ *They wanted to make sure there was no new development;*
- ✓ *They wanted assurance that there would be no changes to the HOA rules and regulations;*
- ✓ *They wanted to know if this was part of any planned road improvements;*
- ✓ *The property owners whose property was located 300 feet away from the affected property, wanted to make sure that this change would not affect their property.*

Staff is recommending approval because the request is consistent with adopted policy guidance; the proposed zoning map amendments are supported by various land use designations for these areas and as contained in the adopted Land Use Plan; and the request is reasonable in the public interest because it mimics the need to remove unneeded restrictions on the properties and to remove outdated conditional use zoning. The Planning & Zoning Commission reviewed this request at their August public hearing and also recommended approval by a vote of 7-0.

Following the conclusion of the staff report, Mr. Shannon asked if there were any questions.

Council Member Peters mentioned a complaint that she received previously that she passed along to the manager regarding the dumping of furniture on the side of the street and she

wanted to ensure that the city's policies and ordinances that are already in place are being enforced. This was determined to be a separate issue; however, Randy McCaslin, Interim City Manager, advised that the sanitation department staff did meet with the management of the complex and they are spreading the word and trying to contact other multi-family neighbors to do the same.

Mayor Wagner asked if there were any additional questions. Hearing none, he advised that the public hearing on this item would remain open for the required 24-hour period and that Council would reconvene on Wednesday, September 23, 2020 at 5:30 p.m. to vote on the matter.

GENERAL BUSINESS AGENDA

2020-370 Amended Targeted Downtown Office Incentive Policy

Council is requested to approve the amended Targeted Downtown Office Incentive Policy that was adopted by City Council on July 20, 2020 as follows:

Section 1 Policy Adopted

The City of High Point adopts this Targeted Downtown Office Incentives Policy for the purposes and reasons stated below. This policy is in effect from the date of its adoption by the High Point City Council and expires on July 31, 2021, for companies applying for consideration. For any qualifying project located in the Downtown Municipal Service District that is under construction as of December 31, 2020, this policy will remain in effect until such project is leased at 95% occupancy.

Mayor Wagner moved to suspend the rules so this matter could be added to the agenda for consideration. Council Member Jefferson made a second to the motion. The motion to suspend the rules carried by the following 9-0 vote.

Mayor Wagner explained that this amends the recently adopted Downtown Office Incentives Policy to include the language that is underlined in the first paragraph as follows:

Section 1 Policy Adopted

The City of High Point adopts this Targeted Downtown Office Incentives Policy for the purposes and reasons stated below. This policy is in effect from the date of its adoption by the High Point City Council and expires on July 31, 2021, for companies applying for consideration. For any qualifying project located in the Downtown Municipal Service District that is under construction as of December 31, 2020, this policy will remain in effect until such project is leased at 95% occupancy.

City Attorney JoAnne Carlyle advised that the Council did receive hard copies and the two council members participating remotely did receive the document by email. Mayor Wagner asked Council Member Holmes and Council Member Jones if they had received the document by email if they had the opportunity to review the changes. Both replied in the affirmative.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, that to approve this revision to the Downtown Office Incentives Policy. 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.

2020-363 Discussion - The Pit

City Council is requested to review a request for an event to be held at the Pit and discuss usage parameters to provide staff with guidance.

Interim City Manager Randy McCaslin reported that the request for the use of the Pit has since been withdrawn, but asked staff to brief Council on the history and limitations associated with it.

Assistant City Manager Greg Ferguson advised that there is not an adopted policy, document, or lease in place that has been approved for rental of the facility and spoke to how the facility is not ADA accessible and the current parameters for the possibility of leasing it out. Staff put together a list of restrictions/limitations for use of the Pit as follows:

- 1. Ingress/Egress is extremely limited; only one very steep ramp in and out of the facility;*
- 2. No elevator or lift for access;*
- 3. Lack of water/sewer;*
- 4. Conflict with the parking spaces for some of the surrounding businesses and they have to be able to access their property;*

Mr. Ferguson shared a concern received from one of the business owners regarding any changes with the parking situation and the possibility that they might lose their parking or that there might be some impact to their property. He pointed out the need for some fairly significant improvements relative to the access limitations if there is a desire to have this facility as a city-leased property.

City Attorney JoAnne Carlyle added that along with the ingress/egress issues, there are multiple overlapping issues with property interests of other parties in the area as well. She mentioned the issues relative to use of a surfaced area off Main Street (the Plaza level) which would require a lot of title work and permission from those property owners involved.

Mr. McCaslin relayed that staff's recommendation is to refer this matter to a committee for a deeper discussion of the issues that will have to be addressed before the area can actually be used for any kind of public activity. At this point, staff is not recommending any action be taken as far as allowing activities in the Pit area until these issues can be resolved.

Mayor Wagner shared that the Pit has a lot of history, going back to the 1960s when there was an unsuccessful attempt to create a downtown shopping mall which resulted in a parking deck being built in the middle of that block. He felt it was odd that a lot of the title issues

have come up because of the construction that went on in the 1960s. City Attorney Carlyle advised that although the issues have been dormant for a while, there is still a lot of work and research to do.

The Mayor mentioned that the city did put up some temporary fencing about 6-7 years ago to make the area safer and noted there have been a few events at the Pit over time. To get around the water/sewer issues, port-a-johns were brought in. The Mayor also mentioned that one of the property owners did reach out to him and expressed concerns with homeless people, so there are enforcement issues as well.

Council Member Peters felt it would be a cool spot for downtown apartments and having a nice, livable building in the area would make the Plaza area safer. She asked if the property has been listed for sale yet and Mr. McCaslin replied that it has not been listed yet, but staff has talked to some people about the possible development of it.

Council Member Jefferson thanked the city staff for working with some of the residents who have asked to hold an event at the Pit and although they did rescind their request for use of the Pit because of these complicated issues, they are still interested in utilizing the Pit in some capacity with some ongoing events to generate some foot traffic downtown.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, that this matter be referred to the Prosperity and Livability Committee for further discussion. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

2020-364 Appointment- Human Relations Commission

Council member Jones is recommending the appointment of Betsy Clark to the Human Relations Commission. Ms. Clark will fill the unexpired term of Ann Dawson, who has resigned. Appointment to be effective immediately and will expire on November 1, 2021.

Approved the appointment of Betsy Clark to the Human Relations Commission as Council Member Jones' Ward 5 appointee; appointment to be effective immediately and will expire on November 1, 2021.

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

2020-369 Appointment- Historic Preservation Commission (Jeremy Fennema)

Council is requested to confirm the appointment of Jeremy Fennema to the Historic Preservation Commission as Councilman Victor Jones' Ward 5 appointee. Appointment to be effective immediately and will expire on June 30, 2023.

Mayor Wagner moved to suspend the rules so this matter could be added to the agenda for consideration. Council Member Jefferson made a second to the motion. The motion to suspend the rules carried by the following 9-0 vote.

Approved the appointment of Jeremy Fennema to the Historic Preservation Commission as Council Member Jones' Ward 5 appointee; appointment to be effective immediately and will expire on June 30, 2023.

A motion was made by Council Member Jones, seconded by Council Member Johnson, 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.

2020-368 Contract - CIGNA Renewal - Employee Health/Dental Care

City Council is requested to authorize the Interim City Manager to execute a twelve (12) month contract with Cigna Healthcare for health and dental care coverage for city employees effective January 1, 2021, to December 31, 2021.

Approved the renewal of a 12-month contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2021 to December 31, 2021.

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 unanimous 9-0 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.

2020-365 Minutes To Be Approved

Finance Committee; August 13, 2020 @ 4:00 p.m.
Special Meeting of City Council; August 17th @ 4:30 p.m.
Regular Meeting of City Council; August 17, 2020 @ 5:30 p.m.
Public Safety Committee; August 19, 2020 @ 4:00 p.m.
Recessed Meeting of City Council; August 19, 2020 @ 5:30 p.m.
Community Development Committee; September 8th @ 4:00 p.m.
Prosperity & Livability Committee; September 9th @ 9:00 a.m.
Special Meeting of City Council; September 9th @ 1:30 p.m.

Special Meeting of City Council; September 14th @ 3:30 p.m.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jefferson, that the preceding minutes be approved as submitted. 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 Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

ADJOURNMENT

At 7:15 p.m., Council recessed this meeting until September 23, 2020 at 5:30 p.m. in order to take action on the public hearing items that were heard at tonight's meeting.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

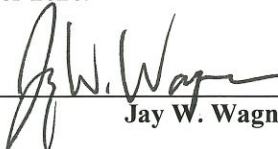
During National Domestic Violence Awareness Month, we reaffirm our dedication to creating a culture of safety and hope in our community where no one suffers the hurt and hardship caused by domestic violence. We recommit to doing everything in our power to uphold the basic human right to live free from violence and abuse and recognize our shared responsibility in ending this pervasive problem.

- WHEREAS,** domestic violence impacts women, men, and children of every age, background, and belief; and is rooted in a pattern of power and control; and
- WHEREAS,** physical marks and scars are often the most obvious signs of harm, however, the extent of the pain goes much deeper and can impact one's mental, physical, emotional, and financial health; and
- WHEREAS,** the national average shows that more than three individuals are murdered every day by an intimate partner, and in 2019, the North Carolina Coalition Against Domestic Violence reported that 57 women, men, and children were murdered in domestic violence-related homicides in our state; with High Point reporting 2 domestic violence related deaths; and
- WHEREAS,** the COVID-19 pandemic has intensified the pressures that couples and families experience; the need for full community engagement to support those who are hurting and being hurt is paramount as the incidences of violence and abuse and domestic violence related homicide are on the rise in our community; and
- WHEREAS,** the Guilford County Family Justice Center (FJC) has been a beacon of light during the pandemic, remaining open and assisting over 4,000 individuals through coordination among essential services including advocacy, law enforcement, and civil legal services; and
- WHEREAS,** children and older adults impacted by domestic violence are even more isolated because of the pandemic creating an even greater need for innovative collaborations like the FJC's Pathways to Hope camping and mentoring program for children and the FJC's Elder Justice Committee coordinated community response; and
- WHEREAS,** in a community partnership, the FJC has successfully brought together 17 agencies in one place to provide victims with easier access to comprehensive resources through a coordinated collaborative effort. This partnership provides hope and healing to victims of abuse and works diligently to hold offenders accountable; and
- WHEREAS,** since the opening of the FJC in High Point in mid-October 2018, over 7,100 citizens have been served, and on average, an individual works with five different organizations when visiting the FJC for the first time; and
- WHEREAS,** by working together and promoting awareness in this community we can restore hope, stop the violence, and make our community safer for everyone; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

That it does hereby declare the month of **October 2020**, as "**DOMESTIC VIOLENCE AWARENESS MONTH**" and urges citizens to increase their awareness and education of this destructive force, which deeply affects many families in our State and local community each year, and to become part of the efforts to stop violence in families.

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 5th day of October 2020.


Jay W. Wagner, Mayor



**HIGH POINT CITY COUNCIL
RECESSED MEETING (Virtual)
SEPTEMBER 23, 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 will be conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance is not permitted at this time. 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

VIRTUAL ROLL CALL, CALL TO ORDER

Mayor Wagner called the meeting to order at 5:31 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 Christopher Williams (Ward 2)(physically present)
Council Member Tyrone Johnson- At Large (physically present)
Council Member Monica Peters- Ward 3 (remote participation)
Council Member Wesley Hudson- Ward 4 (remote participation)
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael Holmes- Ward 6 (physically present)

Council Member Britt Moore-At Large (Absent)
Council Member Cyril Jefferson- Ward 1 (Absent)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Herb Shannon, Planning & Development; Chris Andrews, Development Administrator; Mary S. Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated remotely:

City Attorney JoAnne Carlyle

Others Present:

Mark Lindsay (remote participation)

Presentation of Items

Planning & Development- Chaired by Mayor Wagner

2020-361 Lindsay Commercial Properties - Zoning Map Amendment 20-15

A request by Lindsay Commercial Properties to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).

The public hearing for this matter was held on Monday, September 21, 2020 @ 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 this matter. Mayor Wagner asked the City Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Adopted an Ordinance approving Zoning Map Amendment 20-15 to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District.

Consistency and Reasonableness Statements

That Zoning Map Amendment 20-15 is consistent with the City's adopted policy guidance because the zoning site is within a transitional area of the Core City, west of commercial development along S. Main Street and east of the railroad and more significant industrial development, which is supported by Objective 9 in the adopted Land Use Plan. Furthermore, the requested LI District is the same district applied to the abutting property to the south on King Street.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that Zoning Map Amendment 20-15 be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Jefferson

Ordinance No. 7627/20-43

Ordinance Book Volume XXI, Page 42

2020-360 City of High Point - Zoning Map Amendment 20-16

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickwood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

The public hearing for this matter was held on Monday, September 21, 2020 @ 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 this matter. Mayor Wagner asked the City Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Adopted Ordinance approving Zoning Map Amendment 20-16 to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickwood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

Consistency and Reasonableness Statements

That Zoning Map Amendment 20-16 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 can no longer be used.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, that Zoning Map Amendment 20-16 be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Jefferson

Ordinance No. 7628/20-44

Ordinance Book Volume XXI, Page 43

Adjournment

There being no further business to come before City Council, the meeting was adjourned at 5:36 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay Wagner, Mayor

Attest:

Mary S. Brooks, Deputy City Clerk

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this "**Amendment**") is hereby made and entered into as of the 5th day of October, 2020 (the "**Effective Date**") by and between **THE CITY OF HIGH POINT**, a North Carolina municipal corporation (the "**City**") and **ELLIOTT SIDEWALK COMMUNITIES HIGH POINT LLC**, a North Carolina limited liability company, or its assigns ("**ESC**").

RECITALS

A. Pursuant to §160A-400.20 through §160A-400.32 of the North Carolina General Statutes, the City and ESC entered into that certain Development Agreement dated April 15, 2019 and recorded with the Guilford County Register of Deeds in Book 8147 at Pages 788-931 (the "**Development Agreement**").

B. The real property subject to the Development Agreement is referred to as the "Real Property" under the Development Agreement. Under the Development Agreement, the Real Property is further broken into four (4) parcels: Parcel A, Parcel C, Parcel G and Parcel H.

C. Further reference is hereby made to that certain Partial Assignment of Development Agreement dated October 9, 2019 by ESC to 275 North Elm Partners, LLC, a North Carolina limited liability company ("**275 North Elm**" and together with ESC, the "**Developer**"), pursuant to which ESC agreed to assign, and 275 North Elm agreed to assume, the Development Agreement with regard to Parcel C only.

D. The parties now desire to further amend the Development Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer hereby agree as follows:

1. Defined Terms. Any capitalized terms used in this Amendment that are not otherwise defined herein shall have the same meaning as ascribed to such terms in the Development Agreement. The parties agree that the recitals set forth above are an integral part of, and are incorporated into, this Amendment.

2. Development Schedule. Reference is hereby made to that certain letter agreement, dated June 12, 2020, between ESC, 275 North Elm and the City, and approved by the City on July 20, 2020, which the parties ratify and confirm by replacing the Exhibit E attached to the Development Agreement and replacing it with the Exhibit E attached to this Amendment.

3. Notices. The "with copies to" in the Developer's notice address, as set forth in Section 12(q) of the Development Agreement, is hereby deleted in its entirety and replaced with the following:

Womble Bond Dickinson (US) LLP
One Wells Fargo Center
301 South College Street, Suite 3500
Charlotte, NC 28202
Attention: Robert Brinkley
Email: Robert.Brinkley@wbd-us.com
Tel: 704-331-4977

Further, the "To the City" in the City's notice address, as set forth in Section 12(q) of the Development Agreement, is hereby deleted in its entirety and replaced with the following:

City Manager's Office
City of High Point
211 S. Hamilton Street
High Point, NC 27260
Attention: Greg Ferguson
Email: greg.ferguson@highpointnc.gov
Tel: 336-883-8515

4. Ratification of Development Agreement. Except as amended hereby, the Development Agreement is hereby ratified and confirmed and shall remain unmodified and in full force and effect. In the event of any conflict between the terms and conditions of this Amendment, and the terms and conditions of the Development Agreement, the terms and conditions of this Amendment shall control.

5. Entire Agreement. The Development Agreement, together with this Amendment, embodies the entire understanding between the City and the Developer with respect to its subject matter and may only be modified pursuant to an instrument in writing signed by the City and the Developer.

6. Binding Effect. This Amendment shall be binding upon and inure to the benefit of the City and the Developer and their respective successors and assigns.

7. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. Signatures transmitted by PDF, email or other electronic means may be used in place of, and shall have the same effect as, original signatures.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Seller and Purchaser have executed this Amendment as of the Effective Date.



THE CITY:

THE CITY OF HIGH POINT

By: [Signature]
Name: Jay W. Wagner
Title: Mayor

THE DEVELOPER:

With respect to Parcels A, G and H:

ELLIOTT SIDEWALK COMMUNITIES HIGH
POINT LLC

By: _____
Name: _____
Title: _____

With respect to Parcel C:

275 NORTH ELM PARTNERS, LLC

By: BEDROCK INVESTMENTS I, LLC, its
Managing Partner

By: _____
Name: _____
Title: _____

EXHIBIT E

Development Schedule and Public Facilities Schedule

Development Schedule

Building	Land Development Plan Approval	Construction Start	Certificate of Occupancy (or PCO)
	<i>last day of:</i>	<i>last day of:</i>	<i>last day of:</i>
Building C	October 2019	January 2020	July 2021
Building G	December 2021	March 2022	March 2023
Building A	June 2022	September 2022	September 2023
Building H	December 2023	March 2024	March 2026

The above dates are subject to delays resulting from matters outside of the reasonable control of ESC.

Public Facilities Schedule

Building C	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building C and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building C, or (ii) Building C would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building C 2. Underground Electrical serving Building C 3. Plaza Design and Construction 4. Applying Way and Elm Street Right of Way Improvements 5. Parking facility servicing Building C
Building G	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building G and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building G, or (ii) Building G would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building G 2. Underground Electrical serving Building G 3. Plaza Design and Construction 4. Applying Way and Pine Street Right of Way Improvements 5. Parking facility servicing Building G
Building A	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building A and shall be completed prior to the earlier of the date on which either (i) a certificate of

	occupancy has been issued for Building A, or (ii) Building A would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building A 2. Underground Electrical serving Building A 3. Plaza Design and Construction 4. N. Elm Street Right of Way Improvements 5. Parking facility servicing Building A
Building H	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building H and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building H, or (ii) Building H would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building H 2. Underground Electrical serving Building H 3. Lindsay Street and English Street Right of Way Improvements 4. Parking facility servicing Building H

The above dates are subject to delays resulting from matters outside of the reasonable control of the City.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –819 Circle Dr.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 10/5/2020

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Ordinance to Demolish

PURPOSE:

A request by Community Development and Housing – Local Codes Section to rescind the ordinance adopted by Council to demolish the dwelling at 819 Circle Drive.

BACKGROUND:

An Ordinance for demolition was passed by the High Point City Council on September 16, 2019. The property brought into compliance with the Minimum Housing Code June 11, 2020.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends rescinding the ordinance due to the property being repaired and in compliance with the City's Minimum Housing Code.

PENDING ACTION:

The ordinance becomes effective from the date of adoption.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 22, 2020 and before the City Council of the City of High Point on October 5, 2020 regarding **Zoning Map Amendment Case ZA-20-17 (ZA-20-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 14, 2020, for the Planning and Zoning Commission public hearing and on September 23, 2020 and September 30, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **October 7, 2020**.

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

SECTION 1

Watermark Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 5 (RM-5) District**. The land area of the Watermark Townhome development, approximately 13 acres, is located along the east side of N. Centennial Street approximately 370 feet north of Countryside Drive. A description of this development is recorded in PB 76 - PG 141, PB 78 – PG 111, PB 80 – PG 35, PB 88 - PG7, PB 87 - PG1 and PB 90 – PG 61 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 200173, 205567, 205568, 205569, 205570, 205571, 205572, 205573, 205574, 205575, 205576, 205577, 205578, 205579, 205580, 205581, 205582, 205583, 205584, 205585, 205586, 205587, 205588, 205589, 205590, 205591, 205592, 205593, 205594, 205595, 205596, 205597, 205598, 205599, 205600, 205601, 205602, 205603, 205604, 205605, 205606, 205607, 205608, 205609, 205610, 205611, 205612, 205613, 205614, 205615, 205616, 205617, 205618, 205619, 205620.

SECTION 2

2603 Guyer Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: : **Residential Multifamily – 16 (RM-16) District**. This parcel addressed as 2603 Guyer Street, approximately 0.62 acres, is located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive. The parcel is also known as Guilford County Tax Parcels 196877.

SECTION 3

Ambassador Place Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 16 (RM-16)**. The land area of the Ambassador Place Townhome development, approximately 4.17 acres, is located at the eastern terminus of Ambassador Court. A description of this development is recorded in PB 121 - PG 25, PB 131 – PG 129 and PB 141 – PG 75 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208228, 208229, 208230, 208231, 208232, 208233, 208234, 208235, 208236, 208237, 208238, 208239, 208240, 208241, 208242, 208243, 208244, 208245, 208246, 208247, 208248, 208249, 208250, 208251, 208252, 208253, 208254, 208255.

SECTION 4

2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway)

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcels addressed as 2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway), approximately 5.5 acres, is located along the north and south side of E. Lexington Avenue, approximately 350 feet east of McGuinn Drive. The parcels are known as Guilford County Tax Parcels 176785 and 182728 (southern portion of parcel).

SECTION 5

2019 thru 2027 E. Lexington Avenue

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel contains five residential structures addressed as 2019, 2021, 2023, 2025 and 2027 E. Lexington Avenue, approximately 0.73 acres, is located along the north side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. The parcel is known as Guilford County Tax Parcel 182731.

SECTION 6

Trails Crossing Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The land area of the Trails Crossing townhome development, approximately 13 acres, is located along the south side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. A description of this development is recorded in PB 78 - PG 138, PB 89 – PG 151, PB 90 – PG 116, PB 91 – PG 115, PB 91 - PG134, PB 96 – PG 101, PB 110 – PG 54, PB 113 – PG131, PB 113 – PG 132, PB 119 – PG 141 and PB 122 – PG 113 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 176785, 182728, 182731, 205452, 205453, 205454, 205455, 205456, 205457, 205458, 205459, 205460, 205461, 205462, 205463, 205464, 205465, 205466, 205467, 205468, 205469, 205470, 205471, 205472, 205473, 205474, 205475, 205476, 205477, 205478, 205479, 205480, 205481, 205482, 205483, 205484, 205485,

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SECTION 7

Broadstone Village Commercial tract and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 (Exhibit A) as: **General Business (GB)**. The land area of the Broadstone Village commercial tract and common area, approximately 14.07 acres, is located north of E. Martin Luther King Jr Drive and along the east and west sides of Dillon Road. A description of this development is recorded in PB 147 PG 3 – Lot 1, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 211879 and 211881.

SECTION 8

Broadstone Village Apartment Complex and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 (Exhibit B) as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Broadstone Village Apartment Complex and common area, approximately 32.45 acres, is located along the east and west sides of Dillon Road, approximately 1350 feet north of E. Martin Luther King Jr Drive. A description of this development is recorded in PB 147 PG 3 – Lot 2, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 212051, 211880 and 211882.

SECTION 9

3216 Bowers Avenue (rear portion of parcel), 3220 Bowers Avenue (rear portion of parcel), and portion of Broadstone Village Common Area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 (Exhibit C) as: **Residential Single Family - 5 (RS-5) District**. The lands are associated with the rear lot area of 3216 and 3220 Bowers Avenue and a portion of the Broadstone Village common area, totaling approximately 2 acres, located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road. This land area is depicted in PB 146 – PG 67, which is recorded in the Guilford County Register of Deeds Office, as follows:

- a) Rear portion of 3216 Bowers Avenue (rear of lot 6, also known as Guilford County Tax Parcel 211889);
- b) Rear portion of 3226 Bowers Avenue (rear of lot 5, also known as Guilford County Tax Parcel 211888);

- c) Southern portion of a 2.82 common area lying south of Bowers Avenue and approximately 550 feet west of Dillon Road. (southern portion of Guilford County Tax Parcel 211910).

SECTION 10

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 11

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

SECTION 12.

This ordinance shall become effective upon the date of adoption.

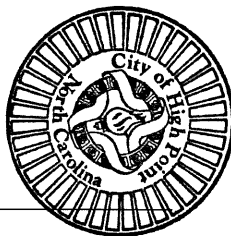
Adopted by the City Council
City of High Point, North Carolina
The 7th day of October, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling
Lisa B. Vierling, City Clerk



MAP 1

Watermark

PNR

CU RM-5

WATERMARK CT

DOVER PL

R-3

YORK AV

CU TO

CU TO

CU OI

RM-16

AMBASSADOR CT

GUYER ST

CU OI

CU RM-16

CU LB

CU RC

R-5

CLINARD AV

PDL

OI

2603 Guyer St

Ambassador Court

CU RM-16

WAYNICK ST

I-74 E

I-74 W

STALEY RD

RED RUN CT

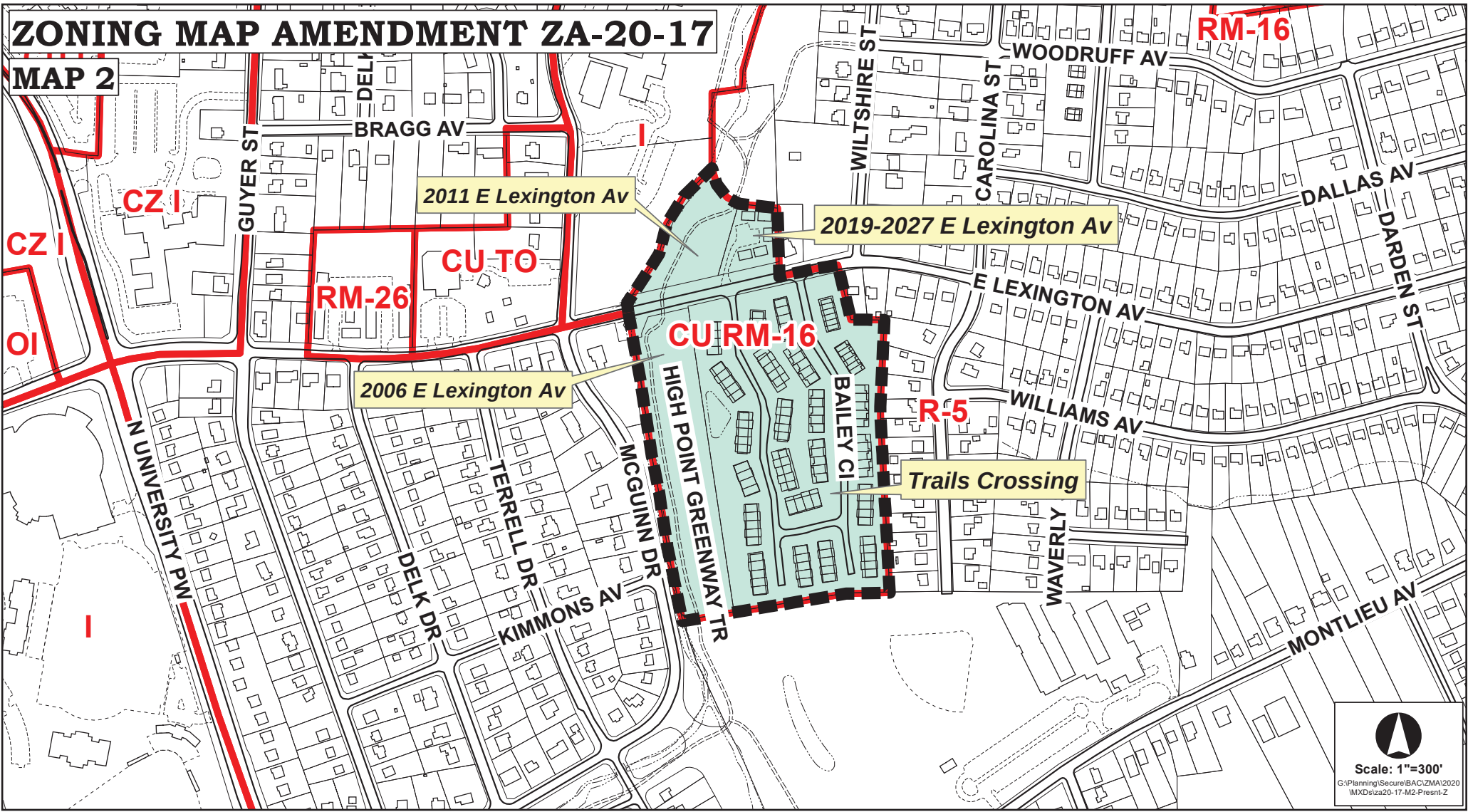
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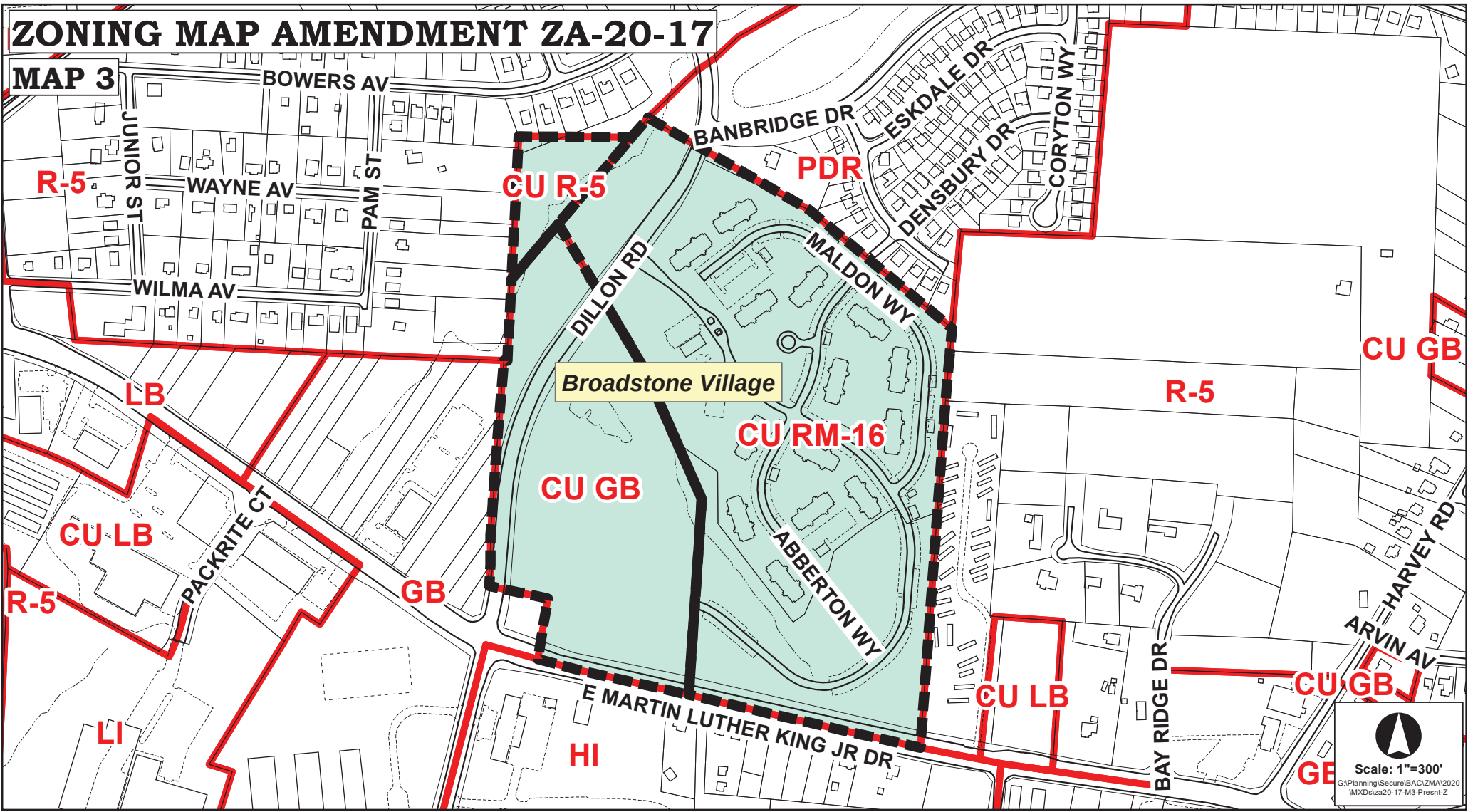
ZONING MAP AMENDMENT ZA-20-17

MAP 2



ZONING MAP AMENDMENT ZA-20-17

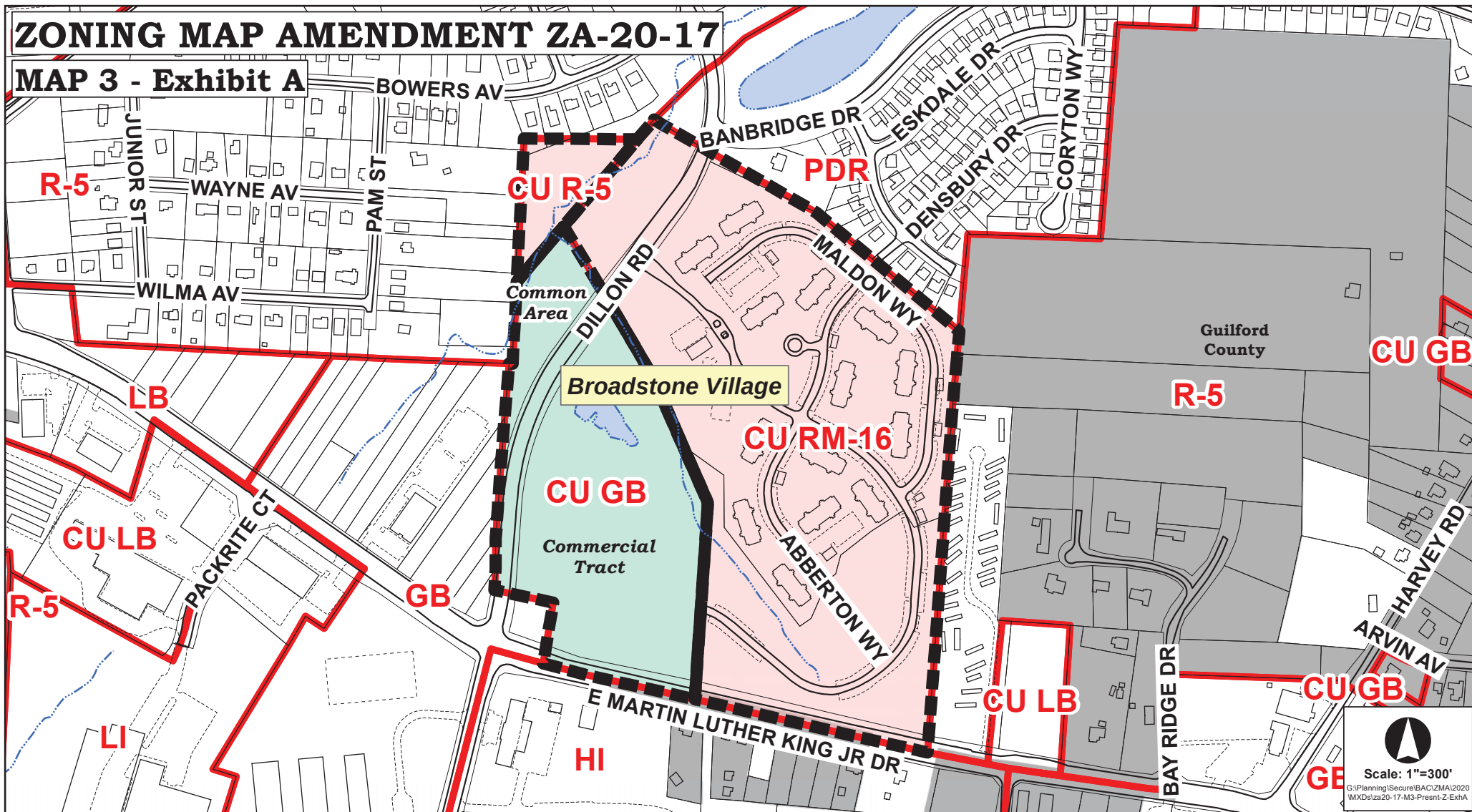
MAP 3



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MXDs\za20-17-M3-Presnt-Z

ZONING MAP AMENDMENT ZA-20-17

MAP 3 - Exhibit A

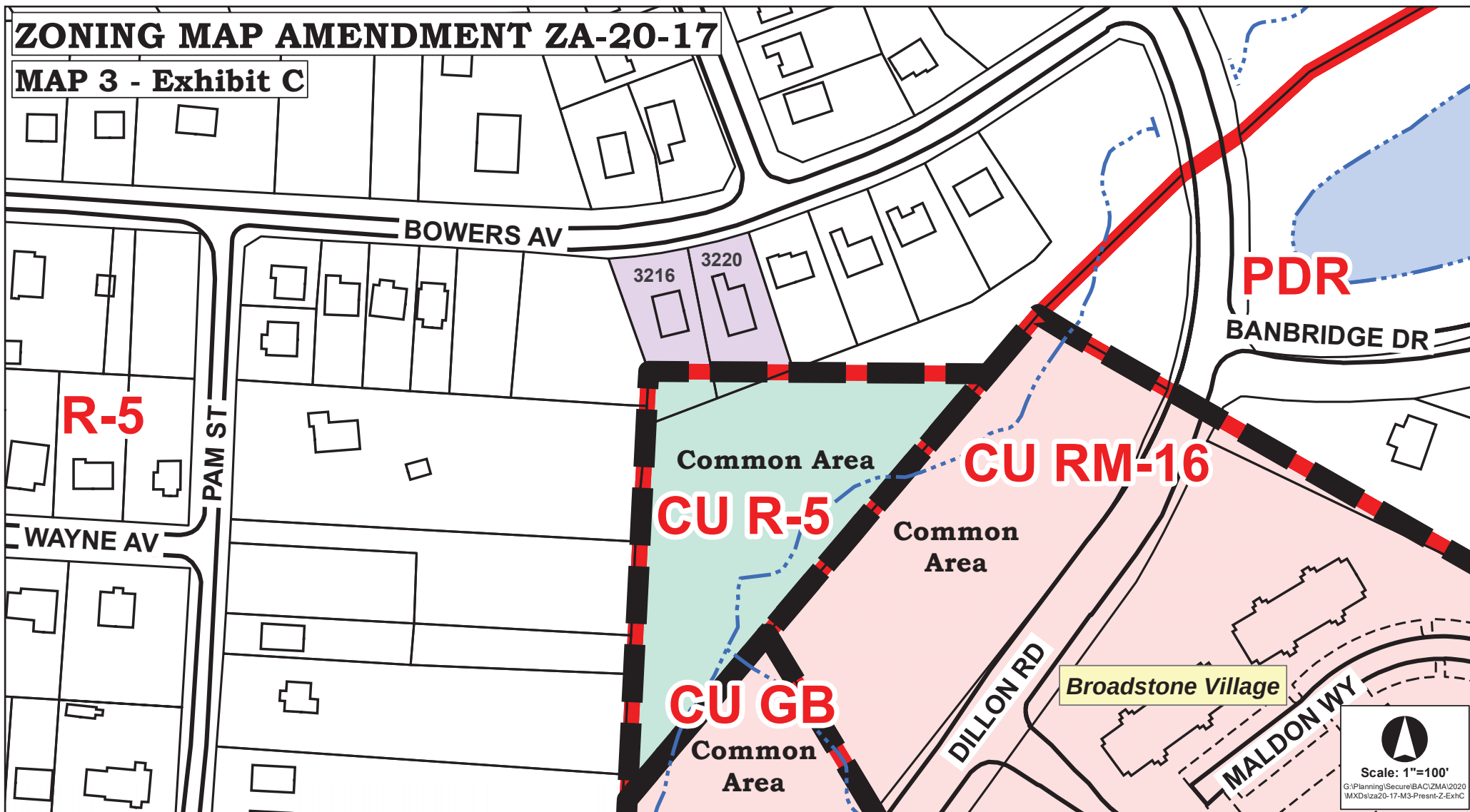


MAP 3 - Exhibit B



ZONING MAP AMENDMENT ZA-20-17

MAP 3 - Exhibit C



CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1516 Willard Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 10/5/2020

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Ordinance to Demolish

PURPOSE:

A request by Community Development and Housing – Local Codes Section to rescind the ordinance adopted by Council to demolish the dwelling at 1516 Willard Avenue.

BACKGROUND:

An Ordinance for demolition was passed by the High Point City Council on August 5, 2019. The property brought into compliance with the Minimum Housing Code September 15, 2020.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends rescinding the ordinance due to the property being repaired and in compliance with the City's Minimum Housing Code.

PENDING ACTION:

The ordinance becomes effective from the date of adoption.

FIRST AMENDMENT TO LAND DISPOSITION AGREEMENT

THIS FIRST AMENDMENT TO LAND DISPOSITION AGREEMENT (this “**Amendment**”) is hereby made and entered into as of the 5th day of October, 2020 (the “**Effective Date**”) by and between **THE CITY OF HIGH POINT**, a North Carolina municipal corporation (“**Seller**” or the “**City**”) and **ELLIOTT SIDEWALK COMMUNITIES HIGH POINT LLC**, a North Carolina limited liability company, or its assigns (“**ESC**”).

RECITALS

A. The Seller and ESC entered into that certain Land Disposition Agreement dated April 15, 2019 (the “**LDA**”), pursuant to which Seller agreed to sell, and ESC agreed to purchase, four (4) tracts of land respectively known as “Parcel C”, “Parcel G”, “Parcel A” and “Parcel H”.

B. Further reference is hereby made to that certain Partial Assignment and Assumption of Land Disposition Agreement dated October 9, 2019, by ESC to 275 North Elm Partners, LLC, a North Carolina limited liability company (“**275 North Elm**” and together with ESC, the “**Purchaser**”), pursuant to which ESC agreed to assign, and 275 North Elm agreed to assume, the LDA with regard to Parcel C only.

C. Reference is hereby made to that certain letter agreement, dated June 12, 2020, between ESC, 275 North Elm and the City, and approved by the City on July 20, 2020, which amended the development schedule portion on Exhibit E to the LDA.

D. Reference is hereby made to that certain letter agreement, dated July 22, 2020, between ESC and the City, which amended the extended the deadline for establishing the Property Owners Association under the LDA to November 4, 2020.

E. The parties now desire to further amend the LDA as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Defined Terms. Any capitalized terms used in this Amendment that are not otherwise defined herein shall have the same meaning as ascribed to such terms in the LDA. The parties agree that the recitals set forth above are an integral part of, and are incorporated into, this Amendment.

2. Execution of Development Plan. Section 6.3 of the LDA is hereby deleted in its entirety and replaced with the following:

“Purchaser shall, within a date that is five (5) years after the later of (i) the Closing Date of such Parcel, or (ii) the date on which the last tenant vacated such Parcel, complete the

primary structure to be constructed thereon pursuant to the Development Plan. “**Substantial Completion**” shall mean, with respect to the primary structure to be constructed on any Parcel, (i) building framing is complete, (ii) a solid roof exists on the building, and (iii) final completion is then being actively pursued pursuant to a current contract for completion.”

3. Breach by Purchaser. Section 10.2.3 of the LDA is hereby deleted in its entirety and replaced with the following:

“In the event Purchaser shall not have Substantially Completed the improvements for any Parcel generally as set forth on the Development Plan on or before the date that is five (5) years after the later of (i) the Closing Date of such Parcel, or (ii) the date on which the last tenant vacated such Parcel, Purchaser shall issue a notice of its intent to reconvey such Parcel to Seller at a sale price as follows:

(a) If Purchaser has not paid any portion of the Purchase Price nor begun work on such Parcel, excluding the expenditure of soft costs, it shall be reconveyed to Seller at a sale price of \$1.00.

(b) If Purchaser has not paid any portion of the Purchase Price, but has begun work on such Parcel, it shall be reconveyed to Seller at a sale price of \$1.00; plus an amount equal to the increase in value of such Parcel attributable to work performed or improvements installed or constructed by Purchaser, excluding the expenditure of soft costs and excluding such portion of any increase attributable to generally rising land value, as shall be determined by an MAI-certified appraiser to be mutually selected by Seller and Purchaser.

(c) If Purchaser has paid some or all of the Purchase Price, whether or not work has begun on such Parcel, it shall be reconveyed to Seller at a sale price equal to the Purchase Price paid; plus an amount equal to the increase in value of such Parcel attributable to work performed or improvements installed or constructed by Purchaser, excluding the expenditure of soft costs and excluding such portion of any increase attributable to generally rising land value, as shall be determined by an MAI-certified appraiser to be mutually selected by Seller and Purchaser.”

4. Title Clearance. The City will clear all title objections within a reasonable period of time in order for the closing to timely occur and the development of the Parcel to be undertaken in accordance with the Development Plan.

5. Confirmation of Updated Schedule. To confirm the updated schedule previously approved in that certain letter agreement, dated June 12, 2020, between ESC, 275 North Elm and the City, and approved by the City on July 20, 2020, Exhibit E to the LDA is hereby replaced by the attached Exhibit E.

6. Notices. The “with a copy to” in Purchaser’s notice address, as set forth in Section 11.1 of the LDA, is hereby deleted in its entirety and replaced with the following:

Womble Bond Dickinson (US) LLP
One Wells Fargo Center
301 South College Street, Suite 3500
Charlotte, NC 28202
Attention: Robert Brinkley
Email: Robert.Brinkley@wbd-us.com
Tel: 704-331-4977

Further, the "If to Seller" in Seller's notice address, as set forth in Section 11.1 of the LDA, is hereby deleted in its entirety and replaced with the following:

City Manager's Office
City of High Point
211 S. Hamilton Street
High Point, NC 27260
Attention: Greg Ferguson
Email: greg.ferguson@highpointnc.gov
Tel: 336-883-8515

7. Ratification of LDA. Except as amended hereby, the LDA is hereby ratified and confirmed and shall remain unmodified and in full force and effect. In the event of any conflict between the terms and conditions of this Amendment, and the terms and conditions of the LDA, the terms and conditions of this Amendment shall control.

8. Entire Agreement. The LDA, together with this Amendment, embodies the entire understanding between Seller and Purchaser with respect to its subject matter and may only be modified pursuant to an instrument in writing signed by Seller and Purchaser.

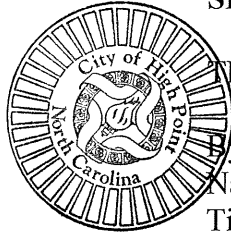
9. Binding Effect. This Amendment shall be binding upon and inure to the benefit of Seller and Purchaser and their respective successors and assigns.

10. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. Signatures transmitted by PDF, email or other electronic means may be used in place of, and shall have the same effect as, original signatures.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Seller and Purchaser have executed this Amendment as of the Effective Date.

SELLER:



THE CITY OF HIGH POINT

By: [Signature]
Name: Jay W. Wagner
Title: Mayor

PURCHASER:

With respect to Parcels A, G and H:

ELLIOTT SIDEWALK COMMUNITIES HIGH
POINT LLC

By: _____
Name: _____
Title: _____

With respect to Parcel C:

275 NORTH ELM PARTNERS, LLC

By: BEDROCK INVESTMENTS I, LLC, its
Managing Partner

By: _____
Name: _____
Title: _____

EXHIBIT E

Development Schedule and Public Facilities Schedule

Development Schedule

Building	Land Development Plan Approval	Construction Start	Certificate of Occupancy (or PCO)
	<i>last day of:</i>	<i>last day of:</i>	<i>last day of:</i>
Building C	October 2019	January 2020	July 2021
Building G	December 2021	March 2022	March 2023
Building A	June 2022	September 2022	September 2023
Building H	December 2023	March 2024	March 2026

Please note, the above dates are subject to delays resulting from matters outside the reasonable control of ESC.

Public Facilities Schedule

Building C	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building C and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building C, or (ii) Building C would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building C 2. Underground Electrical serving Building C 3. Plaza Design and Construction 4. Applying Way and Elm Street Right of Way Improvements 5. Parking facility servicing Building C
Building G	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building G and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building G, or (ii) Building G would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building G 2. Underground Electrical serving Building G 3. Plaza Design and Construction 4. Applying Way and Pine Street Right of Way Improvements 5. Parking facility servicing Building G

Building A	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building A and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building A, or (ii) Building A would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building A 2. Underground Electrical serving Building A 3. Plaza Design and Construction 4. N. Elm Street Right of Way Improvements 5. Parking facility servicing Building A
Building H	Construction of the following Public Facilities are to commence contemporaneously with the start of construction of Building H and shall be completed prior to the earlier of the date on which either (i) a certificate of occupancy has been issued for Building H, or (ii) Building H would be eligible for issuance of a certificate of occupancy but for delay in the City's completion of the following Public Facilities: 1. Water and Sewer Service to Building H 2. Underground Electrical serving Building H 3. Lindsay Street and English Street Right of Way Improvements 4. Parking facility servicing Building H

Please note, the above dates are subject to delays resulting from matters outside of the reasonable control of the City.

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)

320 Greer Ave.

Heirs of Mary Oham
320 Greer Ave.
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 5th day of October, 2020

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



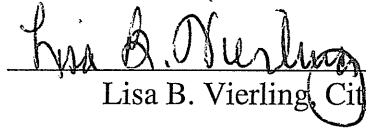
NORTH CAROLINA'S INTERNATIONAL CITY™

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 October 5, 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. 7636/20-52, page 51, Legislative File No. 2020-384 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 6th day of October 2020.



Lisa B. Vierling, City Clerk



ACKNOWLEDGEMENT

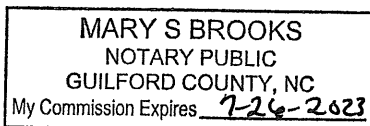
I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing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

WITNESS my hand and official Notarial Seal, this 6th day of October 2020.



Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023





FINANCE COMMITTEE
(Virtual Meeting)
Chaired by Council Member Moore
Members: Moore, Holmes, Peters, and Jones
September 17, 2020 – 4:00 p.m.
3rd Floor Council Chambers

Present (1):

Committee Member Victor Jones (Acting Chairman)

Participating Remotely (2):

Committee Member Michael Holmes; and Committee Member Monica Peters

Absent (1):

Chairman Britt Moore

Staff Present:

Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Roslyn McNeill, Budget Analyst; Lisa B. Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Staff Participating

Remotely: JoAnne, Carlyle, City Attorney; Bobby Fitzjohn, Director of Financial Services; Lee Tillery, Parks & Recreation Director; Gary Smith, Fleet Services Director; Angela Wynes, Transit Manager; Ken Steele, Assistant Police Chief; Courtney Hemphill, Police Finance Specialist

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

Acting Chairman Jones called the meeting to order at 4:13 p.m.

PRESENTATION OF ITEMS**2020-346 Contract - Amick Equipment Company - Freightliner Rear Loading Refuse Truck**

City Council is requested to award a contract to Amick Equipment Company in the amount of \$188,885.63 for the purchase of one (1) Freightliner truck with New Way Rear Loading Refuse body using the NC Sheriffs' Association procurement contract; for use by the Environmental Services Division and declare the old truck as surplus and disposing through the online auction process.

Eric Olmedo, Assistant City Manager reported that the Environmental Services Division had a rear loading refuse truck in need of replacement due to age and hours. Delivery 180-240 days. Using the NC Sheriffs' Association Procurement contract # 19-03-0504RR, a 2021 Freightliner truck with New Way Rear Loading Refuse body from Amick Equipment Company; and staff is recommending approval for the contract in the amount of \$188,885.63.

Committee Member Holmes inquired on the warranty for the Freightliner truck; and asked what the cost was for an extended warranty. Mr. Olmedo replied that the truck had a one-year on-site warranty package; and that staff would provide the cost for an extended warranty.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-347 Contract - Piedmont Truck Center - Western Star Tandem Axle Dump Truck

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$178,804 for the purchase of one (1) 2021 Western Star tandem axle truck with dump body for use by the Storm Water Division of the Public Services Department; and declare the old truck as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director reported the Storm Water Division had a 2007 International tandem axle dump truck with maintenance costs that have steadily increased over the past couple of years; recommending replacement based on age and overall condition. The truck was used for transporting rock, dirt, and other materials needed in maintaining storm drains and will also be equipped with a snowplow and salt spreader. The Western Star tandem axle truck is similar to what they are currently using and will meet their needs.

Estimated delivery is 180-240 days. Staff is recommending approval for the contract in the amount of \$178,804.00.

Acting Chairman Jones inquired the cost for an extended warranty; and what the warranty covered. Mr. Smith replied that he did not have a cost for an extended warranty at this time; and that the truck came with a three-year warranty.

Committee Member Holmes inquired on the warranty in reference to service hours and mileage for the vehicle. Mr. Smith replied that the truck's manufacturers coverage worked strictly off of mileage.

Committee Member Holmes moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-348 Resolution - HPPD K-9 Rudo

City Council is requested to approve High Point Police Department K-9 Rudo be declared surplus property and that High Point Police Department be allowed to retire him.

Major Ken Steele, Assistant Police Chief reported to have underperforming canine so we could retire dog; been since 2018; not formal standard Canine Rudo is a multi-function (narcotics detection, tracking, search and apprehension), Belgium Malinois who was purchased by the High Point Police Department in May 2018. She is currently 3 years and eight months old. Unfortunately, Rudo has not risen to the level of expected performance. This issue creates an officer safety issue and is a severe performance failure. Police K-9 Trainers have evaluated the canine and have declared him unfit for duty. K-9 Rudo, was originally purchased by the High Point Police Department at a cost of \$7,500. As a result of his inability to perform, the Police Department will be required to purchase a replacement canine. Staff is recommending approval for the new canine purchase in the amount of \$12,000.00; and declare K-9 Rudo as surplus property and that High Point Police Department be allowed to retire him.

Acting Chairman Jones asked how often canines were purchased; and inquired on the statistics for non-performing canines. Major Steele replied that the canines were purchased as needed. Courtney Hemphill, Police Finance Specialist replied that statistically one out of ten canines ended up not working out due to underperformance.

Committee Member Holmes inquired where the canines were sourced from. Major Steele replied that they HPPD used several different kennels.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-349 Ordinance - HPPD - Proceeds From Sale of Retired Police Badges

A budget ordinance is needed to appropriate funds for a special allocation totaling \$34,625 of general budget funds derived from the sales proceeds of retired police badges and will be applied to the purchase of new badges.

Major Ken Steele, Assistant Police Chief reported that the HPPD was in the process of purchasing new badges; said the HPPD was able to sale the current badges; and that the proceeds of the retired police badges would be applied to the purchase of the new badges. Staff is recommending approval of a budget ordinance to appropriate funds for a special allocation in the amount of \$34,625.00.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-350 Resolution - Piedmont Triad Regional Mobility Management Call Center (PART)

City Council is requested to approve the continuation of an interlocal agreement with Piedmont Triad Regional Mobility Management (PART) for the operation of a regional call center.

Angela Wynes, Transit Manager reported that In 2015 City Council entered into an interlocal agreement with PART for the operation of a regional call center. The call center staff answers transit information phone calls for High Point Transit from 6:00 AM until 7:00 PM; and that the call center answers an average of 1,500 calls per month for High Point. Staff is recommending approval for the contract for the continuation of an interlocal agreement with Piedmont Triad Regional Mobility Management.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion.

Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-351 Contract - EZGO Golf Cart Three (3) Year Lease Program

City Council is requested to approve a contract extension of the City of High Point Parks & Recreation golf cart lease program for both Oak Hollow and Blair Park golf courses with EZGO, Inc. in the amount of \$373,515 for three years beginning October 2020.

Lee Tillery, Parks and Recreation Director, reported that the golf cart lease program had been very successful the last twelve years and this contract with EZGO will allow the city to continue this program for the next three years. The proposed extension reflects the same lease rate as our current contract (2017-2020) with no rate increase through 2023. The proposal also included a new fleet of 2021 Model TXT 48 electric carts with USB ports for both courses, along with three utility/beverage carts. Finally, the agreement includes a detailed service contract that covers routine maintenance, as well as any major repair needs throughout the duration of the contract. Staff is recommending approval for the contract in the amount of \$373,515.00.

Acting Chairman Jones inquired on the number of golf carts at the golf course; and asked if the golf carts were leased. Mr. Tillery replied that there were 60 golf carts per course; and that the carts were leased.

Committee Member Holmes moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-352 Contract - HH Architecture - City Lake Park Master Plan

City Council is requested to award a contract to HH Architecture in the amount of \$417,300 for design development services for the High Point City Lake Park Site Master Plan Phase 1.

Lee Tillery, Parks and Recreation Director reported that The City Lake Park Master Plan was finalized and approved by City Council in August 2019. The plan outlined two phases to complete necessary renovations and improved amenities at City Lake Park. There are three planning phases that will prepare us to bid Phase 1 of the project: Schematic Design, Design

Development and Construction Documentation. Schematic Design has now been completed and this contract is for Design Development only, which will bring us to close to 60% of the total design once complete. The reason for approaching the project per design phase is to better understand our needs according to the plan and increase our understanding on current costs before moving forward to the next phase. The estimated time frame to complete this contract is 10 weeks. Staff is recommending approval for the contract in the amount of \$417,300.00.

Committee Member Holmes asked Mr. Tillery to explain the bidding process for contracts. Mr. Tillery replied that the bids were available to anyone who qualified; the bidder had to be registered through the city; bids are advertised on the city's website; explained the pre-bid meeting; said a bid would then be advertised to the public; and the contract would be awarded to the responsible lowest bidder.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-353 Ordinance - High Point Historical Society Donation

City Council is requested to approve a donation in the amount of \$6,000 from the High Point Historical Society to fund Museum Park Interpreter positions for the FY20-21.

Bobby Fitzjohn, Financial Services Director reported A Budget Amendment is needed to appropriate funds for Museum Park Interpreters funded by the High In response to the narrowing of funding for the High Point Museum during the FY20-21 budget; the High Point Historical Society has agreed to temporarily fund for the fiscal year, the Museum Park Interpreter positions which were eliminated during the current budget year. Staff is recommending approval for a donation in the amount of \$6,000.00 from the High Point Historical Society to fund Museum Park Interpreter positions.

Acting Chairman Jones voiced appreciation to Committee Member Peters in efforts in assuring the museum was operational.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

2020-354 Ordinance - Housing Bonds - Housing Authority - Daniel Brooks Redevelopment

City Council is requested to approve a Capital Project Ordinance to appropriate \$6,500,000 for the Housing Authority's Daniel Brooks redevelopment plan.

Bobby Fitzjohn, Financial Services Director reported that a capital project ordinance is needed to appropriate \$6,500,000 for the Housing Authority's Daniel Brooks redevelopment plan. The project will be financed through General Obligation Bonds. The Finance Department intends to issue General Obligation Bonds in Spring 2021 for the full contribution. The city's agreement with the High Point Housing Authority allows them to request reimbursement for the demolition and pre-development costs in September 2020, with the remaining amount of the contribution due in spring 2021.

Staff is recommending approval of the capital project ordinance to appropriate \$6,500,000.00 for the Daniel Brooks redevelopment plan.

Committee Member Holmes inquired on contract opportunities for the redevelopment project. Mr. Fitzjohn replied that the city did not have a direct role in awarding the contracts; it would be up to the Housing Authority to oversee that.

Committee Member Peters moved to forward this matter to the City Council with a favorable recommendation and place it on the September 21, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 vote:

Aye (3): Acting Chairman Jones, Committee Member Peters and Committee Member Holmes

Absent (1): Chairman Moore

ADJOURNMENT

There being nothing further to come before the Finance Committee, the meeting adjourned at 4:56 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, Deputy City Clerk

Victor Jones, Acting Chairman

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 320 Greer Ave

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

Meeting Date: 5/4/2020

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 320 Greer Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/8/2020. No action occurred by the compliance date of 2/11/2020. 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:**

320 Greer Ave.

OWNER:

Heirs of Mary Oham

**REASON FOR
INSPECTION:**

Local Codes initiated case after observing property

**FIRST
INSPECTION:
6/22/18**

Summary of Major Violations

1. Repair or replace damaged rafters & ceiling joists
2. Repair or replace roof sheathing & covering
3. Repair or replace ceiling & wall material, floor covering throughout
4. Repair or replace tub/shower, toilet & sink/faucet
5. Repair or replace rear steps

**HEARING
RESULTS:
1/8/2020**

James Oham appeared for the Hearing. He stated he didn't have the money to make repairs. He would like to sale it to someone who would repair it since it has sentimental value to him. 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:
1/8/2020**

Order to Repair or Demolish
Date of Compliance 2/11/2020

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$9485.97 for 2005 and 2010 through 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

320 Greer Ave.

OWNER (S)

Heirs of Mary Oham
320 Greer Ave.
High Point, NC 27260

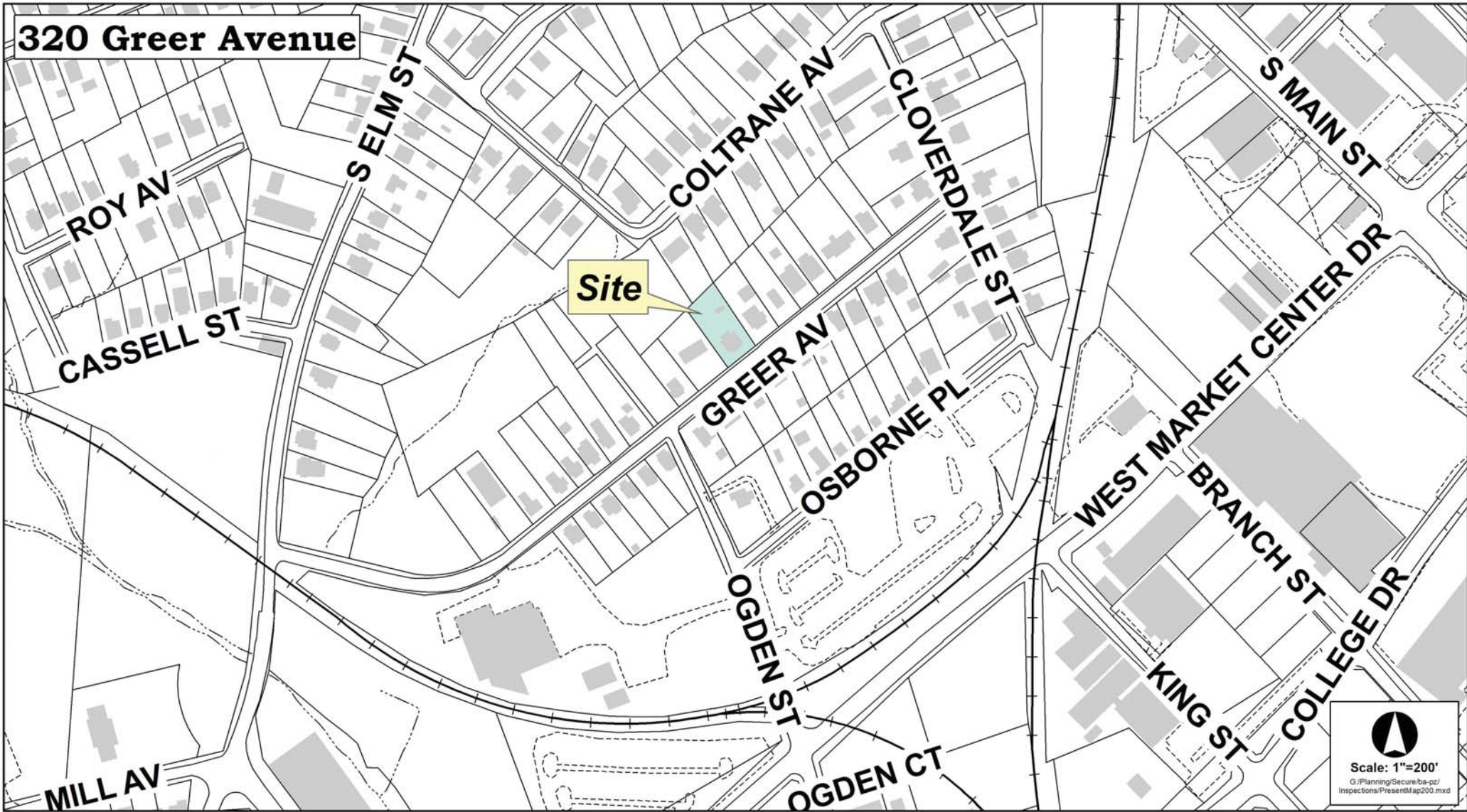
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

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

Adopted by City Council,
This the 5th day of October, 2020

Lisa B. Vierling, City Clerk

320 Greer Avenue



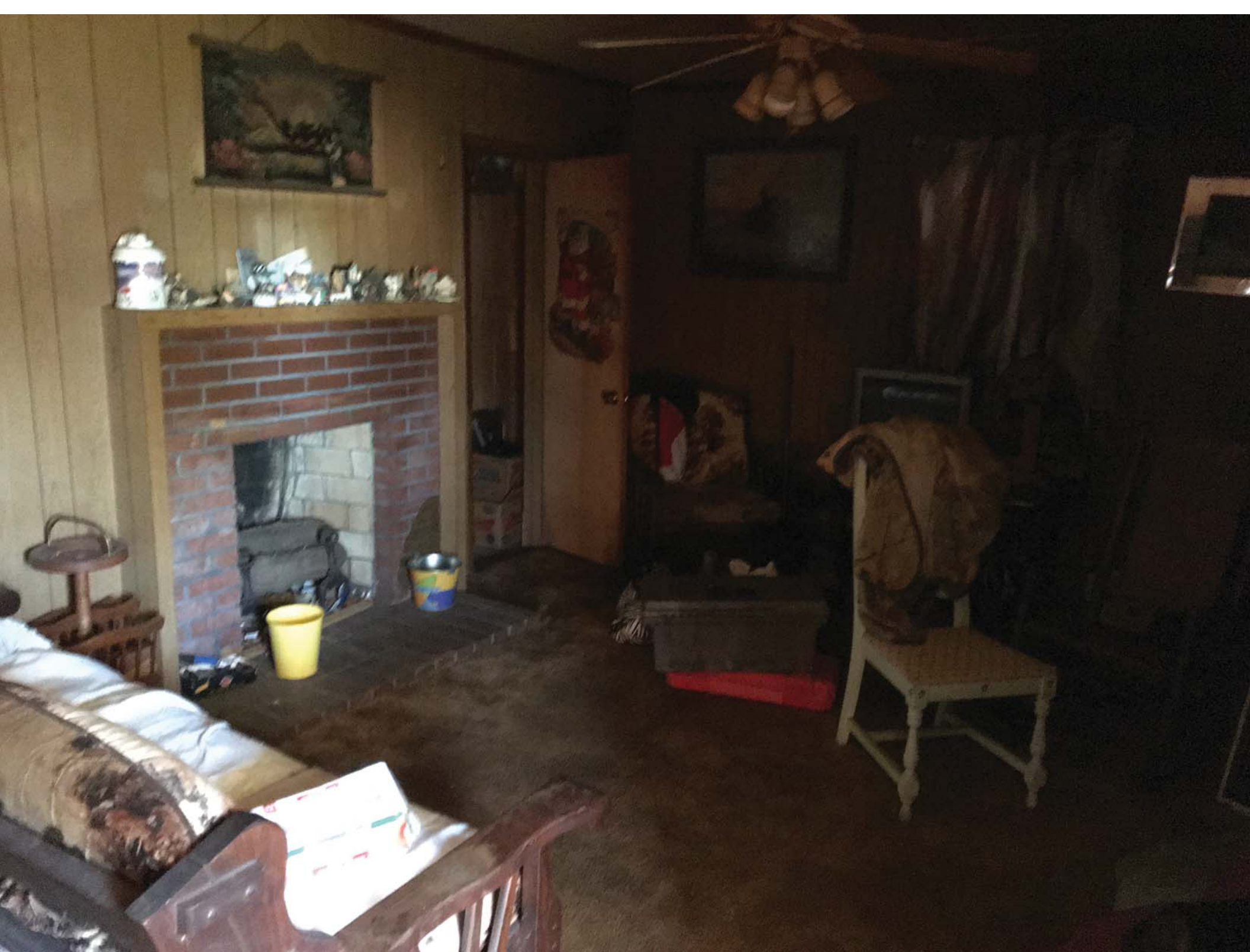
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320



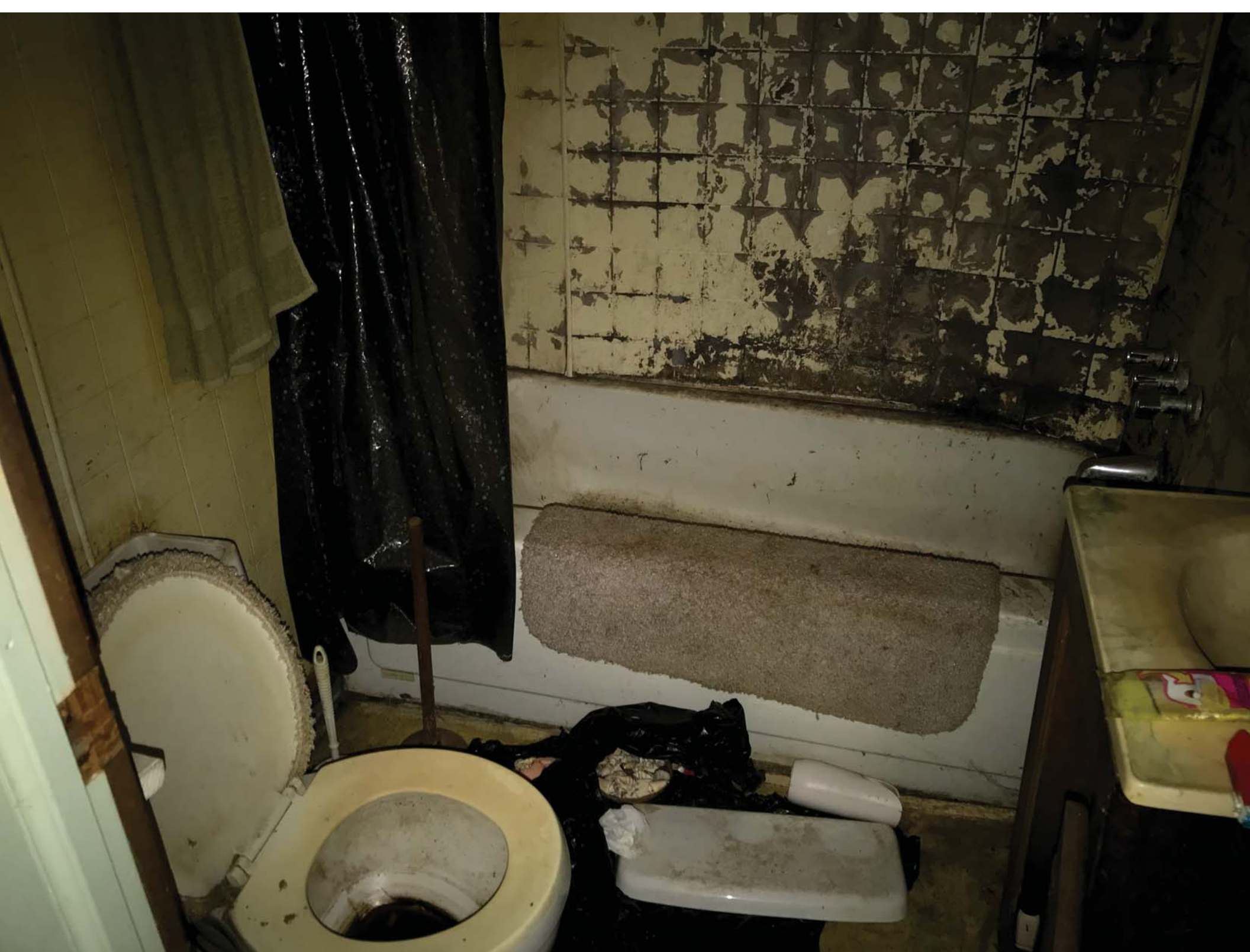












From: [Crystal Greenidge](#)
To: [Public Comment](#)
Subject: Fwd: 2111 Little Ave
Date: Monday, October 5, 2020 9:07:32 AM

Good Morning,

Please convey this lot (2111 Little Ave) to the CDC so that Ms. McBee can finally realize her dream of owning a home. Also see below.

Thanks
Sent from my iPhone

Begin forwarded message:

From: Crystal Greenidge <crystal.greenidge@yahoo.com>
Date: October 2, 2020 at 9:19:18 AM EDT
To: Jay.Wagner@highpointnc.gov
Cc: Danny Davis <Danny.davis@pnfp.com>, michael.mcnaair@highpointnc.gov, randy.mccaslin@highpointnc.gov, greg.ferguson@highpointnc.gov, joanne.carlyle@highpointnc.gov, Caroline Burnett McKinley <carolburnett21@aol.com>, Greenidge Realty Admin <admin@greenidgerealty.com>
Subject: Re: 2111 Little Ave

Hello Again,

Pardon the multiple emails, but I have been informed that there is a meeting Monday, can you all please add this to the agenda, so this displaced buyer who has been under contract for months, can finally move into her home.

Sent from my iPhone

On Oct 2, 2020, at 9:00 AM, Crystal Greenidge <crystal.greenidge@yahoo.com> wrote:

Good Morning,

Please see below.

I am just following up to ensure my email was received.

Thanks

Sent from my iPhone

Begin forwarded message:

From: Crystal Greenidge
<crystal.greenidge@yahoo.com>
Date: October 1, 2020 at 8:45:45 AM EDT
To: Caroline Burnett McKinley
<carolburnett21@aol.com>
Cc: michael.mcnair@highpointnc.gov,
closer.triadlifestyle@gmail.com,
randy.mccaslin@highpointnc.gov,
greg.ferguson@highpointnc.gov,
joanne.carlyle@highpointnc.gov, Greenidge Realty
Admin <admin@greenidgerealty.com>
Subject: 2111 Little Ave

Good Morning,

I hope you all are well.

I am just checking the status of 2111 Little Ave being able to close. This home should have closed in July, and this buyer is very upset and displaced. After we received the devastating news, that this lot wasn't released a few months back, she was very upset. We were told this would be on the agenda in August then we could close, then September then we could close and still nothing. I have sold homes through your program before, and this is designed for low to moderate income earners to achieve homeownership, which is very rewarding. However, in this case, we have a first time home buyer having to experience such events-and we are still in limbo. Especially in this climate, I understand oversights happen, but every month we are told-this would be on the agenda and each month it is not.

I am writing on behalf of Ms.Mcbee, because only I know the disappointment she is feeling as if her home purchase is not important enough to ensure to be put on agenda. She is continually being charged additional fees by the lender to keep re-locking her interest rate, because she has been conditionally approved for weeks and still not able to proceed.

Also as you all may know the longer you reside in a rental lease that you informed the landlord you were leaving in July, and it is not October and still nothing-she

has mentioned repeatedly, my rent will increase-because I am still here. If she is having to pay increased rent, because of this delay, then that is less funds she will need to move in her home. In my opinion Ms.Mcbee's home purchase matters to be resolved.

With so much going on in the world today, wouldn't it be gratifying to see a smile on a homebuyer's face, who would not be able to purchase otherwise because the rise of home prices. I am grateful for this program being able to assist so many, let's please make sure she can be included that "I am now a homeowner" number.

Thank You,
Crystal Greenidge
Realtor/Broker

Sent from my iPhone

On Jul 20, 2020, at 11:48 AM, Crystal
Greenidge <crystal.greenidge@yahoo.com>
wrote:

Good Morning,

A copy was sent to Toni back in March, but
I will send to Michael, ASAP.

Sent from my iPhone

On Jul 20, 2020, at 11:32 AM,
Caroline Burnett McKinley
<carolburnett21@aol.com>
wrote:

Can you please forward a copy
of this executed document to
Michael McNair at the CHP, I
have included him in this
email?
Thanks,
Caroline

Caroline H. McKinley,
ePRO, CRS
Broker/Realtor

Triad Lifestyle Realty
[707 Westchester Drive, Ste. 103](#)
[High Point, NC 27262](#)
[336-803-1970](#) CP
[336-307-4111](#) OF
[844-331-2411](#) FAX
carolburnett21@aol.com

FREE list of foreclosures by
email:
www.Triadlifestylerealty.com

“Success is liking yourself,
liking what you do, and liking
how you do it.”
— [Maya Angelou](#)

On Monday, March 16,
2020, Angelica
Nevarez <closer.triadlifestyle@gmail.com> wrote:

Hi,

Please have your client
sign the compliance letter
and send back as soon as
possible along with OTP
:)

--

Angelica Nevarez
Closing Specialist



707 Westchester Dr. , Ste. 103
High Point NC 27262
336-491-9819 (cell)
336-307-4111 (office) ext 102
closer.triadlifestyle@gmail.com
www.triadlifestylerealty.com

AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON SEPTEMBER 16, 2019, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 819 CIRCLE DRIVE, HIGH POINT, NORTH CAROLINA

WHEREAS, on September 16th, 2019, the High Point City Council adopted an ordinance requiring Felix Luna Mendez, owner of the property located at 819 Circle Drive, High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of fifty percent (50%) of the dwelling's value; and

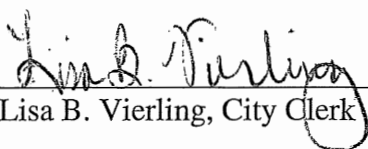
WHEREAS, the owner demolished or repaired the dwelling as prescribed in the High Point Minimum Housing Ordinance.

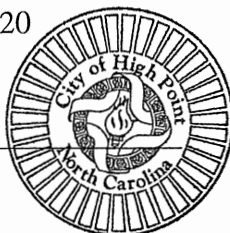
NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 819 Circle Drive, High Point, North Carolina, recorded in Deed Book 8196, Page 1429, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Felix Luna Mendez in the grantor index as provided by law.

Adopted by City Council
This the 5th day of October, 2020


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



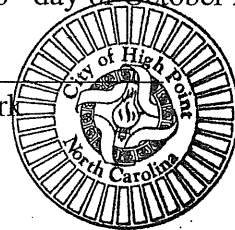
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on October 5, 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. 7632/20-48, page 48, Legislative File No. 2020-382 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 6th day of October 2020.

Lisa B. Vierling
Lisa B. Vierling, City Clerk



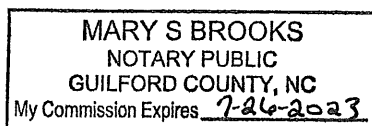
ACKNOWLEDGEMENT

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 6th day of October 2020.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 22, 2020 and before the City Council of the City of High Point on October 5, 2020 regarding **Zoning Map Amendment Case ZA-20-17 (ZA-20-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 14, 2020, for the Planning and Zoning Commission public hearing and on September 23, 2020 and September 30, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **October 7, 2020**.

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

SECTION 1

Watermark Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 5 (RM-5) District**. The land area of the Watermark Townhome development, approximately 13 acres, is located along the east side of N. Centennial Street approximately 370 feet north of Countryside Drive. A description of this development is recorded in PB 76 - PG 141, PB 78 – PG 111, PB 80 – PG 35, PB 88 - PG7, PB 87 - PG1 and PB 90 – PG 61 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 200173, 205567, 205568, 205569, 205570, 205571, 205572, 205573, 205574, 205575, 205576, 205577, 205578, 205579, 205580, 205581, 205582, 205583, 205584, 205585, 205586, 205587, 205588, 205589, 205590, 205591, 205592, 205593, 205594, 205595, 205596, 205597, 205598, 205599, 205600, 205601, 205602, 205603, 205604, 205605, 205606, 205607, 205608, 205609, 205610, 205611, 205612, 205613, 205614, 205615, 205616, 205617, 205618, 205619, 205620.

SECTION 2

2603 Guyer Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 16 (RM-16) District**. This parcel addressed as 2603 Guyer Street, approximately 0.62 acres, is located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive. The parcel is also known as Guilford County Tax Parcels 196877.

SECTION 3

Ambassador Place Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 16 (RM-16)**. The land area of the Ambassador Place Townhome development, approximately 4.17 acres, is located at the eastern terminus of Ambassador Court. A description of this development is recorded in PB 121 - PG 25, PB 131 – PG 129 and PB 141 – PG 75 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208228, 208229, 208230, 208231, 208232, 208233, 208234, 208235, 208236, 208237, 208238, 208239, 208240, 208241, 208242, 208243, 208244, 208245, 208246, 208247, 208248, 208249, 208250, 208251, 208252, 208253, 208254, 208255.

SECTION 4

2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway)

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcels addressed as 2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway), approximately 5.5 acres, is located along the north and south side of E. Lexington Avenue, approximately 350 feet east of McGuinn Drive. The parcels are known as Guilford County Tax Parcels 176785 and 182728 (southern portion of parcel).

SECTION 5

2019 thru 2027 E. Lexington Avenue

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel contains five residential structures addressed as 2019, 2021, 2023, 2025 and 2027 E. Lexington Avenue, approximately 0.73 acres, is located along the north side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. The parcel is known as Guilford County Tax Parcel 182731.

SECTION 6

Trails Crossing Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The land area of the Trails Crossing townhome development, approximately 13 acres, is located along the south side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. A description of this development is recorded in PB 78 - PG 138, PB 89 – PG 151, PB 90 – PG 116, PB 91 – PG 115, PB 91 - PG134, PB 96 – PG 101, PB 110 – PG 54, PB 113 – PG131, PB 113 – PG 132, PB 119 – PG 141 and PB 122 – PG 113 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 176785, 182728, 182731, 205452, 205453, 205454, 205455, 205456, 205457, 205458, 205459, 205460, 205461, 205462, 205463, 205464, 205465, 205466, 205467, 205468, 205469, 205470, 205471, 205472, 205473, 205474, 205475, 205476, 205477, 205478, 205479, 205480, 205481, 205482, 205483, 205484, 205485,

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SECTION 7

Broadstone Village Commercial tract and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **General Business (GB)**. The land area of the Broadstone Village commercial tract and common area, approximately 14.07 acres, is located north of E. Martin Luther King Jr Drive and along the east and west sides of Dillon Road. A description of this development is recorded in PB 147 PG 3 – Lot 1, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 211879 and 211881.

SECTION 8

Broadstone Village Apartment Complex and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Broadstone Village Apartment Complex and common area, approximately 32.45 acres, is located along the east and west sides of Dillon Road, approximately 1350 feet north of E. Martin Luther King Jr Drive. A description of this development is recorded in PB 147 PG 3 – Lot 2, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 212051, 211880 and 211882.

SECTION 9

3216 Bowers Avenue (rear portion of parcel), 3220 Bowers Avenue (rear portion of parcel), and portion of Broadstone Village Common Area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Single Family - 5 (RS-5) District**. The lands are associated with the rear lot area of 3216 and 3220 Bowers Avenue and a portion of the Broadstone Village common area, totaling approximately 2 acres, located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road. This land area is depicted in PB 146 – PG 67, which is recorded in the Guilford County Register of Deeds Office, as follows:

- a) Rear portion of 3216 Bowers Avenue (rear of lot 6, also known as Guilford County Tax Parcel 211889);
- b) Rear portion of 3226 Bowers Avenue (rear of lot 5, also known as Guilford County Tax Parcel 211888);

- c) Southern portion of a 2.82 common area lying south of Bowers Avenue and approximately 550 feet west of Dillon Road. (southern portion of Guilford County Tax Parcel 211910).

SECTION 10

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 11

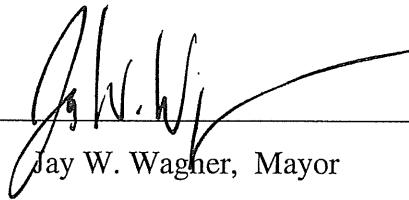
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 12.

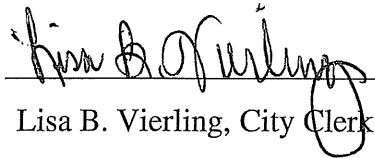
This ordinance shall become effective upon the date of adoption.

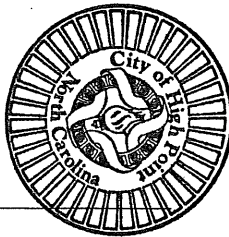
Adopted by the City Council
City of High Point, North Carolina
The 7th day of October, 2020

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



From: [Caroline Burnett McKinley](#)
To: [Public Comment](#)
Subject: Conveyance of the lot located at 2111 Little Avenue
Date: Monday, October 5, 2020 9:34:51 AM

Dear Mayor Wagner and Council Members,
My name is Caroline McKinley and I am a Realtor working on the Pinnacle/CHP Revitalization Core City Project. We have built 21 houses to date and provided new homes to 20 families and they are thrilled to be first time homeowners. We are presently waiting to close on the 21st home due to a significant delay caused by a conveyance issue. It is my understanding that the lot at 2111 Little Avenue was inadvertently left off the list of properties to be conveyed to the CDC, during Randy Hemann's tenure and it has not been placed on the docket to correct this issue. The future homeowner, Ms. McBee has been waiting since July to close on her new home but this can't occur because the property is not scheduled to be conveyed at this time. Please take this matter under consideration and help Ms. McBee finally become a homeowner. Your attention to this matter will be greatly appreciated.

Thank you,

Caroline

Caroline H. McKinley, ePRO, CRS

Broker/Realtor

Triad Lifestyle Realty
707 Westchester Drive, Ste. 103
High Point, NC 27262
336-803-1970 CP
336-307-4111 OF
844-331-2411 FAX
carolburnett21@aol.com

Click [HERE](#) to learn about *Working With Real Estate Agents!*

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"Success is liking yourself, liking what you do, and liking how you do it."

— [Maya Angelou](#)



Remarks by Loren Hill for DC Blox project public hearings

October 5, 2020

I'm Loren Hill, president of the High Point Economic Development Corporation.

High Point EDC Executive Vice President Sandy Dunbeck, Vice President Marshall Yandle, and I are pleased to present an important project that is considering a new facility in High Point.

DC Blox – which is headquartered in Atlanta – operates multi-tenant data centers.

- The company is considering building and operating its next data center on the 14-acre tract at 4131 Sheraton Court.
- That site is at the corner of Piedmont Parkway and Sheraton Court in the Piedmont Centre business park, adjacent to the Bicentennial Greenway.

The company's data centers have all the infrastructure needed by their clients – such as wiring, uninterruptible power supply systems, climate control systems, staffing, and security measures.

- The company's multiple clients will put data processing equipment such as servers and affiliated equipment in the data center.

Sandy first met with DC Blox officials more than a year ago as the company looked at Piedmont Triad locations. She helped them zero in on this High Point location.

When six “data halls” are completed in the building, capital investment could be more than **\$305 million**.

- Yes, High Point's tax base would increase by up to **\$305 million** -- if DC Blox chooses this location.
- The total investment of DC Blox – in both real and personal property – is expected to top \$50 million.
- In addition, the company expects more than \$255 million of “induced customer investment” from the equipment of the client businesses of DC Blox.

If DC Blox chooses High Point for this data center project, the \$305 million that the company would add to the tax base will be the largest capital investment of any High Point project in the 20 years I've been in this job.

- The previous largest project that Sandy and I worked in High Point was Ralph Lauren Corporation's \$163 million expansion – announced in two phases – six months apart back in 2012.

As is typical with data centers, capital investment is impressively large but job creation is minimal – in this case, up to nine employees.

- The wages of those jobs would be \$83,000-93,000 per year, significantly above the Guilford County average annual wage of \$49,000.
- There would also be 3 contracted security jobs.

According to Assistant City Manager Eric Olmedo, the property tax paid to the City of High Point on \$305 million would be more than **\$1.9 million** per year, at the current city tax rate of 64.75 cents per \$100 of value.

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.

Here's how it would work.

- DC Blox and the businesses with equipment in the data center would pay their City taxes.
 - o DC Blox would total those numbers and submit to the City the total dollar amount of those taxes already paid.
 - o The City would have the Guilford County Tax Department verify that number.
 - o And then the City would give the company a grant equal to half of that amount.
- So High Point would get the revenue first, before making the grant for that year.

As usual, any such city incentives would be subject to the company meeting benchmarks spelled out in a performance agreement.

If this Sheraton Court location is chosen, the initial grant year will be designated by DC Blox – and would be no later than 2024.

- Grants would be paid to DC Blox for a ten-year period for each property taxpayer in the building which receives an initial grant payment in any year – within the first seven years of incentive grants being paid.
- Thus, the incentive would be in effect for at least 10 years and could be up to 17 years, depending on how quickly the data center fills its data halls with its clients' equipment.
- Of course, the equipment in a data center depreciates, but with technology changing quickly, the equipment would need to be replaced every 3-5 years. This type of incentive arrangement encourages companies with servers in this data center to continue to invest in the latest equipment – and that means there would continue to be additions to our tax base.

Performance-based incentives for the data center industry are necessarily different than incentives for other types of projects, so I want to be clear that if you authorize an incentive like this, we aren't setting a precedent for other economic development projects, only for future data center projects.

- An incentive like the one I've just described is new to High Point – but that's because we haven't had a data center project before.
- While such incentives are new to High Point, this kind of incentive is in effect elsewhere in North Carolina and in other states.
- In those other locations, the number of years involved in data center project incentive agreements are often considerably longer than what is being asked by DC Blox for High Point to consider.

On October 1st, the Guilford County Board of Commissioners held its public hearing for a similar incentive proposal. They will hold their vote on October 15.

Other locations in competition for this project are in other Southeastern states.

I'm pleased now to turn the presentation over to our clients.

- CEO **Jeff Uphues** and Chief Operating Officer **Mark Masi** are participating remotely.
- Attorney **Margaret Burnham** from Greensboro is with us in person.
- Mr. Masi will describe his company, its multi-tenant data centers, and this project, and he will show a slide presentation.

Mayor and City Council members, I'm pleased to introduce you to COO Mark Masi.

--Mark Masi makes his presentation--

(Loren returns to podium)

The company expects to make its location decision on whether to choose the Sheraton Court location either just before or just after January 1.

Mayor and Council, the High Point EDC staff recommends that the City Council:

- authorize performance-based incentives for this DC Blox project; 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.

CEO Jeff Uphues and Attorney Margaret Burnham are standing by with Mr. Masi to answer any questions you many have.

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 20-17**
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 5, 2020

Public Hearing: Yes

Advertising Date: September 23, 2020, and
September 30, 2020

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

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.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their September 22, 2020 regular meeting and took final action when the meeting was reconvened on September 24, 2020. On the date of final action, all members of the Commission were present except for Ms. Joan Swift, Mr. Mark Walsh, Ms. Angela McGill and Mr. Ray Wheatley. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

There were no public comments received in regard to the request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 5-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 5-0 to approve the following 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.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-17
September 22, 2020**

Request

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.

Background

The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development.

The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this round of zoning evaluations associated with the project on October 7, 2019. The areas under consideration in this zoning map amendment are part of a larger group of areas initiated by City Council to be evaluated.

Details of Proposal

The following is a summary of affected developments, along with an attached analysis of each area being considered under this Zoning Map Amendment.

Map	From	To	Development/Use	Location
1	CU RM-5	RM-5	<u>Watermark</u> Townhome development	Located along the east side of N. Centennial Street, approximately 370 feet north of Countryside Drive.
	CU RM-16	RM-16	<u>2603 Guyer Street</u> Multifamily development	Located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive.
	CU RM-16	RM-16	<u>Ambassador Place</u> Townhome development	Located at the eastern terminus of Ambassador Court.

Map	From	To	Development/Use	Location
2	CU RM-16	RM-16	<u>2011 E. Lexington Avenue</u> Portion of High Point Greenway AND	Located along the north side of E. Lexington Avenue, approximately 550 feet east of McGuinn Drive.
	CU RM-16	RM-16	<u>2019 thru 2027 E. Lexington Avenue</u> Multifamily development	
	CU RM-16	RM-16	<u>Trails Crossing</u> Townhome development	Located along the south side of E. Lexington Avenue, approximately 550 feet east of McGuinn Drive.
3	CU R-5	R-5	<u>Portion of 3216 and 3220 Bowers Avenue</u> Single family dwellings	Located along the south side of Bowers Avenue, approximately 570 feet west of Dillon Road.
3	CU RM-16	RM-16	<u>Portion of 3240 Bowers Avenue</u> Open space/common area	Located south of Bowers Avenue, approximately 210 feet west of Dillon Road.
3	CU RM-16	RM-16	<u>Broadstone Village Apartments</u> Multifamily development	Located east of the intersection of Dillon Road and Broadstone Village Drive.
			<u>2865 Dillon Road</u> Open space/common area of Broadstone Village Apartment	Located west of the intersection of Dillon Road and Broadstone Village Drive.
3	CU-GB	GB	<u>3303 E. Martin Luther King Jr Drive</u> Undeveloped parcel	Located north of E. Martin Luther King Jr. Drive and east of Dillon Road.
			<u>2775 Dillon Road</u> Undeveloped parcel (open space/common area associated with 3303 E. Martin Luther King Jr. Drive)	Located along the west side of Dillon Road, approximately 670 feet north of E. Martin Luther King Jr. Drive.

Analysis

The requested rezoning 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 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 met. The requested rezoning of these various properties removes outdated and obsolete zoning conditions, while maintaining the development's base zoning district. See attached maps for further detail.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning designation, which cannot be amended.

Recommendations

Staff recommends approval of the following zoning map amendments:

- Map #1) 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) Rezone property addressed as 2006 and 2011 E. Lexington Avenue (portion of High Point Greenway - (Guilford County Tax Parcels 176785 & 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 a 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) Rezone an undeveloped commercial tract and common area in the Broadstone Village development (Guilford County Tax Parcels 211879 & 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 & 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] & 211910 [portion]) from the CU R-5 District to an R-5 District.

Required Action

Planning and Zoning Commission:

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City's Land Use Plan, and any other officially adopted plan that may be applicable. This may be done by adopting the statement(s) as written in this report or with any additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

City Council:

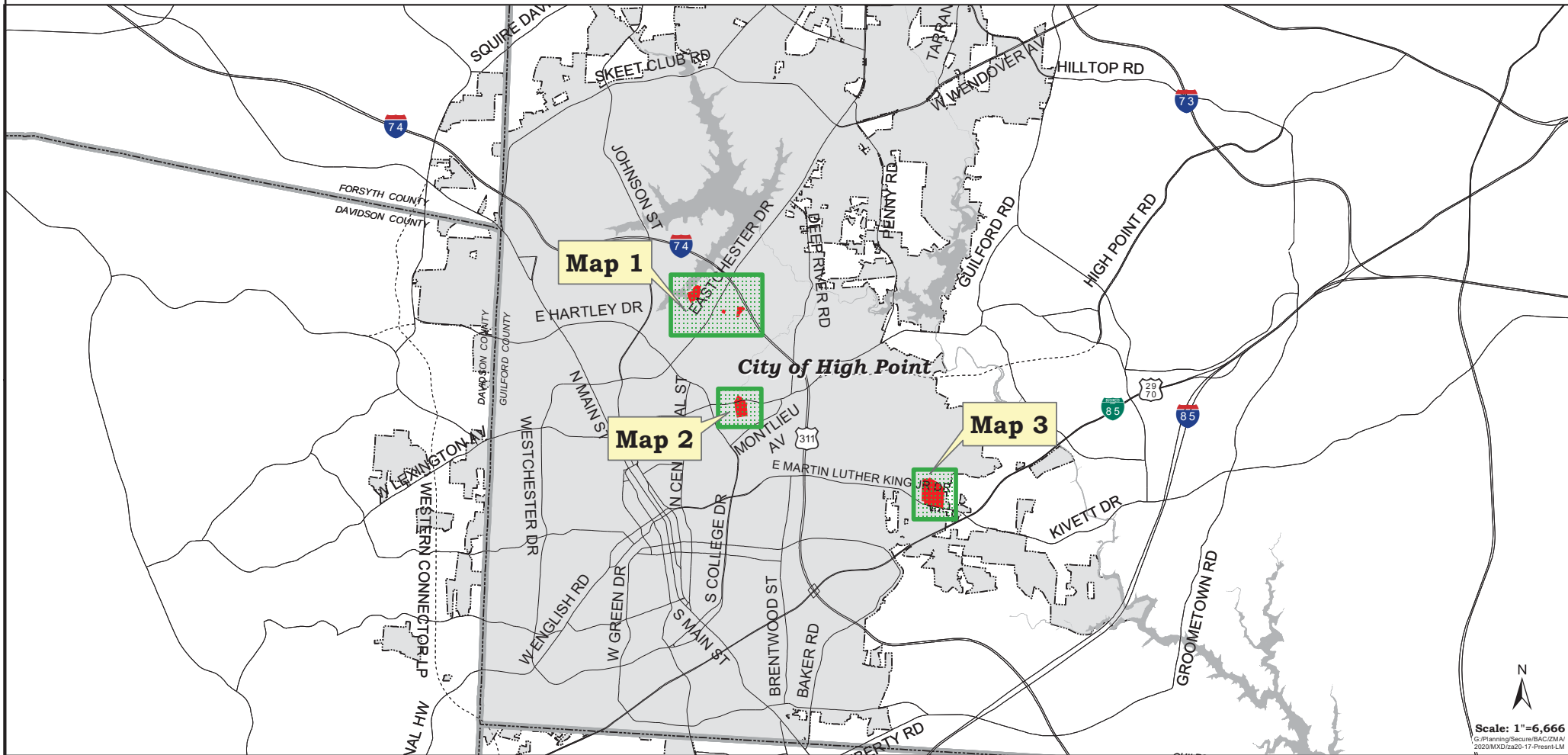
Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or changes as agreed upon by the Council, or, if the Council is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-17
Applicant: City of High Point



MAP #1

Location: **Watermark**

(Located along the east side of N. Centennial Street, approximately 370 feet north of Countryside Drive)

2603 Guyer Street

(Located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive)

Ambassador Court

(Located at the eastern terminus of Ambassador Court)

Current Uses: **Watermark** - Townhome development.

2603 Guyer Street - Multifamily development.

Ambassador Court- Townhome development.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (RM-5) District
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & Intent:</i>	<u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of residential development or that is detrimental to the residential nature of the district. <u>RM-16 District</u> The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space,	<u>RM-5 District:</u> Same <u>RM-16 District:</u> Same

	schools, utilities, religious institutions, and recreational facilities are also allowed.	
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Zoning Approval 1983 (CU 83-20)</u> • Prohibited uses • Access restrictions • Development density <u>Zoning Approval 1988 (CU 88-20)</u> • Lot combination • Insulation of a fence <u>Zoning Approval 1993 (CU 93-08)</u> • Access restrictions • Road improvements • Drainage & utility easement dedication • Exterior lighting	None

	Adjacent Zoning	Adjacent Land Use
North:	Parks and Natural Resources (PNR) District Conditional Use Office/Institutional (CU OI) District Residential Multifamily – 16 (RM-16) District	Oak Hollow Lake Single family dwellings Multifamily dwelling
South:	Residential Single Family – 3 (R-3) District Conditional Use Office/Institutional (CU OI) District	Single family dwellings and undeveloped parcels
East:	Residential Single Family – 3 (R-3) District	Single family dwellings
West:	Parks and Natural Resources (PNR) District Conditional Use Office/Institutional (CU OI) District Residential Multifamily – 16 (RM-16) District Residential Single Family – 3 (R-3) District	Oak Hollow Lake Office Multifamily dwelling Single family dwellings

Land Use Plan Classification
The area is designated as follows: • Recreation/Open Space: Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection. • Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • Office: This classification includes professional, personal and business service uses. • Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

Analysis/Recommendation

Watermark

The Watermark development obtained its current multifamily zoning in 1983 and it included conditions pertaining to maximum density and prohibiting access from York Avenue. These conditions are no longer required as these issues are now addressed by the Development Ordinance.

This townhome development abuts Oak Hollow Lake and any redevelopment would be subject to the more restrictive use and density restrictions of the Oak Hollow Lake Watershed Critical Area, which went into effect in the early 1990s. As to access from York Avenue, with the adoption of the current Development Ordinance in 2017, access standards prohibit street access through a single family neighborhood to serve a multifamily-zoned area. In this case the only exception would be if the zoning of the York Avenue single family neighborhood permitted multifamily or townhome dwellings or if York Avenue was the sole means of access to the Watermark developments. Because the Watermark development has access to N. Centennial Street and the R-3 District zoning along York Avenue does not permit multifamily or townhome dwellings, no access is permitted to the Watermark townhome development from York Avenue.

Staff recommends rezoning lands associated with the Watermark development from a CU RM-5 District to the RM-5 District.

2603 Guyer Street

The property obtained its current CU zoning in 1988 and the multifamily building was constructed in 1989. The CU required the two lots that form the zoning site to be combined into one parcel and installation of a 6-foot high opaque screening fence to ensure compatibility with the abutting single family dwelling to the south. The lot combination was completed as part of site plan approval. The abutting single family dwelling to the south has been razed and the parcel was rezoned to the Office/Institutional (OI) District and incorporated into the abutting office complex to the west fronting along Eastchester Drive.

As these conditions are no longer required, staff recommends rezoning this parcel from a CU RM-16 District to the RM-16 District.

Ambassador Court

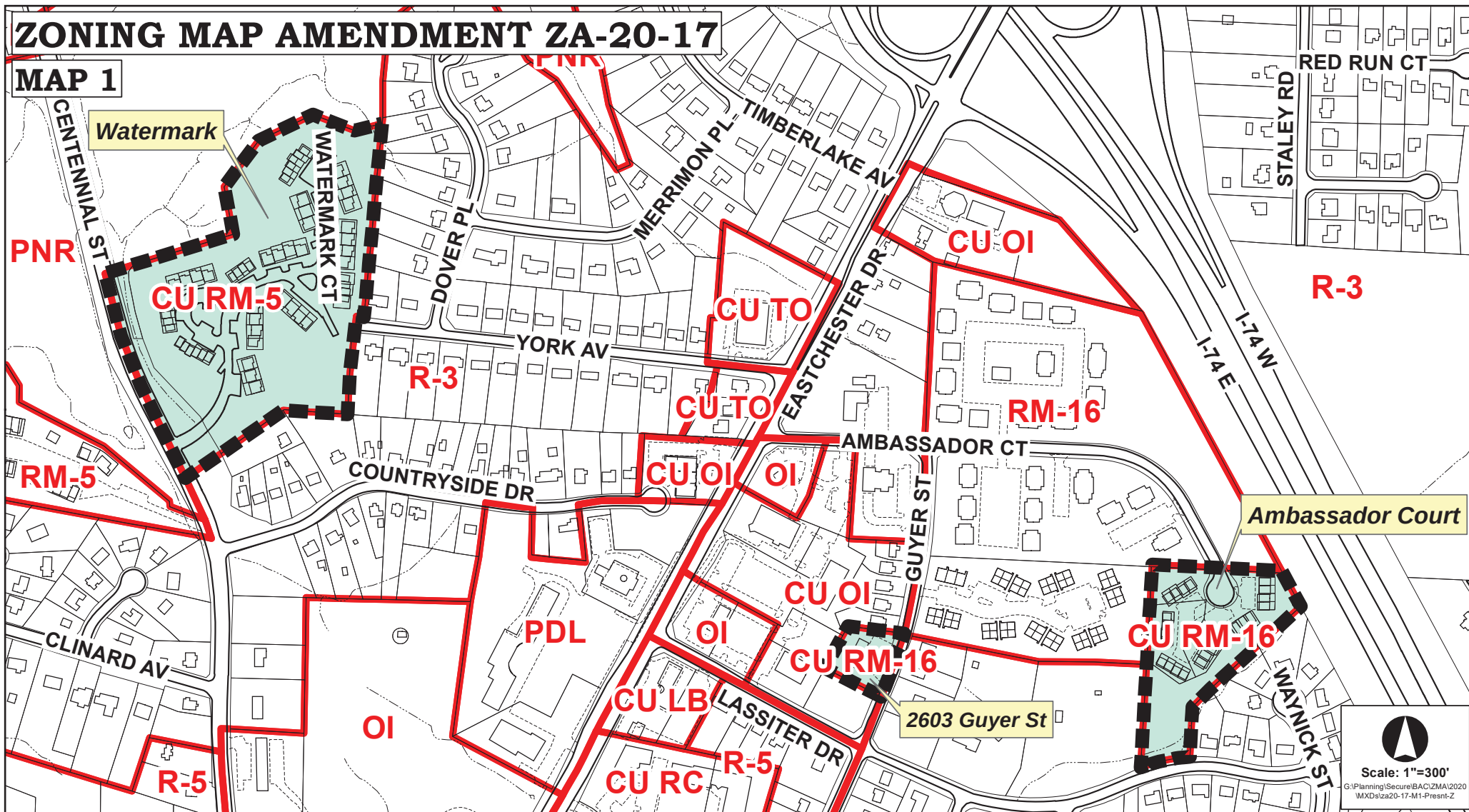
The Ambassador Court townhome development obtained its current multifamily zoning in 1993 and it included conditions pertaining to road improvements (cul-de-sac construction), stormwater easement, stream buffer protection, exterior lighting and prohibiting access to Lassiter Drive.

Road construction and stormwater easements were established with the approval of this development. Furthermore, the Development Ordinance now has standards for stream buffers and exterior lighting. As to access from Lassiter Drive, the southern portion of this development is encumbered by the stormwater control device in the subdivision, a perennial stream and 100-year flood zone area. These environmental constraints make any connection to Lassiter Drive unlikely.

Staff recommends rezoning lands associated with the Ambassador Court development from a CU RM-5 District to the RM-5 District.

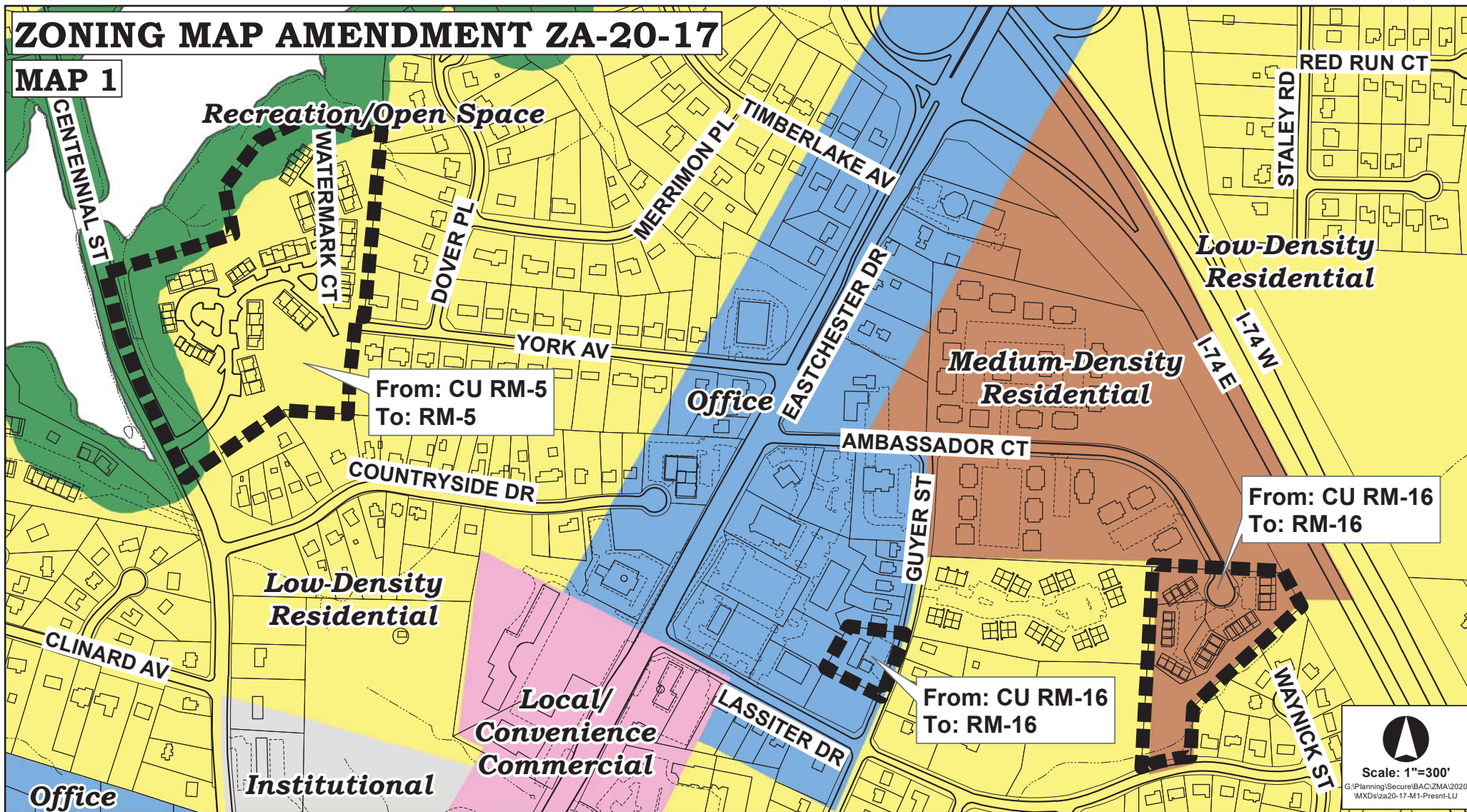
ZONING MAP AMENDMENT ZA-20-17

MAP 1



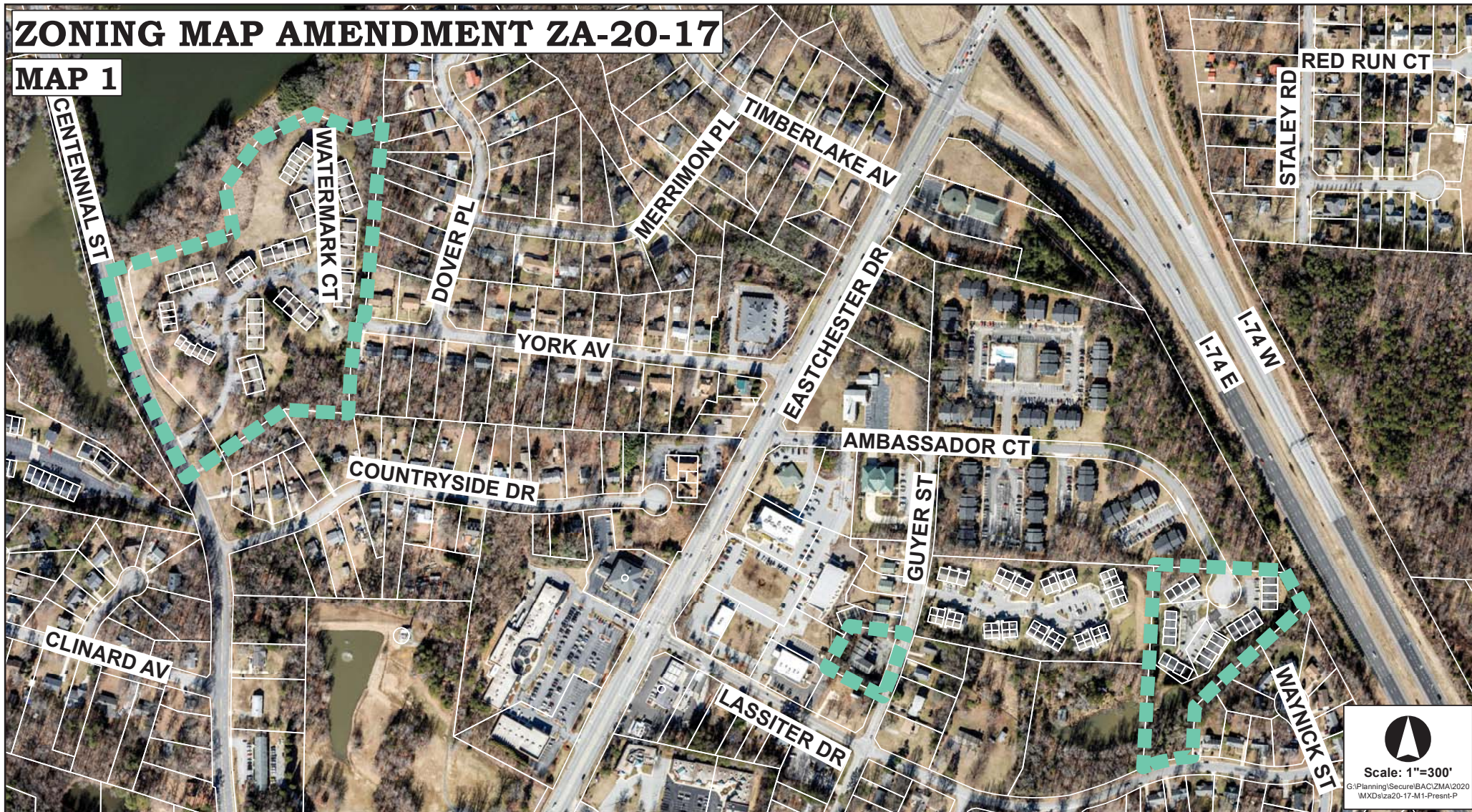
ZONING MAP AMENDMENT ZA-20-17

MAP 1



ZONING MAP AMENDMENT ZA-20-17

MAP 1



MAP #2

Location: **2011 and 2006 E. Lexington Avenue**

(Located along the north and south side of E. Lexington Avenue, approximately 350 feet east of Mcguinn Drive)

2019 thru 2027 E. Lexington Avenue

(Located along the north side of E. Lexington Avenue, approximately 560 feet east of Mcguinn Drive)

Trails Crossing

(Located along the south side of E. Lexington Avenue, approximately 560 feet east of Mcguinn Drive)

Current Uses: **2019 thru 2027 E. Lexington Avenue** - Multifamily development

2011 and 2006 E. Lexington Avenue - High Point Greenway Trail

Trails Crossing - Townhome development

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & Intent:</i>	<u>RM-16 District</u> The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	<u>RM-16 District:</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Zoning Approval 1984 (CU 84-24)</u> • Development density • Dedication of land for greenway	None

	Adjacent Zoning	Adjacent Land Use
North:	Institutional (I) District Residential Single Family – 5 (R-5) District	Minor school (Welbourne Middle School), High Point Greenway Trail and single family dwellings
South:	Residential Single Family – 5 (R-5) District	Minor school (Montlieu Elementary)
East:	Residential Single Family – 5 (R-5) District	Single family dwelling
West:	Residential Single Family – 5 (R-5) District	Single family dwellings

Land Use Plan Classification

The area is designated as follows:

- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
- **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

The 20.45 acres associated with Map #2 was granted its current CU RM-16 District zoning in 1984 with conditions pertaining to density and dedicating lands for the High Point Greenway Trail.

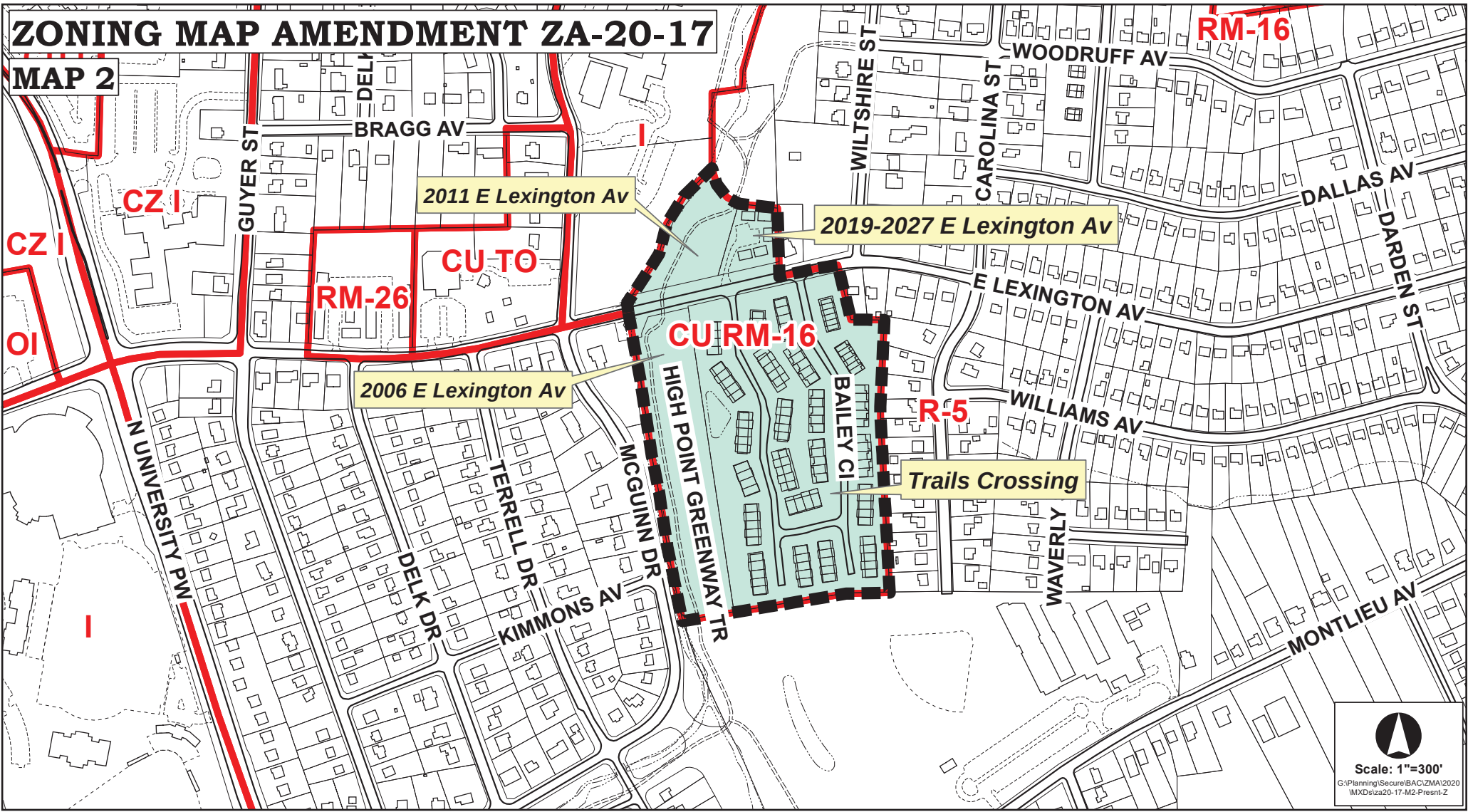
Approximately 7.2 acres along the western border of this area, addressed as 2011 and 2006 E. Lexington Avenue, were dedicated to the High Point Greenway Trail, and it has been constructed through these parcels. This portion of the High Point Greenway starts at Armstrong Park (west of N. Centennial Street) and runs through this zoning site to the Piedmont Environmental Center off Penny Road.

Along the north side of E. Lexington Avenue is a 0.73-acre parcel (2019 thru 2027 E. Lexington Avenue) developed as a five-unit multifamily development. Based on current watershed and paved parking standards, any redevelopment of this site would yield similar development intensity. As for the Trails Crossing townhome development along the south side of E. Lexington Avenue, this development is within the Core City Area and current land use policies support higher density developments for this area.

Since the greenway and the two multifamily developments were completed, this rezoning proposes to remove the conditional use (CU) designation. Staff recommends rezoning this 20.45 acre area from a CU RM-16 District to the RM-16 District.

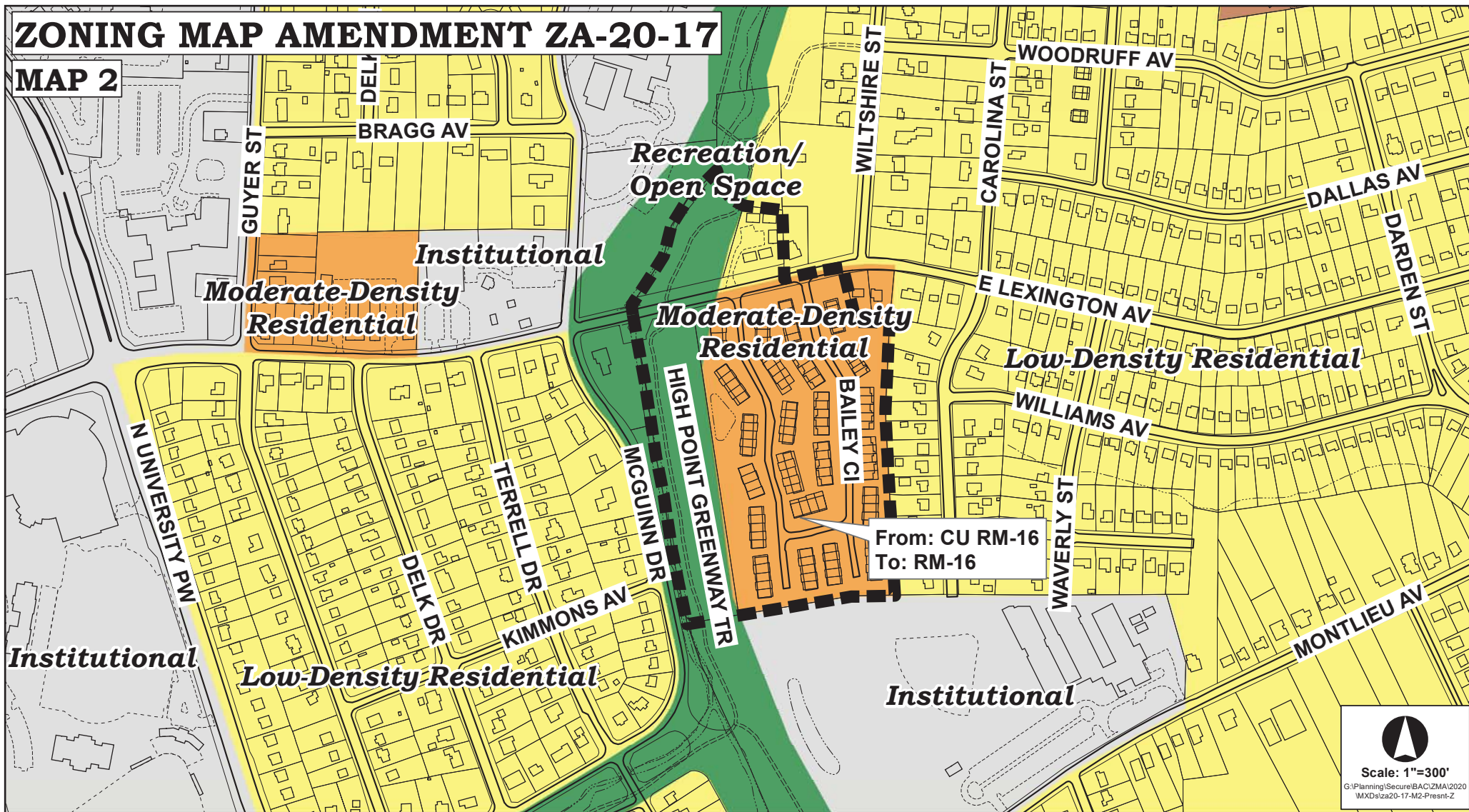
ZONING MAP AMENDMENT ZA-20-17

MAP 2



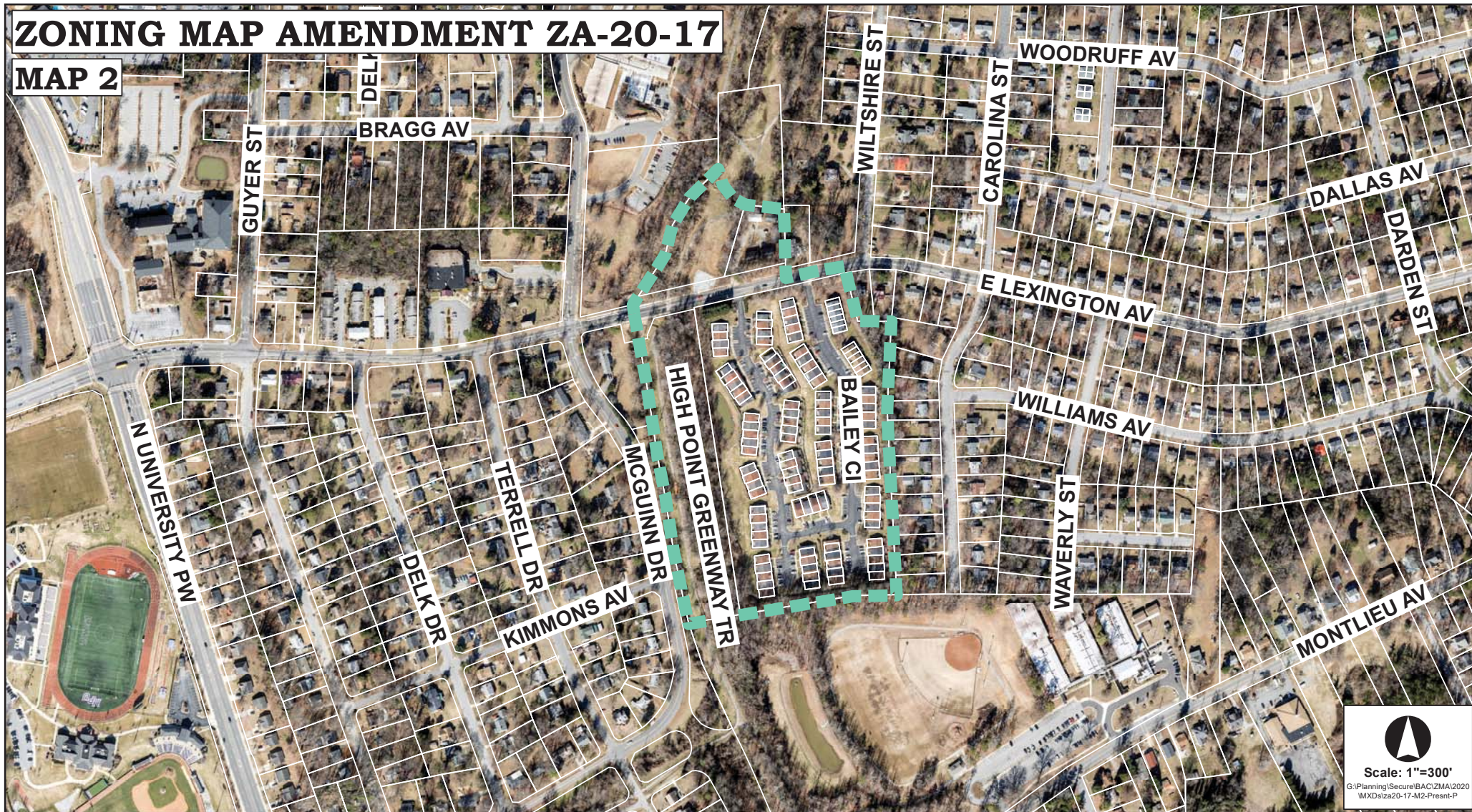
ZONING MAP AMENDMENT ZA-20-17

MAP 2



ZONING MAP AMENDMENT ZA-20-17

MAP 2



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MAP #3

Location: **Broadstone Village commercial tract and common area**
(Located north of E. Martin Luther King Jr Drive and along the east and west side of Dillon Road)

Broadstone Village Apartment Complex and common area
(Located along the east and west side of Dillion Road, approximately 1350 feet north of E. Martin Luther King Jr Drive)

Rear portion of two single family dwelling, 3216 and 3260 Bowers Avenue, and Broadstone Village Common Area
(Located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road.)

Current Uses: **Broadstone Village commercial tract and common area** - Undeveloped parcel and open space/common area.

Broadstone Village Apartment Complex and common area - Multifamily and open space/common area.

Rear portion of two single family dwelling, 3216 and 3260 Bowers Avenue, and Broadstone Village Common Area - Single family dwellings and open space/common area.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business (CU-GB) District	General Business (CU-GB) District
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
	Conditional Use Residential Single Family – 5 (CU R-5) District	Residential Single Family – 5 (R-5) District
<i>Purpose & Intent:</i>	<u>GB District</u> The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	<u>GB District:</u> Same

	<u>RM-16 District</u> The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. <u>R-5 District</u> The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.	<u>RM-16 District:</u> Same <u>R-5 District:</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Zoning Approval 1999 (CU 99-44)</u> • Prohibited commercial uses • ROW dedication • Vehicular and pedestrian access • Turn lanes • Exterior lighting	None

	Adjacent Zoning	Adjacent Land Use
North:	Planned Development – Residential (PDR) District Residential Single Family – 5 (R-5) District	Single family dwellings
South:	Heavy Industrial (HI) District Conditional Use Limited Business (CU-LB) District	Major vehicular establishment (automotive repair establishment), Major Industrial Service, Single family dwellings and undeveloped parcel
East:	Residential Single Family – 5 (R-5) District	Mobile home park, undeveloped parcel and single family dwelling
West:	General Business (GB) District Residential Single Family – 5 (R-5) District	Assembly use, undeveloped parcels and single family dwellings

Land Use Plan Classification

The area is designated as follows:

- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
- **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

Analysis/Recommendation

The 40.5 acres associated with Map #3 are part of the larger 180-acre Broadstone Village development that extends from the intersection of E. Martin Luther King Jr Drive/Dillon Road eastward to Harvey Road. Conditional Use (CU) zoning was only established for this portion of the development and a separate Planned Development zoning area in the middle of this subdivision. This 40.5 acres includes a commercial tract, an apartment complex, common area and portions of two single family lots. The CU conditions primarily pertain right-of-way dedication, road improvements (extension of Dillon Road), vehicular access, developing a transportation network that connects to existing stub streets and allowable uses in the commercial tract.

Broadstone Village commercial tract and common area

At the time the current zoning was established, lands along the north side of E. Martin Luther King Jr Drive, adjacent to the commercial tract, were undeveloped. Use conditions were adopted to ensure compatibility. This undeveloped commercial tract now abuts an apartment complex to the north and east. Commercial land to the west has begun to develop, and to the south, former single family dwellings have been razed and the land has been incorporated into an adjacent industrial development. Based on standards of the Development Ordinance and surrounding development pattern, staff recommends rezoning this undeveloped commercial tract and its associated common area from CU-GB to the GB District.

Broadstone Village Apartment Complex and common area

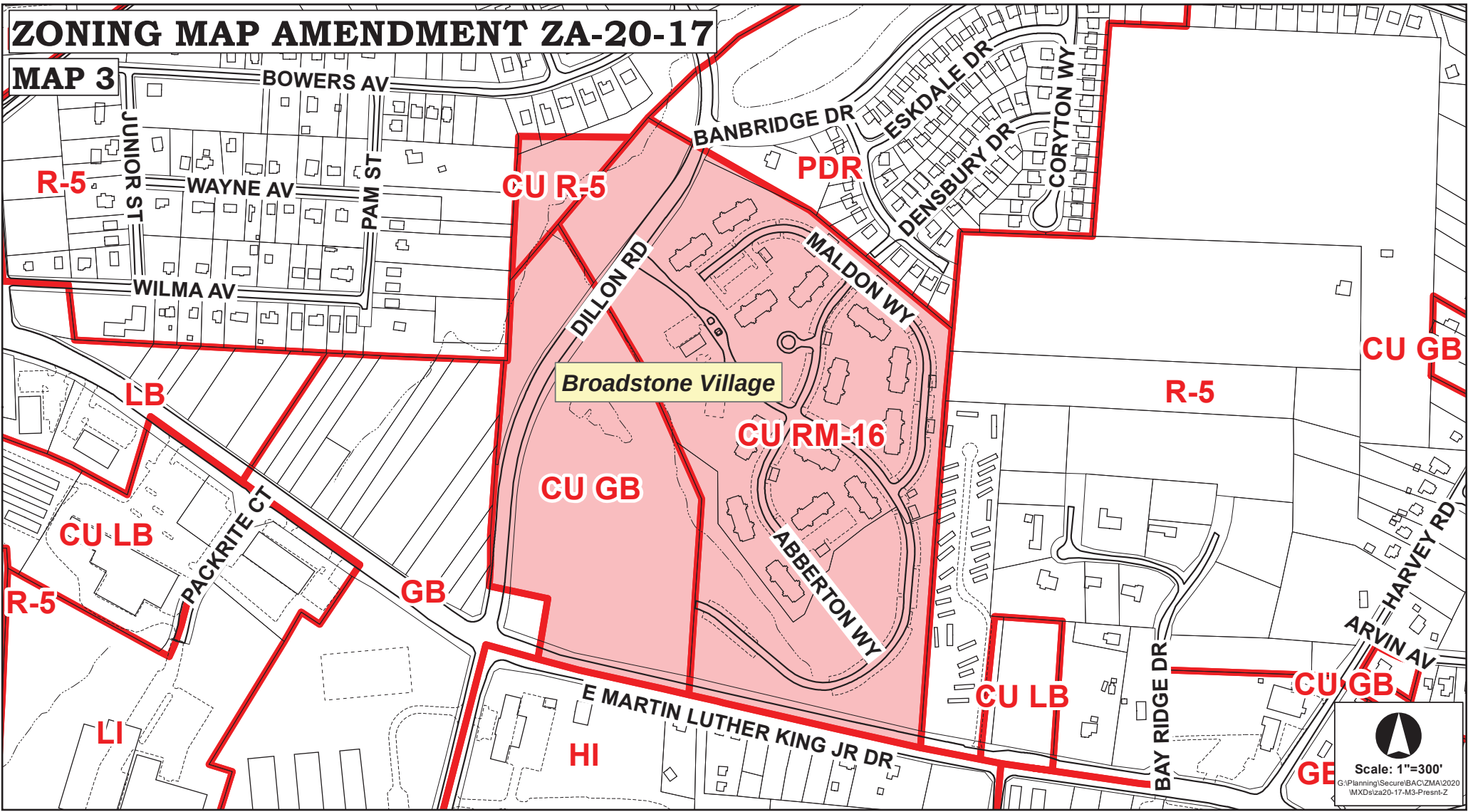
Except for road improvement conditions, which have been completed, there were no development conditions associated with the apartment complex tract. Staff recommends rezoning the lands associated with the apartment complex and its common area from CU RM-16 to the RM-16 District.

Portions of 3216 and 3260 Bowers Avenue and Broadstone Village Common Area

The current zoning boundaries followed previous tax parcel lines. When the parcels were combined and then re-subdivided, new property lines did not always follow the zoning boundaries. This did not matter as long as the proposed use was permitted in both zoning districts. That is what occurred on lands to the west of this development. Parcels along Bowers Avenue are zoned R-5 District; however, the rear of two of these parcels are zoned CU-R-5. Also, a common area tract, lying west of Dillon Road, is zoned CU R-5 and R-5 District. Except for road improvements and connection of stub streets, which have been completed, there are no additional zoning conditions governing the CU-R-5 zoned areas. Staff recommend rezoning the CU R-5 zoned area along the western portion of the Broadstone Village Development to the R-5 District.

ZONING MAP AMENDMENT ZA-20-17

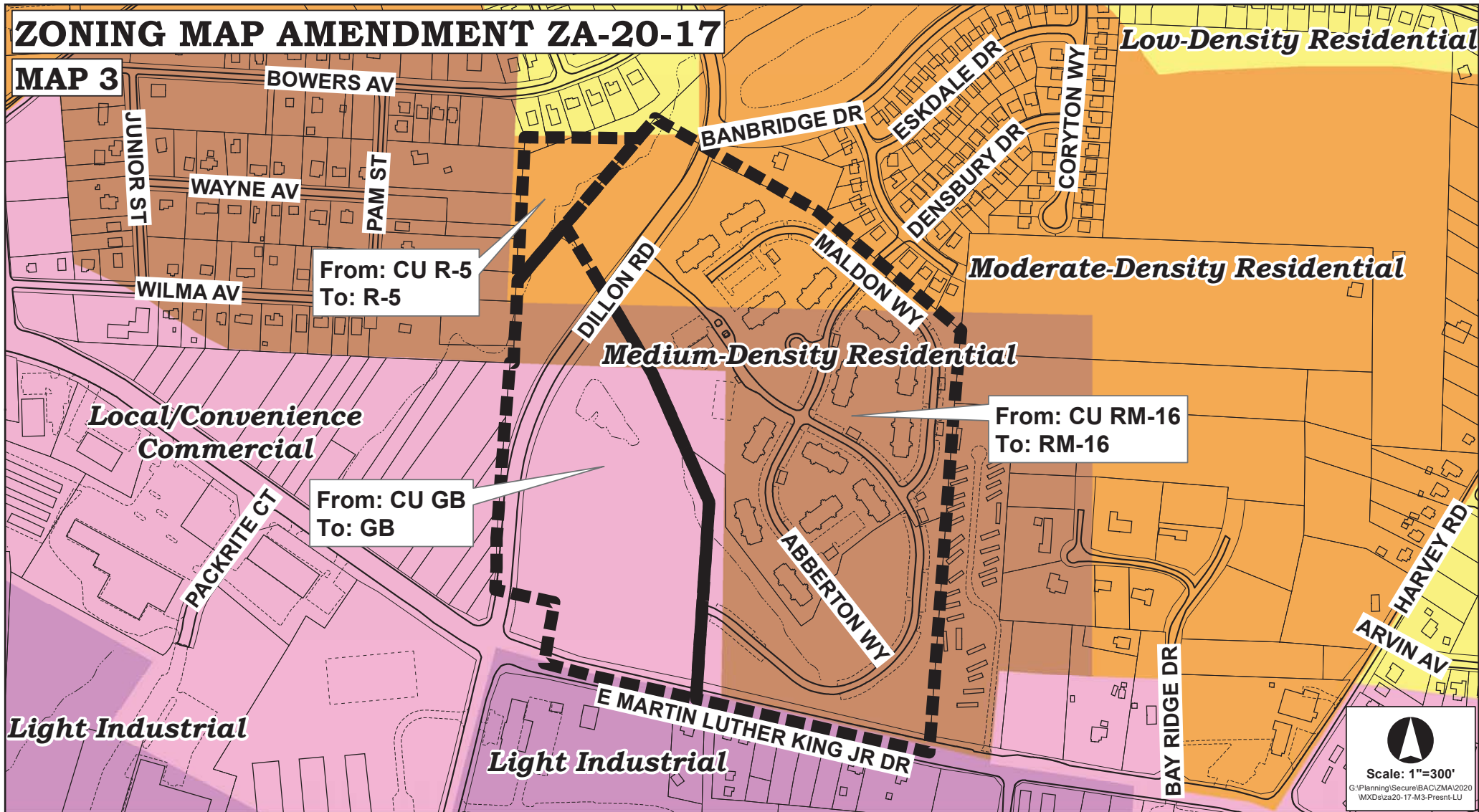
MAP 3



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ZONING MAP AMENDMENT ZA-20-17

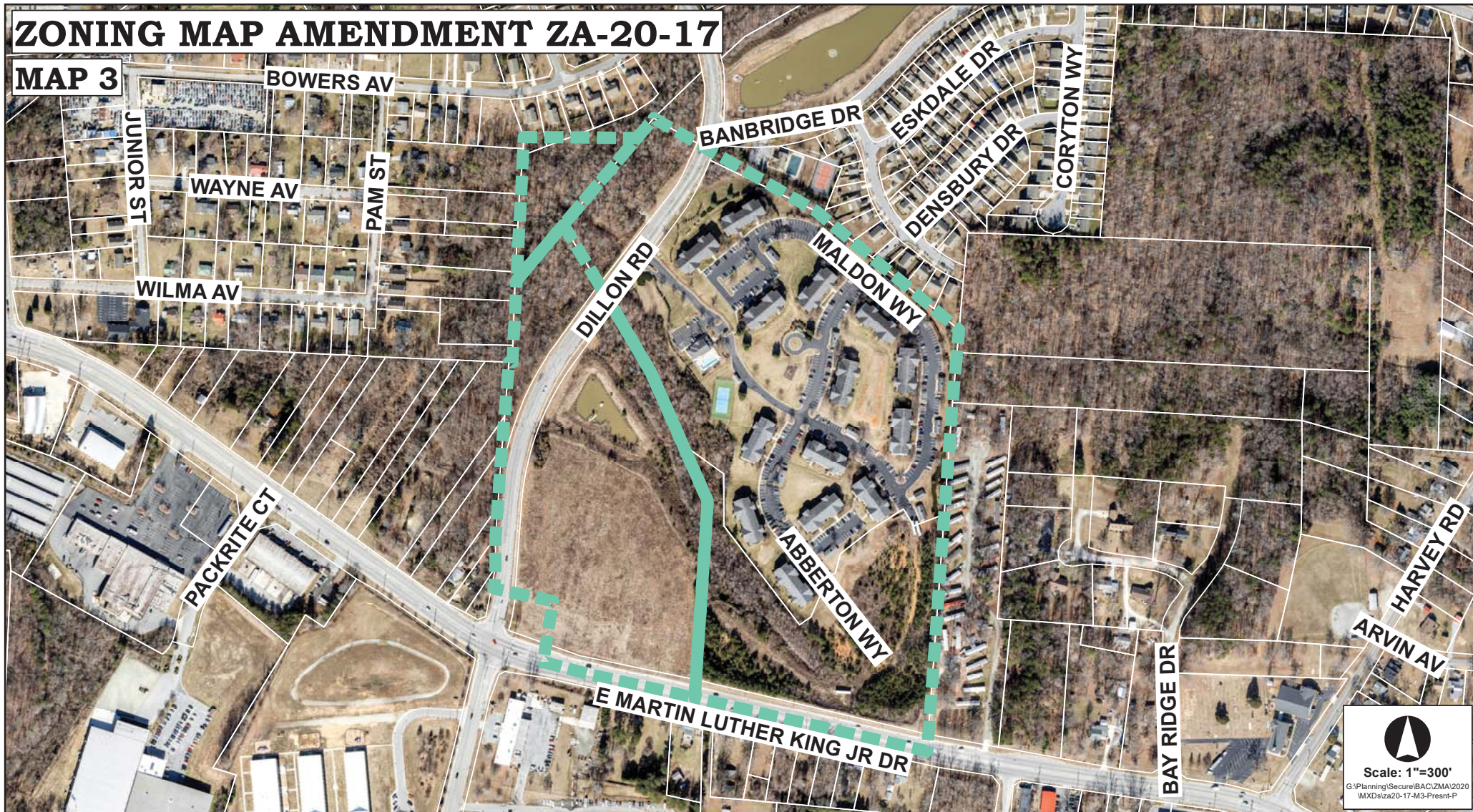
MAP 3



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ZONING MAP AMENDMENT ZA-20-17

MAP 3



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 22, 2020 and before the City Council of the City of High Point on October 5, 2020 regarding **Zoning Map Amendment Case ZA-20-17 (ZA-20-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 14, 2020, for the Planning and Zoning Commission public hearing and on September 23, 2020 and September 30, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **October 7, 2020**.

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

SECTION 1

Watermark Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 5 (RM-5) District**. The land area of the Watermark Townhome development, approximately 13 acres, located along the east side of N. Centennial Street approximately 370 feet north of Countryside Drive. A description of this development is recorded in PB 76 - PG 141, PB 78 – PG 111, PB 80 – PG 35, PB 88 - PG7, PB 87 - PG1 and PB 90 – PG 61 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 200173, 205567, 205568, 205569, 205570, 205571, 205572, 205573, 205574, 205575, 205576, 205577, 205578, 205579, 205580, 205581, 205582, 205583, 205584, 205585, 205586, 205587, 205588, 205589, 205590, 205591, 205592, 205593, 205594, 205595, 205596, 205597, 205598, 205599, 205600, 205601, 205602, 205603, 205604, 205605, 205606, 205607, 205608, 205609, 205610, 205611, 205612, 205613, 205614, 205615, 205616, 205617, 205618, 205619, 205620.

SECTION 2

2603 Guyer Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as : **Residential Multifamily – 5 (RM-5) District**. This parcel located at 2603 Guyer Street, approximately 0.62 acres, located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive. The parcel is also known as Guilford County Tax Parcels 196877.

SECTION 3

Ambassador Place Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 16 (RM-16)**. The land area of the Ambassador Place Townhome development, approximately 4.17 acres, located at the eastern terminus of Ambassador Court. A description of this development is recorded in PB 121 - PG 25, PB 131 – PG 129 and PB 141 – PG 75 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208228, 208229, 208230, 208231, 208232, 208233, 208234, 208235, 208236, 208237, 208238, 208239, 208240, 208241, 208242, 208243, 208244, 208245, 208246, 208247, 208248, 208249, 208250, 208251, 208252, 208253, 208254, 208255.

SECTION 4

2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway)

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcels located at 2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway), approximately 5.5 acres, located along the north and south side of E. Lexington Avenue, approximately 350 feet east of McGuinn Drive. The parcels are known as Guilford County Tax Parcels 176785 and 182728 (southern portion of parcel).

SECTION 5

2019 thru 2027 E. Lexington Avenue

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel containing 2019 thru 2027 E. Lexington Avenue, approximately 0.73 acres, is located along the north side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. The parcel is known as Guilford County Tax Parcel 182731.

SECTION 6

Trails Crossing Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The land area of the Trails Crossing townhome development, approximately 13 acres, is located along the south side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. A description of this development is recorded in PB 78 - PG 138, PB 89 – PG 151, PB 90 – PG 116, PB 91 – PG 115, PB 91 - PG134, PB 96 – PG 101, PB 110 – PG 54, PB 113 – PG131, PB 113 – PG 132, PB 119 – PG 141 and PB 122 – PG 113 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 176785, 182728, 182731, 205452, 205453, 205454, 205455, 205456, 205457, 205458, 205459, 205460, 205461, 205462, 205463, 205464, 205465, 205466, 205467, 205468, 205469, 205470, 205471, 205472, 205473, 205474, 205475, 205476, 205477, 205478, 205479, 205480, 205481, 205482, 205483, 205484, 205485, 205486, 205487, 205488, 205489, 205490, 205491, 205492, 205493, 205494, 205495, 205496,

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SECTION 7

Broadstone Village commercial tract and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **General Business (GB)**. The land area of the Broadstone Village commercial tract and common area, approximately 14.07 acres, located north of E. Martin Luther King Jr Drive and along the east and west side of Dillon Road. A description of this development is recorded in PB 147 PG 3 – Lot 1, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 211879 and 211881.

SECTION 8

Broadstone Village Apartment Complex and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Broadstone Village Apartment Complex and common area, approximately 32.45 acres, located along the east and west side of Dillon Road, approximately 1350 feet north of E. Martin Luther King Jr Drive. A description of this development is recorded in PB 147 PG 3 – Lot 2, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 212051, 211880 and 211882.

SECTION 9

3216 Bowers Avenue (rear portion of parcel), 3220 Bowers Avenue (rear portion of parcel), and portion of Broadstone Village Common Area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Single Family - 5 (RS-5) District**. The lands associated with the rear lot area of 3216 and 3220 Bowers Avenue and a portion of the Broadstone Village common area, totaling approximately 2 acres, located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road. This land area is depicted in PB 146 – PG 67, which is recorded in the Guilford County Register of Deeds Office, as follows:

- a) Rear portion of 3216 Bowers Avenue (rear of lot 6, also known as Guilford County Tax Parcel 211889);
- b) Rear portion of 3226 Bowers Avenue (rear of lot 5, also known as Guilford County Tax Parcel 211888);
- c) Southern portion of a 2.82 common area lying south of Bowers Avenue and approximately 550 feet west of Dillon Road. (southern portion of Guilford County Tax Parcel 211910).

SECTION 10

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 11

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

SECTION 12.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 7th day of **October, 2020**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Budget Ordinance for CARES Act funding

From: Bobby D. Fitzjohn, Financial Services Director

Meeting Date: October 5, 2020

Public Hearing: No

Advertising Date / N/A

Advertised By: -

Attachments: CRF Budget Ordinance

PURPOSE:

To appropriate \$1,288,702 of CARES act funding received through Guilford County and Davidson County.

BACKGROUND:

Cities and Counties with populations of 500,000 or more received funding from the Federal Government under the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"). Guilford County received approximately \$93,700,000 in funding, since it is a unit of government with a population over 500,000. Under this act, there is no requirement that Guilford County share any of the funds with municipalities within the County, however, they have chosen to do so based on a formula using population. High Point's share of the funding based on population is \$1,113,220.

Counties in North Carolina with populations under 500,000 received funding from the Federal Government under the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") as a pass through from the State of North Carolina. Davidson County received approximately \$2,977,053 in funding, since it is a unit of government with a population under 500,000. Under this act, Davidson County is required to share a portion of the funding with municipalities within the County. High Point's share of the funding based on population is \$175,482.

Based upon guidance from the US Treasury and NC Pandemic Recovery Office (NCPRO), city management proposes to use this funding to cover existing public safety salaries for sworn police and certified fire personnel paid during FY 2020-2021.

BUDGET IMPACT:

This amendment will recognize reimbursement revenue received from the Federal Government through the counties. There is no city match required.

RECOMMENDATION / ACTIONS REQUESTED:

Staff recommends and asks the Council to approve the budget ordinance appropriating the CARES Act funding in the Special Grants Fund.

“AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORT CAROLINA
TO APPROPRIATE CARES ACT FUNDS FOR THE SPECIAL GRANTS FUND

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City of High Point has been allocated Federal CARES Act funding to reimburse direct expenses related to the COVID-19 Pandemic.

Section 2. The City of High Point's 2020-2021 Budget Ordinance should be amended as follows:

(A) That Special Grant Fund revenues be amended as follows:

Federal Grant Revenue	\$1,288,702
-----------------------	-------------

(B) The Special Grant Fund expenditures be amended as follows:

Public Safety Salaries	\$1,288,702
------------------------	-------------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted _____

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON AUGUST 5th, 2019,
REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO
DEMOLISH THE DWELLING LOCATED AT 1516 WILLARD AVE., HIGH POINT,
NORTH CAROLINA**

WHEREAS, on August 5th, 2019, the High Point City Council adopted an ordinance requiring Creative Resources Ministries, owner of the property located at 1516 Willard Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of fifty percent (50%) of the dwelling's value; and

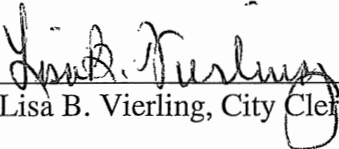
WHEREAS, the owner demolished or repaired the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1516 Willard Ave., High Point, North Carolina, recorded in Deed Book 8182, Page 0528, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Creative Resources Ministries in the grantor index as provided by law.

Adopted by City Council
This the 5th day of October, 2020


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

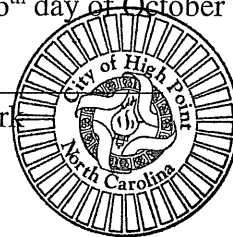
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 October 5, 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. 7635/20-51, page 44, Legislative File No. 2020-383 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 6th day of October 2020.

Lisa B. Vierling
Lisa B. Vierling, City Clerk



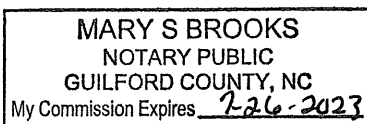
ACKNOWLEDGEMENT

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 6th day of October 2020.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



CITY OF HIGH POINT

AGENDA ITEM



Title: Electric Bucket Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: October 5, 2020

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Electric Department has a 2010 Ford F750 with a Terex bucket in need of replacement due to increasing maintenance costs. Using the Sourcwell Contract 012418-ALT an International truck with Altec Model AA55 body is being recommended for council approval.

BACKGROUND:

The Electric Department is 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.

BUDGET IMPACT:

Funds are available in 2020-21 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the new International truck with an Altec AA55 body from Altec. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.



Quoted for: City of High Point

Customer Contact:

Phone: / Email:

Quoted by: Carynn Spencer

Phone: 540-682-4103 / Email: carynn.spencer@altec.com

Altec Account Manager: Ivan Whitfield

REFERENCE ALTEC MODEL

AA55	Non-Overcenter Aerial Device with Material Handling (Insulated)	\$180,811
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(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AA55-ESR	Extended Side Reach (With X-Frame Primary Outriggers)	\$5,801
2			
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	RW	Rear Window Guard	\$277
2	DP	Dica Pads and Pad Holder - 24" x 24" x 1", With Rope Handle (Pair)	\$646
3	CH	Cone Holder, Fold Over Post Style	\$283
4	CH	Cone Holder, Fold Over Post Style	\$283
5	BK	WATER CASK (Includes Bracket)	\$210
	SPOT6	Remote Spot Light, LED, Permanent Mount, With Wireless Dash Mounted Controls	\$723
	SPOT3	FOUR (4) POINT STROBE SYSTEM (LED)	\$573
	VCAM	Backup Camera System	\$852
	TBE	ELECTRIC TRAILER BRAKE CONTROLLER. Controls Trailers with Electric Brakes,	\$238
	VRI	120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure	\$248
	DP	Dica Pads and Pad Holder - 24" x 24" x 1", With Rope Handle (Pair)	\$646

SOURCEWELL OPTIONS TOTAL: \$191,591

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT	N/A	\$0
2	UNIT & HYDRAULIC ACC	Subbase Storage and Front Bumper Storage	\$2,982
3	BODY	Custom Body ILO Stock Body	\$9,906
4	BODY & CHASSIS ACC	Half CabGuard, Storage Boxes, Vise, Copper Storage Pipes, Sight Rods, Washer R	\$9,910
5	ELECTRICAL	Flood Lights, Security Dome Cover, Grounding Reel, Cable and Clamp, Inverter, Ou	\$4,928
6	FINISHING	DOT Certification	\$158
7	CHASSIS	Custom Chassis ILO Stock Chassis	\$5,047
8	OTHER	N/A	

OPEN MARKET OPTIONS TOTAL: \$32,931

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$224,522

Delivery to Customer: \$238

TOTAL FOR UNIT/BODY/CHASSIS: \$224,760

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			

****Pricing valid for 45 days****

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: No later than 270-300 days ARO, FOB Customer Location

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Equipment trades must be received in operational condition (as initial inspection) and DOT compliant at the time of pick-up. Failure to comply with these requirements, may result in customer bill-back repairs.

BUILD LOCATION: Roanoke, VA

Sourcewell (formerly NJPA) High Point 722263-2



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

"AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE CARES ACT FUNDS FOR THE SPECIAL GRANTS FUND

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

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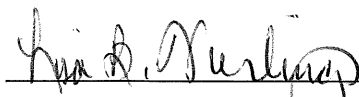
Public Safety Salaries	\$1,288,702
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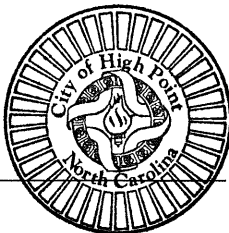
Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted by the City Council
City of High Point, North Carolina
The 5th day of October, 2020

ATTEST:


Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Bid for Demolishing 1519 Baker Road

From: Inspection Services

Meeting Date: 10/5/2020

Public Hearing: N/A

**Advertising Date /
Advertised By:** N/A

Attachments: Estimate Document
Ordinance Document

PURPOSE:

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

BACKGROUND:

At the August 17, 2020 City Council meeting, Council approved an ordinance for the demolition of the condemned, failing structure at 1519 Baker Road.

BUDGET IMPACT:

Due to the unsafe nature of leaving this building standing, staff is requesting that this demolition be paid for with General Fund contingency funding.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of the contract award to Timmy Causey Grading & Demolition up to the maximum amount of \$120,000 to demolish and remove debris leaving a concrete slab remaining.



ESTIMATE

Date: 9/14/2020

Timmy Causey Grading And
Demolition
4617 Robbins Circle
Asheboro NC 27205
336-240-6633 (Tim)
336-736-0742 (Brandon)
Bcausey711@yahoo.com

To City of High Point
Attn: Reggie Hucks

	<i>J o b</i>	<i>P a y m e n t T e r m s</i>	<i>D u e D a t e</i>
	1519 Baker Road High Point NC	Due on receipt	

	Description	Unit Price	Line Total
	Demolition and removal of dilapidated building, hauling off all debris and leaving concrete slab. Price based on no asbestos.	\$90,000.00	
	Demolition and removal of dilapidated building, hauling off all debris and leaving concrete slab. If having to do asbestos, price increased.	\$120,000.00	
	Price is based on Timmy Causey Grading and Demolition having all salvage rights.		
Subtotal			
Sales Tax			
Total			

Make all checks payable to Timmy Causey Grading And Demolition.

Thank you for your business!

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



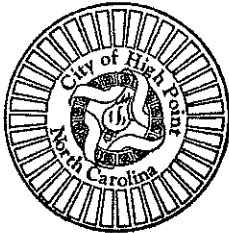
NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Mary S. Brooks, Deputy 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 August 17, 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. 7624/20-40, page 39, Legislative File No. 2020-314 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 18th day of August 2020.



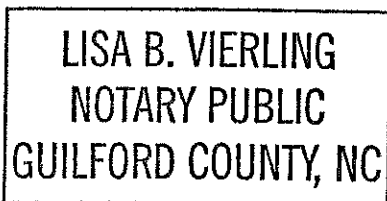
Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Lisa B. Vierling, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy 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 18th day of August 2020.



Lisa B. Vierling

Lisa B. Vierling, Notary Public

Commission Expires: 03/25/2021

CITY OF HIGH POINT

AGENDA ITEM



**Title: Agenda Item – Sole Source for City Lake Raw Water Pump #2 VFD
Siemens Industry Inc.**

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services
Wendell Pickett- Water Plant Superintendent

Meeting Date: October 5, 2020

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

PURPOSE:

To utilize Siemens Industry Inc. to perform a total cell refurbishment and panel upgrade on the VFD (variable frequency drive) for pump #2 at the City Lake Raw Water Pump Station.

BACKGROUND:

The City Lake Raw Water Pump Station is utilized to pump water from Arnold Koonce City Lake to the Ward Water Plant for treatment. There are 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.) is 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.

BUDGET IMPACT:

Funding is available in the 2020-2021 Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department is recommending that Siemens Industry Inc. be approved 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.



June 2, 2020

Mike Livengood
City of High Point
211 S Hamilton St
High Point, NC 27260
Email: mike.livengood@highpointnc.gov
Phone: 336-847-1192

Subject: Quotation # RC000202037; Refurbishment of Power cells for Gen3 Air-cooled Sinamics Perfect Harmony Drive

PO Acceptance: Purchase order must state "In accordance to Siemens Quotation Number RC000202037"

Dear Mike Livengood,

On behalf of Siemens, I would like to thank you for providing us the opportunity to submit this sales offer for the services requested at City of High Point.

The following pages detail the prices, components and configurations for the service(s) outlined below:

- Power cell refurbishment

Siemens Large Drives Repair Center is considered the Center of Excellence for repair of components of Medium Voltage Perfect Harmony Drives.

- Our repair technicians are trained and certified with the most current Quality Standards
- All testing of equipment follows Siemens ISO9001 standards before it leaves the factory
- All power cells are cleaned and bolt checked during the repair/refurbishment process
- All services are performed by factory trained technicians

In addition to the products referenced above, we offer a complete line of services to maximize the availability of your equipment including:

- Training programs to allow you to operate and maintain your equipment at peak performance
- Technical Service Agreement to maximize the reliability of your equipment
- Upgrade programs to enhance your equipment with our current state-of-the-art features
- Startup and Commissioning to ensure the best performance from your equipment
- Blanket Purchase Order (BPO) to ensure after hours dispatch of a Siemens FSR for emergency on-site service and parts

Should you have any questions or would like additional information on any of our services, please contact me at 724-420-3297, or your Siemens Regional Service Sales Specialist, Tom Sheffield at 770-548-6298.

Thank you for allowing Siemens to present our offering of services and we look forward to working with you in the near future.

Best Regards,

Marilyn Wills

Siemens Industry, Inc.
LDA Repair Center
Email: marilyn.wills@siemens.com
Phone: 724-420-3297

Siemens Industry, Inc.
500 Hunt Valley Road
New Kensington, PA 15068
Industry Customer Care Center: 800-333-7421

Opportunity #: Q2078362
Quote#: RC000202037

Proposal for Services

Date: June 2, 2020
Quotation #: RC000202037

Per your request Siemens Industry, Inc. is pleased to provide a proposal for the following solution.

1.0 PRICING

1.1 Repair Pricing Options - Refurbishment

Line Item	Description	Original Sales Order	Part No. Serial No.	Price per Item	Total Price
1	NBH,1250HP(932KW),4160V,200A Cell part no. A1A461D63.200 (15 cells)	HR9204918	A1A31000549.00 s/n 9686	\$5,632.84	\$84,492.60
Total Price (USD)					\$84,492.60

1.2 Shipping: Unless otherwise stated above this proposal is only for the services outlined here and does not include shipment of the product to or from the Siemens facility.

2.0 SITE & PRODUCT INFORMATION

City of High Point
121 N Pendleton St
High Point, NC 27260

3.0 DETAILED SCOPE OF WORK

3.1 Line Item 1 Description

- Siemens repair technician will perform a complete evaluation of the power cells.
- All power capacitors will be replaced to extend the lifecycle of the power cell.
- The power cell will be upgraded to the current version part no. A5E02757134.
 - The cell control board will be replaced with a newer version.
 - The wire harness will be replaced.
 - Thermistor will also be replaced.
 - Fuses and fuse blocks will be replaced.
 - IGBTs and snubber caps will be replaced.
- The power cells will be cleaned and all functional parts will be bolt checked.
- The power cell will be tested and inspected as per Siemens ISO9001 specifications.
 - Ohm check/inspect
 - High pot
 - Rectifier test
 - Preliminary test



- Current run
- Out of Saturation Check
- Thermal testing

4.0 ADDITIONAL WORK

Any additional scope of work required discovered during inspection or the repair itself, including replacement parts and labor, affecting the repairs necessary for proper operation of your equipment that are not specifically included in this Siemens proposal are considered additional and may result in project schedule delays and additional project costs. In this event, the matter will be brought to your attention and we will continue with the required repair upon your written authorization and receipt of your revised PO.

5.0 WARRANTY

Siemens standard warranty for repair of one year will apply.

- Labor: All labor provided by Siemens ("Labor") is warranted to be free from defects in workmanship.
- Product: Siemens warrants all materials, products, equipment and parts ("Product") provided by Siemens is free from defects in material and workmanship.

6.0 PURCHASE ORDER AND PAYMENT DETAILS

6.1 PO Submittal

Purchase Order should be addressed to:
Siemens Industry 500 Hunt Valley Road New Kensington, PA 15068

Please submit Purchase Order via Email to:
Marilyn Wills at Marilyn.wills@siemens.com

6.2 PO Requirements

To facilitate prompt order processing, Purchase Orders should include all of the following:

- Purchase Order number or reference number
- Customer's legal entity name and bill to address
- Ship to address of services and / or parts
- **Reference this Quote or proposal number: "Per your Quote / Proposal Number"**
- \$ value , noting agreement of payment
- Payment Terms - (as stated in this quote)
- Authorized contact name and phone number
- Siemens requests that the PO line items match the quoted line items

6.2.1 Requirements of a BPO

A Blanket Purchase Order (BPO) with Siemens Industry Large Drives Repair Center will ensure that any service request will have no delay in the processing of a purchase order or RMA request. This will alleviate any lost time when you need service on your Siemens equipment.

- *BPO must be no less than \$15,000 and will be valid for one year.*
- *There will be a pre-approved set of terms and conditions with BPO approval.*
- *The BPO will cover the equipment identified above.*



6.3 Terms of Payment

Terms of payment will be net 30 days from the date of the Siemens invoice to the customer for the total amount for the line items listed above. In some cases invoicing of the respective line items will be subject to progressive payments based on mile stone dates of completion for the scope of work being offered.

6.4 Offer Validity

This offer is valid for 30 days unless otherwise extended, modified or withdrawn, in writing, by Siemens Industry Inc. The return of a purchase order or any other reasonable manner of acceptance communicated to Siemens Industry Inc. during such validity period will be sufficient to form an agreement on the terms and conditions of this offer. Assumption that the services will be completed within one year of proposal date.

6.5 Taxes

All applicable duties, sales, use, excise, value-added, or similar taxes are excluded and will be added to the price and invoiced separately unless an acceptable exemption certificate is furnished when the contract is awarded.

6.6 Shipping & Freight

Shipments from the Customer site are the responsibility of the Customer. Customer assumes responsibility for goods upon shipment from Siemens Facility. Freight charges, including crating, will be prepaid by Siemens and added to the invoice. If shipped collect, payment will be the responsibility of the Customer.

Point of shipment: FOB New Kensington

6.7 Equipment Storage

If Customer sends equipment or components to a Siemens facility for repair or refurbishing, Customer is required to provide Siemens with authorization to proceed with repairs / refurbishing within sixty (60) days for Siemens receipt of such equipment or components. If Customer fails to provide such authorization, Siemens will be entitled, at its sole discretion, to either (i) return the equipment or component to Customer at Customer's sole cost; or (ii) charge Customer a storage fee in the amount of \$ 40.00 for each day that Siemens stores such equipment or component. If Siemens elects to store any equipment or component, Customer acknowledges that title and all risk of loss remains with Customer during storage.

7.0 PROPRIETARY STATEMENT

This document contains information proprietary to Siemens Industry Inc. Your acceptance of it is an acknowledgment of a confidential relationship between you and Siemens Industry Inc. with respect to this proposal document. We require it to be returned or destroyed when no longer required. We also require that neither this document nor any information obtained there from is to be reproduced, transmitted, disclosed or used otherwise in whole or in part without the written authorization of Siemens Industry Inc.

8.0 TERMS & CONDITIONS

This proposal is subject to the Standard Terms and Conditions of Sale for Siemens Joint Product and Services Offering and if software is provided, Siemens Software License/Warranty Addendum, both of which can be found at <https://new.siemens.com/us/en/company/about/standard-terms-and-conditions.html> and are hereby incorporated by reference into this document and any resulting contract.

However, if mutually accepted terms exist between Siemens and customer for the type of services provided herein, such terms may be used to govern this agreement upon written consent by both organizations.



Impacts of Coronavirus: As a result of the Coronavirus (COVID-19), temporary delays in delivery from or nonperformance by Siemens and/or its suppliers may occur. Therefore, the parties acknowledge and agree that any delays or nonperformance caused by or related to COVID-19 will be deemed a force majeure event subject to the terms of the Agreement.

May 20, 2020

Mike Livingood
City of High Point
211 S Hamilton St
High Point, NC 27260
Email: mike.livingood@highpointnc.gov
Phone: 336-847-1192

Subject: Siemens Proposal for Services
Siemens Quotation Number: CS-ID-Q2078331

Dear Mike Livingood

On behalf of Siemens, I would like to thank you for providing us the opportunity to submit this quotation to City of High Point.

Per your request Siemens Industry, Inc. is pleased to provide a proposal for the following solution. The pages in this proposal detail the prices, components and configurations for the service(s) outlined below:

- Budgetary Time & Material (T&M) NXGI to NXG PRO Control Upgrade on 1x Harmony VFD
- OPTIONAL T&M Service to re-install cells after In-Factory Cell Refurbishment on same VFD

I wish to thank you for this opportunity to be of service and for your interest and confidence in our abilities. Please feel free to contact Siemens if you need further assistance by phone or email listed below.

Best Regards,

Bobbie Stillions

Siemens Industry, Inc.
Industry Services

Email: bobbie.stillions@siemens.com
Phone: 724-472-7516
Customer Care Center: +1 (800) 333-7421
Outside USA: +1 (423) 262-5710

Proposal for Services

Date: May 20, 2020
Quotation #: CS-ID-Q2078331

Per your request Siemens Industry, Inc. is pleased to provide a proposal for the following solution.

1.0 PRICING

Item-Pos. ¹	T&M NXGI to NXG PRO Control Upgrade – One Drive	Qty	Price USD
1-1	T&M Onsite Service	1	\$15,270.00
1-2	Required Parts	1	\$23,930.00
Total Price (USD)			\$39,200.00
1-3	OPTIONAL NXG PRO Spare Parts Kit	1	\$7,000.00

2.0 DETAILED SCOPE

State-of-the-art control upgrade. Siemens FSR will Replace entire NXGI control system with NXG PRO Control



1.1 T&M Upgrade Service – NXGI to NXG PRO Control Upgrade

One Overnight Siemens FSR / One Visit
Onsite: Up to 3 x 10 Hour Days
Travel: Up to 2x 10 Hour Days
Travel Start: Monday
Onsite Start: Tuesday
Onsite End: Thursday
Travel End: Friday
Overtime Rates Included
Overnight Per Diem Expenses Included

1.2 Required Parts NXGI to NXG PRO Control Upgrade

NXGI to NXG PRO 15/18 Cell STD Kit : 1x EA
NXGpro Power Supply Kit, 15V, FAN x 1
MEM,PRGMD,NXGPro SW,STD,V6.1.0 x 1
RE SITOR,13.39 OHM,CURR XDUCER BURDEN x 4
DINRAIL MOUNT RELAY SOCKET 11 PIN X 2
SWITCH, KEY OPER, 2 POS, 1 NO X 1
MTG.BKT., PUSHBUTTON 3X3X3 X 1
SUPPRESSOR 0.1MF, 120 OHMS, 250V X 2
NMPLT, RESET X 1
RLY_POWER_RR2KP-UCAC120_120VAC_2CO X 1
COMM KIT, ANYBUS, MODBUS RTU x 1
COMM KIT, ANYBUS, ETHERNET MODBUS AND IP x 1
PH UPS Upgrade Kit x 1
Engineering / Drafting Hours Included
Service Project Management Hours Included
*Part Numbers to be assigned upon engineering review, after PO Acceptance

1.3 OPTIONAL NXG PRO Spare Parts Kit - See Pg 6 for Details

3.0 OVERALL COMMENTS AND CLARIFICATIONS

Note 1: Time and Material Pricing:

Pricing for labor and expenses is estimated. Invoices will be calculated in accordance with the attached Siemens Rate Schedule (Technician Level 4 / Engineering Level 4). Final billing will account for actual hours traveled, actual hours worked, and Overnight per diem Expenses. Invoice will be calculated per published service rate at the time service is performed.

Note 2: Pricing for Engineering / Drafting hours, Service Project Management hours, and Parts is firm. Invoice may be issued upon shipment.

Note 3: Customer Requirement: City of High Point is responsible for:

- Free and clear access to the drive for duration of onsite work.
- At least one (1) employee to assist Siemens while onsite for the duration of the job.
- For removal and proper disposal of all job- related waste and unwanted materials upon job completion.
- To provide cell lifter.

Note 4; Safety Training:

Estimated pricing does not include site Safety Training. If required, additional hours will be added to final invoice.

Note 5: Estimated Budgetary price includes up to 3 hours onsite for NXG PRO Control orientation upon completion of the upgrade. This orientation will be provided by Siemens FSR, before he leaves the site.

Note 6: Upon completion of this upgrade, Siemens will provide one flash drive containing the following files: Schematic Drawings, Outline Drawings, NXG Control Manual, Tool Suite Manual. Revised SOP is available upon request.

Note 7: Estimated pricing includes VFD Startup after upgrade. However, if startup is not performed during the same visit as the upgrade, additional time and expenses will be added to final invoice.

Note 8: Siemens requires **FIRM 16-20 Weeks from Purchase Order Acceptance**

4.0 OPTIONAL Service to Install Power Cells after In Factory Cell Refurbishment (In Factory Cell Refurbishment Quoted Separately)

Item-Pos.*	OPTIONAL: T&M Service	Price per VFD
4	T&M Onsite Service – Install Refurbished Cells	\$15,270.00
Total Price (USD) T&M OPTIONAL Service		\$15,270.00 per VFD

4.2 T&M Onsite Service – Install Refurbished Cells (One VFD)

One Remote Siemens FSR / One Visit
 Onsite: Up to 3x 10 Hour Days
 Travel: Up to 2x 10 Hour Days
 Travel Start: Monday
 Onsite Start: Tuesday
 Onsite End: Thursday
 Travel End: Friday
 Overtime Rates Included
 Overnight Per Diem Expenses Included

5.0 SERVICE SITES, EQUIPMENT LISTS AND CONTACTS

Service-Site: City Lake Pump Station

Company: City of High Point
Address: 211 S Hamilton St
High Point, NC 27260, USA

Equipment List:

Equipment Type	Siemens Part No.	Sales Order No.	Serial No.	Note	Qty
40371614	A1A31000549.00	HR9204918	9686	NBH, 1250HP	1

Additional Contacts:

Company	Name	Phone / Cell	E-mail
Polytech Services	Jeff Morton		jeff@polytechservices.com
Siemens Industry Inc	Tom Sheffield	+1 (770) 548-6298	Thomas.sheffield@siemens.com
Siemens Industry Inc	Tasha Miller	+1 (724) 393-4563	tasha.miller@siemens.com

6.0 PURCHASE ORDER AND PAYMENT DETAILS

Purchase Order should be addressed to:

Siemens Industry, Inc., 500 Hunt Valley Road New Kensington, PA 15068

Please submit Purchase Order via Email to:

Bobbie Stillions at bobbie.stillions@siemens.com

*To facilitate prompt order processing, Purchase Orders should include all of the following:

- Purchase Order number or reference number
- Customer's legal entity name and bill to address
- Ship to address of services and / or parts
- Reference this Quote or proposal number: "Per your Quote / Proposal Number"
- \$ value , noting agreement of payment
- Payment Terms - (as stated in this quote)
- Authorized contact name and phone number
- Siemens requests that the PO line items match the quoted line items

7.0 TERMS AND CONDITIONS

Quotations are subject to the Standard Terms and Conditions of Sale for Siemens Joint Product and Services Offering, which can be found at <http://www.usa.siemens.com/siemens-terms-dfcs> and are hereby incorporated by reference into this document and any resulting contract.

Any change to the scope of work will be reflected in a change to the quoted price.

Shipment: FOB Factory, Freight: Prepaid and Add, Payment Terms: Net 30

Impacts of Coronavirus: As a result of the Coronavirus (COVID-19), temporary delays in delivery from or nonperformance by Siemens and/or its suppliers may occur. Therefore, the parties acknowledge and agree that any delays or nonperformance caused by or related to COVID-19 will be deemed a force majeure event subject to the terms of the Agreement.

Air travel and car rental has been severely restricted due to the Coronavirus. As a result, instead of airline or car rental expenses related to Travel to/from the customer site, personal mileage greater than 100 miles is chargeable at cost + 15%. This is in addition to any per diem daily rates

6.1 SAFETY TRAINING OF SIEMENS FIELD PERSONNEL

All Siemens field personnel completed internal annual safety training. Furthermore, all Siemens field personnel received training to comply with the new OSHA CFR1910.269 Electrical Safety Standard that sets minimum safety rules and practices for the design, operation, and maintenance of high-voltage systems (over 600 volts). A morning safety meeting for Siemens employees and subcontractors is to be conducted by Siemens each day while on site.

All Siemens personnel and their subcontractors shall adhere to the Siemens Division Safety Guidelines, CS101. Copies can be made available upon request for client review. Siemens will hold daily safety meetings at the prior to all work on site, at shift changes and if the project changes in any manner.

6.2 OFFER VALIDITY

This offer is valid for 60 days unless otherwise extended, modified or withdrawn, in writing, by Siemens. The return of a purchase order to Siemens during such validity period, along with credit approval, will be sufficient to form an agreement on the terms and conditions of this offer.

6.3 PROPRIETARY INFORMATION

This document contains information proprietary to Siemens. Your acceptance of it is an acknowledgment of a confidential relationship between you and Siemens with respect to this proposal document. We require it to be returned or destroyed when no longer required. We also require that neither this document nor any information contained herein is to be reproduced, transmitted, disclosed or used otherwise in whole or in part without the written authorization of Siemens.

6.4 RESERVATION CLAUSE

Purchaser acknowledges that Siemens is required to comply with applicable export laws and regulations relating to the sale, exportation, transfer, assignment, disposal and usage of the Work, Equipment, and/or, Services provided under the Contract, including any export license requirements. Purchaser agrees that such Work, Equipment, and/or, Services shall not at any time directly or indirectly be used, exported, sold, transferred, assigned or otherwise disposed of in a manner which will result in non-compliance with such applicable export laws and regulations. It shall be a condition of the continuing performance by Siemens of its obligations hereunder that compliance with such export laws and regulations be maintained at all times. PURCHASER AGREES TO INDEMNIFY AND HOLD SIEMENS HARMLESS FROM ANY AND ALL COSTS, LIABILITIES, PENALTIES, SANCTIONS AND FINES RELATED TO NON-COMPLIANCE WITH APPLICABLE EXPORT LAWS AND REGULATIONS.

OPTIONAL NXG PRO Spare Parts Kit

Part Number	Description	Quantity
TBD	ANYBUS,DeviceNet,MODULE	1
A5E45300337	POWER_SPLY_K40154A_264V_16A	1
A5E44730404	WIRE HARNESS, NXGpro TDK POWER SUPPLY	1
A1A13000346.03	RESISTOR,HALL EFF BURD,17.00oh	2
A5E35236834	MEM PRGMD NXGpro SW v6.8.0 FW v1.5.0.25	1
A1A060205	CAP,.0047uF,100V,10%,CK05BX472K	3
A1A060419	CAP,0.001uF,200V,10%,CK05BX102K	3
A1A083223	TRANSIENT SUPPRESSOR,P6KE27CA	6
A5E32168144	Final ASSY, NXGpro SIB (5CT)	1
A5E33032452	NXGpro DCR 15/18 Cell	1

Note# 1 Siemens requires a separate Line Item on the Purchase Order for Spare Parts Kit

Note# 2 Pricing is valid through 9/30/2020

Note# 3 Please allow 16-20 Weeks from PO Acceptance

Annex A: Engineering Service Rate Sheet

January 01, 2020

Prices effective January 01, 2020 and
subject to the following terms: (a) change without
notice; (b) the terms and conditions set forth herein.

Page 1 of 2

Service Rates for Medium Voltage Motors & Drives

Siemens Industry, Inc., Large Drives Applications Unit, maintains a highly-skilled staff of competent, trained technicians, engineers, specialists and consultants for the purpose of furnishing Commissioning Services, Maintenance Services, Consulting and Digital Services related to Medium Voltage Motors and Drives, at customer facilities or at Siemens Industry, Inc. offices.

Commissioning Services typically include services related to the supervision of the installation of equipment and/or components such as motors, drives, transformers, controls etc. and may include the initial testing, tuning and commissioning of the equipment.

Maintenance Services typically provide continuing engineering services and repair to maintain equipment or system integrity.

Consulting and Digital Services typically include engineering studies, tests and evaluations including system or equipment modification and special customer training programs. The exact scope of services will vary from project to project and will be exclusively described in the agreement for such services.

Classification of Medium Voltage Motor & Drive Services
Siemens Industry, Inc. offers the following classifications of services for Medium Voltage Motors & Drives:

- a). Motor Field Service Specialist
- b). Drive Field Service Specialist
- c). Service Project Management
- d). Service Engineering Consulting

Rates for the above categories of services are listed on page 2 of this Price List.

Description of Classifications of Services:

The following general guidelines are used to determine the rate applied to work performed.

The following hierarchy of documents shall control in the determination of applicable rates;

- Siemens Service Proposal
- Siemens Quick Quote
- Field Service Authorization Form
- Master Service Agreement
- This document

This guideline and application thereof may be subject to change by Siemens without notice.

1. Motor & Drive Field Service Specialist services typically include, but are not limited to; installation checkout, startup, inspection, maintenance, standard configuration, repair, troubleshooting & analysis of configured equipment or hardware systems with application knowledge etc.
2. Service Project Management services typically include, but are not limited to; management of aftermarket and commissioning projects, overseeing project communications, serving as the primary customer advocate throughout the lifecycle of a project etc.
3. Service Engineering Consulting services typically include, but are not limited to; the provision of principal engineers, Sr. process experts or Sr. Systems Engineers for consulting, system analysis, process studies, optimization, architecture design, etc.

Foreign Engineering Service

Services commensurate with those listed above are also available to customers serving foreign markets. Your local Siemens Industry, Inc. representative can provide you with additional pricing information upon request.

Trade and Other classifications

On selected jobs where it is practical to utilize fitters, mechanics, winders, welders, machinists, etc. to perform a portion of the work, their services will be provided at current local rates.

Invoicing

Unless otherwise specified in its proposal, Siemens Industry, Inc. shall have the right to invoice the customer for all material delivered and work performed under this order at such times that it considers appropriate.

Terms and Conditions of Service

The Standard Terms and Conditions of Sales for Siemens Joint Product and Services Offering found at <http://www.industry.usa.siemens.com/to-pics/us/en/standard-tandc/Documents/Siemens-Standard-Terms-for-Joint-Product-and-Services-Offering.pdf> are incorporated by this reference and made a part of this document.

January 01, 2020

Prices effective January 01, 2020 and
subject to the following terms: (a) change without
notice; (b) the terms and conditions set forth herein.

Page 2 of 2

Service Rates for Medium Voltage Motors & Drives

Classification / Rate Schedule

Service Rates	Hourly Rate ①	Overtime	Premium	Min. Billing
		Weekday & Saturdays ②	Sundays & Holidays ③	≤ 4 Hours
Motor Field Service Specialist	\$ 220	\$ 330	\$ 440	\$ 880
Drive Field Service Specialist	\$ 254	\$ 381	\$ 508	\$ 1,016
Service Project Management	\$ 254	\$ 381	\$ 508	\$ 1,016
Service Engineering Consulting	\$ 330	\$ 495	\$ 660	\$ 1,320
Nuclear & Offshore	Applicable Service Level Hourly Rate x 1.20			
Per Diem (Local) ¹	\$115/day			
Per Diem (Overnight) ²	\$265/day			

¹Includes meals, ground transportation (i.e. vehicle mileage, tolls, parking, etc.) and incidental expenses (excludes airfare and hotel expenses)

²Includes **hotel**, meals, ground transportation and incidental expenses (excludes airfare expenses)

① **Straight time** rates apply to all time worked or traveled during a normal eight-hour workday. The normal eight-hour workday is defined as any consecutive eight-hour day shift period (Monday through Friday, excluding holidays) between the hours of 7am and 7pm, with an allowance for lunchtime.

② **Overtime rate** applies to all hours worked or traveled outside of the normal eight-hour workday or in excess of eight hours on weekdays and all time worked or traveled on Saturdays.

③ **Premium rate** applies to all hours worked or traveled on Sundays and Holidays.

Hourly and Daily Rates do not include travel or living costs. Should the customer require additional documentation such as copies of employee expense reports and/or expense receipts, a written request must be submitted to Siemens Industry, Inc.

Per Diem Rates

The Per Diem rates include Field Service Representative meals, ground transportation (vehicle mileage, tolls, parking, etc.) incidental expenses and hotel expenses (if applicable). If required, airline travel mobilization and demobilization expenses will be invoiced at actual cost plus 15% in addition to Per Diem. Consult your local Siemens Industry, Inc. representative for additional information.

Standby Time

When service personnel are on the job site but unable to perform services requested due to circumstances beyond Siemens Industry, Inc. control, the customer will be charged up to eight hours per day standby time at applicable rates.

Special Training

All time to complete site-specific training will be billed at the applicable Service Level Hourly Rate indicated in the Classification / Rate Schedule table provided above.

Nuclear & Offshore

The hourly rate for nuclear and offshore applications will be billed at the applicable Service Level Hourly Rate x 1.20 due to the special badging, qualifications, and certifications required by these applications.

Other Charges

The following charges will be applied in addition to the service rates outlined above;

A. Expendable Small Tools, Special Tools and Equipment

When a particular job requires the furnishing of small expendable tools or specialized tools, equipment, or instruments not included in standard Field Service Representative "Truck Stock", a charge will be made equal to either the cost of acquisition plus 15% or a rental charge, as appropriate. "Truck Stock" is defined to include small standard hand tools, digital multimeter, small scope, 500V insulator tester and 10A contact resistance tester. Refer to Siemens Price List 49020B for Test Equipment Rental Charges.

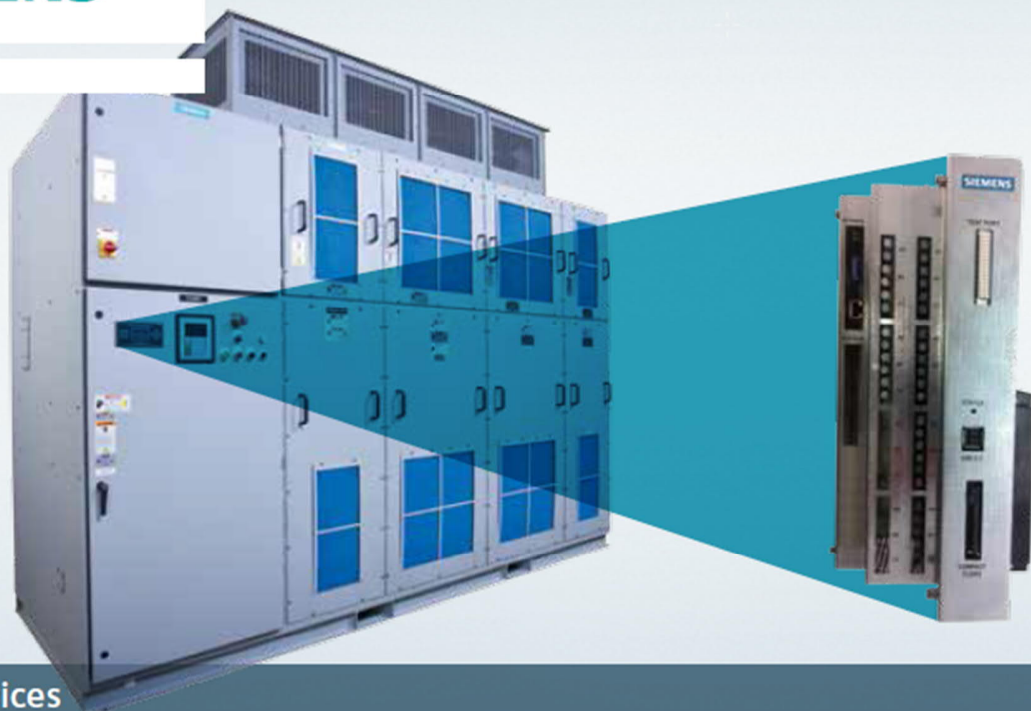
B. Material Furnished by Siemens Industry, Inc.

All Siemens Industry, Inc. material used on the job will be billed at current prices.

C. Material Purchased from Subcontractors or Other Vendors

Materials or services from Subcontractors or Vendors will be billed at cost plus a handling fee.

SIEMENS



Industry Services

Secure your Perfect Harmony MV Drive Investment with the latest technology

NXGpro Digital Control System Upgrade

The NXGpro Digital Control is standard in new drives and is also designed to quickly and economically upgrade your existing control

NXGpro is the latest generation of control for SINAMICS PERFECT HARMONY GH180 medium voltage drives. NXGpro is easily retrofitted into existing NXGI and NXGII drives while utilizing the same software and software tools.

NXGI/NXGII hardware and software are currently controlling over 10,000 SINAMICS PERFECT HARMONY GH180 medium voltage variable frequency drives with an excellent history of reliability. The NXGI control was introduced in 2001 and followed by the NXGII control in 2005. NXGpro is the latest evolution in control systems and is smaller, more powerful, reliable, and efficient than previous generations.

NXGpro software has the same basic functionality as NXGII but with an additional Tamper Resistant Input Protection feature. The

purpose of this new feature is to ensure protection of the drive by verifying that the upstream input circuit breaker is functioning properly. NXGpro also uses the same compiler and operating system as NXGII, so maintenance tools such as ToolSuite remain virtually unchanged.

Existing drives with NXGI or older control systems may contain parts which are no longer available and could result in extended downtime in the event of a failure. Retrofitting your SINAMICS PERFECT HARMONY medium voltage variable frequency drive with the NXGpro control provides you with maximum reliability, simplifies maintenance, and increases performance. To learn more about the NXGpro control or to discuss an upgrade program to transition your fleet, please contact your local Siemens representative.

This state-of-the-art upgrade package has been developed for your Perfect Harmony Drive to improve its control performance and reliability while minimizing the issues with obsolescence.

The NXGpro Digital Control unit improves performance, simplifies maintenance, and enhances reliability by:

- Adding a control feature to better protect the drive
- Changing the physical design to allow faster and easier service
- Simplifying complexity of assembly and number of components
- Increasing microprocessor capability to enable future software enhancements

Benefits when Upgrading from NXGI/NXGII to NXGpro

Description	NXGpro Improvements	Benefits
Input Protection	• Enhanced Control Feature with Tamper Resistant Input Protection function	• Better input protection scheme through the addition of Tamper Resistant Input Protection function. This feature tests the timing of the opening of the contactor in the input circuit breaker to ensure that the breaker functions properly
Serviceability and Maintenance	• Test board available for fast and easy test access • Smaller footprint for easier service • Moved flash disk for access without disassembly • Designed to update software and firmware without special tools	• Shorter downtime for testing, troubleshooting, and maintenance service due to improved accessibility and the ability to quickly swap the complete unit if needed
Reliability	• Reduced number of circuit boards by as much as 50% • Reduced the number of inter board connections by as much as 80% • Reduced active DCR electronic components and bulk capacitors by 40% • Reduced DCR external electrical connections by 50% • Eliminated ISA bus card edge connections that can become misaligned • Eliminated use of ribbon cables within the control rack • Eliminated the need for control rack cooling fans • Built in support for redundant power supplies	• Improved reliability by eliminating and reducing components, reducing possibilities for connection failures, and simplifying the overall complexity of the control system
Communications	• NXGpro supports NXGI/NXGII standard Communication protocols • Also supports EtherNet/IP™ communication protocol • If other Communication methods are needed, please contact the factory	• Easy transition since NXGpro is compatible with NXGI and NXGII standard communication protocols • Increased communication capability with the addition of EtherNet/IP™ on NXGpro

Evolution of the NXG Control System



Let us help you plan your migration. Our on-site service is never more than a phone call away and we're available 24/7. Call 1-800-333-7421 to find a local service representative near you.

EtherNet/IP™ is a registered trademark of ODVA, Inc. This brochure contains only general descriptions or performance features, which do not always apply in the manner described in concrete application situations or may change as the products undergo further development. Performance features are valid only if they are formally agreed upon when the contract is closed.

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Siemens Industry, Inc.
3333 Old Milton Parkway
Alpharetta, GA 30005

1-800-333-7421
info.us@siemens.com

Order No. CSSS-NXGP-1015
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www.usa.siemens.com/services

SINAMICS PERFECT HARMONY Control Update

Overview

NXG/NXGII hardware and Eagle software are currently controlling over 10,000 SINAMICS PERFECT HARMONY GH180 medium voltage variable frequency drives with an excellent history of reliability. Siemens is committed to a philosophy of constant product improvement aimed at increasing customer value. The latest generation of control is the NXGpro control which is smaller, more powerful, more reliable, and more efficient than previous generations. The NXGpro control rack is standard in new drives but is also designed to quickly and economically replace existing NXG and NXGII hardware. NXGpro is easily retrofitted into existing NXG and NXGII drives while utilizing the same software and software tools.

Background

The NXG control hardware for SINAMICS PERFECT HARMONY medium voltage variable frequency drives was introduced in 2001. In 2005, NXGII hardware was introduced to reduce the number of circuit boards and improve reliability. The NXGII hardware remained constant from 2005 through 2014 while the software was periodically upgraded to achieve better performance and improve reliability.



Figure 1: NXG Hardware



Figure 2: NXGII Hardware



Figure 3: NXGpro Hardware

As part of Siemens commitment to continuous improvement, NXGpro hardware was developed to enhance reliability and simplify maintenance. In addition, NXGpro was specifically designed to reduce inconvenience to the user by being easily retrofitted into existing NXG and NXGII drives while utilizing the same software and software tools.

NXGpro

NXGpro hardware includes the following changes which improve reliability and performance.

- Reduced number of circuit boards from 6 to 3 (9 and 12 cell systems)
- Reduced the number of inter board connections from 10 to 2 (9 and 12 cell systems)
- Eliminated use of ribbon cables within the control rack
- Eliminated ISA bus card edge connections that can become misaligned
- Eliminated control rack cooling fans by substantially reducing control rack energy consumption
- Eliminated power supply cooling fan by utilizing an optional sealed power supply
- Reduced complexity of assembly
- Reduced DCR electronic components (ICs) and bulk capacitors by 40%
- Reduced DCR external electrical connections by 50%
- Added support for redundant power supplies
- Moved flash disk for access without disassembly
- Increased input/output capability to enable more flexible design
- Increased microprocessor capability to enable future software improvements
- Designed to update software and firmware without special tools

Upgrading to NXGpro

NXGpro uses software (Version 6.1 or later) which interfaces with NXGpro hardware with the same functionality as the existing NXGII (Eagle Version 5.3) but with additional input protection checks. The NXGpro uses the same compiler and operating system as the NXGII so maintenance tools such as ToolSuite remain virtually unchanged. The NXGpro control hardware has been designed for easy retrofit into Drives with both NXGI and NXGII controllers. The NXGpro's hardware organization is similar to NXGII.



Figure 4: NXGII control tub

Existing Drives with NXGII

Existing drives with the NXGII control will be supported with in-kind parts for many years. However, for customers interested in the benefits of NXGpro, upgrade kits will soon be available.

Existing Drives with NXGI or Legacy Controls

Existing drives with NXGI or Legacy controls may contain parts which are no longer available. There are currently kits available to upgrade these drives to NXGII, and there will soon be a kit to upgrade these drives directly to NXGpro.

Summary

NXGpro upgrades your SINAMICS PERFECT HARMONY medium voltage variable frequency drive control hardware to improve its reliability, increase performance, and enable the implementation of additional software features and enhancements in the future. A scheduled upgrade program can be developed to transition your fleet to NXGpro before the existing control hardware becomes obsolete and to take advantage of future software enhancements. To learn more about the NXGpro control or to discuss an upgrade program, please contact your local Siemens representative.



Figure 5: NXGpro control tub

Siemens Industry, Inc.
3333 Old Milton Parkway
Alpharetta, GA 30005

1-800-241-4453
info.us@siemens.com

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CITY OF HIGH POINT

AGENDA ITEM



Title: Public hearing for DC Blox data center project

From: President Loren Hill and Exec. V.P. Sandy Dunbeck
High Point Economic Development Corporation

Meeting Date: Oct. 5, 2020

Public hearing: yes

Advertising Date: Sept. 23, 2020

Attachments: legal notice that appeared in
The High Point Enterprise

Advertised by: High Point EDC

PURPOSE:

The High Point City Council has received a request from DC Blox to authorize performance-based incentives for the company to build and operate a data center on the 14-acre tract at 4131 Sheraton Court in High Point.

PROJECT & BACKGROUND:

DC Blox – headquartered in Atlanta, GA – operates multi-tenant data centers.

- The company's data centers have all the infrastructure needed (such as wiring, uninterruptible power supply systems, climate control systems, staffing, and security measures) for data processing equipment (such as servers and affiliated equipment). Multiple businesses will have their equipment in the DC Blox data center. The equipment is owned and installed by the client businesses that DC Blox serve.
- When six "data halls" are completed in the building, capital investment could be more than \$305 million [more than \$40 million in real property; more than \$9.6 million the company's personal property; and more than \$255.4 million "induced customer investment" from the equipment of the client businesses of DC Blox.
- Job creation is minimal – up to nine employees, making wages exceeding the Guilford County average wage (plus contracted security).
- 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.
 - o The initial grant year will be as designated by DC Blox to be no later than 2024.
 - o Grants shall be paid to DC Blox for a ten-year period for each property taxpayer in the building which receives an initial grant payment in any year within the first seven years of incentive grants being paid.
 - o Guilford County will be considering authorizing incentives similar to what is being asked for High Point.
 - o State of North Carolina incentives are based on job creation, so the state will not be involved in this project.
- Other locations in competition for this project are in other Southeastern states.

BUDGET IMPACT:

If the company meets the benchmarks outlined in its performance agreement, it could receive in a year a grant equal to up to 50% of the property taxes already paid that year, for a period from 10 to 17 years. The source of that funding would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

RECOMMENDATION / ACTION REQUESTED:

The High Point EDC staff recommends that the City Council:

- 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.

PUBLIC HEARING

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held before the High Point City Council on Monday, October 5, 2020 at 5:30 pm in the City Council Chambers, 3rd Floor, High Point Municipal Building, 211 S. Hamilton St., High Point, NC.

The purpose of the hearing is to receive public input on a respective funding request for local incentives. The company expects to build and operate a facility at 4131 Sheraton Court, High Point, NC, and proposes to invest up to \$305,000,000 that would be added to the tax base.

The High Point City Council will consider authorizing an amount not to exceed 50% of the property tax revenue paid by company and its clients for a specified number of years.

The source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this incentive to the company upon the company meeting specified performance measures.

In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically. As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed. Once the City Council is in session on October 5 at 5:30 p.m., please visit <https://www.highpointnc.gov/270/Virtual-Public-Meeting> to listen to the meeting. Public comments can be submitted by:

- Calling 336-883-3522 and leaving a message, or by
- Emailing written comments to publiccomment@highpointnc.gov, or by
- Dropping written comments off in the City of High Point's utility payment drop-boxes located in the Green Drive and the Commerce Avenue parking on both sides of the Municipal Building located at 211 S. Hamilton Street.
- Please identify the topic/public hearing.

In accordance with recently adopted legislation regarding public hearings at remote meetings, after the public hearing is held, the required 24-hour waiting period will be open before a vote can be taken on this matter. During that time, the public can submit any additional comments on the subject matter for the public hearing.

Please note that the deadline for submitting comments for public hearings will be 24 hours after the public hearing is held by the City Council. Questions? Please contact the City Clerk's Office at 336-883-3536 or 336-883-3690.

September 23, 2020

From: [Jack McKinley](#)
To: [Public Comment](#)
Subject: Addition to tonight's hearing: Legal conveyance of 2111 Little Avenue
Date: Monday, October 5, 2020 11:10:36 AM

Dear Mayor Wagner and High Point City Council Members,

I am writing to request that you resolve any and all conveyance issues related to the property located at 2111 Little Avenue so that the buyer, a Mrs. McBee, can close. This should be done without delay, i.e., tonight.

Why?

The buyer has been waiting since JULY to take occupancy of their home at 2111 Little Avenue. That's closing in on 3 MONTHS. Putting the shoe on the other foot, how would you feel if you were being denied YOUR home by bureaucratic red tape - for 3 MONTHS?

Given that this is the ONLY home out of 21 houses in the Pinnacle/CHP Revitalization Core City Project to have suffered these "administrative" delays, this should be immediately fixed by the Council. Further, the city has set a "precedent" by completing 20 of the 21 homes in the Pinnacle/CHP Revitalization Core City Project without incident, thus it is clear that the problem is within the city's administrative control.

I trust you to do the right thing and fix any and all administrative errors in tonight's meeting.

Thank you for your time and consideration in this matter.

Sincerely,

John F. McKinley
4447 Ashton Oaks Court
High Point, NC 27265
980-622-5560
jackmckinley@gmail.com

DC BLOX Introduction for High Point, Guilford County NC



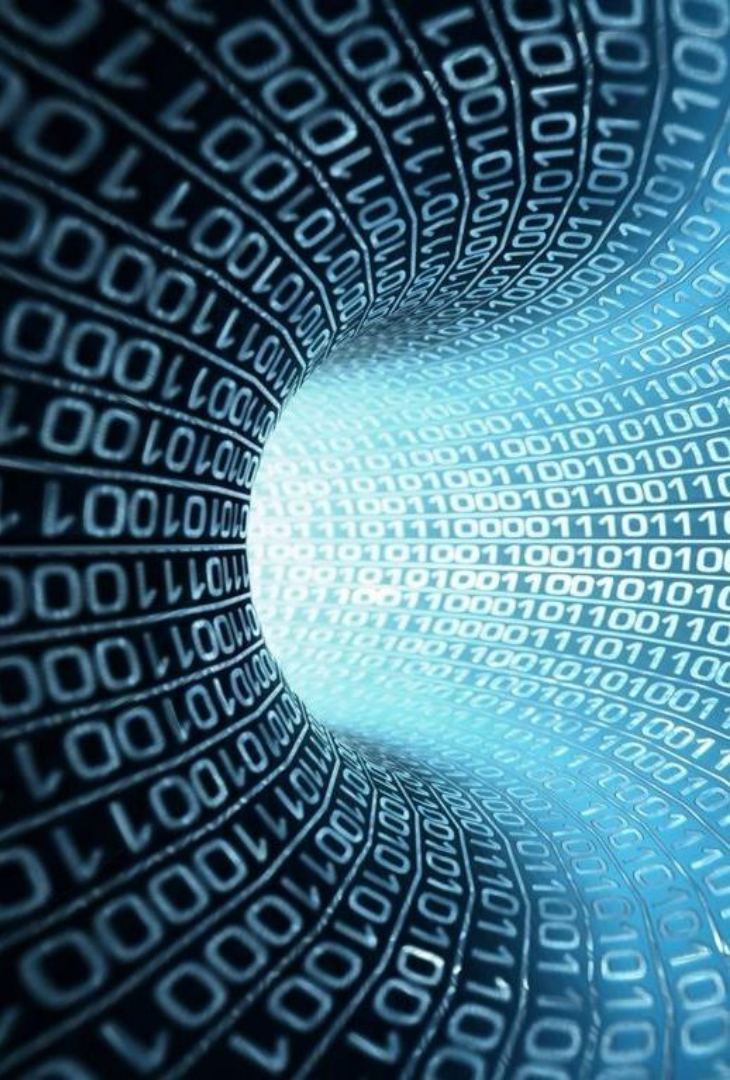
DC BLOX

Confidential

Who is DC BLOX?

DC BLOX's mission is to power & connect digital business in underserved growing markets





Why do businesses need DC BLOX?

Data is the currency of the 21st century

- Massive growth
- Space needs for IT infrastructure increasing
- Network infrastructure key to moving data
- Corporate data center ownership declining

Why do states, cities & counties need DC BLOX?

- **Critical Infrastructure for the Digital Economy**
 - Massive growth in data and the IT systems needed to manage it
- **Attracts Technology-Dependent Businesses**
 - Avoids the capital expense of having to build their own facilities which lowers barriers to entry
- **Generates High Wages and Job Skills**
 - Data center management, operations technicians, network engineers, IT staff of customers
- **Stimulate Innovation and Entrepreneurship**
 - Allow businesses to attract, retain and benefit from a larger technology talent pool
- **Adds Substantial Property Tax Base**
 - DC BLOX and customer investments contribute to growing tax base without impacting local infrastructure

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.



What services does DC BLOX provide?

Colocation

- Secure, reliable space and power for Information Technology
- Certified, efficient, state-of-the-art design



Connectivity

- Private, high-speed network across Southeast
- Interconnectivity ecosystem and ramp to public cloud providers



Storage

- Large-scale data storage and management
- Local, cost-effective alternative to public cloud





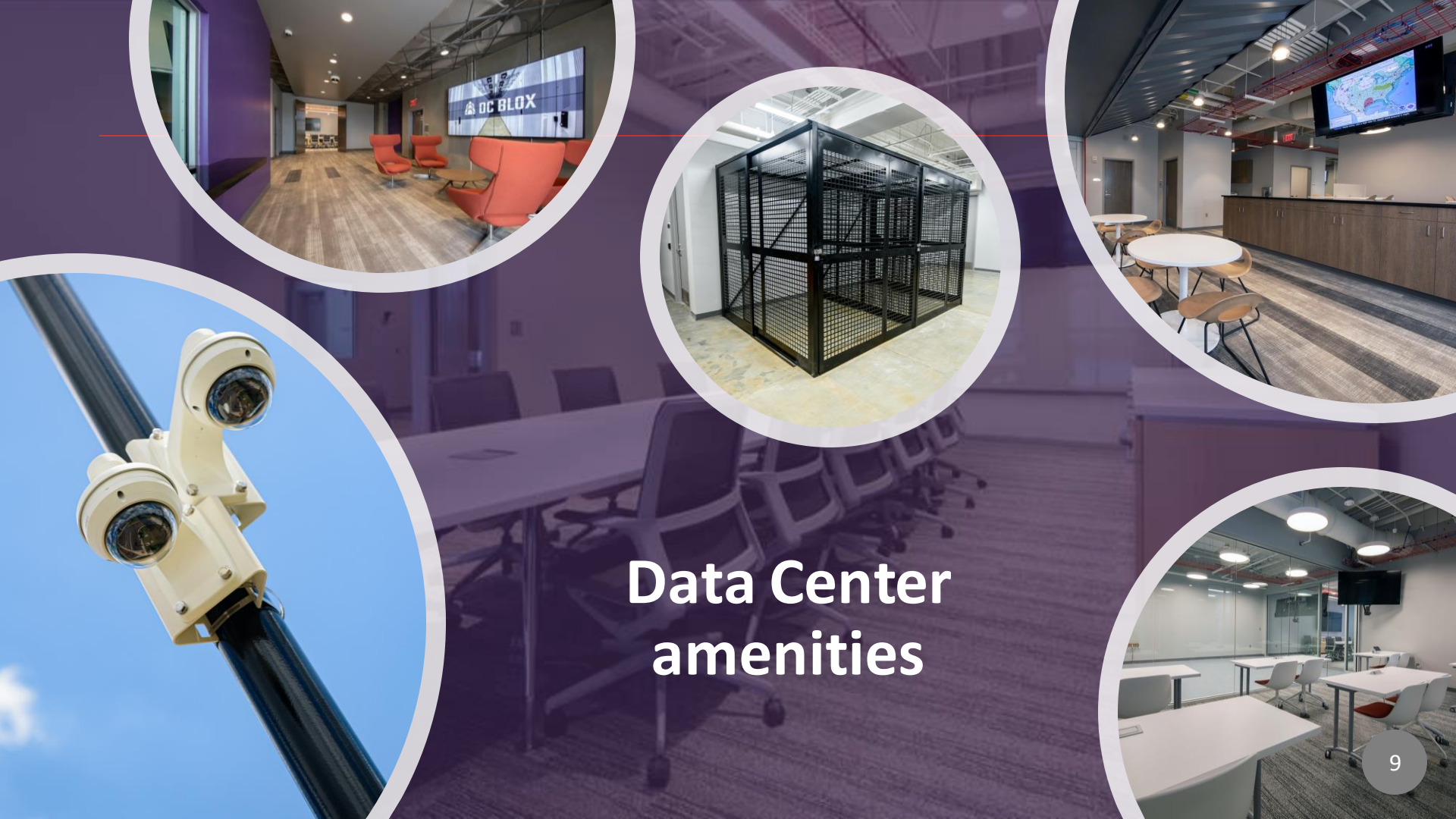
Proposed DC BLOX High Point Data Center Will Mirror its Birmingham, AL Facility





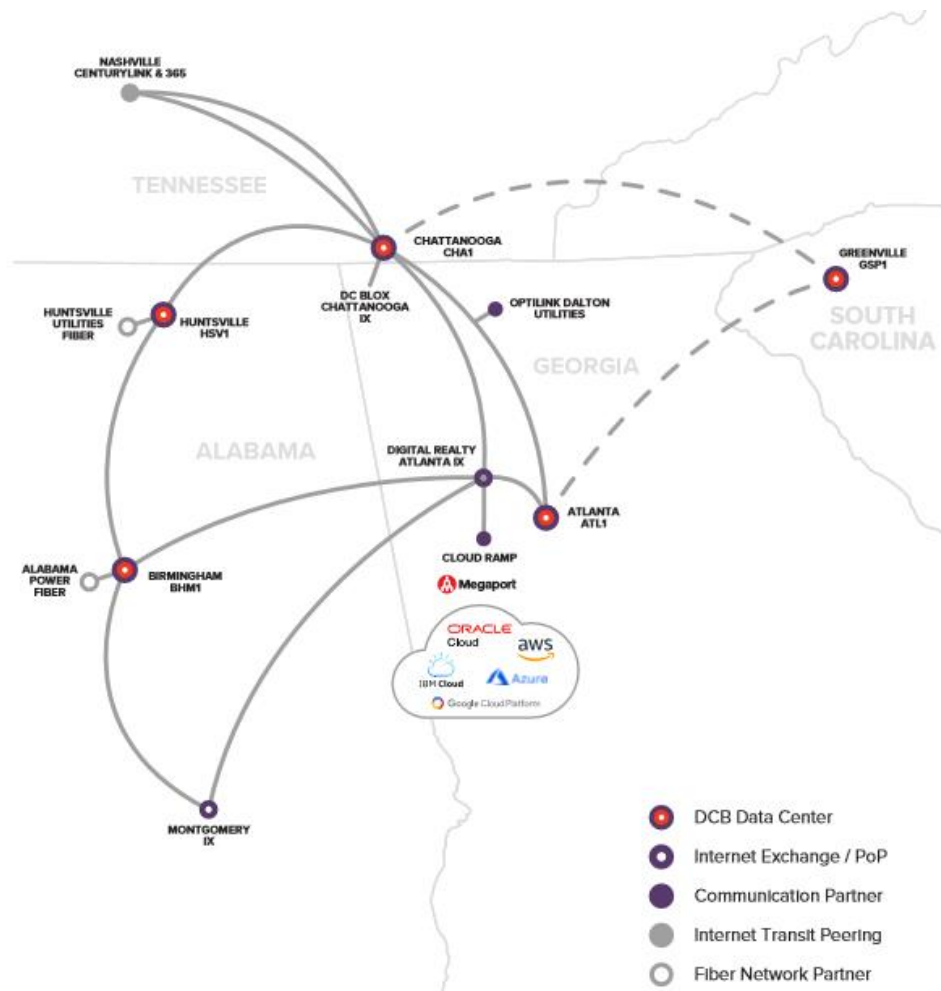
Birmingham Data Center





Data Center amenities

DC BLOX Southeast Regional Network



Our Serving Locally Mission

- Reducing the digital divide in underprivileged areas
- Fostering training & education for tomorrow's technology workers
- Technology support for non-profits and disadvantaged minority owned businesses



Serving Locally Examples

- The Loyalty Foundation
 - Donated 50 computers for Jefferson County “student center” project
- Inspiredu (formerly PowerMyLearning)
 - Computer drive
 - 167 donated devices for underprivileged families in Metro Atlanta
- Tech Goes Home Chattanooga
 - Host annual Chili for Charity Cook-off
 - raised over \$3500 to supply computers, low-cost internet & training to local families & non-profits
- Memorial Park Recreation Center
 - Donated STEM computer lab for Titusville community
 - 800 youths in immediate area; 4500 within walking distance
- TechBridge
 - AL Gold (\$5000) donor/sponsor since 2018
 - AL & GA events & committee volunteers
- North Alabama Charitable Computing
 - Donating data center space and power to run infrastructure supporting STEM research

serving **locally**,
connecting **globally**

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
SEPTEMBER 21, 2021 – 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

Mayor Wagner called the Special Meeting to order at 2:35 p.m.

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

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

The following staff members were 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; Angela Kirkwood, Director of Human Resources; Lee Tillery, Director of Parks & Recreation; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Physically present:

Mark Browder- Mark III

PRESENTATION OF ITEMS**2020-366 Closed Session- Personnel**

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel to conduct the annual performance evaluations for the city attorney and city clerk.

A motion was made by Council Member Hudson, seconded by Council Member Johnson, to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel (to conduct the annual performance evaluations for the city attorney and city clerk). Following a roll call vote by the Mayor, the motion to go into Closed Session carried by the following unanimous 8-0 vote.

Aye (8): Mayor Wagner, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

Absent (1): Mayor Pro Tem Williams [Mayor Pro Tem Williams had not yet joined the meeting when the motion was made to go into Closed Session]

2020-367 Presentation on the City's Health Insurance Renewal

Staff and the city's consultants, Mark III, will make a presentation on the City's Health Insurance Renewal for employees.

Angela Kirkwood, Director of Human Resources, advised that staff does an annual evaluation each year for the employee health and dental insurance for the city's insurance broker to present any changes in the industry and whether or not there will be an increase or not. She then introduced Mark Browder with Mark III, to provide an overview of the reasoning/rationale for any changes and to share the recommendations in terms of staying with CIGNA, the city's current insurance provider.

Mr. Browder pointed out that since 2018, the city has seen a double-digit increase. He explained they bid the health plan out and after going through the bid process, it was determined that there was not a better solution than CIGNA; they actually came in with the best overall competitive solution for the city which resulted in an increase of about 7.85%. He further explained that the increases are based on the city's employee/dependent claims and because the city is not pooled with anyone else, the claims that actually occur with employees, dependents, and retirees drive the cost for the plan. Mark III's responsibility is to ensure that the city has the best possible solution for every renewal process.

He advised that in 2019, there was a very competitive renewal and CIGNA was aggressive at a 1.58% increase; however, he noted from a budgetary standpoint, the city was allocated

about a 5% increase to ensure that there would be some reserve on a go-forward basis when there are times/changes that are higher than an average trending increase. The 2020 year resulted in a 5.72% increase with the city adding a health savings account. Mr. Browder spoke to how the employees were given a choice as to participation in the health savings account and it resulted in a decent enrollment and had an overall positive option for employees on dependent coverage.

For the 2021 renewal, they are looking at a mid-single digit increase and Mr. Browder proceeded to share information they consider when doing a renewal analysis. The renewal expectations for the current 2020 plan year, they are anticipating about an 18.5% increase on a fully-insured basis. He explained that many of their clients are also self-funded, so they look at that renewal in a self-funded environment and they were anticipating about an 8% increase. He reiterated that there was actually only a 5.72% increase.

He proceeded to share some slides of the actual claims (i.e. dollars paid out, premiums paid out), etc.... which resulted in a 94% loss ratio. He pointed out in the current 2020 plan year, CIGNA actually lost money but the city's role is not to help the insured make money and it ended up being an extremely aggressive renewal based on actual claims. They used the same math process for the upcoming 2021 renewal and are anticipating about a 12% increase (on a fully-insured basis). Mr. Browder pointed out that the claims are still running at about a 92% loss ratio range, so it is still running high based on the premiums collected. He noted that the most significant claim driver the city is seeing in claims is oncology/cancer claims, which is followed by diabetes and heart disease.

Mr. Browder advised that CIGNA's original renewal came in at a 9% increase and they were able to push back to get about a 3% reduction in the renewal which saved the city about \$486,000.

COVID has prompted some changes in the process for the upcoming enrollment period and Mr. Browder shared some of the changes as follows:

- ✓ Call Center (option of calling in or doing an employee self-service with the ability to make appointments on-line to schedule a time to talk with a benefits counselor)*
- ✓ Live chat feature for self-service/on-line enrollment*
- ✓ Text Marketing as an outbound reminder*
- ✓ FaceBook enrollment awareness*

Following his presentation, Mr. Browder entertained any questions.

Council Member Peters asked Mr. Browder to explain why it would have been a 12% increase if the actual increase was 6%. Mr. Browder explained this is all part of the renewal process in which they review the claims, trending rates, etc... and then they take a look at the expectation of what the costs are going to be and that is what generates the anticipated renewal expectation.

Council Member Peters then asked for clarification that the renewal rate for 2021 would be at a 6% increase which would amount to an additional \$1,000,000 out of the city's budget. Mr. Browder affirmed that was correct.

Mayor Wagner asked if there were any additional questions. Hearing none, Mr. McCaslin noted the CIGNA renewal for employee health/dental care is on Council's agenda for the 5:30 p.m. meeting and staff is recommending Council's approval so they can get started with the open enrollment process in October to put all this into effect for the employees by January 1st when the new year starts.

At 5:35 p.m., Council **recessed** the Special Meeting to join the Regular Meeting that was scheduled at 5:30 p.m. Mayor Wagner explained that Council would reconvene to the Special Meeting at the conclusion and after all business is taken care of in the Regular Meeting.

Council reconvened back to the Special Meeting at 6:51 p.m.

2020-371 Closed Session- Property Acquisition

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(5) for property acquisition.

At 6:51 p.m., Mayor Wagner then moved to go into Closed Session to finish up the personnel matter and to hear staff's presentation regarding the property acquisition matter. Council Member Hudson made a second to the motion. There were no objections from any council members to reenter Closed session.

Upon reconvening back into Open Session at 7:10 p.m., Mayor Wagner announced there would be no action taken relative to the Closed Session for the property acquisition matter, but there would be an announcement regarding the personnel matter.

2020-374 Annual Performance Evaluations for the City Attorney and City Clerk

Council is requested to confirm the following action that was taken in Closed Session for the city attorney and city clerk.

The High Point City Council conducted the annual performance evaluations for City Attorney Joanne Carlyle and City Clerk Lisa Vierling during a Closed Session held on Monday, September 21, 2020 at 2:30 p.m. The following action was taken relative to both positions.

City Attorney JoAnne Carlyle

- Approved a 2% salary increase retroactive to July 1st.
- Approved a one-time bonus in the amount of \$20,000 for service over and beyond call of duty.

City Clerk Lisa Vierling

- Approved a 1% salary increase retroactive to July 1st.
- Approved city's contribution/match to 401 (k) or 457 deferred compensation plan in an amount up to 6%.

ADJOURNMENT

There being nothing further to discuss, no objections were voiced to adjourn the meeting at 7:12 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON SEPTEMBER 16, 2019, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 819 CIRCLE DRIVE, HIGH POINT, NORTH CAROLINA

WHEREAS, on September 16th, 2019, the High Point City Council adopted an ordinance requiring Felix Luna Mendez, owner of the property located at 819 Circle Drive, High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of fifty percent (50%) of the dwelling's value; and

WHEREAS, the owner demolished or repaired the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 819 Circle Drive, High Point, North Carolina, recorded in Deed Book 8196, Page 1429, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Felix Luna Mendez in the grantor index as provided by law.

Adopted by City Council
This the ____ day of September, 2020

Lisa B. Vierling, City Clerk