

City of High Point

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



Meeting Agenda

Monday, September 20, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

NOTICE:

Face coverings (face masks) are now required inside all public places/buildings throughout Guilford County. There are some exceptions. Please visit www.guilfordcountync.gov for additional information.

The Guilford County Board of Commissioners in their capacity as the Guilford County Board of Health met on August 10, 2021 and took action to reinstate a Mandatory Mask Policy throughout Guilford County which was to be effective on Friday, August 13th at 5:00 p.m., and met again on Thursday, August 26th to make revisions to the Mandatory Mask Policy that are to be effective immediately. The mandate requires that:

- (1) Individuals must wear face coverings when indoors in all businesses, establishments, and public places.
- (2) All businesses, establishments, and public places must require that all persons wear face coverings when indoors on their premises.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2021-389](#)**Proclamation - National Recovery Month**

Mayor Wagner will read a proclamation proclaiming September, 2021 as National Recovery Month in the City of High Point.

Attachments: [National Recovery Month 2021](#) [SIGNED](#)

[2021-390](#)**Proclamation - Exceptional Educators - Guilford County Schools**

Mayor Wagner will read a proclamation recognizing the 2021 Exceptional Educators with Guilford County Schools.

Attachments: [Exceptional Educators 2021](#) [SIGNED](#)

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative[2021-391](#)**Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

PUBLIC COMMENT PERIOD

[2021-392](#)**Public Comment Period**

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

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- * Persons addressing City Council are asked to limit their comments to 3 minutes.
- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS**[2021-393](#)**Resolution - Retire and Sale of Police K-9 Gunner**

Council is requested to adopt a resolution to retire Police K-9 Gunner and declare as surplus property to allow him to be purchased by Lieutenant Zachary Wilkins who will assume all responsibility and liability for Gunner's care.

Attachments: [1. Resolution Retirement of K-9 Gunner High Point Police Department](#)

[2021-394](#)**Contract (Sourcewell) - James River Equipment - John Deere Wheel Loader -(MRF) Materials Recycling Facility**

City Council is requested to award a contract to James River Equipment using Sourcewell #032119-JDC in the amount of \$164,732.00 for the purchase of one (1) John Deere 524P Wheel Loader and declare the old loader as surplus and disposing through the online auction process.

Attachments: [2. Contract James River Equipment-John Deere Wheel Loader](#)

[2021-395](#)**Contract -NC Sheriffs' Association Procurement - Piedmont Truck Center - Dennis Eagle Side Loading Refuse Truck**

City Council is requested to award a NC Sheriffs' Association Contract to Piedmont Truck Center In the amount of \$331,462.65 for the purchase of one (1) Dennis Eagle truck with a New Way Side Loading Refuse body and declare the current truck as surplus and disposing through the online auction process.

Attachments: [3. Contract Piedmont Truck Center - Dennis Eagle Side Loading Refuse Truck](#)

[2021-396](#)**Contract - Change Order #2 - Samet Corporation (CMAR) - City Lake Park Renovation Project**

City Council is requested to approve Project Change Order #2 & #3 with Samet Corporation (CMAR) in the amount of \$451,334.16 to authorize additional concrete demolition in pool area and installation of Life Flooring (cushioned surface in Kids play area) during renovations at the City Lake Park Renovation project located at 602 W. Main St, Jamestown, NC.

Attachments: [4. Contract Samet CO #2-#3 City Lake Park Renovation Project](#)

[2021-397](#)**Contract - South Atlantic Fireproofing Enterprises - Transportation Terminal Column Maintenance & Repairs**

City Council is requested to award a contract to South Atlantic Fireproofing Enterprises in the amount of \$236,400 for the Transportation Terminal column maintenance and repair and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [5. Contract South Atlantic Fireproofing Enterprises - Transportation Terminal](#)

[2021-398](#)**Construction Agreement - North Carolina Department of Transportation (NCDOT) - High Point Water/Sewer Utilities - Bridge Replacement - Scientific Street**

City Council is requested to approve a construction agreement with North Carolina Department of Transportation (NCDOT) in the amount of \$707,737.90 for the replacement of bridge #400052 which consists of the installation of a new culvert downstream of the existing culvert for water/sewer utilities and shifting Scientific Street to the east of the existing alignment and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with the NCDOT.

Attachments: [6. Construction Agreement NCDOT Utility - Bridge #400052 on SR 1332 \(Scie](#)

[2021-399](#)**Ordinance - Bulk Collection- Environmental Services**

City Council is requested to approve an update to the current ordinance to reflect the transition to biweekly bulk collection.

Attachments: [7. Ordinance Update for Bi-Wkly Bulk Item Collection](#)

[2021-400](#)**Contract Amendment #2 - Tetra Tech - Watershed Assessment Framework Phase 3**

City Council is requested to approve amendment two (2) with Tetra Tech in the amount of \$150,000 to assist the City with flood model development, stormwater model development and support compliance with water supply protection regulations.

Attachments: [8. Contract Amendment Tetrattech Amend 2- Watershed Assessment Framew](#)

[2021-401](#) **Sole Source Contract - Precision Safe Sidewalks, LLC - Sidewalk & Curbing Repair**

City Council is requested to award a sole source contract to Precision Safe Sidewalks, LLC in the amount of \$32,632 for the repair of identified sidewalks within the Central Business District (CBD).

Attachments: [9. Contract Precision Safe Sidewalks, LLC - Sidewalk & Curbing Repair Recommendation-Department \(Informal Bid\) with Finance Director](#)

[2021-402](#) **Agreement - Contract Attorney - Fred Baggett, P.A.**

City Council is requested to approve a three-year agreement with Fred Baggett, P.A. in the amount of \$42,204. annually through FY 2023/2024 for representation and promoting the City's interest concerning legislation in the North Carolina Assembly.

Attachments: [10. Contract Attorney Agreement - Fred Baggett, P.A.](#)

[2021-403](#) **Contract - CIGNA Renewal - Employee Health/Dental Care**

City Council is requested to authorize the City Manager to execute a twelve (12) month contract with CIGNA Healthcare for health and dental care coverage for City employees effective January 1, 2022 - December 31, 2022.

Attachments: [11. Contract CIGNA - Employee Health & Dental Coverage](#)

[2021-404](#) **Resolution - Support of State Building Reuse Grant - Mickey Truck Bodies**

City Council is requested to adopt a resolution in support of a State of North Carolina Building Reuse Grant for Mickey Truck Bodies Expansion in High Point NC.

Attachments: [12. Resolution of Support Mickey Truck Bodies - Building Reuse Grant](#)

[2021-405](#) **Sponsorship of GOFAR Fall Event**

City Council is requested to approve City sponsorship in the amount of \$4,800 for the Fall 2021 GO FAR 5K event for in kind services related to Police staffing and traffic control to provide a safe race environment.

Attachments: [13. InKindRequest GOFAR Fall Event](#)

[2021-422](#) **Temporary Reduction in Parking Rates**

City Council is requested to approve the temporary reduction in parking rates at the City's (3) three parking decks from \$35.00 to \$25.00 for the time period of July through December, 2021.

Attachments: [14. Temporary Reduction in Parking Rates](#)

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,
Chair

- [2021-423](#) **Consideration of a Request from the NAACP- Commission on Reparations**
Attachments: [A Call to Action and Resolution for Creation of Reparations Commission.pdf](#)
[NAACP PowerPoint Presentation.pdf](#)

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair

- [2021-406](#) **Ordinance - Demolition of Dwelling - 908 Richardson Ave**
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 908 Richardson Avenue belonging to Clarence Izzard.
Attachments: [908 Richardson Council Packet](#)
- [2021-407](#) **Ordinance - Demolition of Dwelling - 1004 Prospect St**
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1004 Prospect Street belonging to Mohammad Z. Bhatti.
Attachments: [1004 Prospect Council Packet2](#)
- [2021-408](#) **Ordinance - Demolition of Dwelling - 1615 Long St**
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1615 Long Street belonging to DK Investments 1 LLC.
Attachments: [1615 Long Council Packet](#)

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

- [2021-409](#) **Wesleyan Education Center - Minor Amendment to site plan for Special Use 16-02**
A request by the Wesleyan Education Center to amend the site plan for Special Use Case 16-02. The site is approximately 68.7 acres and located at the southwest corner of Johnson Street and Sandy Ridge Road.
Attachments: [Minor Amendment Staff Report \(SU-16-02\)](#)
- [2021-410](#) **Request to Initiate Zoning Map Amendments - Airport Overlay (ARO) Initiation**
A request by the Planning and Development Department to initiate zoning map amendments for properties within the Airport Overlay zoning district, as recommended by the recent PTIA Part 150 Assessment.
Attachments: [Airport Overlay Initiation](#)

[2021-411](#) **Resolution of Intent - Annexation 21-05**

Approval of a Resolution of Intent to establish a public hearing date of November 1, 2021, to consider a voluntary noncontiguous annexation of approximately 74 acres located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

Attachments: [Resolution of Intent AN-21-05](#)

[2021-412](#) **Resolution of Intent - Annexation 21-06**

Approval of a Resolution of Intent to establish a public hearing date of November 1, 2021, to consider a voluntary contiguous annexation of approximately 27 acres located at the southeast corner of W. Wendover Avenue and Penny Road. The property site is also known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Attachments: [Resolution of Intent AN-21-06](#)

PUBLIC HEARINGS**[2021-413](#) **Fitesa High Point Inc. - Street Abandonment 21-01****

A request by Fitesa High Point Inc. to abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of-way runs generally in an east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337).

Attachments: [Staff Report SA-21-01](#)

[2021-414](#) **4250 Furniture Avenue LLC - Zoning Map Amendment 21-15**

A request by 4250 Furniture Avenue LLC to rezone approximately 4.8 acres from a Conditional Use General Business (CU-GB) District and a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the north side of Furniture Avenue, approximately 1,250 feet east of Riverdale Drive.

Attachments: [Staff Report ZA-21-15](#)

[2021-415](#)**City of High Point - Zoning Map Amendment 21-16**

A request by the High Point City Council to rezone 108 properties, totaling approximately 63.7 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 97 properties, totaling approximately 55.6 acres, from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District. The properties lie east of Baker Road, along both sides of Nance Avenue, Gain Avenue, and Knightdale Avenue (private drive).
- b) To rezone 10 properties, totaling approximately 1.07 acres, from a Conditional Use Residential Multifamily - 16 (CU RM-16 District) to the Residential Multifamily - 16 (RM-16 District). The properties lie north of the intersection of Belmont Drive and Belmont Court.

To rezone a 7-acre parcel from a Conditional Zoning Institutional (CZ-I) District to the Residential Multifamily - 16 (RM-16) District. The property is located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road (2759 Allen Jay Road).

Attachments: [Staff Report ZA-21-16](#)

GENERAL BUSINESS AGENDA[2021-416](#)**Resolution - Support of Re-Election of Randy E. McCaslin - ElectriCities Board of Directors**

City Council is requested to adopt a resolution in support of the re-election of Randy E. McCaslin to the ElectriCities Board of Directors to serve a second three (3) year term as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors.

Attachments: [FINAL RESOLUTION - Support of Randy McCaslin - ElectriCities Board of Dir](#)

[2021-417](#)**Reappointment - Robert Sims - Citizens Advisory Council**

City Council is requested to confirm the reappointment of Robert Sims to the Citizens Advisory Council as Councilwoman Peters' Ward 3 appointee; appointment to be effective immediately and will expire on 5/31/2022.

Attachments: [Citizens Advisory Council Appointment](#)

[2021-418](#)**Appointment - Tim Andrew - Citizens Advisory Council**

City Council is requested to confirm the appointment of Tim Andrew to the Citizens Advisory Council as Councilman Jones' Ward 5 appointee; appointment to be effective immediately and will expire on 5/31/2023.

Attachments: [Citizens Advisory Council Appointment](#)

[2021-419](#)**Appointment - Jason Hicks - Citizens Advisory Council**

City Council is requested to confirm the appointment of Jason Hicks to the Citizens Advisory Council as Mayor Pro Tem Moore's At Large appointee, appointment to be effective immediately and will expire 5/31/2023.

Attachments: [Citizens Advisory Council Appointment](#)

[2021-420](#)**Appointment - Maritza Gomez - Human Relations Commission**

Council is requested to confirm the appointment of Maritza Gomez to the Human Relations Commission as Councilman Victor Jones' Ward 5 appointee. Appointment to be effective immediately and will expire on 11/1/2023.

Attachments: [Human Relations Commission Appointment](#)

[2021-421](#)**Minutes To Be Approved**

August 11, 2021 Finance Committee @ 4:30 p.m.

August 16, 2021 Manager's Briefing @ 4:30 p.m.

August 16, 2021 Regular Meeting of City Council @ 5:30 p.m.

August 18, 2021 Public Safety Committee @ 4:00 p.m.

Attachments: [1. August 11 2021 Finance Committee Minutes.pdf](#)

[2. August 16 2021 Manager's Briefing Minutes.pdf](#)

[3. August 16 2021 Regular Meeting Minutes.pdf](#)

[4. August 18 2021 Public Safety Committee Minutes.pdf](#)

PENDING ITEMS[2021-352](#)**Primary Banking Services Provider 2021-2022**

Council is requested to award the contract for Primary Banking Services to Bank of America for the period of January 1, 2022 to December 31, 2026 and authorize the appropriate city officials to execute all necessary documents.

Attachments: [4. Primary Banking Services Provider-Bank of America](#)

[Letter from Mark Walsh \(re 2021 352 Primary Banking Services Provider\).pdf](#)

[FINAL Banking Services-Bank of America](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1615 Long St.

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

Meeting Date: 9/20/2021

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 1615 Long St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 6/17/2019. No action occurred by the compliance date of 07/17/2019. 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:**

1615 Long St.

OWNER:

DK Investments 1 LLC (transferred 8/5/2021)
Lis Pendens recorded 4/7/2020

**REASON FOR
INSPECTION:**

Received complaint about condition and that property was unsecured

**FIRST
INSPECTION:**
6/3/2019

Summary of Major Violations
1. Repair or replace defective roof & covering
2. Install required plumbing pipes & fixtures
3. Repair or replace exposed wiring throughout
4. Repair or replace siding, soffit and fascia board
5. Repair or replace front porch header

HEARING

RESULTS:

6/17/2019

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

**ORDER(S)
ISSUED:**

6/17/2019

Order to Repair or Demolish
Date of Compliance 7/17/2019

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The original owner at the time of the inspection, Felix Mendez transferred the property into the name of Flip This Property LLC on 12/31/2019, which Mr. Mendez is listed as a member and Awan K. Muhammad is listed as the registered agent.

The inspector spoke to Mr. Mendez on 3/24/2020 and advised we were looking into taking this property to City Council. Mr. Mendez stated they would start cleaning the property up on the outside and get the proper permits for repairs and would start making repairs the first week in April.

On 8/5/2021, the property was transferred into the name of DK Investments 1 LLC, which Mr. Awan K. Muhammad is listed as the registered agent as well.

A Lis pendens was recorded on 4/7/2020. As of 9/7/2021, no permits have been applied to repair the property.

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)

1615 Long St.

DK Investments LLC
14 Oak Branch Dr Ste A
Greensboro, NC 27407

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 20th day of September, 2021

Lisa B. Vierling, City Clerk

1615 Long Street

FISHER AV

PARKWOOD DR

WELBORN ST

IDOL ST

Site

BIRCHWOOD DR

LONG ST

N MAIN ST

E DAYTON AV

SHERBROOK DR

HAYWORTH CI

E STA















January 17, 2017

To: Randy McCaslin, Deputy City Manager

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

Subject: Code Enforcement Activity Report for December 2016

This report serves to summarize Code Enforcement activity for the month of December 2016. Staff are engaged in 181 active minimum housing cases (with an active backlog of 145 cases from the old system); 26 public nuisance complaints (155 active public nuisance cases) and collected 459 signs during the month of December. Additionally:

- The backlog of minimum housing cases from the old system has dropped significantly from 270 (from May 2016) to 145 for December.
- The continued dramatic reduction of public nuisance complaints reflects the combination of seasonal changes (i.e. cooler weather) and the staff proactively identifying violations.
- Local Code Enforcement Officers continue to collect signs one Saturday per month in addition to normal business hours.
- Since the Local Codes Inspection team is fully staffed the contract with State Code Enforcement, Inc. will be terminated as of January 31, 2017.

Please see the attached table which provides a more detailed summary code enforcement activity for the months as well as sample pictures of recent code enforcement activity.

[illegible]

December 2016

Code Enforcement

Before & After Pictures



2017-01-17 12:03:42





2017-01-11 11:25:49



CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Attorney Agreement

From: JoAnne Carlyle, City Attorney

Public Hearing: Not Required

Attachments: Agreement

Meeting Date: Monday, September 20, 2021

Advertising Date:

Advertised By:

PURPOSE:

Request City Council to approve a Contract Attorney Agreement with Fred P. Baggett, P.A. for representation and promoting the City's interest concerning legislation in the North Carolina General Assembly.

BACKGROUND:

Fred P. Baggett, P.A. has provided services regarding state legislation relevant to the City, as well as drafting local bills and bill explanations to advance the City's legislative interest. This agreement is for a period of three years for a total of \$126,612.00, which will be paid at \$3,517.00 monthly. The City will also reimburse \$250.00 for lobbyist fees.

BUDGET IMPACT:

\$42,204.00 per annual years of 2021/2022, 2022/2023, and 2023/2024

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of the Contract Attorney Agreement.

CONTRACT ATTORNEY AGREEMENT

THIS CONTRACT ATTORNEY AGREEMENT (“Agreement”) is entered into this _____ day of _____, 2021, by and between the **CITY OF HIGH POINT**, a North Carolina municipal corporation with a mailing address of P.O. Box 230, High Point, North Carolina 27261 (“City”), and **FRED P. BAGGETT, P.A.**, a North Carolina Professional Corporation, with a mailing address of 2305 Gaddy Drive, Raleigh, NC 27609 (“Attorney”). City and Attorney shall hereinafter be referred to individually as “Party” and collectively as “Parties.”

SERVICES

WHEREAS, the City desires to engage Attorney to perform services on behalf of the City under the direction of the City Attorney and the City Manager; and

WHEREAS, Attorney desires to render contract attorney services (“Services”), and has the experience and resources to perform the services;

NOW, THEREFORE, the Parties, in consideration of their mutual covenants, hereby agree as follows:

SECTION I. PROVISION OF THE SERVICES

A. Provision of and Payment for the Services. Attorney shall provide the Services consistent with the terms of this Agreement and the City shall pay Attorney for the provision of the Services consistent with the terms of this Agreement.

B. Independent Contractor. Attorney is an independent contractor. Attorney, its employees, subcontractors, suppliers and consultants are not, individually or collectively, to be deemed an employee or employees of the City under any circumstances. This Agreement shall not under any circumstances be construed to make the Parties joint venturers, partners or parties to similar relationships with each other.

SECTION II. RESPONSIBILITIES OF THE ATTORNEY

The duties of Attorney include the following:

Legislative Representation

- (1) Actively promoting the City’s interest concerning legislation in the General Assembly; and
- (2) Informing the City Attorney, City Manager, or other appropriate representatives of the City of legislation or issues which may affect the City; and

- (3) Reporting to the City Attorney and the City Manager concerning legislation or issues of interest to the City; and
- (4) Advising the City Attorney, City Manager or other appropriate representatives of the City when and how to contact specific legislators concerning pending legislative action of interest to the City; and
- (5) Participating in visits by City officials to legislators or legislative meetings in Raleigh sponsored by the North Carolina League of Municipalities; and
- (6) Monitoring and reporting activities and recommendations of various legislative study committees relevant to City issues when the General Assembly is not in session, including Revenue Laws Study Committee, Workforce Development Study Committee, Local Government Study Committee, Transportation Oversight Committee, and other relevant study committees; and
- (7) Regular attendance at the General Assembly when in Session to monitor and promote the City's interests with legislators including appearances before legislative committees when appropriate; and
- (8) Maintain relationships and communications with members of the local delegation to the General Assembly to promote the City's legislative interests and attend meetings of the local delegation; and
- (9) Draft bills, amendments, and bill explanations as appropriate to advance the City's legislative interests; and
- (10) Upon the request of the City Attorney or the City Manager, attend meetings in High Point to report on and discuss legislative issues at any time, including written reports as desired; and
- (11) Maintain communication and relationships with representatives of related interests such as the North Carolina League of Municipalities, and Electricities of North Carolina.

General Responsibilities

- (1) The Parties agree that representation by Attorney shall mean Fred Baggett's services on behalf of Fred P. Baggett, P.A.; and
- (2) Attorney shall provide all necessary support to provide the services described, and will not be provided an office, computer, telephone or other equipment by the City. With the consent of the City Attorney, Attorney may request word processing or document production assistance from the

City Attorney's administrative assistant for complex or lengthy documents.

- (3) Attorney shall maintain his law license in good standing with the North Carolina State Bar, including fulfilling continuing legal education requirements. Attorney will comply with all lobbying report requirements of the law and the Lobbying Compliance Division, North Carolina Secretary of State. City Manager will comply with such requirements to file reports on behalf of the City as Principal.
- (4) Attorney shall be available for consultation with the City Attorney and the City Manager as desired concerning legal issues affecting the City.

SECTION III. PAYMENT

The City will pay Attorney the following compensation for the described services:

- (1) The City will pay Attorney \$3,517.00 a month for the Attorney's services as the legislative counsel for the City.
- (2) The City shall reimburse Attorney for mileage and any out of pocket of expenses incurred relating to lobbying services for travel outside of Raleigh undertaken at the request of the City Attorney or City Manager.
- (3) The City shall reimburse Attorney for annual filing fees required of lobbyist, including the fees for the principal and the lobbyist, which, at the time of executing this Agreement is currently \$250.00 each.
- (4) Attorney shall submit invoices to the City on a monthly basis at the beginning of each month.

SECTION IV. TERM OF THE AGREEMENT

This Agreement shall continue for three years from its inception of October 1, 2021, and thereafter on a month-to-month basis unless renewed.

SECTION V. TERMINATION

A. The Agreement may be terminated by either Party if the defaulting Party fails to materially perform its obligations under the Agreement. With regard to Attorney, grounds for termination include, but are not limited to: (i) refusing or failing to perform the Services; (ii) failing in any material respect to perform the Services in a timely fashion; (iii) causing, by any act or omission, the stoppage or delay of or interference with any other work or services being performed or provided by or on behalf of the City; (iv) disregarding any applicable law relating to the provision of the Services; (v) disbarment or suspension by the North Carolina State Bar;

(vi) materially failing to comply with any provision of the Agreement; or (vii) becoming insolvent, having a receiver appointed, or making a general assignment for the benefit of creditors. With regard to the City, grounds for termination include, but are not limited to: (i) failure by the City to make a required payment with ten (10) calendar days of the time specified by the Agreement, provided written notice of non-payment is received by the City from the Attorney; or (ii) otherwise breaching a material term of the Agreement.

B. Termination for Convenience. This Agreement may be terminated by either Party for convenience with no less than thirty (30) days written notice to the other Party. In the event the City terminates this agreement for convenience, the City shall continue to pay Attorney for a period of three (3) months following the effective date of such termination. Other than being paid for Services properly rendered to the date of termination, Attorney hereby waives any and all other claims for lost profits, lost opportunity, and for any and all other direct, indirect special and consequential damages.

C. Post-Termination Obligations. Upon any termination of the Agreement, Attorney shall: (1) promptly discontinue provision of the Services (unless a termination notice from the City directs otherwise); and (2) deliver or otherwise make available to the City all documents, accounting records, electronically stored information and other information accumulated by Attorney in the provision of the Services.

D. The City's Post-Termination Provision of the Services. Upon termination of the Agreement, the City may complete the Services required under the Agreement in any manner deemed appropriate by the City.

SECTION VI. INDEMNIFICATION

The City will defend, save harmless and indemnify Attorney against any tort, professional liability, claim or demand, or other legal action arising out of an alleged act or omission occurring in the performance of Attorney's duties under this Agreement, even if said claim is brought following termination of this Agreement. This section shall survive the termination of this Agreement.

SECTION VII. NOTICE

Any notice given pursuant to the Agreement shall be in writing and signed by a representative of the Party giving such notice. Written notice may be: (a) hand-delivered; (b) sent by facsimile transmission; or (c) sent by overnight courier, messenger or registered or certified U.S. mail, postage prepaid, return receipt requested. Written notice shall be delivered to the City and the Attorney at the following addresses:

Notice to the City:

The City of High Point
Attn: City Manager's Office
P.O. Box 230
High Point, NC 27260

Notice to Attorney:

Fred P. Baggett
2305 Gaddy Court
Raleigh, NC 27609

A notice shall be deemed received by the Party to whom it is sent: (a) in the case of hand-delivery or delivery by overnight courier messenger or registered or certified U.S. mail, postage prepaid, return receipt requested, on the date of delivery of the notice to the Party; and (b) in the case of facsimile transmission, on the date of the transmission by the sending Party.

The addresses listed above with regard to the receipt of notice may be changed at any time by a Party through the provision of notice of the change in accordance with this Section. Any change shall become effective on the date the notice of the change is deemed received by the Party to whom it is sent.

SECTION VIII. MISCELLANEOUS

A. Governing Law. The Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina (without giving effect to the principles thereof relating to conflicts of law).

B. Successors and Assigns. The Agreement shall be binding upon the Parties, their successors and permitted assigns. Neither the City nor the Attorney shall assign, sublet or transfer any interest in the Agreement without the prior written consent of the other Party, which may be withheld for any reason.

C. Minor Changes in the Services. The Parties agree that the City is entitled to request minor changes in the Services to be provided by Attorney under the Agreement, and that Attorney will provide such revised services requested by the City. Compensation relating to any such revision shall be based upon agreement between the Parties, or through the claim resolution process set forth herein. Attorney may not withhold performance of a minor requested change to

the Services on the ground that an agreement regarding compensation relating to the change has not been reached.

Any changes or modifications of the Services, as well as any other revisions to the Agreement, shall be reduced to writing, dated, executed and made part of the Agreement.

D. Captions. The captions contained in the Agreement are for convenience and reference only, and do not define, describe, extend or limit the scope or intent of the Agreement or the scope or intent of any provision contained herein.

E. Severability. The invalidity of one or more phrases, sentences, clauses or sections in the Agreement shall not affect the validity of the remaining portions of the Agreement, so long as the material purpose of the Agreement can be determined and effectuated.

F. No Waiver. Any failure by either Party to enforce any of the provisions of the Agreement or to require compliance with any of its terms at any time during the term of the Agreement shall in no way affect the validity of the Agreement, or any part hereof, and shall not be deemed a waiver of the right of such Party thereafter to enforce any such provision.

IN WITNESS WHEREOF, the Parties have caused the Agreement to be executed on the day and year first above written.

FRED P. BAGGETT, P.A.

By: _____
Fred P. Baggett

CITY OF HIGH POINT

By: _____
Tasha Logan Ford
City Manager

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 August 24, 2021 and before the City Council of the City of High Point on September 20, 2021 regarding **Zoning Map Amendment Case 21-15 (ZA-21-15)** 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 August 15, 2021, for the Planning and Zoning Commission public hearing and on September 8, 2021 and September 15, 2021, for the City Council public hearing pursuant to Chapter 160D-602 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 September 20, 2021.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB District) District**. The property is approximately 4.82 acres, lying along the north side of Furniture Avenue, approximately 1,250 feet east of Riverdale Drive. The property is also known as Guilford County Tax Parcel 209382.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

- A. Permitted Uses: Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. Prohibited Uses: The following use types, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:
 - 1. Institutional Use Category
 - a. Taxi or limousine service facility
 - 2. Commercial Use Category
 - a. Bulky item sales

- b. Restaurant, major
 - c. Amusement parks
 - d. Major vehicular establishment
 - e. Minor vehicular establishment
 - f. Recreational Vehicle Parks or Campsites
3. Industrial Use Category
- a. Self-storage, external access
 - b. Self-Storage, internal access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

- 1. Development: A perennial stream runs in a general northeasterly direction along the northern/northwestern half of the site. No development shall be permitted on that portion of the site lying between the stream and the US 29 (former known as Business 85) right-of-way.
- 2. Signage: A Common Signage Plan for the subject property shall be submitted for the review and approval. The signage plan shall be subject to the requirements of the Development Ordinance and the following additional requirements:
 - a) Permitted illumination of signage oriented to US 29 shall be limited to cut-out letter and external lighting.
- 3. Building Aesthetics: Decorative screening and/or landscaping shall be installed so as to screen from public view along US 29 all trash rooms, trash holding receptacles, loading or service areas, mechanical or electrical equipment, storage facilities or bins, or other unsightly building appurtenances. Appropriate screening shall also be provided to screen as much as reasonably possible from public view along US 29 all roof-mounted equipment, appurtenances, and roof vents from public view.

B. Landscaping, Buffers and Screening. Landscaping shall be provided in accordance with Section 5.5 of the Development Ordinance, and the following additional requirements:

- 1. A landscaping plan shall be reviewed and approved prior to the approval of any site plan, or the issuance of any building permit for any part of the subject property.
- 2. A forty (40) foot wide street yard (planting yard) shall be provided along the frontage of US 29 in accordance with the planting requirements of the Eastchester Gateway Corridor Overlay District, as applied to properties between Johnson Street north to Penny Road (Table 3.8.7.5 "Minimum

- number of canopy trees required per 100 linear feet of Streetyard and Minimum number of shrubs required per 100 linear feet of Streetyard”).
3. Existing trees shall be retained where feasible to meet the planting requirement within the street yard (planting yard) along US 29). A tree retention plan shall be submitted and approved prior to any site disturbance or development permit approval. The tree retention plan may be submitted as part of the required grading plan or the landscaping plan.

C. Transportation Conditions.

1. Access: No vehicular access shall be permitted to US 29.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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 5

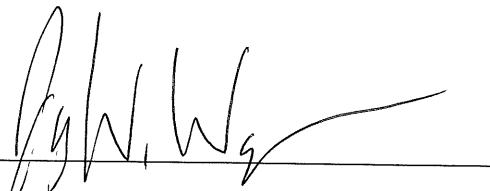
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

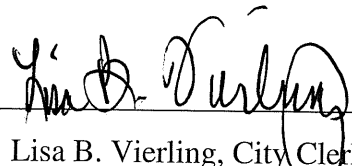
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of September, 2021

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



RESOLUTION AUTHORIZING THE SALE OF
RETIRED K-9 GUNNER

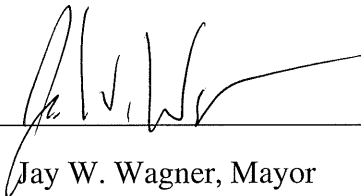
WHEREAS, the City Council for the City of High Point finds that Police K-9 Gunner has reached near the age of retirement for a working K-9 and his handler, Officer Zach Wilkins, has been promoted to Lieutenant. K-9 Supervisor has recommended that Gunner be retired from the High Point Police Department; and

WHEREAS, N.C.G.S. 160A-266(d) permits the City Council to authorize the disposition of personal property that is without value; and

WHEREAS, Officer Zach Wilkins has agreed to purchase retired K-9 Gunner from the City of High Point in the amount of \$1.00 and upon accepting custody of the dog will assume all liability and responsibility for the care of the animal for the remainder of its life.

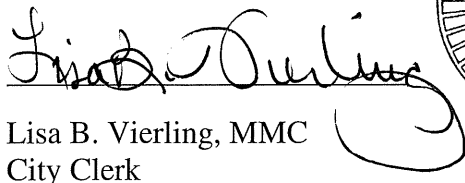
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of High Point authorizes the purchase of K-9 Gunner by Officer Zach Wilkins for the amount of \$1.00 effective September 20, 2021.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of September, 2021

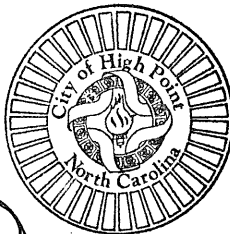


Jay W. Wagner, Mayor

ATTEST



Lisa B. Vierling, MMC
City Clerk



Return to: JoAnne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7690 / 21-7

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 1st day of February, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of February 15, 2021.

ANNEXATION DESCRIPTION

James Martin and Shirley Martin - **Annexation Case 20-08 (AN-20-08)**

Parcel Description: Approximately 4.21 acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road, and being more particularly described as follows:

Beginning at an existing 1/2" iron pipe, said being the southwest corner of Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158009, D.B. 8122, Pg. 2098, Tract 1) and a corner of James L. and Shirley R. Martin (Parcel No. 196054, D.B. 7364, Pg. 2214, Tract II); Thence along said Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158009, D.B. 8122, Pg. 2098,

Tract 1) and Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158008, D.B. 8122, Pg. 2098, Tract 2) southern line and along said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I) northern line S 88°32'06" E 231.57 feet to a new iron pipe, said new iron pipe being in the southern said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I); Thence leaving said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I) southern line S 02°11'57" W 592.67 feet to a new iron pipe, said iron pipe being on the northern line of Charles A. Boyles, Sr. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548, Thence along Charles B. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548) northern line N 85°05'54" W 363.35 feet to an existing 1/2" iron pipe, said iron pipe being on the eastern line of Cynthia Pope Fritts (Parcel No. 196049, D.B. 7873, Pg. 680, P.B. 37, Pg. 12, Lot 3); Thence leaving said Charles B. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548) line and along said Fritts eastern line N 02°03'47" E 9.80 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Mukhtiar Begum (Parcel No. 196050, D.B. 7873, Pg. 678, P.B. 37, Pg. 12, Lot 4); Thence leaving said Fritts and along said Begum N 02°03'47" E 107.86 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Wayne D. and Wanda R. Hedrick (Parcel No. 196051, D.B. 3538, Pg. 2106, P.B. 37, Pg. 12, Lot 5); Thence leaving said Begum and along said Hedrick N 01°38'12" E 92.00 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Nam Ngoc Thach and Suong Thi Tran (Parcel No. 196052, D.B. 5080, Pg. 1835, P.B. 37, Pg. 12, Lot 6); Thence leaving said Hedrick and along said Tran line N 01°42'49" E 100.21 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Sinane and Khambouane Chanthammavong (Parcel No. 196053, D.B. 5330, Pg. 1529, P.B. Pg. 37, Pg. 12 Lot 7); Thence leaving said Tran and along said Chanthammavong N 54°43'34" E 15.01 feet to an existing iron pipe, said iron pipe being said James L. and Shirley R. Martin (Parcel No. 196054, D.B. 7364, Pg. 2214, Tract II); Thence leaving said Chanthammavong and along said Martin the following two (2) courses and distances: 1) N 55°09'40" E 158.21 feet to a computed point; 2) N 00°28'12" E 158.34 feet to the point of **Beginning**; Containing 4.21± acres.

SECTION 2. Upon and after **February 15, 2021** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The 15th day of February, 2021.

By: _____

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



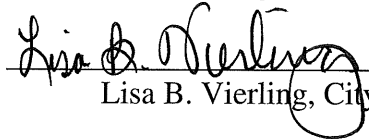
NORTH CAROLINA'S INTERNATIONAL CITY™

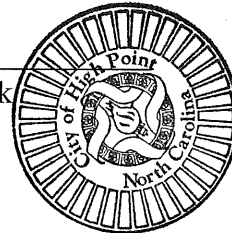
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 February 15, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7690/21-7, page 7, Legislative File No. 2021-42 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 15th day of February 2021.

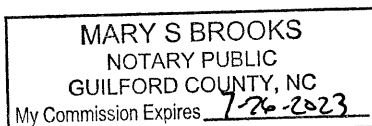

Lisa B. Vierling, City Clerk

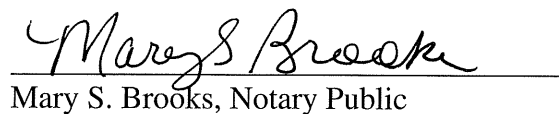


ACKNOWLEDGEMENT

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 15th day of February 2021.




Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

**AN ORDINANCE AMENDING TITLE 6- PUBLIC SERVICES, CHAPTER 2 – SOLID
WASTE COLLECTION & DISPOSAL, SECTION 6-2-6 AVAILABILITY AND EXTENT
OF SERVICES OF THE HIGH POINT CODE OF ORDINANCES**

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of High Point that Title 6- Public Services, Chapter 2 - Solid Waste Collection & Disposal, Section 6-2-6 Availability and extent of services of the High Point Code of Ordinances is amended as follows:

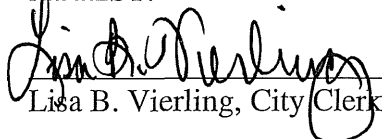
Sec. 6-2-6. - Availability and extent of service.

- (a) Rollout carts shall be serviced once per week with the exception of the Central Business District (CBD), which shall be serviced four (4) times per week. This service includes garbage, ~~recyclables, bulky item~~, and yard waste. No customer shall have more than two (2) rollout carts for garbage service. The city reserves the right to suspend, delay, or alter the time of collection of one (1) or all services temporarily should snow, ice, storms, flooding, extreme heat/cold or other conditions make it unsafe for the public or employees during collection operations. Recyclables and Bulk item will be collected every other week.
- (b) As a courtesy, backdoor service is available for garbage (weekly) and recycling (bi-weekly) ~~on a once per week basis~~; provided that prior approval has been granted by the environmental service superintendent, upon verification of a valid medical reason by a medical doctor for those persons who are physically unable to place their rollout cart to the curb. The city also reserves the right to periodically verify the need to continue backdoor service to residents who have been approved to receive the service. The city reserves the right to continue or discontinue backdoor service. The director of public services or his designee shall have the authority to determine the proper location for rollout carts for disabled residents.
- (c) Single-family attached housing (townhomes) shall be serviced as subsection (a) above, provided the city shall be held harmless against any and all claims for pavement damage resulting from rollout cart service, and provided the drives are designed for proper movement of solid waste collection vehicles. Developers, at their option, may request bulk container service.
- (d) All locations, except for single-family dwellings, which generate more solid waste than can be serviced by two (2) rollout carts once weekly, shall be required to furnish a bulk container of the type approved by the director of public services, provided that such container can be installed and serviced. Solid waste collection service for this container shall be by private contractor.

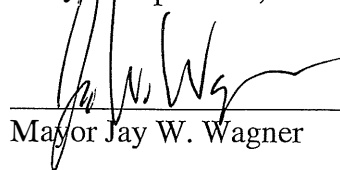
This Ordinance Amendment is effective upon adoption.

Adopted by the High Point City Council this the 20th day of September, 2021.

ATTEST:


Lisa B. Vierling, City Clerk




Mayor Jay W. Wagner

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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, 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 August 24, 2021 and before the City Council of the City of High Point on September 20, 2021 regarding **Zoning Map Amendment Case 21-16 (ZA-21-16)** 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 August 15, 2021, for the Planning and Zoning Commission public hearing and on September 8, 2021 and September 15, 2021, for the City Council public hearing pursuant to Chapter 160D-602 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 September 20, 2021.

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

SECTION 1

David H. Baker Subdivision and portion of the Springfield Oaks Subdivision, Section One Property of Crossover Community Church (711 and 723 Knightdale Avenue).

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 55.64 acres located east of Baker Road, along both sides of Nance Avenue, Gain Avenue, and east of the intersection of Baker Road and Knightdale Avenue. A description of this land is recorded in Map of David H. Baker Property PB 7 - PG 18, Lot 49 of Springfield Oaks Subdivision, Section One and (Tax Parcels 196238 and 196239) and 711 & 723 Knightdale Avenue (Tax Parcels 180543 and 180544) and of the Guilford County Register of Deeds Office. The lands are also known as Guilford County Tax Parcels 179834, 179835, 179836, 179837, 179838, 179839, 179840, 179841, 179842, 179843, 179844, 179845, 179846, 179847, 179848, 179849, 179850, 179851, 179852, 179853, 179854, 179855, 179856, 179857, 179858, 179859, 179860, 179861, 179862, 179863, 179864, 179865, 179866, 179867, 179868, 179869, 179870, 179871, 179872, 179873, 179875, 179876, 179877, 179878, 179879, 179880, 179881, 179886, 179887, 179888, 179889, 179890, 179891, 179892, 179893, 179894, 179895, 179896, 179897, 179898, 179899, 179900, 179901, 179902, 179903, 179904, 179905, 179906, 179907, 179908, 179909, 179910, 179911, 179912, 179913, 179914, 179915, 179916, 179917, 179918, 179919, 179920, 179921,

179922, 179923, 179924, 179925, 180545, 180546, 180553, 180554, 180562, 196238, 196239, 228531, 180543 and 180544.

SECTION 2

Belmont Condominium Phase III

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. Approximately 1.4 acres located north of the intersection of Belmont Drive and Belmont Court. A description of the development is recorded in Belmont Condominiums – Phase III, a portion of Phase II (entrance drive) and a portion of area depicted on this map as “Future Development – Future Building #815 ” as recorded in Condo Book 7 Page 143 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 180547 (portion), 202020 (portion), 202021, 202022, 202023, 202024, 202025, 202026, 202027, 202028.

SECTION 3

2759 Allen Jay Road

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. Approximately 7 acres located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road. The parcel is addressed as 2759 Allen Jay Road and also known as Guilford County Tax Parcel 196001.

SECTION 4

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 5

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

SECTION 6.

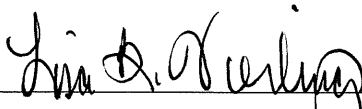
This ordinance shall become effective upon the date of adoption.

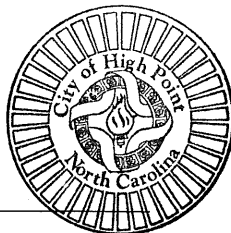
Adopted by the City Council
City of High Point, North Carolina
The 20th day of **September, 2021**

By: _____

Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Minor Amendment to Special Use 16-02
(Wesleyan Education Center)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: September 20, 2021

Public Hearing: No

Advertising Date: Not applicable

Attachments: A. Memorandum to City Council
B. Updated Special Use site plan

Advertised By: Not applicable

PURPOSE:

A request by the Wesleyan Education Center to amend the site plan for Special Use Case 16-02. The site is approximately 69 acres and located at the southwest corner of Johnson Street and Sandy Ridge Road.

BACKGROUND:

See attached memorandum from the Planning and Development Department.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff Recommendation

The Planning and Development Department recommends approval of the requested minor amendment to the site plan for Special Use Case 16-02.



Memorandum

DATE: September 20, 2021
TO: High Point City Council
FROM: Herbert Shannon, Jr., Senior Planner
SUBJECT: Minor Amendment to Special Use Permit 16-02
Wesleyan Education Center (aka Wesleyan Christian Academy)

Background Information

The Wesleyan Education Center has submitted a request for a minor amendment to their special use site plan. The Development Ordinance permits an applicant to submit a minor amendment to conditions of a special use or a special use site plan. The City Council may approve a minor amendment to a special use without a public hearing upon receipt of a report from the Planning and Development Director on the proposed minor change.

Special Use Case 16-02 governs an approximately 69-acre parcel at the southwest corner of Johnson Street and Sandy Ridge Road, where a K-12 educational facility (Major School) is to be developed. The site obtained special use approval in 2013, which included development conditions and a special use site plan depicting the layout of uses. This special use and its site plan were amended in 2016 when additional land was added to the project. The various athletic fields and accessory structures related to these athletic fields have been constructed. As they prepare for construction of educational structures, the Wesleyan Education Center has requested the following minor amendment to their special use site plan:

- 1) To adjust the location of their proposed outdoor amphitheater. Initially depicted on their site plan along the north side of the Johnson Street entrance driveway, next to the educational structure, it is proposed to be relocated south of this entrance driveway in an area previously proposed for parking.
- 2) To add an outdoor physical fitness area (rope course) next to the proposed location of the outdoor amphitheater. This area is currently depicted as parking on the current plan.
- 3) To add a barn/teaching facility (barn with stalls and classroom spaces) at the western side of the site, south of the baseball fields and next to the maintenance facility. This area is currently depicted as vehicular circulation area, bus parking and open space on the current plan.

Analysis

To qualify as a minor amendment the proposed changes must result in equal or better performance, and not alter the objectives and purposes of the special use. Staff has evaluated the proposed changes to the special use site plan and finds that the request will result in equal or better performance. The changes are for accessory uses associated with the principal school use. They are limited in scope and

they do not increase development intensity as they mostly occur in areas previously proposed for parking or vehicular circulation.

Furthermore, the request does not alter the objectives and purposes of the special use in regard to protection of the abutting residential neighborhood to the south. Although these changes will occur near the southern boundary of the site, existing manmade and environmental constraints will continue to provide separation of the neighborhood from school-related activities. A 68-foot wide Duke Power easement, with overhead transmission lines, separates the outdoor amphitheater and ropes course area from the neighborhood, and required perimeter landscaping standards still apply. As for the proposed barn/teaching facility, it abuts an intermittent stream where the applicant is required to maintain a 100 foot wide stream buffer area (50-feet along both sides of the stream). The stream and required stream buffers will continue to separate the proposed barn/teaching facility from the adjacent neighborhood.

Recommendation

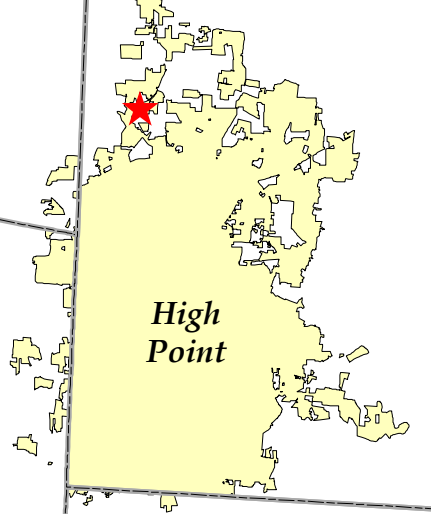
The Planning and Development Department recommends approval of the requested minor amendment to the site plan for Special Use Case 16-02.

LOCATION MAP

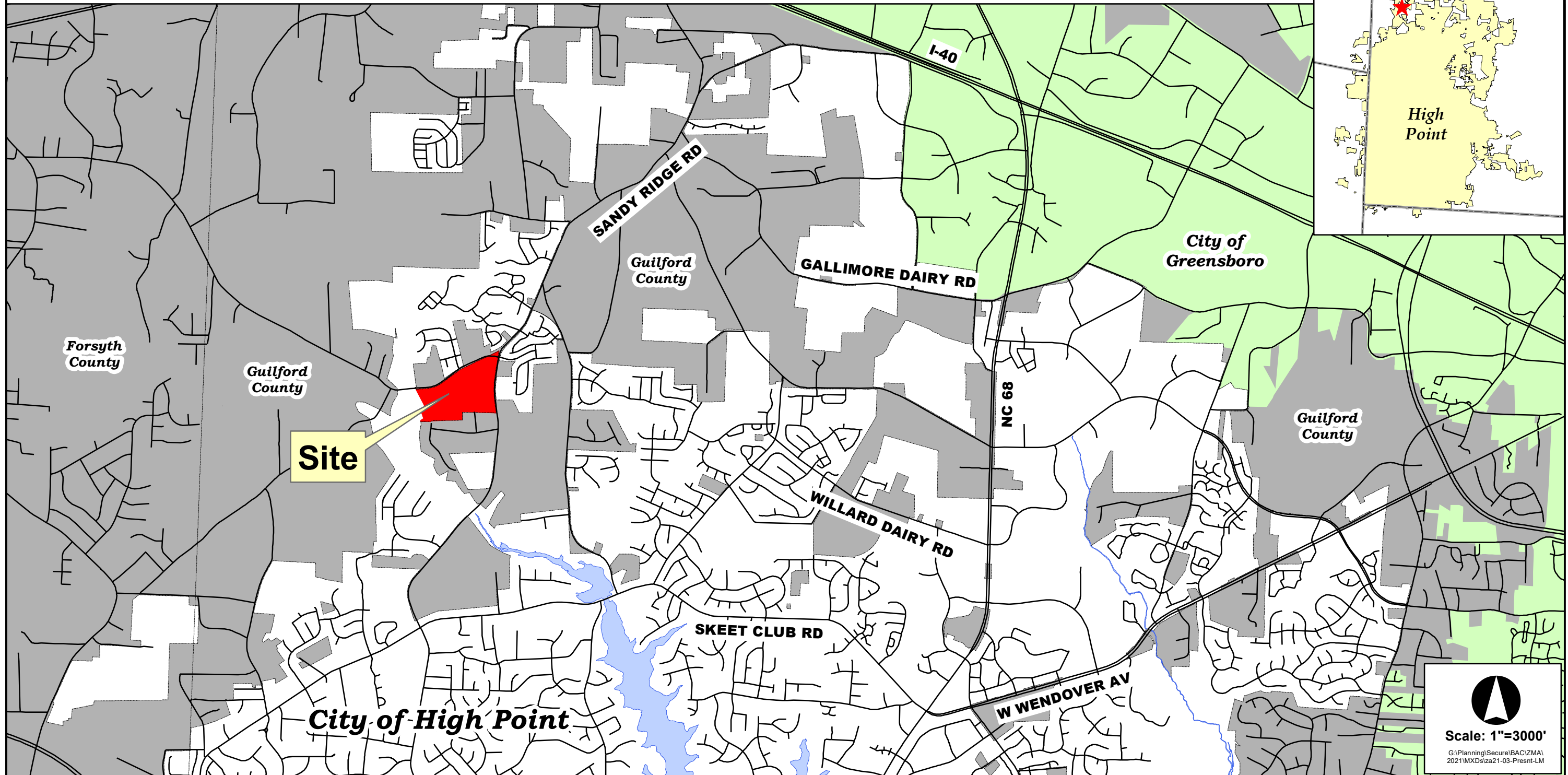
SPECIAL USE PERMIT: SU-16-02

Applicant: Wesleyan Education Center (aka Wesleyan Christain Academy)

Vicinity Map



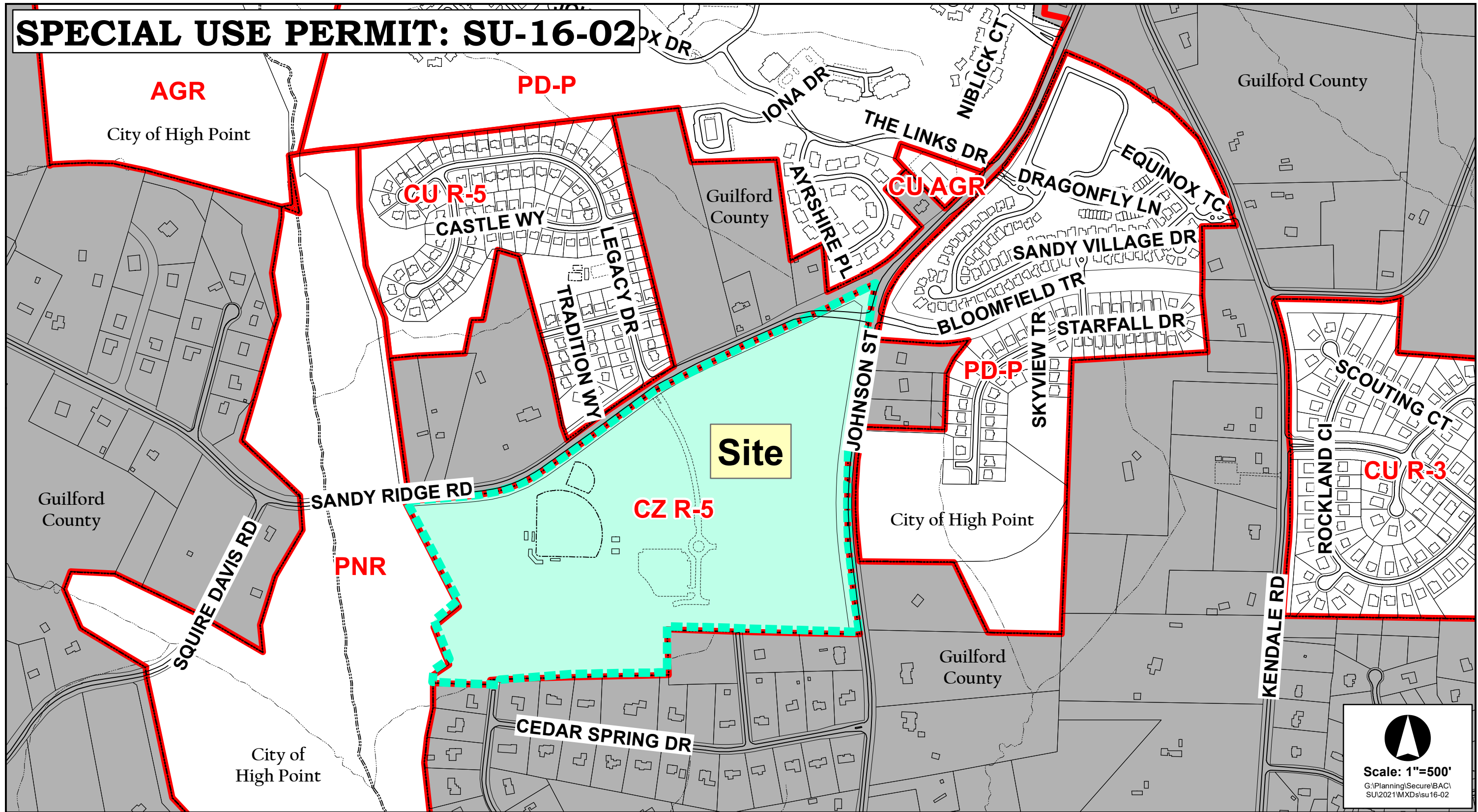
High
Point



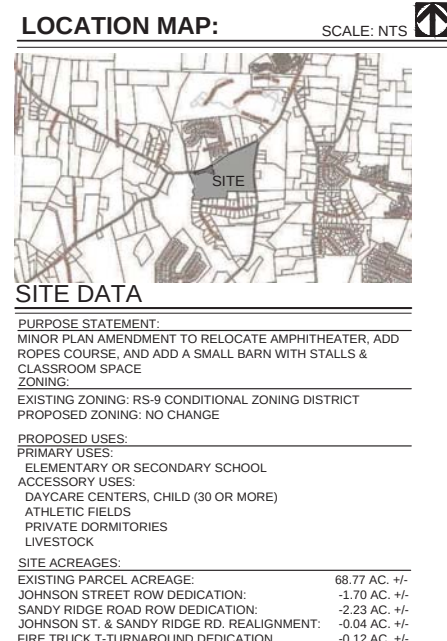
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SPECIAL USE PERMIT: SU-16-02



Reference	Parent Number	PIN	Dead	File	Owner	Mail Address
1	0109229	000421519	004778-0020	0	PRESBYTERIAN HOMES INC	2109 NANCY RIDGE RD COLFAX NC #2128
2	0109247	00042168	00113-0024	0	WOM, DONALD E, JORD, MILDRED F	1949 NANCY RIDGE RD COLFAX NC #2128
3	0109248	00042168	00113-0024	0	WOM, DONALD E, JORD, MILDRED F	1949 NANCY RIDGE RD COLFAX NC #2128
4	0109248	00042168	00113-0024	0	KENNETT, PHILIP, KENNETH, GLORIA K	11525 PARK WOODS CIR ALPHARETTA GA #00055
5	0210045	000422385	000410-0040	10-45	MDC HOMES-GREENBROOK LLC	11525 PARK WOODS CIR ALPHARETTA GA #00055
6	0211008	000491367	00113-0230	15-139	LANE, MARK VIN, LANE, MURRAY W	4801 TRADITION WAY COLFAX NC #2128
7	0211009	000491367	00042-0030	15-139	LORD, REFFREY M, LORD, TRACIA S	4801 TRADITION WAY COLFAX NC #2128
8	02091662	000491662	00042-0030	15-139	CHERN, NANCY R, CHERN, MICHAEL	4801 TRADITION WAY COLFAX NC #2128
9	0211617	0004915673	000401-0020	15-139	MITCHELL, DONALD E F, MITCHELL, VIVIAN K	4801 LEGACY DR COLFAX NC #2128
10	0210031	000491753	00046-0070	15-139	GARVIN, RESSA F, GARVIN, MICHELLE M	4801 LEGACY DR COLFAX NC #2128
11	0206027	000492315	00046-0120	0	PIERCE, NORMA A RIAN STAFFORD	1047 NANCY RIDGE RD COLFAX NC #2128
12	02062183	000492183	00046-0120	140-13	PIERCE, NORMA A RIAN STAFFORD	1047 NANCY RIDGE RD COLFAX NC #2128
13	0211340	000491363	00144-0130	15-139	STAFFORD, JAMES CORNELIUS	2067 NANCY RIDGE RD COLFAX NC #2128
14	0211344	000492471	00177-0024	109-12	PHOTO, PATRICIA A, PHOTO, STEVE M	1097 NANCY RIDGE RD COLFAX NC #2128
15	0211322	000492672	00175-0010	139-11	THEBROOK HOMES INC TRAILBLAZER AT WESTMONT LLC	1965 NANCY RIDGE RD COLFAX NC #2128
16	171381	000422069	00071-0012	201-29	WESTMONTLAND PLACE LLC, WOLF PARTNERS LLC	PO BOX 14168 HIGH POINT NC #2481
17	0211324	000411173	00043-0274	7-112	SANA, ANNA SOCIATES LLC	4035 ALDINY CIRCLE HIGH POINT NC #2128
18	0211312	000411049	00071-0009	7-112	HOLLOWAY, CATHY, HOLLOWAY, PENILOPE	4642 JOHNSON ST COLFAX NC #2128
19	0211311	000410534	00070-0027	7-112	DWYER, TIMOTHY F, DWYER, RANDY L	4642 JOHNSON ST COLFAX NC #2128
20	0211314	000410524	00072-0230	7-112	WESTMONTLAND PLACE LLC	PO BOX 14168 HIGH POINT NC #2481
21	02091624	000491224	00123-0110	19-42	SEE, JOSEPH M, SEE, NANCY A	4642 JOHNSON ST COLFAX NC #2128
22	0211317	000410385	00123-0110	19-42	OWENS, DOUGLAS R, OWENS, BERRECCA O	4642 JOHNSON ST COLFAX NC #2128
23	0211377	000400687	00188-0291	7-417	DOROTHY MARTIN LIVING TRUST, MARTIN, DOROTHY D TRUSTEE	4642 JOHNSON ST COLFAX NC #2128
24	0211378	000401629	00123-0120	7-417	WILSON, PARKER B, WILSON, MELISSA W	4608 Willow Run Dr COLFAX NC #2128
25	0211372	0003001804	00170-0120	7-197	JORDAN, CAROLYN K, JORDAN, TROY C	8904 CEDAR SPRING DR COLFAX NC #2128
26	0211370	000398815	00046-0049	7-197	DEISE, CLAUDE A	8904 CEDAR SPRING DR COLFAX NC #2128
27	0211370	000398815	00046-0049	7-197	DEISE, CLAUDE A	8904 CEDAR SPRING DR COLFAX NC #2128
28	0211369	000398589	00040-0060	7-197	TEAGUE, ALLEN; TEAGUE, KILEY LYNN	8904 CEDAR SPRING DR COLFAX NC #2128
29	0211368	000411275	00181-0275	7-197	DYSTERBERG, BRASLEY W, STERNBERG, MICHELLE L	8910 CEDAR SPRING DR COLFAX NC #2128
30	0211367	000411099	00181-0275	7-197	ALLEN, DORIS ANN; ALLEN, BETTIE ANN	8910 CEDAR SPRING DR COLFAX NC #2128
31	0209040	000399061	000241-0119	7-44	WOOD, KENNETH C, WOOD, PATRICIA E	4704 TREPLEDS OAK RIDGE NC #2130
32	0209045	000397829	00070-0230	7-44	THOMPSON, GREGORY P, THOMPSON, DEBRA A	1226 WINDCHIME DR COLFAX NC #2128
33	0209173	000221384	00170-0017	6	CITY OF HIGH POINT	PO BOX 210 HIGH POINT NC #2481



WATERSHED:		
PROJECT SITE IS LOCATED WITHIN THE OAK HOLLOW LAKE WATERSHED - CRITICAL AREA TIER 4		
BUILDING NOTES (BASED ON RS-9 ZONING):		
MAX. BUILDING HEIGHT:	50'	
MAX. BUILDING COVER:	35% OF LOT (OR 986,111 SF)	
EDUCATION CENTER:	212,000 SF +/-	
CHILD CARE CENTER:	30,000 SF +/-	
ATHLETIC FACILITY:	17,500 SF +/-	
MAINTENANCE FACILITY:	8,000 SF +/-	
CONCESSIONS BUILDING:	4,500 SF +/-	
OUTDOOR CLASSROOM:	3,200 SF +/-	
BARN:	2,880 SF +/-	
TOTAL BUILDING:	278,080 SF +/-	
IMPERVIOUS CALCULATIONS:		
MAX. IMPERVIOUS ALLOWED:	50% (34.39 AC. +/-)	
(PER OAK HOLLOW LAKE WCA - TIER 4)		
PARKING CALCULATIONS:		
REQUIRED PER CODE:		
<u>DAYCARE:</u>		
55 EMPLOYEES	(@ 1 SPACE / EMPLOYEE) =	55 SPACES
298 ATTENDEES	(@ 1 SPACE / 10 ATTENDEES) =	30 SPACES
	TOTAL :	85 SPACES
<u>CLASSROOMS:</u>		
<u>OFFICE:</u>		
28 ROOMS	(@ 3 SPACES / ROOM) =	84 SPACES
ELEMENTARY/MIDDLE SCHOOL		
30 ROOMS	(@ 3 SPACES / ROOM) =	90 SPACES
HIGH SCHOOL		
21 ROOMS	(@ 7 SPACES / ROOM) =	147 SPACES
	TOTAL :	321 SPACES
TOTAL PARKING REQUIRED: 406 SPACES		
TOTAL PARKING PROVIDED: 667 SPACES +/-		
(INCLUDING 28 ACCESSIBLE SPACES)		
INFRASTRUCTURE:		
ROADS: PRIVATE	WATER: PUBLIC	SEWER: PUBLIC
<u>BUFFERYARDS & BUILDING SETBACKS:</u>		
ADJOINING LAND USE (LUC 1): SINGLE FAMILY DETACHED DWELLINGS & OPEN SPACE		
TYPE REQUIRED: TYPE B: BUFFERYARD		

STREETYARDS: WIDTH: MIN. 8' / MAX. 25' / AVG. 8'
BUILDING SETBACKS (BASED ON RS-9 ZONING):

JOHNSON STREET:	50' SETBACK (MAJOR THOROUGHFARE)
SANFORD RIDGE ROAD:	50' SETBACK (MAJOR THOROUGHFARE)
SIDE:	5' SETBACK
REAR:	25' SETBACK

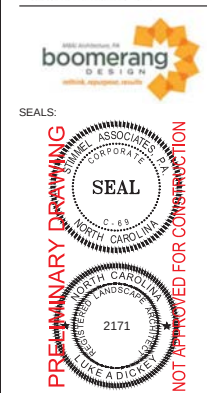
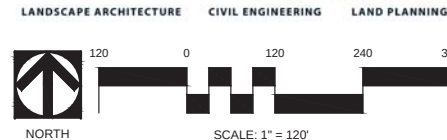
GENERAL NOTES:

1. DEVELOPMENT SHALL BE GENERALLY CONSISTENT WITH SITE PLAN. BUILDING, PARKING, AND ATHLETIC FIELDS MAY SHIFT WITHIN DESIGNATED AREAS.
2. ATHLETIC FIELDS MAY BE LIGHTED.
3. ALL OR A PORTION OF ATHLETIC FIELDS MAY BE CONSTRUCTED AS PHASE 1 OF SITE DEVELOPMENT.

PETITIONERS:		OWNERS:	
PETITIONER:	DR. ROB BROWN WESLEYAN EDUCATION CENTER	PARCEL #:	0169206
ADDRESS:	1917 N. CENTENNIAL ST. HIGH POINT, NC 27626	PI#:	6894-90-7871
PHONE:	(336) 884-3333	OWNER:	WESLEYAN EDUCATION CENTER
FAX:	(336) 884-8232	ADDRESS:	1917 N. CENTENNIAL S. HIGH POINT, NC 27626
		PHONE:	(336) 884-3333
		FAX:	(336) 884-8232

PREPARED BY:

 stimmel 601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1061



CLIENT:

Dr. Rob Brown
Wesleyan Education Center
1917 N. Centennial Street
High Point, NC 27262
P: (336) 884-3333
F: (336) 884-8232

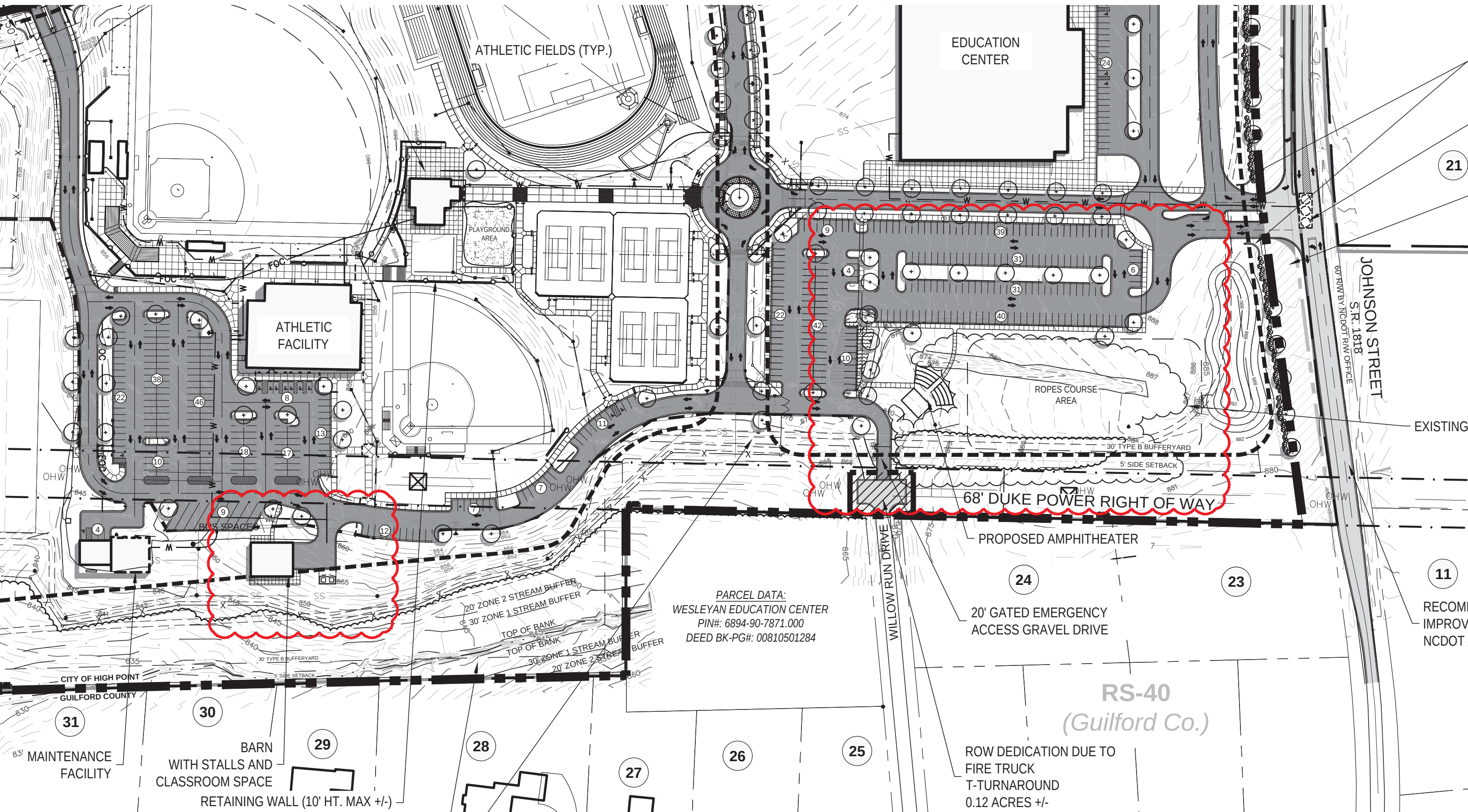
JOB. NO: 14-199 / 21-06

SCALE: 1"=12'

SHEET NO.:

MPA-1

© STIMMEL ASSOCIATES, P.A.



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

1004 Prospect St.

OWNER (S)

Mohammad Z. Bhatti
1107 Rockford Rd.
High Point, NC 27262

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 20th day of September, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

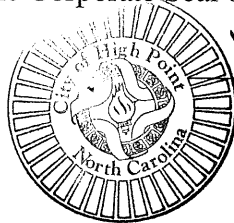


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 September 20, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7745/21-62, page 62, Legislative File No. 2021-407 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 21st day of September 2021.



Lisa B. Vierling
Lisa B. Vierling, City Clerk

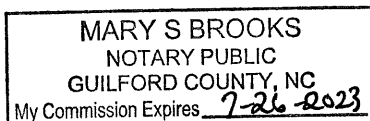
ACKNOWLEDGEMENT

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 21st day of September 2021.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



CITY OF HIGH POINT

AGENDA ITEM



Title: Solid Waste Ordinance Update

From: Terry Houk – Public Services Director
Robby Stone – Asst. Director Public Services

Public Hearing: N/A

Meeting Date: September 20, 2021

Advertising Date: N/A

Advertised By: N/A

Attachments: N/A

PURPOSE:

The Environmental Services Division within Public Services provides garbage, recycling, yard waste and bulk item collection services weekly throughout the city. Bulk item collection volumes continue to increase and are often delayed if staffing or equipment shortages are encountered. Council approved transitioning to a bi-weekly bulk collection at the August 16th meeting.

BACKGROUND:

The Environmental Services Division is preparing to transition to a bi-weekly bulk collection. Part of the transition process will be aligning with the ordinance. This item reflects changes within the ordinance that aligns with the approved changes in service.

BUDGET IMPACT:

No budget impacts are anticipated from the recommendation.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends updating the ordinance to reflect the transition to biweekly bulk collection.

Sec. 6-2-6. - Availability and extent of service.

- (a) Rollout carts shall be serviced once per week with the exception of the Central Business District (CBD), which shall be serviced four (4) times per week. This service includes garbage, ~~recyclables, bulky item,~~ and yard waste. No customer shall have more than two (2) rollout carts for garbage service. The city reserves the right to suspend, delay, or alter the time of collection of one (1) or all services temporarily should snow, ice, storms, flooding, extreme heat/cold or other conditions make it unsafe for the public or employees during collection operations. **Recyclables and Bulk item will be collected every other week.**
- (b) As a courtesy, backdoor service is available for garbage (**weekly**) and recycling (**bi-weekly**) ~~on a once per week basis,~~ provided that prior approval has been granted by the environmental service superintendent, upon verification of a valid medical reason by a medical doctor for those persons who are physically unable to place their rollout cart to the curb. The city also reserves the right to periodically verify the need to continue backdoor service to residents who have been approved to receive the service. The city reserves the right to continue or discontinue backdoor service. The director of public services or his designee shall have the authority to determine the proper location for rollout carts for disabled residents.
- (c) Single-family attached housing (townhomes) shall be serviced as subsection (a) above, provided the city shall be held harmless against any and all claims for pavement damage resulting from rollout cart service, and provided the drives are designed for proper movement of solid waste collection vehicles. Developers, at their option, may request bulk container service.
- (d) All locations, except for single-family dwellings, which generate more solid waste than can be serviced by two (2) rollout carts once weekly, shall be required to furnish a bulk container of the type approved by the director of public services, provided that such container can be installed and serviced. Solid waste collection service for this container shall be by private contractor.

(Ord. No. 91-57, 7-18-91; Ord. No. 92-20, § 1, 3-5-92; Ord. No. 6586/08-71, 10-20-08)

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendments
(Airport Overlay Initiation)

From: Chris Andrews, Interim Planning &
Development Director

Meeting Date: September 20, 2021

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: PTIA Part 150 Update Assessment (Report)
PTIA Part 150 Update Assessment (Presentation)

PURPOSE:

This is a request by the Planning and Development Department to initiate zoning map amendments for properties within the Airport Overlay (ARO) zoning district, proposed as recommendations through the City's recent Piedmont Triad International Airport Part 150 Assessment. The conclusions of the most recent assessment were presented to Council at their July 19, 2021 Special Meeting. The purpose of this initiation is to allow the continued review and evaluation of the district, begin the public engagement and notification process and present to Council the amendments in overlay zoning for the areas depicted and described within the update assessment.

BACKGROUND:

The *PTIA Part 150 Update* is an airport noise compatibility study that was recently completed and is currently under review by the Federal Aviation Administration (FAA) for authorization. This assessment report provides information on prior airport noise studies, the draft Part 150 Update study's conclusions, and the Planning and Development Department's resulting recommendations for the Airport Overlay District. Amendments to the Airport Overlay District were last considered by Council in 2012.

If initiated by Council, staff will begin assessment of public notification and public meetings to inform and engage with landowners affected by the proposed amendments. Attached is the *PTIA Part 150 Update Assessment* report and presentation provided to Council at their July 19, 2021 meeting. Both the report and the presentation include the proposed boundaries changes for land within the Airport Overlay District, specifically Map 10, entitled *Area of Boundary Change: Amendments*. The map, as well as pages 13 and 14 of the report, summarize the specific amendments as proposed.

While not a part of this initiation request, staff also anticipates a concurrent text amendment and land use policy assessments to support the proposed zoning map amendments.

BUDGET IMPACT:

Funds are available in the department's FY 2021-2022 budget for public notices.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends initiation of the zoning map amendment process, to amend the City's Airport Overlay District, for the areas shown within the attached report and maps.

PTIA Part 150 Update Assessment

Purpose

The purpose of this assessment is to analyze the results of the draft *Piedmont Triad International Airport Part 150 Update* study to determine if any changes to the city's Airport Overlay District are warranted. The *Piedmont Triad International Airport Part 150 Update* is an airport noise compatibility study that was recently completed and is currently under review by the Federal Aviation Administration (FAA) for authorization. This assessment report provides information on prior airport noise studies, the draft Part 150 Update study's conclusions, and the Planning & Development Department's resulting recommendations for the Airport Overlay District.

Background

In 1998, a citizens committee was formed to create a plan for the Johnson Street/Sandy Ridge Road area. The study area included approximately 6,000 acres on both sides of Sandy Ridge Road and Johnson Street between Interstate 40 and Skeet Club Road. The announcement that Piedmont Triad International Airport (PTIA) was chosen as the intended location of a FedEx regional package sorting hub, which would require the construction of a third runway parallel to the primary runway, expanded the focus of the corridor plan.

The committee understood that noise from the proposed third runway presented the potential for impacts on noise sensitive uses such as residential development, schools, and churches. However, the committee was faced with the difficulty of recommending land use policies that responded to this potential impact without knowing exactly where it would be most strongly felt. This was because the Environmental Impact Statement (EIS) on the project, which contained this information, was delayed several times. As a result, the *Johnson Street/Sandy Ridge Road Area Plan* was adopted in April 2000 with a set of interim land use policies, including designating a large amount of land for industrial use in the northern High Point Planning Area to prevent conflicts with noise sensitive land uses, primarily residences.

After the final EIS was published in December 2001, the Planning & Development Department researched solutions; and in August 2002, the department released the *Aircraft Noise and Land Use Planning* report, which reviewed the issues and presented some possible options. However, the information released in the EIS and researched by the department was not sufficient to develop adequate land use solutions to potential nighttime noise impacts. The department's report recommended hiring an acoustical consultant to analyze the situation and to make recommendations to address anticipated nighttime noise impacts.

In the fall of 2002, the City hired Wyle Laboratories, Inc. The acoustical consulting firm presented its findings and recommendations in a report in February 2003. The Wyle Report stated that Day-Night Average Sound Level (DNL), which is the metric most used in calculating potential noise impacts from airports, is based on a day-night,

24-hour average noise level. As such, it can underrepresent the effects of nighttime flight operations when impacted residents are asleep.

The Wyle Report concluded that estimating and mitigating the effects of aircraft noise would be more effective and accurate if the City's program was based on the number of individual nighttime noise occurrences above certain benchmark noise levels. This noise measurement method is termed "Number of Events Above" or NA. Based on the NA metric, the study defined a noise impact area where the proposed nighttime aircraft noise events on a typical night can affect sleep. In this noise impact area under existing conditions, two percent or more of the population will experience various levels of sleep disturbance (i.e. delaying the onset of sleep, changes in stages of sleep, or waking up). It is impossible to eliminate sleep disturbance (i.e. personal needs, indoor noise sources, etc.). However, the report stated that there are steps that can be taken to reduce the number of people experiencing sleep disturbance due to aircraft noise.

City Council directed the Planning & Development Department to pursue the implementation of the Wyle Report recommendations, which included amending the *Land Use Plan* and adopting the Airport Overlay (ARO) District. In August 2003, City Council adopted the ARO district to protect noise sensitive land uses, which was based on the Wyle Laboratories' analysis of the EIS and the DNL & NA metrics.

Airport Overlay District

The ARO district boundaries are based on noise contours that radiate outward from the airport's runways and which indicate specific decibel levels – a 24-hour average noise reading in the case of DNL contours and a number of individual aircraft flights above a specific decibel level for NA contours. However, the district boundaries do not precisely coincide with the noise contours. Instead, they are normally tied to physical features on the ground that can be identified, such as streets and streams. This accomplishes two things: first, determining when a particular development proposal is within one or more of the zones is more straightforward; and second, mapping the boundaries beyond the contour line allows for variations in aircraft flights patterns and noise that will occur.

The four zones of the ARO district contain the following requirements:

- Zone 1: The intent of Zone 1 is to prevent the development of land uses sensitive to objectionable noise resulting from daytime and nighttime aircraft flights and those uses that could pose safety hazards to aircraft, such as schools, hospitals and other places where there would be large groupings of people on the ground. No new residential uses are allowed. Zone 1 boundaries are generally based the 65 DNL contour, which represents average daily sound levels of 65 decibels.
- Zone 2: The intent of Zone 2 is to prevent the development of land uses sensitive to objectionable noise resulting from nighttime aircraft flights. No new residential uses are allowed. Zone 2 boundaries are generally based on the number of individual aircraft flights that exceed the NA 90(1) decibel level.
- Zone 3: The intent of Zone 3 is to protect residential uses and their residents by reducing the interior level of objectionable noise resulting from nighttime aircraft flights. This goal is accomplished by new residential construction meeting a

noise level reduction standard. The boundaries of Zone 3 are based on the same NA 90(1) metric as used for Zone 2. The area included in Zone 3 would have been part of Zone 2, except for the established pattern of residential development and Oak Hollow Lake watershed considerations (i.e. watershed critical area).

- Zone 4: The intent of Zone 4, along with the other three zones, is to provide public notification of potential nighttime aircraft noise impacts. The boundaries of Zone 4 are generally based on the NA 85(2) metric.

In all zones, potential buyers of property must be notified of possible noise from aircraft overflights. A waiver of claim is required for all subdivisions of land within the ARO district. The waiver is executed by the owner of the property for the benefit of the City, and it waives all existing and future owners' right to any claim or cause of action against the City in connection with adverse aircraft noise impacts or other consequences of the airport overlay district's noise mitigation requirements.

The original ARO district boundaries were adopted in 2003 prior to the initial PTIA Part 150 Study. The current ARO district boundaries are shown on Map 1, Existing Airport Overlay District.

Initial PTIA Part 150 Study

As previously stated, a Part 150 Study is a comprehensive aircraft noise compatibility study that is conducted to reduce the impact of airport operations on noise sensitive uses surrounding an airport. This voluntary study defines the five-year vision of noise compatibility between an airport and the surrounding communities.

The initial PTIA Part 150 Study examined four basic components:

- Airport Plan - the layout of the airport and its physical facilities
- Airport and Airspace Use - airport operational activities
- Land Use - the impacts of airport operations on its surroundings, and
- Noise Program Management - ways in which noise impacts are managed over time.

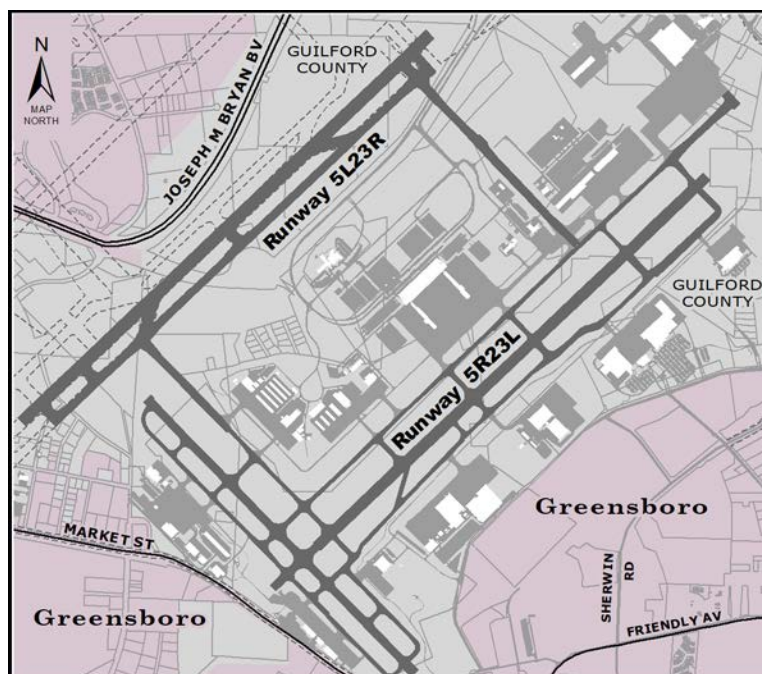
Three committees were appointed to review the airport layout, flight procedures and land use around the airport. The committees (which included residents living near the airport, elected and appointed government officials and airport tenants) were led by a consultant and met regularly for more than two years to determine how best to reduce airport noise in the neighborhoods surrounding the airport.

Several scenarios were created under the methodology of the study using a variety of configurations of flight arrival and departure patterns, runway assignments, flight paths, aircraft mix and other aspects of the proposed operation. The study used the planned peak operational year of 2014, with 126 nighttime arrivals/departures, to analyze the potential impacts on the airport's surroundings and develop noise mitigation measures.

The initial Part 150 Study produced two products: Noise Exposure Maps (NEMs) and mitigation measures collectively known as the Noise Compatibility Program (NCP). The NCP included 21 mitigation measures. One of the important assumptions used in developing the NCP was that Boeing 727s would continue to be a part of FedEx's fleet in 2014. These aircraft were the noisiest of all aircraft serving the air cargo hub and would eventually be replaced by quieter aircraft. The Part 150 Study's NEMs and NCP were accepted by the FAA in June and November 2008, respectively.

Of the 21 noise mitigation measures recommended in the Part 150 Study, the following six measures, all from the Airport and Airspace Use component of the NCP, were of the most interest to the City in mitigating aircraft noise impacts. They are summarized as follows:

- Preferred Night Runway Use – When weather and other conditions permit, all nighttime flights arrive on runways 5L and 5R and depart from runways 23L and 23R (see diagram of the airport that follows). That is, nighttime flights generally land from the southwest and depart to the southwest, over north High Point. Where feasible, arrivals were recommended to be split between left and right runways.
- Night Runway Use Assignments – All departing retrofitted stage 3 aircraft (e.g. Boeing 727s) would use the new runway, 23R. That is, departing 727s take off from the new runway toward the southwest. Departing aircraft other than stage 3 aircraft would be assigned to runways according to their destinations.
- Night Southbound Departure Corridor from Runway 23L – Aircraft departing from runway 23L for southern destinations would use a new nighttime flight path east of and parallel to NC 68 (Eastchester Drive). A left turn for aircraft onto this flight path was recommended to occur as soon as practicable.



- Night Departure Procedures from Runway 23R - Aircraft departing runway 23R at night and turning right toward western destinations would initiate the right departure turn as soon as practicable.
- There were two other measures that involved the Piedmont Triad Airport Authority (PTAA) requesting that the FAA Air Traffic Control Tower personnel direct all jet aircraft arriving at the airport to maintain optimal altitudes while landing to minimize noise impacts on the ground.

The effect of these noise mitigation measures was to reduce the noise impacts from nighttime aircraft upon established residential uses in north High Point directly southwest of the two parallel runways. The new runway, 5L/23R, was to accommodate all departing 727s and place the noisiest aircraft over the least-inhabited part of north High Point. Departing flights from the older runway, 5R/23L, would shift to the east along Eastchester Drive (NC 68), with less noise impact on residential areas and more on nonresidential areas.

The NA and DNL contours from the initial Part 150 Study for the 2014 forecast year are shown on Map 2, 2014 NA Contours – PTIA Part 150 Study and on Map 3, 2014 DNL Contours – PTIA Part 150 Study.

Airport Overlay District Amendments

Part 150 Study Assessment

In January of 2011, the Planning & Development Department completed an assessment report based upon the approved Part 150 Study. Based upon the assessment's recommendations, City Council initiated amendments to the ARO district, which were adopted on March 5, 2012.

There were two areas where district boundaries changed.

- Southwest – The southwest portion of the ARO district was expanded southward from Sandy Ridge Road to Skeet Club Road and westward to the Forsyth County line. Within the district, Zone 3 was expanded from Kendale Road to the West Fork of the Deep River. This expansion was warranted due to the mitigation measure utilizing runway 23R for the departure of the noisier retrofitted stage 3 aircraft (i.e. 727s).
- East – The eastern portion of the district was expanded to extend from Eastchester Drive eastward to Tarrant Road. A portion of the expansion north of Regency Drive was included in Zone 2 with the remainder of the expansion included in Zone 4. This expansion was warranted due to the mitigation measure for departures on runway 23L using a flight path east of and parallel to Eastchester Drive.

City-Initiated Amendments

At the request of two property owner representatives, the Planning & Development Department investigated the potential to amend the district's zone boundaries in 2017 and 2019.

In 2017, the department reviewed the noise metrics and the basis for the zone boundaries in the vicinity of property north of Willard Dairy Road, just east of Southwest School Road. The department determined that the noise metrics would support specific properties being reclassified from Zone 2 to Zone 3. Zone 3 allows residential development provided new residential dwellings meet a 30 dB noise level reduction design standard, whereas Zone 2 does not. Property lines were utilized when this portion of the boundary between Zone 2 and 3 was originally created because there were no physical features in this portion of the district that aligned with the noise metric analysis. Approximately 50 acres were recommended to be rezoned to Zone 3. On November 20, 2017, City Council approved a zoning map amendment (ZA-17-21) that implemented that change.

Later in 2019, the applicant for a proposed medical-related industrial/business research park requested that the department review the potential for changing the ARO to allow a residential component to support the park that was limited in its density and location. The department conducted a comprehensive review of the area beyond the property the applicant desired to develop and concluded that it was feasible for an approximate 267-acre area north of Clinard Farms Road and just east of Barrow Road to be amended to Zone 3 while continuing to maintain effective noise mitigation. The request was presented to the City Council to initiate a zoning map amendment, which was approved on June 3, 2019 (ZA-19-06).

In both cases, the department inquired with PTIA to gather comments and concerns regarding the two proposed changes. And in both cases, the airport requested an aviation easement, which provides rights to an airport to use the airspace above property and provides additional notice to subsequent property owners. The easement was addressed as part of the conditional zoning of property and when the properties are developed, the owner will provide the easement as part of the land development plan approval.

PTIA Part 150 Update

Beginning in 2019, PTIA began an update to the initial FAA approved Part 150 Study. Like in the initial Part 150 process, PTIA contracted with consultants to conduct the noise study, utilized stakeholder committees for input, and conducted periodic public meetings. The committees consisted of a technical advisory committee composed of airport users and governmental representatives, and a citizen advisory committee that was appointed by the surrounding local governments.

The Part 150 Update demonstrated that aircraft operations varied over the years since the initial Part 150 Study was completed in 2007. Operations grew until 2010, after

which they remained relatively constant until 2013, when they fell slightly. Operations returned to 2009 levels in 2017 and then began growing substantially. Future aircraft operations were expected to grow by 10.5 percent from 2018 to 2020 where they were forecasted to grow another 4.2 percent until 2025. Forecasts for the future year aircraft operations were developed just prior to the COVID-19 pandemic.

Air traffic at PTI is about 60 percent commercial flights, and most commercial flights are passenger flights. Passenger flights were forecasted to grow at a slower rate than cargo flights, due partly to the expected gradual replacement of small regional jet aircraft with larger aircraft capable of seating more passengers. However, the more recent expansion of cargo operations was expected to continue, which would drive much of the flight growth from 2020 to 2025.

The initial Part 150 Study included three categories of noise compatibility measures: (1) noise abatement measures intended to reduce aircraft noise at the source, (2) land use measures intended to mitigate existing non-compatible land uses and to discourage the introduction of new non-compatible land uses and (3) program measures intended to implement and monitor compliance with the PTI Noise Compatibility Program. The update study reviewed each of the measures to determine if any of the measures needed amending. The following measures from the update study are most applicable to High Point.

Noise Abatement Measures

NA-2 Preferred Night Runway Use

- Description: A head-to-head pattern of runway use, where nighttime arrivals occur over High Point and land on the parallel runways (5L & 5R) and nighttime departures occur over High Point using the same parallel runways (23L & 23R). Equal numbers of aircraft use both runways to the extent feasible. This measure is subject to favorable weather conditions.
- Status: Implemented the head-to-head pattern; not implemented was equal use of both parallel runways
- Compliance: 92% of nighttime departures and 75% of nighttime arrivals
- Recommendation: Maintain the head-to-head pattern and modify measure to allow control tower to assign use of runways instead of on an equal use basis.

NA-3 Night Runway Use Assignments

- Description: The primary aspect of this measure assigned the western parallel runway (5L/23R) for all retrofitted stage 3 aircraft nighttime arrivals and departures. Thus, the noisiest aircraft (e.g. Boeing 727s) would arrive and depart over less populated areas of High Point.
- Status: Not implemented because agreements with air carriers did not occur and the air carriers divested in retrofitted stage 3 aircraft
- Compliance: N/A
- Recommendation: Eliminate measure since there are no retrofitted stage 3 aircraft in current US commercial fleet.

NA-4 Night Southbound Departure Corridor from Runway 23L

- Description: A departure procedure for the eastern parallel runway (23L) for southbound aircraft where the initial flightpath is in a southerly direction east of and parallel to Eastchester Drive (NC 68). Aircraft will reach 4,000 feet mean sea level (MSL) before transitioning to another heading.
- Status: Implemented; used by both nighttime and daytime flights
- Compliance: 79% of nighttime departures; 93% of these reach 4,000 feet MSL before transitioning to another heading
- Recommendation: Maintain measure and modify by adding northeast destinations, which is how the measure was implemented by the FAA.

NA-5 Night Departure Procedures on 23R

- Description: A nighttime departure procedure for the western parallel runway (23R) where the aircraft initiates a right turn as soon as practicable.
- Status: Implemented
- Compliance: 100%
- Recommendation: Maintain measure and modify to add a portion of the NA-3 measure where aircraft heading in a southerly direction delay the transition until they have reached an altitude of 4,000 MSL.

NA-6 Night Northbound Departure Corridor from Runway 23L

- Description: A nighttime departure procedure for the eastern parallel runway (23L) to northern destinations where the aircraft initiates a left turn to a northeasterly heading as soon as practicable.
- Status: Not implemented
- Compliance: NA
- Recommendation: Eliminate measure because routing aircraft using other departure procedures is preferable from both an air traffic control perspective and for reducing aircraft operations over densely populated areas.

NA-12 Noise Abatement Approach Procedures

- Description: Control tower directs all jet aircraft arriving at airport to intercept the final approach at least 5.5 nautical miles from intended runway and stay at or above glide slope throughout approach; and those aircraft on the final approach within 12.5 nautical miles from intended runway and stay at or above glide slope throughout approach
- Status: Partially implemented
- Compliance: 89% at or above glideslope at or beyond 5.5 nautical miles and 97% at or above glideslope at 2.5 nautical miles
- Recommendation: Maintain measure

NA-13 Altitude for Downwind Legs

- Description: Control tower directs all jet aircraft on the downwind leg for arrival on the runways to remain at or above 4,000 feet MSL until crossing the extended centerline of runway 14/32

- Status: Implemented
- Compliance: 94% on 5L and 90% or greater on 5R
- Recommendation: Maintain measure

Map 4, PTIA Nighttime Departure Flight Tracks, illustrates the nighttime departure procedures over northern High Point.

Land Use Measures

The initial Part 150 Study recommended five land use measures. Three measures were implemented, which involved the acquisition of noise-sensitive properties where DNL exceeds 70dB; sound insulation of noise sensitive structures where DNL exceeds 65dB; and the pursuit of compatible use zoning. Two measures, acquisition of aviation easements and assistance for owners where DNL exceeds 65dB were not implemented primarily because PTIA pursued acquisition of property and sound insulation measures which eliminated most of the need. There are no residential structures in the new DNL contours.

Programmatic Measures

The initial Part 150 Study recommended three programmatic measures, all which were implemented.

The Piedmont Triad Airport Authority (PTAA) established a noise monitoring function with dedicated staff that: monitors aircraft noise; provides a point of contact within the PTAA for issues related to aircraft noise; serves as a liaison with the community for such issues; and keeps air carriers and the public informed about compliance with measures.

PTAA publishes aircraft noise contours at 5-dB intervals for values of DNL of 60 dB and above and such information is maintained on the PTAA website.

And PTAA installed and operates an aircraft noise and operations monitoring system to monitor aircraft noise and aircraft operations in the vicinity of the airport. The system has four permanently installed noise monitors on PTAA property; one at each end of the two parallel runways. In addition, three portable noise monitors are available for temporary monitoring in other locations. PTAA staff monitors the system, responds to noise complaints, and provides information on aircraft operations causing specific noise events.

These programmatic measures are recommended by the update study to continue.

Noise Exposure Maps

Based upon the existing and forecasted flight mix at the airport, the update study created two new Noise Exposure Maps (NEM). One map addressed aircraft operations for the existing year and the other map was for the 2025 forecast year. The FAA's Part

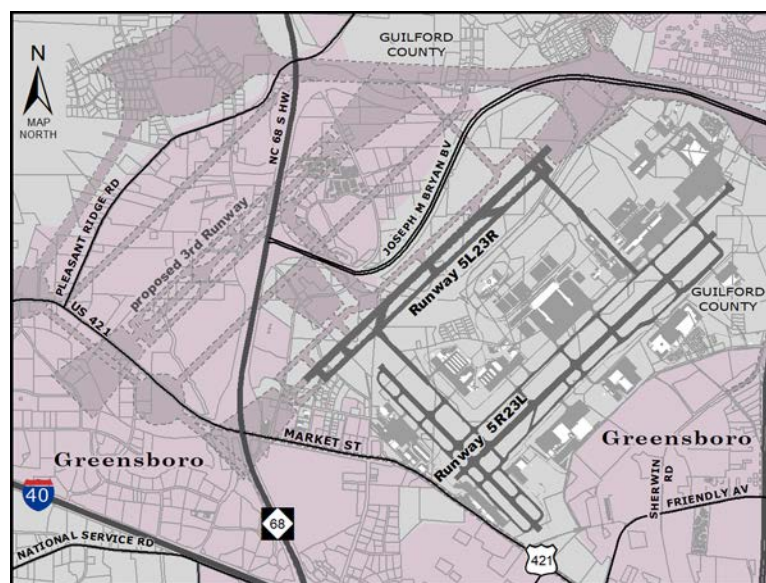
150 study only utilizes the DNL noise metric, which is a 24-hour average of aircraft noise with a 10dB weighting for nighttime flights (i.e. 10:00 pm to 7:00 am). The 65 DNL is the only noise level contour recognized by the FAA. The FAA considers all land uses, including residential uses, are compatible beyond the 65 DNL contour. Both the existing year and 2025 forecast year 65 DNL contours were contained almost entirely within the airport's property. And none of the 65 DNL contours extended beyond airport property south of the two parallel runways or crossed Interstate-40 toward High Point.

The NA and DNL contours from the Part 150 Update for the 2025 forecast year are shown on Map 5, 2025 NA Contours – PTIA Part 150 Update and on Map 6, 2025 DNL Contours – PTIA Part 150 Update.

PTIA Master Plan

In 2010, PTAA approved an updated PTIA master plan. The master plan forecasted airport growth over the next 30 years to 2040, both in physical size, from 4,000 acres to 6,300 acres, and in aircraft operations. (see diagram of the airport master plan that follows). Growth was anticipated in three phases:

- Phase 1 (0 to 10 years) – acquisition of 317 acres, new control tower, various equipment and facility upgrades, expansion of original runway, site preparation for FedEx next phase. Phase 1 anticipated construction of Interstate-73 and a major new aviation tenant requiring a new taxiway crossing Bryan Boulevard.
- Phase 2 (beyond 10 years) – acquisition of 742 acres, additional tenants, need to abandon Bryan Boulevard as a public right-of-way.
- Phase 3 (beyond 30 years) – acquisition of 1,247 acres, potential for a third parallel runway, relocation of NC 68 to the west with a new interchange with Interstate-73.



Currently, PTAA is in the process of completing a new update of the PTIA master plan due to the improvements and land acquisitions completed since 2010. In the new master plan update, PTAA anticipates no change regarding the future third parallel runway; however, given forecast demand through 2040, the runway is not expected to be needed within the master plan's 2040 horizon year.

Map 7, Land Use Plan & PTIA Master Plan shows the PTIA master plan as it was approved in 2010 along with the City's adopted Land Use Plan for the northern portion of the planning area. The airport master plan validates the need to maintain a solid industrial and commercial land use pattern south of Interstate-40 that prevents the establishment of new land uses that would be impacted both now and in the future by aircraft operations.

Noise Modeling of Airport Master Plan

The Part 150 Update demonstrated that aircraft operations varied over the years since the initial Part 150 Study was completed in 2007 and that significant aircraft growth is not expected in the short term. More specifically, passenger flights are expected to grow at a slower rate than cargo flights in the near term due to the expected gradual replacement of small regional jet aircraft with larger aircraft capable of seating more passengers. Cargo operations are forecasted to create most of the flight growth to the forecast 2025 year.

The Part 150 Update demonstrated that the removal of retrofitted stage 3 aircraft from the aircraft mix, the use of quieter aircraft, and the forecast for limited growth in the number of passenger aircraft operations for the next five years significantly reduced the aircraft noise footprint resulting from the initial Part 150 Study. As previously stated, the 65 DNL contour for the 2025 forecast year is contained almost entirely within the airport's property. In addition, the NA metric contours are drastically reduced in comparison to those generated by the EIS and the initial Part 150 Study.

The update study occurred during a time of transition—where noisier aircraft were replaced by quieter aircraft, where the FedEx cargo operations had been slow to grow, and where regional jet flights are replaced by larger aircraft that result in fewer passenger flights in the short-term. Thus, the forecasted growth for the next five years appears not to be a realistic picture for the long-term, but more of a short-term snapshot. There will be future land use/aircraft noise conflicts if the City makes long-term and permanent land use decisions on a such a snapshot of data.

While aircraft flights may not be growing by large numbers to the 2025 forecast year, the PTIA infrastructure and land area is growing. Much of the first phase of the master plan is complete, including runway expansion, a new air traffic control tower, and land acquisition. The land area of the airport has physically grown over the last 10 years. Aircraft based tenants, like FedEx, Honda Jet, and HAECO Americas, are key factors in the future growth of aircraft operations at PTIA. It is reasonable to expect that in the long-term the number of flights out of the airport will be more than forecasted for 2025,

based on that airport land growth, tenant growth, and the future economic growth within the region that will need aircraft services, both cargo and passenger.

The department decided that the Part 150 Update with the five-year forecast did not provide a realistic long-term representation of aircraft operations for PTIA needed to determine the long-term impact over the City's northern planning area. After discussions with PTAA, it was determined that the PTIA master plan would be a better long-term target for the noise modeling data needed for land use planning in that area.

Based upon reasonable assumptions, the PTIA master plan was used to model aircraft operations and thus aircraft noise impacts. This modeling provided a more realistic picture of aircraft operations and noise impacts needed for land use planning. A land use pattern once established is very difficult to change. For example, the Cardinal residential development was approved in the 1980s on the north side of the airport. It was developed prior to the construction of the new parallel runway and the development's residences are directly impacted from the noise of aircraft arrivals and departures on that runway.

The following are the assumptions used for the noise modeling of the PTIA master plan:

Noise Modeling

- Average annual day
- Nighttime flights only (10pm – 7am)
- Metrics calculated in Sound Exposure Level (SEL)
 - o NA 90(1)
 - o NA 85(2)
 - o NA 80(5)

2040 Forecast Assumptions

- Consistent with Master Plan Update forecast
- Assumes 63 FedEx arrivals and 63 FedEx departures during their nighttime sort, four nights per week
- Makes some assumptions about cargo aircraft retirements/replacements (B767 to replace a portion of the A300 fleet; B737 to replace a portion of B757 fleet)

Runway Use Assumptions

- 2040 Baseline
 - o Runway use assumptions for all nighttime flights remain the same as assumed in the Part 150 Update.
 - o The FedEx nighttime sort retains the same runway use as the Part 150 Update, which was based on actual data from December 15, 2018 through March 31, 2019.
- 2040 Adjusted
 - o Runway use assumptions are adjusted for only the nighttime FedEx sort flights. Runway use for all other flights remains unchanged from Baseline.

- o The FedEx nighttime sort is assumed to use Runway 5R-23L 75% of the time and 25% would be offloaded to 5L-23R. This assumption reflects that with 63 arrivals and 63 departures in a compressed period, additional use of Runway 5L-23R would occur to enhance runway throughput and reduce delays.

Assumed 2040 FedEx Nighttime Sort Runway Use

Runway	Arrivals		Departures	
	Baseline	Adjusted	Baseline	Adjusted
5L	6.6%	18.8%	0.8%	2.1%
5R	68.5%	56.2%	7.7%	6.4%
23L	22.3%	18.3%	90.0%	68.7%
23R	2.1%	6.1%	1.6%	22.9%

- PTAA believes that at the forecast 2040 level of demand, the *adjusted* runway use is a more realistic assumption of how the runways would be used beyond 2025. It is reasonable to assume that as the FedEx nighttime sort increases to 63 flights per night, the runway use will not stay the same as it is currently with 10 flights per night. Instead, additional offloading and runway balancing will occur to maintain needed throughput during the arrival and departure banks, while still retaining a preference for eastern parallel runway (5R/23L).

Map 8, 2040 NA Contours – PTIA Master Plan, provides the noise contours based upon modeling the master plan at the 2040 forecast year.

Recommendations

The adjusted runway use assumption from the noise modeling of the PTIA master plan, which shifted some nighttime flights to the western parallel runway (5L/23R), provides the most realistic forecast of how the parallel runways will be used long-term and for the aircraft noise produced. Therefore, it provides a better representation for planning purposes, and it was used to produce the NA metric contours, which were used for the recommended changes in the ARO district boundaries. Map 9, Revised Airport Overlay District, shows the recommended ARO district boundaries, and Map 10, Area of Boundary Change – Airport Overlay District, illustrates each area recommended to change.

Airport Overlay District Map

- Area A, which is adjacent to Forsyth County and in the westernmost portion of the ARO district, is recommended to be removed from Zone 4 and the district. The removal of this area from the district is due to the divestment in retrofitted stage 3 aircraft in the US commercial fleet, which a noise abatement measure placed them on the western parallel runway (5L/23R) for nighttime arrival and departure so as to impact fewer existing residences.
- Area B is adjacent to Interstate-40 and is recommended to change from Zone 2 to Zone 4. This area was placed in Zone 2 as the result of a proposal made during the 2003 district adoption process that departing flights from the new

runway to the south and west be directed to use the Interstate-40 corridor until well away from High Point. The desire was to quickly shift aircraft to the west and thus noise away from residential areas to the south. This noise abatement proposal was not accepted in the initial Part 150 Study and the department's prior assessment report recommended this area be placed in Zone 4. However, City Council at that time was concerned with the impact from the third parallel runway proposed in the 2010 Airport Master Plan and no change was made.

- Area C, which is generally between Kendale Road on the east and the West Fork of the Deep River on the west, would change from Zone 3 to Zone 4. The West Fork of the Deep River would become the new western outer boundary of the district. Like Area A, the change in Area C is due to the divestment of retrofitted stage 3 aircraft.
- Area D is bounded by Sandy Ridge Road on the north, Clinard Farms Road on the east, the alignment of future Piedmont Parkway on the south and Sandy Camp Road on the west. Again, like Area A and C, this area's change is due to the removal of the noisiest component from the US commercial fleet (i.e. retrofitted stage 3 aircraft). It is recommended to change from Zone 2 to Zone 3.
- Area E is bounded by Gallimore Dairy Road on the north, and unnamed public right-of-way on the east, Clinard Farms Road on the south and Sandy Ridge Road on the west. It is to change from Zone 1 to Zone 2 primarily because of the removal of retrofitted stage 3 aircraft. Zone 1 is based upon the DNL metric, which is a 24-hour average of aircraft noise.
- Area F is a very small area between Gallimore Dairy Road and a stream named the Sandy Ridge Tributary, which would change from Zone 3 to Zone 2. Because Gallimore Dairy Road is recommended to be the southern boundary of Zone 1, the department recommends this change to prevent noise sensitive land uses abutting Gallimore Dairy Road. This change is consistent with the adopted Land Use Plan and with prior approved zoning for property in this area that is currently within the city.
- Area G is also a small area north of Gallimore Dairy Road that abuts Pegg Road on the west and the City of Greensboro to the north and east. It is zoned for nonresidential uses and being developed with a nonresidential use. Adding this area to Zone 1 allows Gallimore Dairy Road to be a consistent and identifiable boundary for Zone 1.
- Area H is currently within Zone 2 and recommended for Zone 3. It is bounded by the Sandy Ridge Tributary on the north, Eastchester Drive on the east, Willard Dairy Road on the south and various property lines on the west. The department recommends this change based upon prior the 2017 and 2019 amendments to the district and the aim to use physical boundaries (i.e. streets, streams, etc.) as zone boundaries instead of property line whenever practical. The effect of this change would potentially allow some residential development in this area subject to such development meeting the noise level reduction standard for Zone 3. Any such future residential development would require proper zoning and consistency with the adopted Land Use Plan.

Airport Overlay District Text

The department recommends an additional form of protection and notification be added to the text of the ARO district. Because there are two large areas recommended to change from Zone 2 to Zone 3, there will be new residential uses developed in these areas. As previously stated, a land use pattern once established is very difficult to change. Also, based upon the airport master plan and anticipated aircraft operations, it is unlikely that the noise abatement measures recommended in the Part 150 Update will significantly change in the long term. Providing long-term protection and notification is in the interest to both the City and the PTAA. Therefore, the department recommends that an aviation easement requirement be added to the Zone 3 standards for new residential development. Such an easement would be provided by the owner/developer at the time of new residential land development approval and it provides another form of notice to future owners within the development as well as protection for the airport to continue to fly the flight patterns recommended by the Part 150 Update.

The Appendix contains a summary of the ARO district standards by zone and indicates the proposed change in district text.

Land Use Policy

The recommended map changes to the ARO district should be evaluated regarding adopted policy to ensure clarity in land use policy. For example, Area D, which is recommended to change from Zone 2, which does not allow residential uses, to Zone 3, which does allow residential uses, is located within Tier 3 of the Oak Hollow Lake watershed critical area. This portion of the watershed critical area limits built-upon area to a maximum of 50 percent of the site, which is more favorable for residential than nonresidential development. Such an evaluation would determine any warranted land use policy changes and the evaluation would be conducted if City Council determines the recommended map amendments should be initiated.

Appendix

Summary of Airport Overlay District Requirements

The Airport Overlay (ARO) District was designed to apply as an overlay zoning district on top of existing zoning districts. The underlying zoning district determines the general use and development standards. The purpose of the ARO district is intended to: facilitate orderly development within the vicinity of the Piedmont Triad International Airport, ensure land use compatibility by protecting noise sensitive land uses from objectionable aircraft noise impacts, mitigate noise impacts from aircraft over-flights, and contribute to the safe operation of the airport.

Requirements by Zone

The ARO district is divided into 4 different zones to manage the development of uses that are sensitive to and incompatible with certain levels of daytime and nighttime aircraft noise and to mitigate adverse noise impacts to the public, where possible. A description of each zone follows:

Zone	Notification	Waiver of Claim	Prohibited Uses	NLR* Design Standards 30dB	<u>Avigation Easement</u>
1	X	X	X		
2	X	X	X		
3	X	X	X	X	<u>X</u>
4	X	X			

* Noise Level Reduction

Zone 1: The intent of Zone 1 is to prevent the development of land uses sensitive to objectionable noise resulting from daytime and nighttime aircraft flights and to uses that could pose safety hazards to aircraft. It is based on the 65 DNL contour. No new residences are allowed, new daytime noise sensitive uses like schools are prohibited, and certain uses presenting safety concerns are barred. Owners of residential properties are required to provide notification of potential aircraft overflight noise to prospective purchasers and a notification statement is required on all final subdivision plats of property.

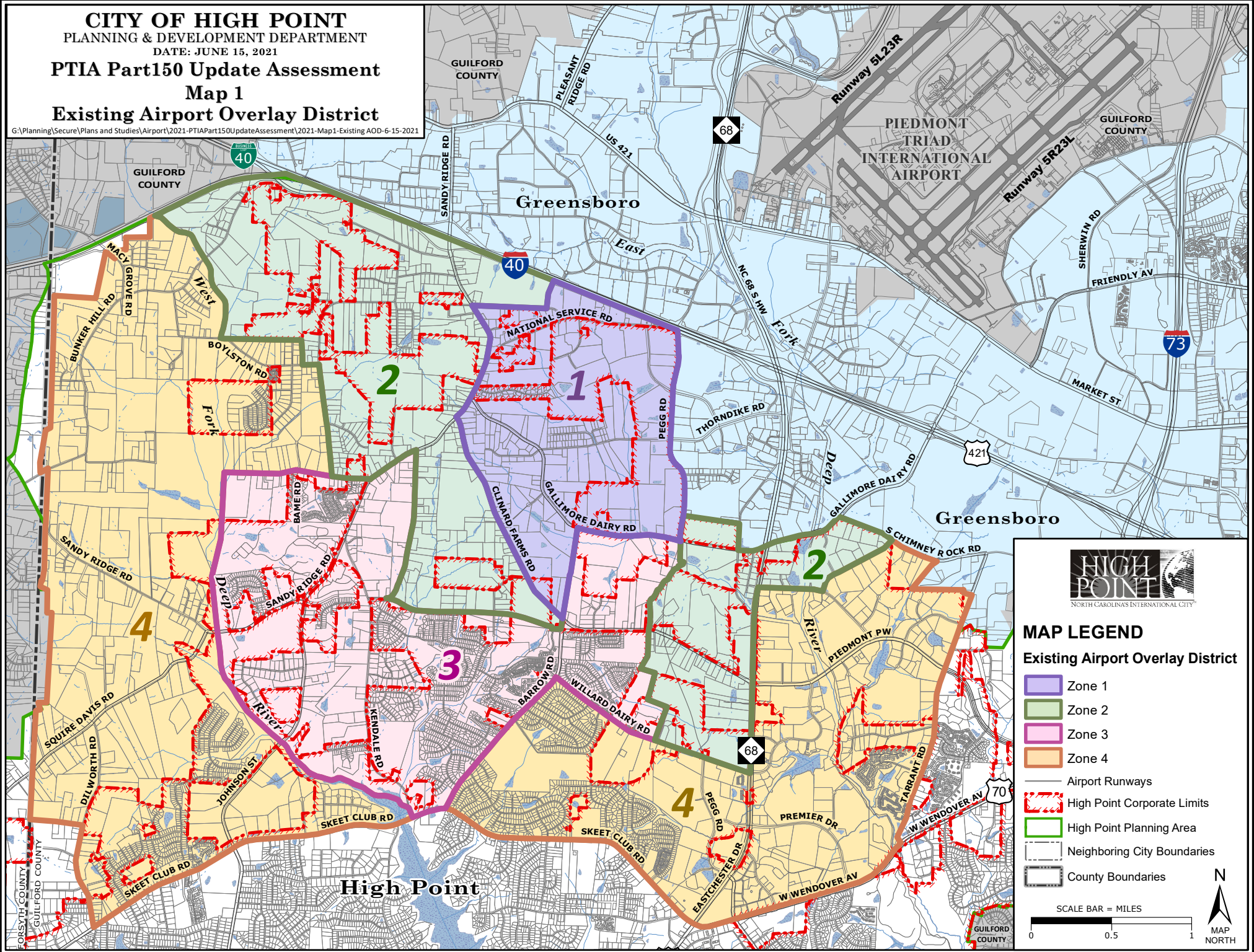
Zone 2: The intent of Zone 2, which is based on the NA 90(1) contour, is to prevent the development of land uses sensitive to objectionable noise resulting from nighttime aircraft flights. No new residences are allowed. Owners of residential properties are required to provide notification of potential aircraft overflight noise to prospective purchasers and a notification statement is required on all final subdivision plats of property.

Zone 3: The intent of Zone 3, which is based on the NA 90(1) contour, is to protect residential uses and their residents by reducing the interior level of objectionable noise resulting from nighttime aircraft flights. **New residential subdivisions and group developments are required to provide an aviation easement upon development approval** and residential dwellings constructed in those developments are required to meet design standards that reduce interior sound levels by 30 decibels (dB). Owners of residential properties are required to provide notification of potential aircraft overflight noise to prospective purchasers and a notification statement is required on all final subdivision plats of property.

Zone 4: The intent of Zone 4, which is based on the NA 85(2) contour, is to provide public notification of potential nighttime aircraft noise impacts. Owners of residential properties are required to provide notification of potential aircraft overflight noise to prospective purchasers and a notification statement is required on all final subdivision plats of property.

CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 1
Existing Airport Overlay District

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MAP LEGEND

Existing Airport Overlay District

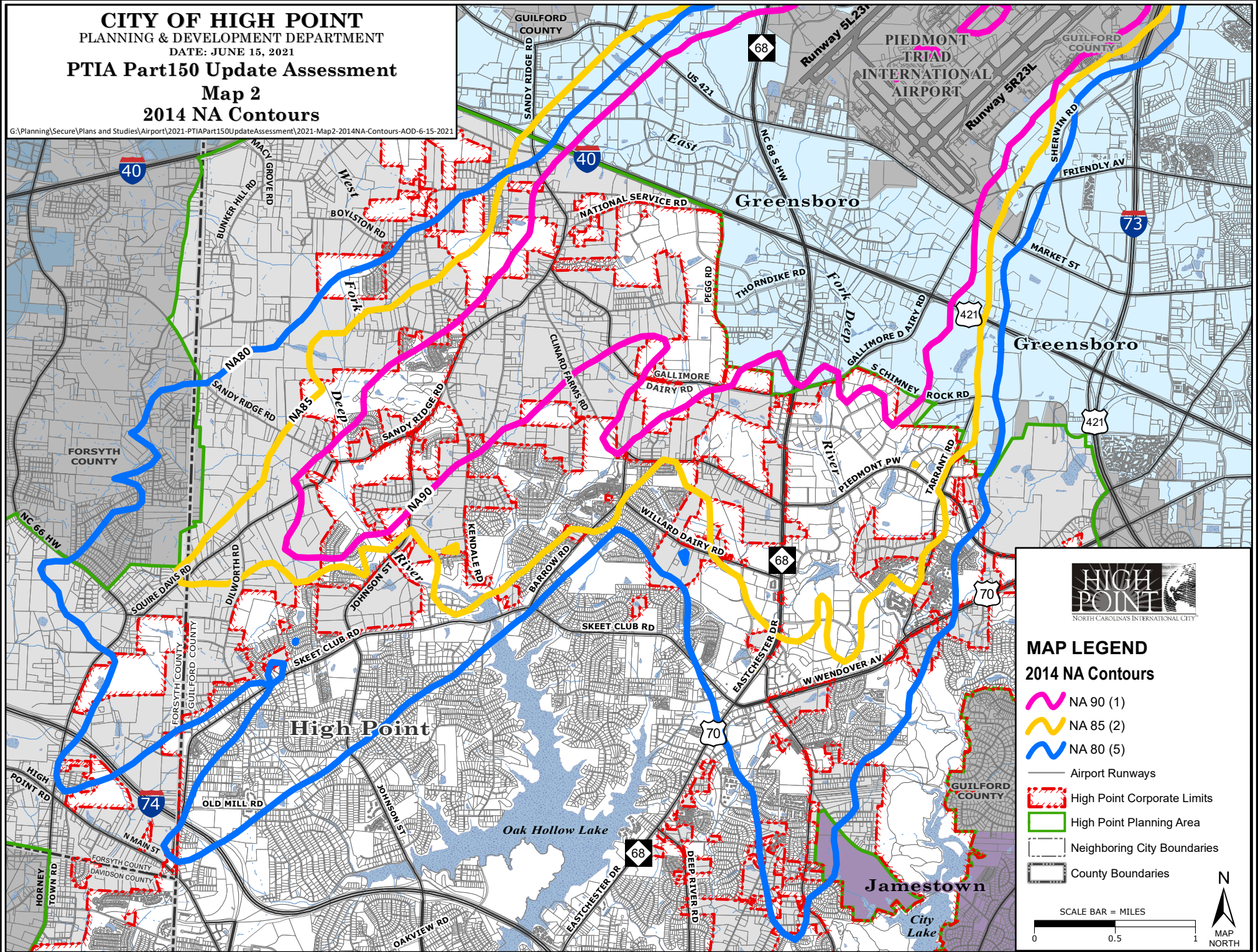
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Airport Runways
- High Point Corporate Limits
- High Point Planning Area
- Neighboring City Boundaries
- County Boundaries

SCALE BAR = MILES



CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 2
2014 NA Contours

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MAP LEGEND
2014 NA Contours

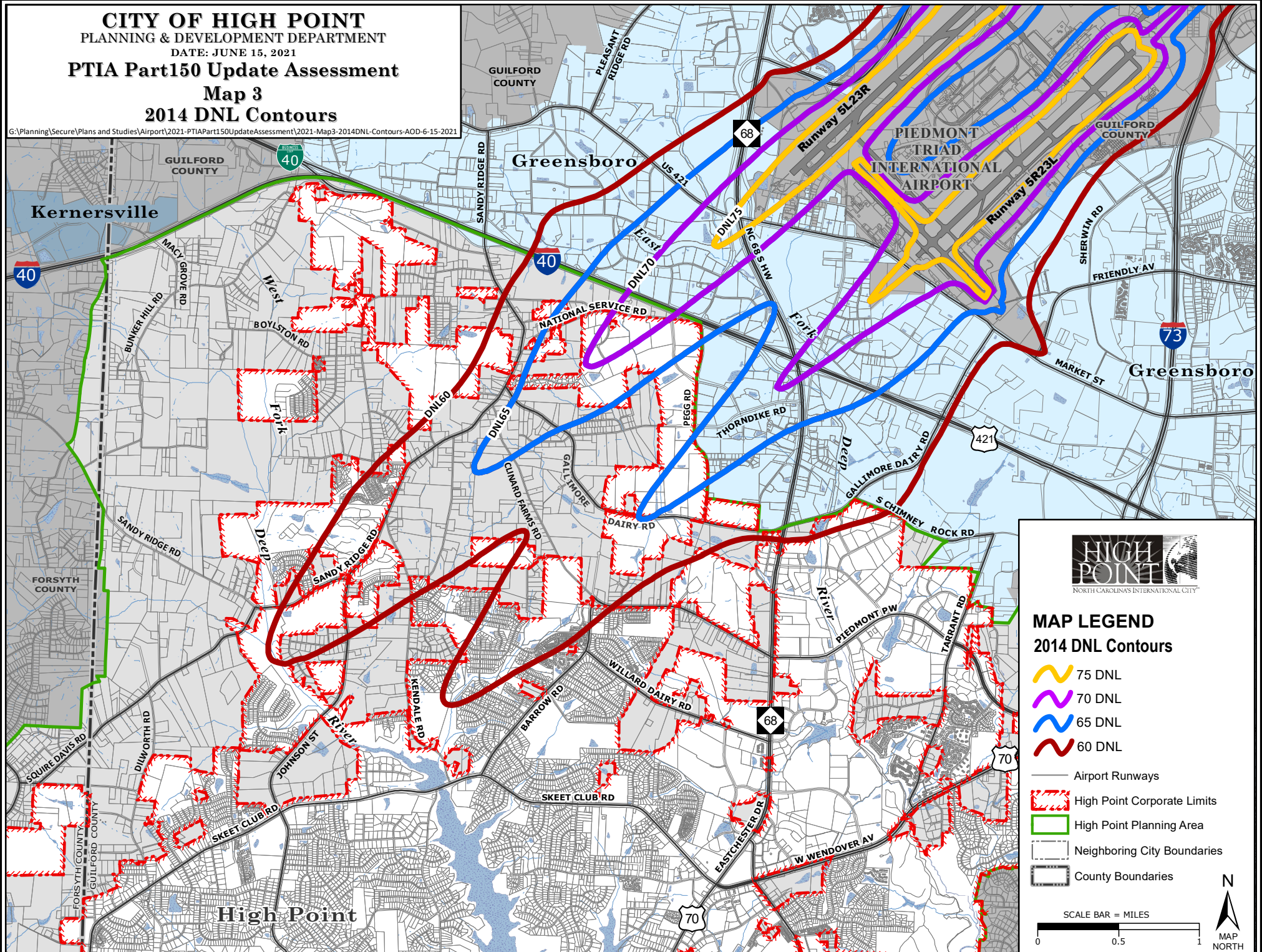
- ~ NA 90 (1)
- ~ NA 85 (2)
- ~ NA 80 (5)
- Airport Runways
- - - High Point Corporate Limits
- High Point Planning Area
- - - Neighboring City Boundaries
- County Boundaries

SCALE BAR = MILES



CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 3
2014 DNL Contours

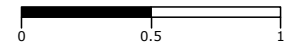
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MAP LEGEND
2014 DNL Contours

- ~ 75 DNL
- ~ 70 DNL
- ~ 65 DNL
- ~ 60 DNL
- Airport Runways
- [dashed line] High Point Corporate Limits
- [solid line] High Point Planning Area
- [dashed line] Neighboring City Boundaries
- [solid line] County Boundaries

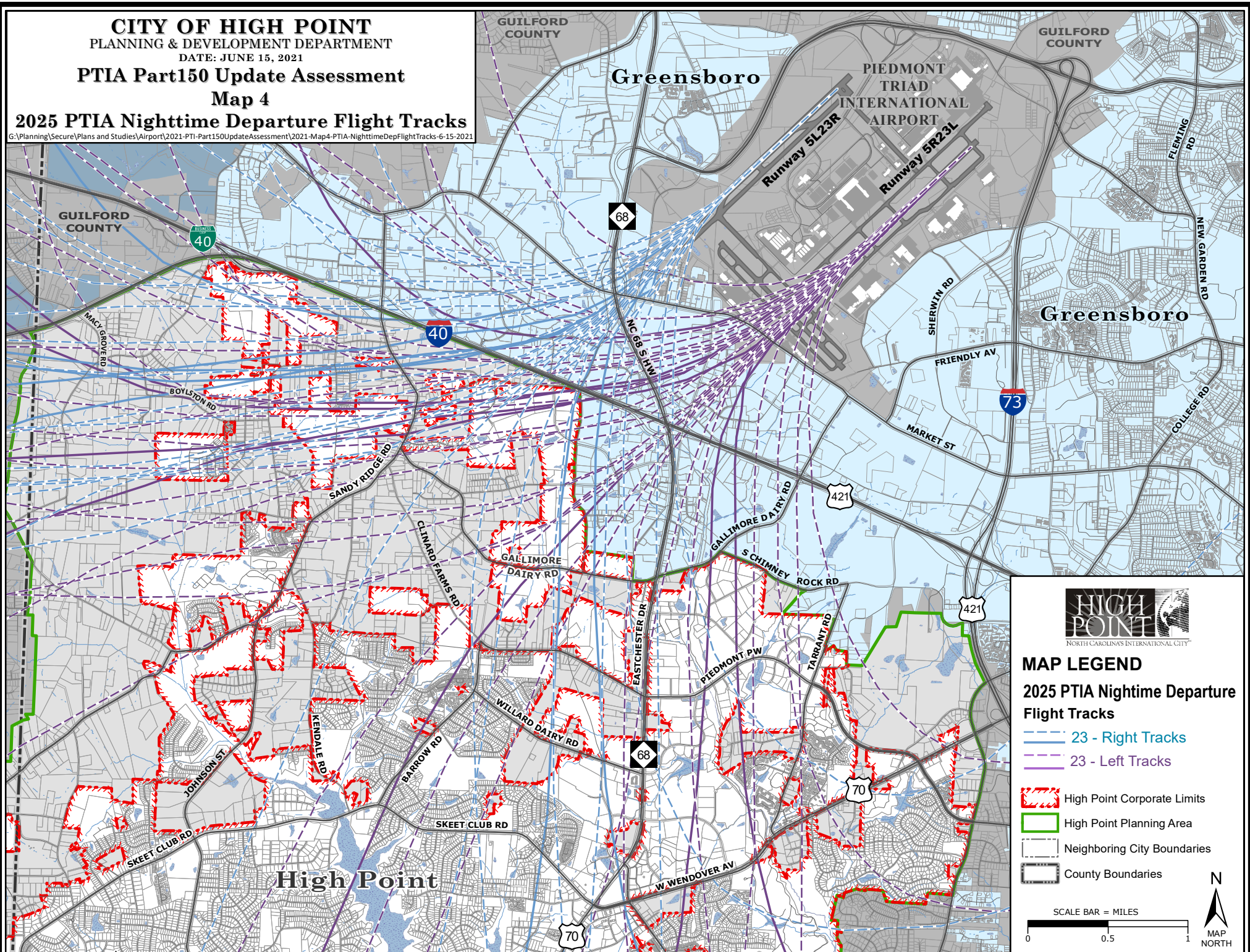
SCALE BAR = MILES



CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 4

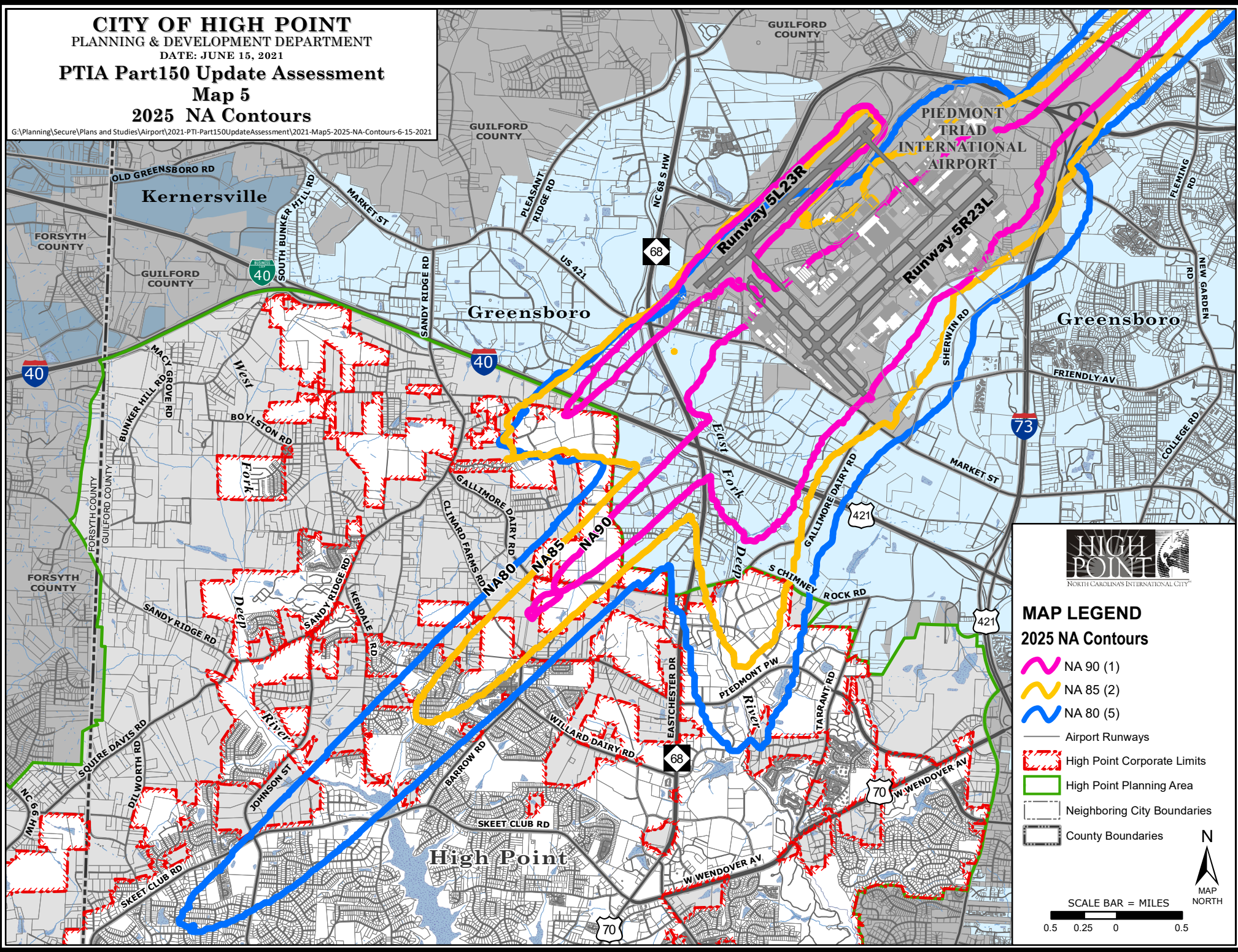
2025 PTIA Nighttime Departure Flight Tracks

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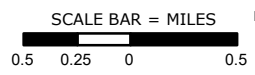
CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 5
2025 NA Contours

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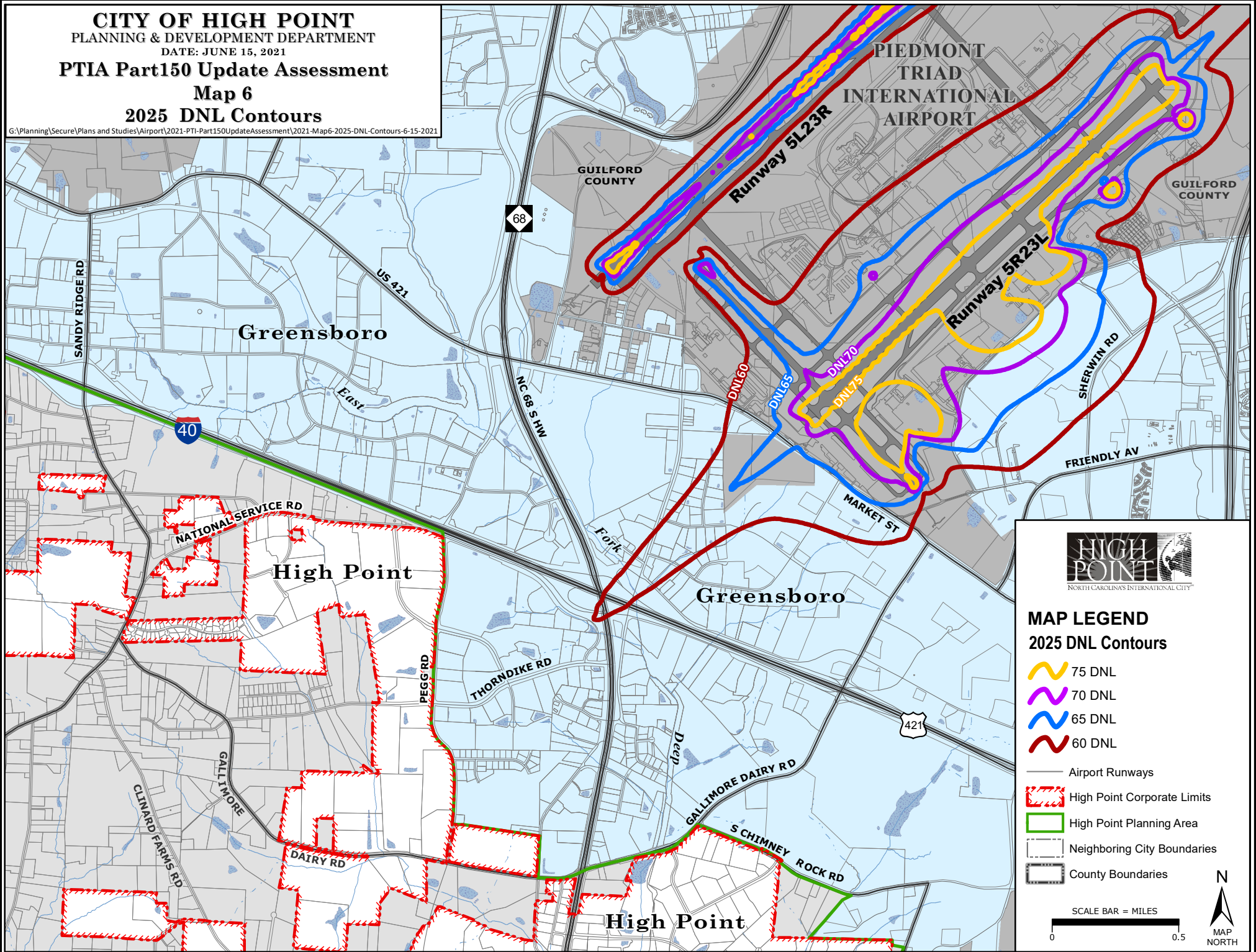
MAP LEGEND
2025 NA Contours

- ~ NA 90 (1)
- ~ NA 85 (2)
- ~ NA 80 (5)
- Airport Runways
- - - High Point Corporate Limits
- High Point Planning Area
- - - Neighboring City Boundaries
- - - County Boundaries



CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 6
2025 DNL Contours

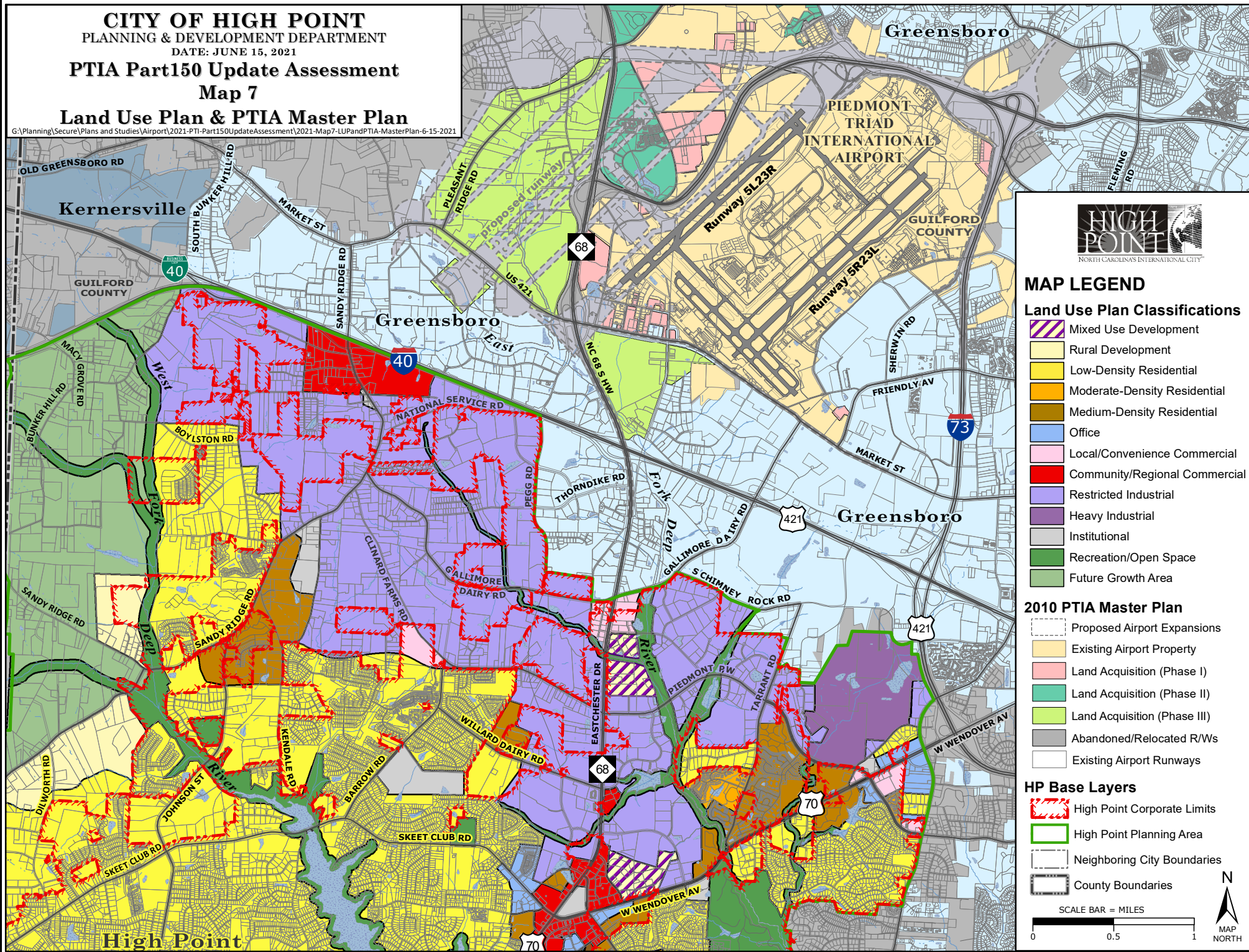
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CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 7

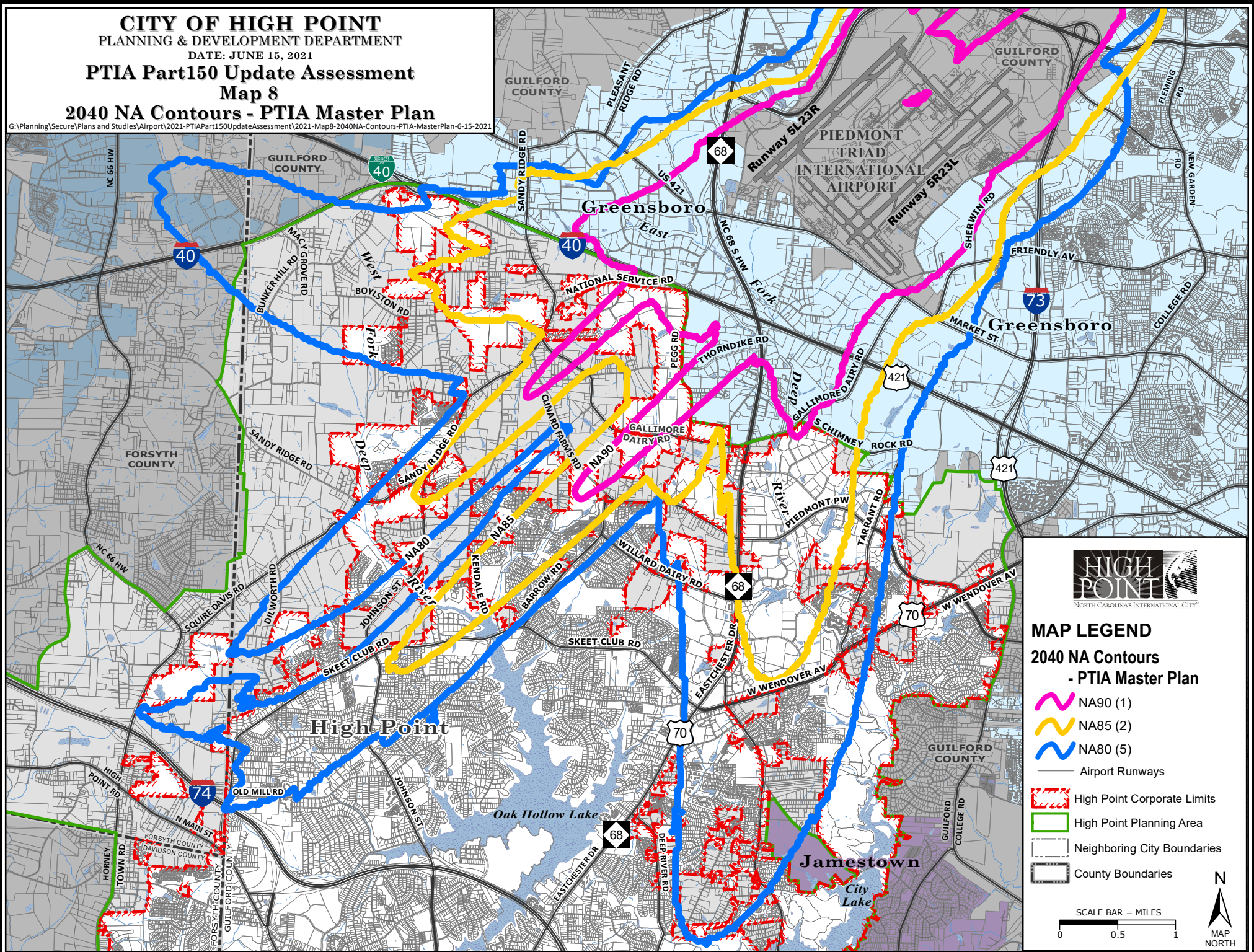
Land Use Plan & PTIA Master Plan

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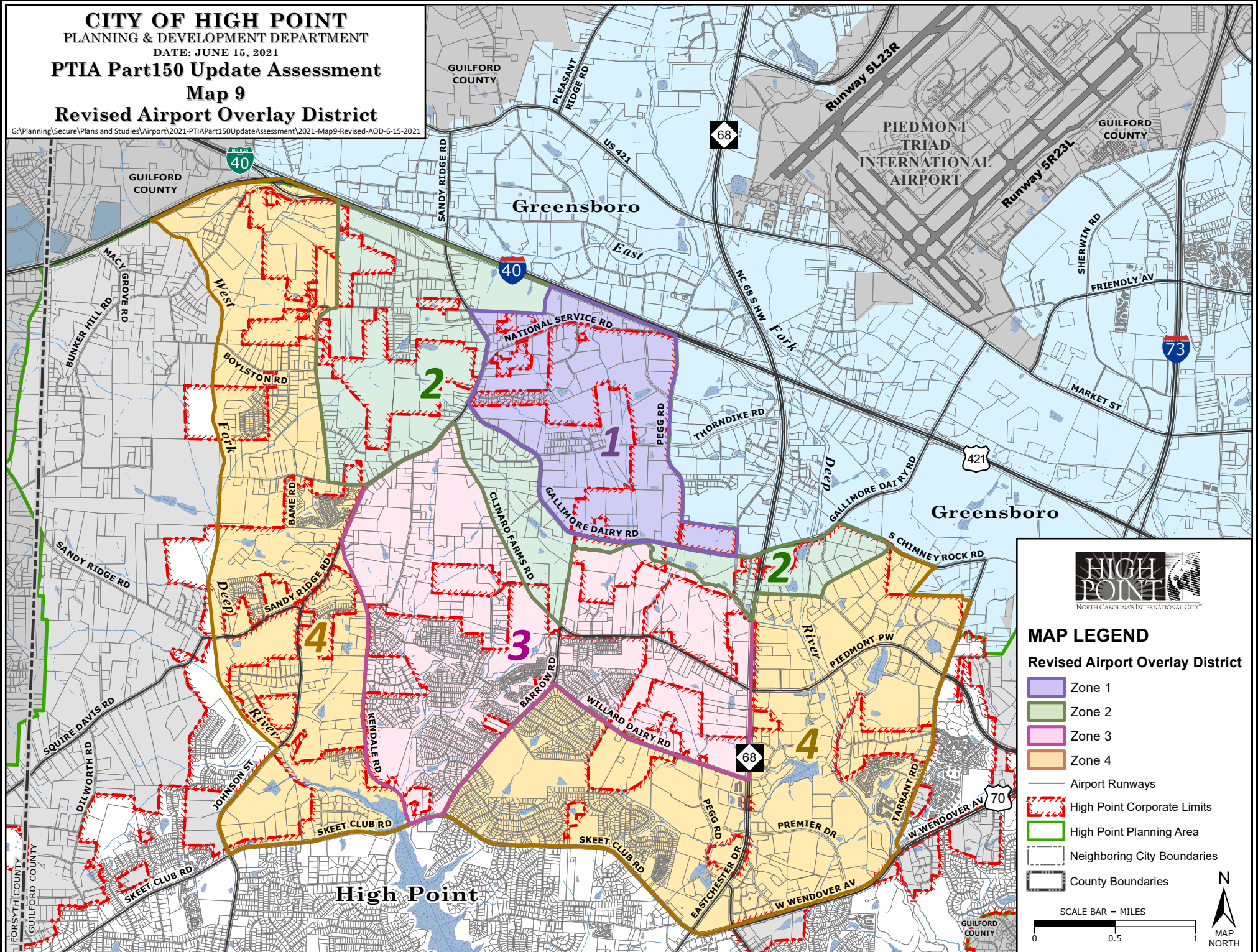
CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 8
2040 NA Contours - PTIA Master Plan

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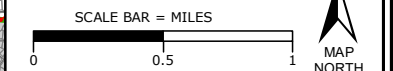
CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 9
Revised Airport Overlay District

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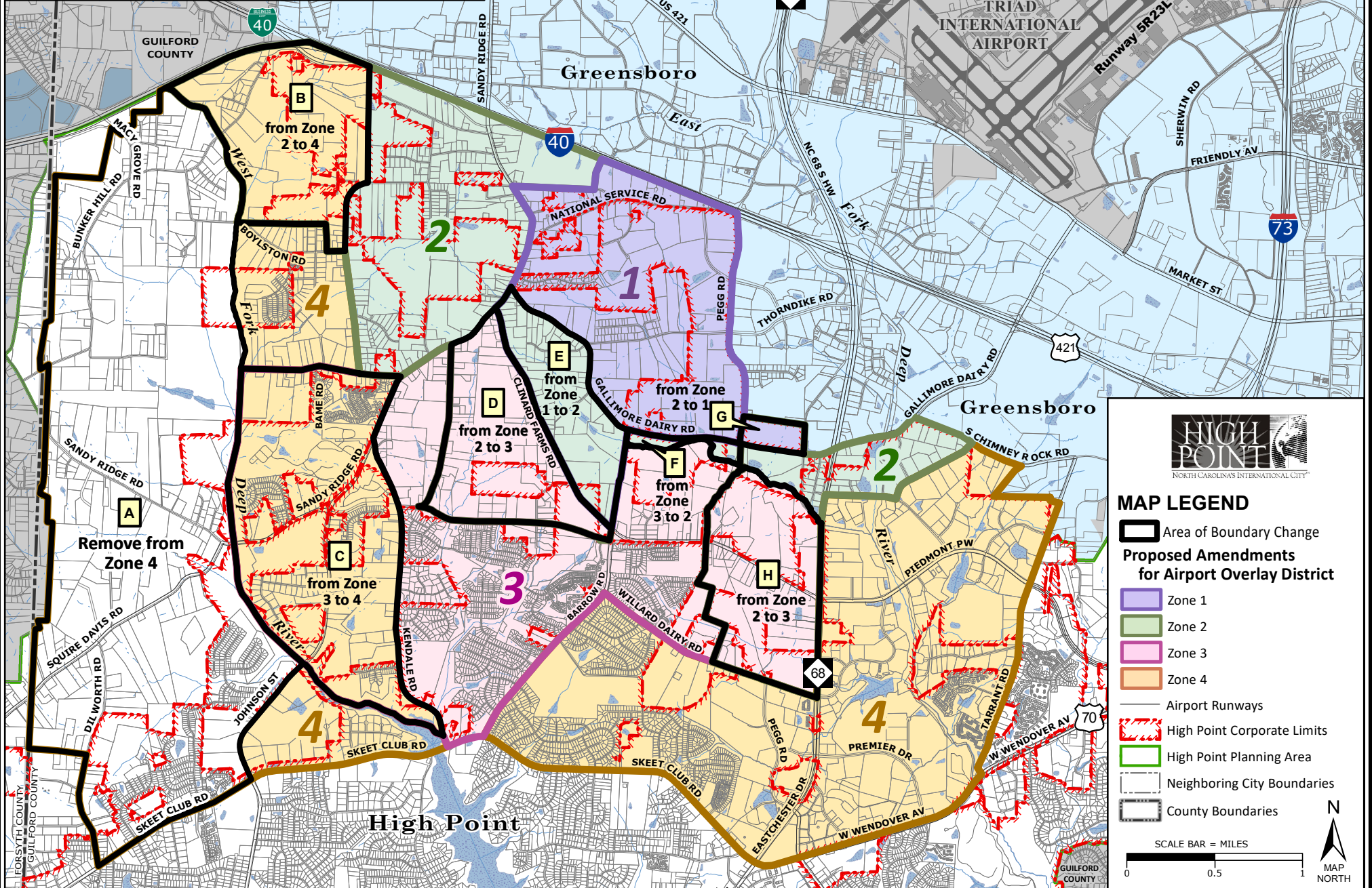
MAP LEGEND
 Revised Airport Overlay District

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Airport Runways
- High Point Corporate Limits
- High Point Planning Area
- Neighboring City Boundaries
- County Boundaries



CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 10
Area of Boundary Change: Amendments

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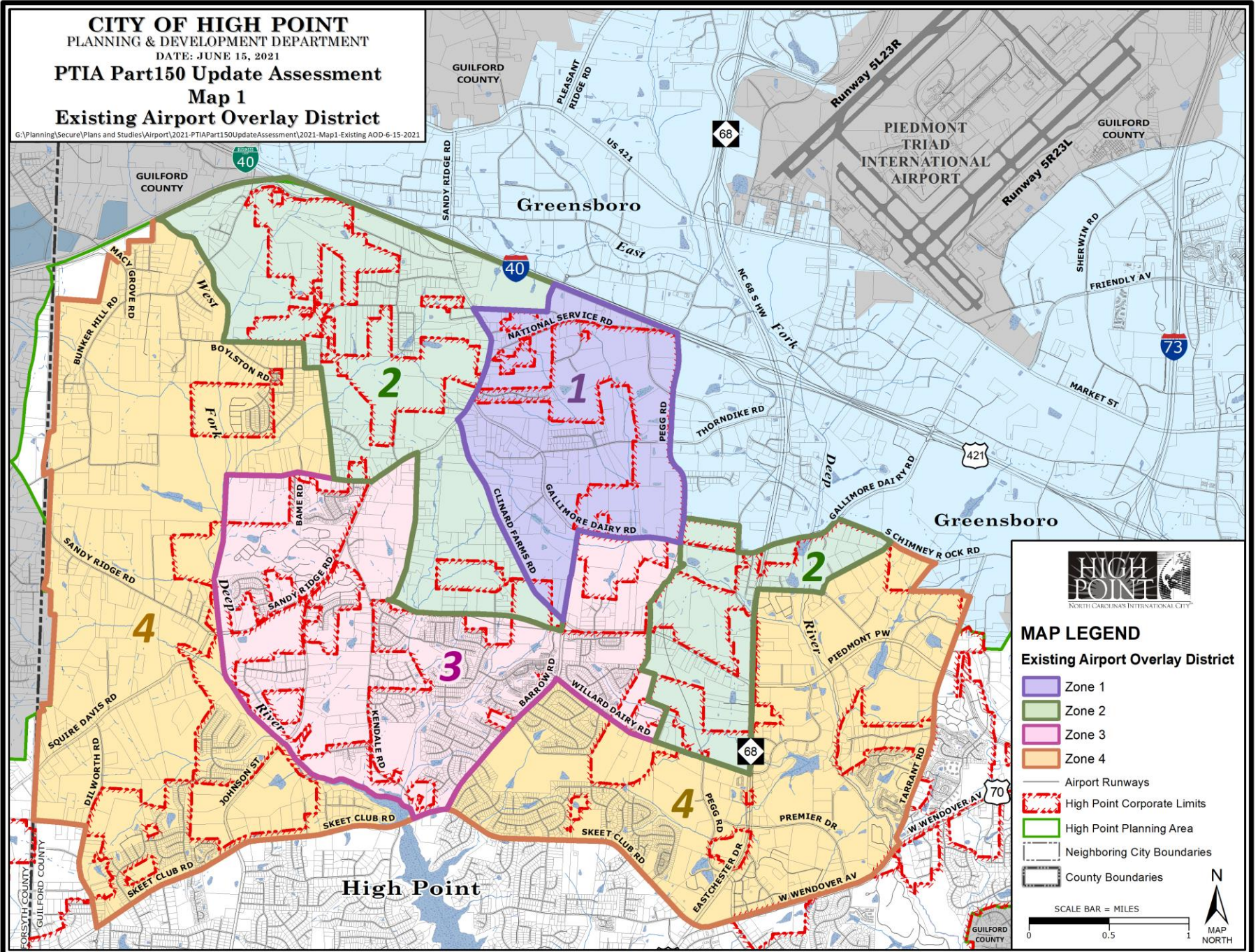


PTIA PART 150 UPDATE ASSESSMENT

Planning & Development Department
June 2021

CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 1
Existing Airport Overlay District

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MAP LEGEND

Existing Airport Overlay District

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Airport Runways
- High Point Corporate Limits
- High Point Planning Area
- Neighboring City Boundaries
- County Boundaries

SCALE BAR = MILES





JOSEPH M BRYAN BV

GUILFORD COUNTY

Runway 5L23R

Runway 5R23L

GUILFORD COUNTY

MARKET ST

Greensboro

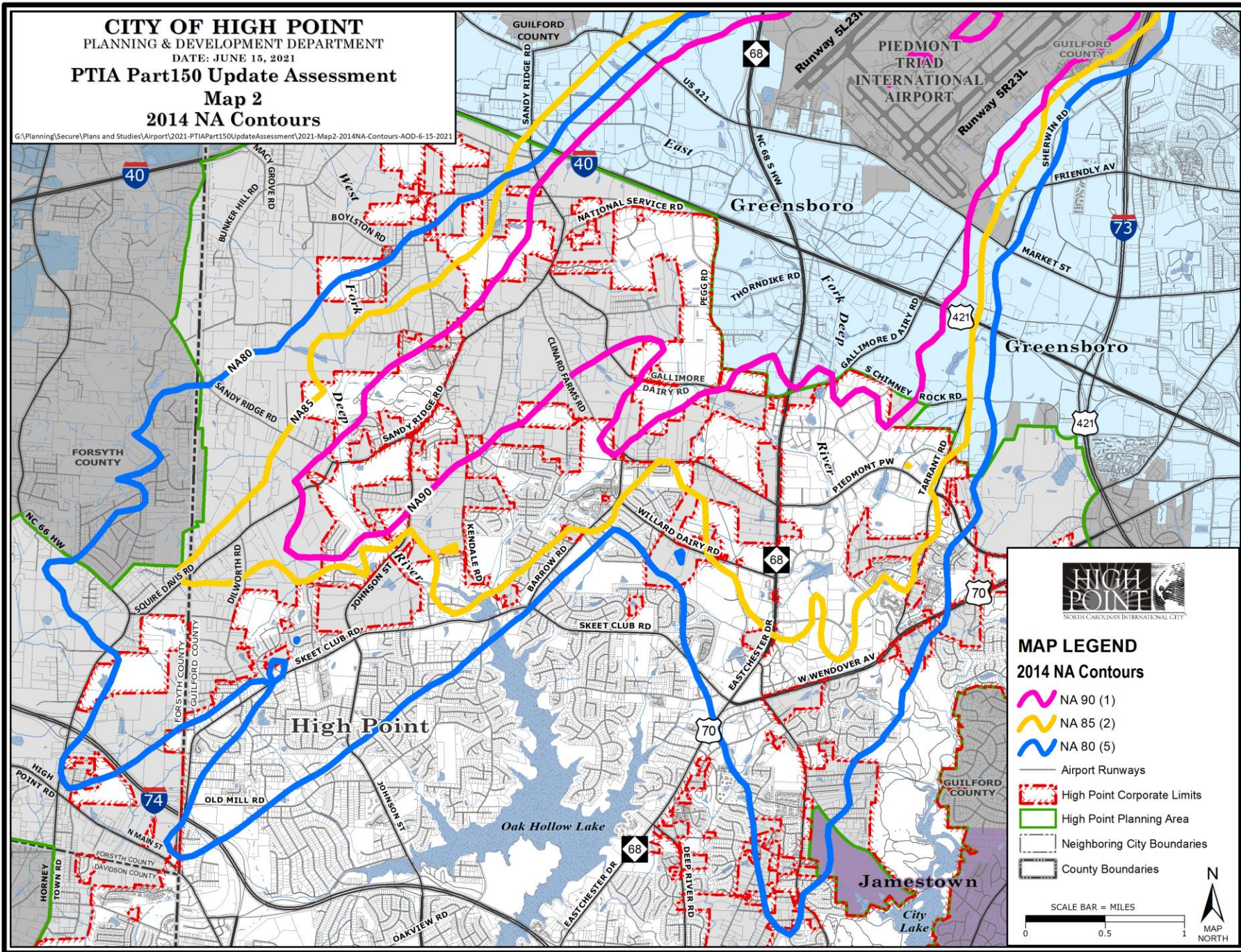
Greensboro

SHERWIN RD

FRIENDLY AV

CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 18, 2021
PTIA Part150 Update Assessment
Map 2
2014 NA Contours

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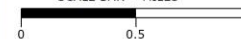


MAP LEGEND

2014 NA Contours

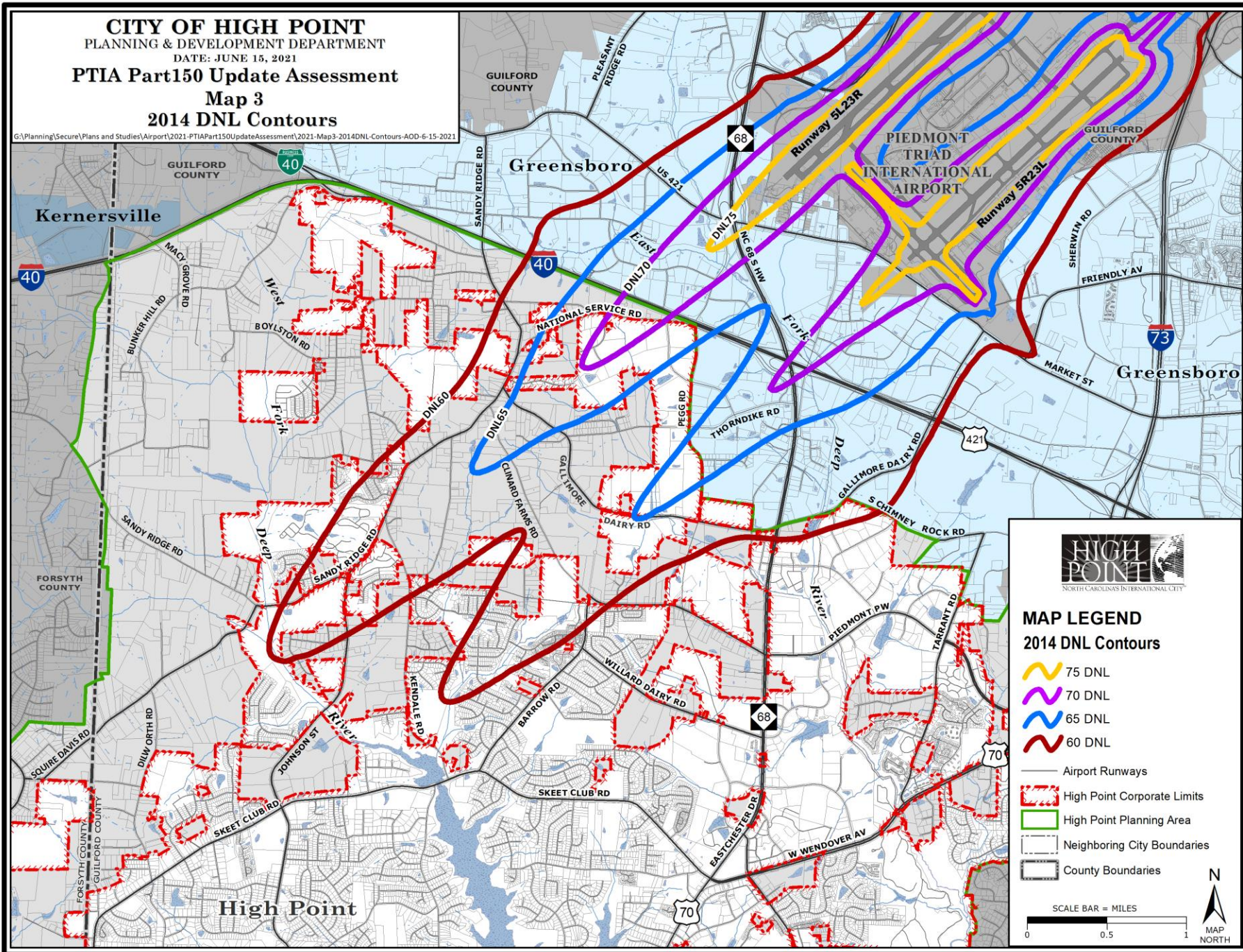
- ~ NA 90 (1)
- ~ NA 85 (2)
- ~ NA 80 (5)
- Airport Runways
- High Point Corporate Limits
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SCALE BAR = MILES



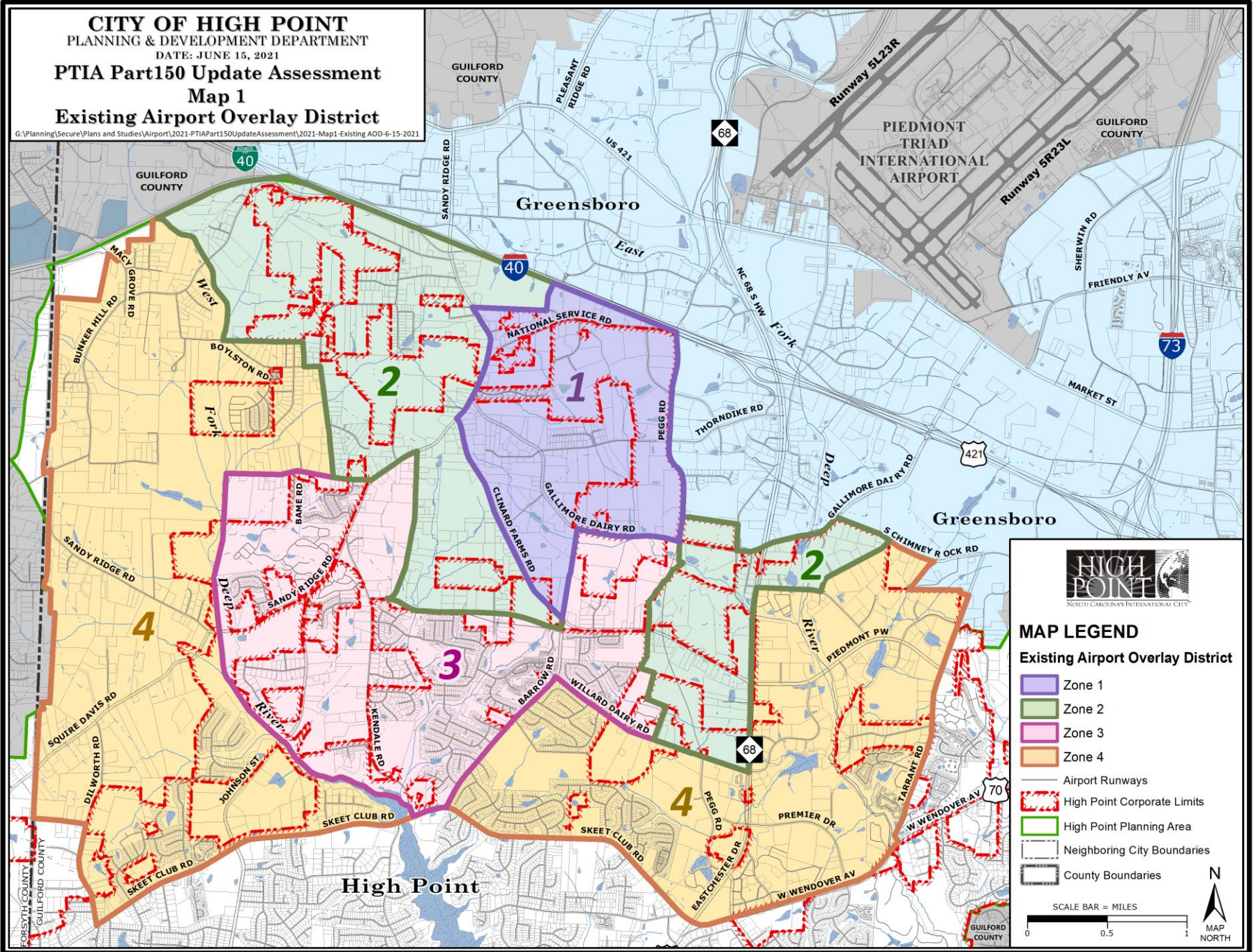
CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 3
2014 DNL Contours

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CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 1
Existing Airport Overlay District

G:\Planning\Secure\Plans and Studies\Airport\2021-PTIA Part150 Update Assessment\2021-Map1-Existing AOD-6-15-2021



MAP LEGEND

Existing Airport Overlay District

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Airport Runways
- High Point Corporate Limits
- High Point Planning Area
- Neighboring City Boundaries
- County Boundaries

SCALE BAR = MILES
 0 0.5 1
 MAP NORTH

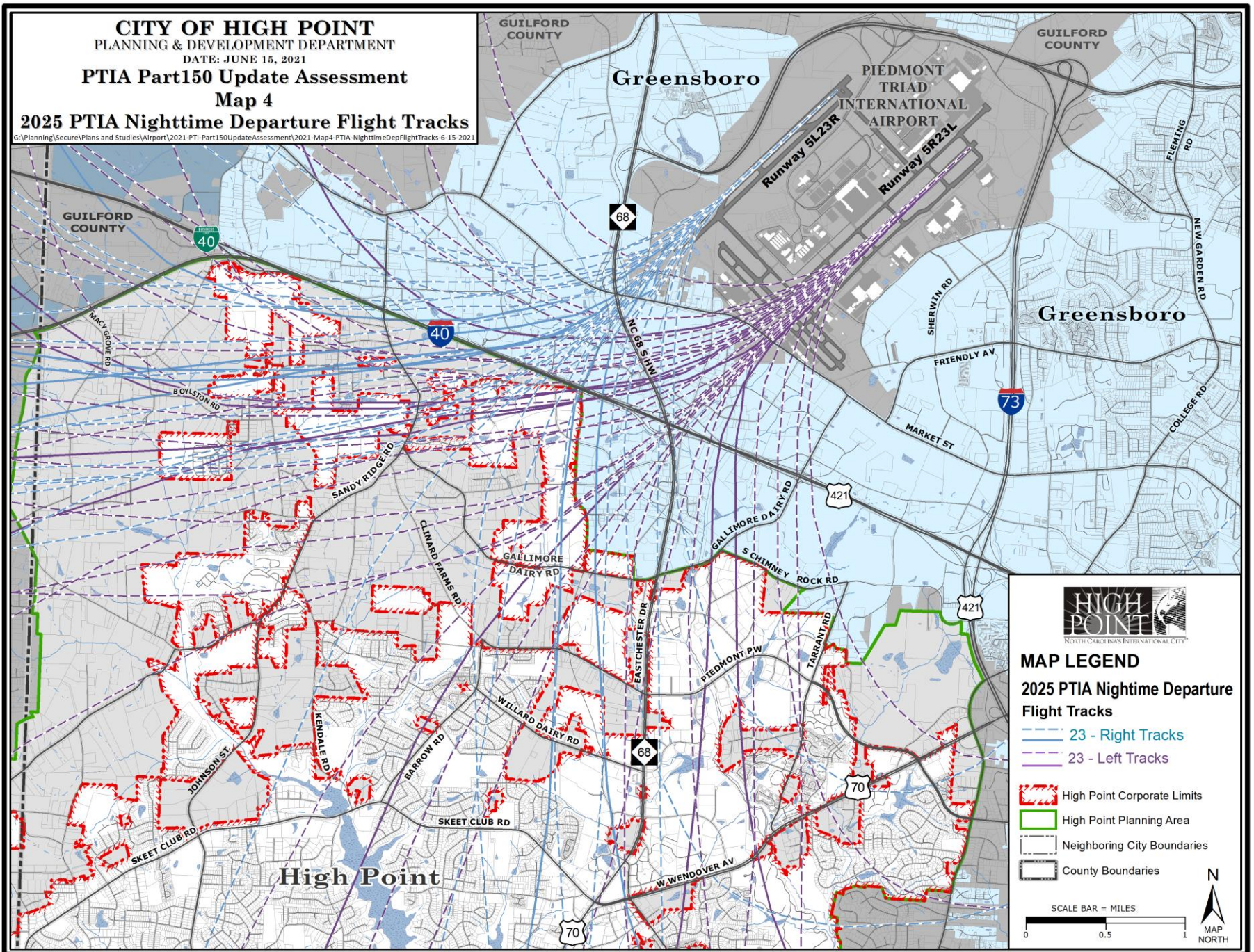
CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT

DATE: JUNE 15, 2021

PTIA Part150 Update Assessment
Map 4

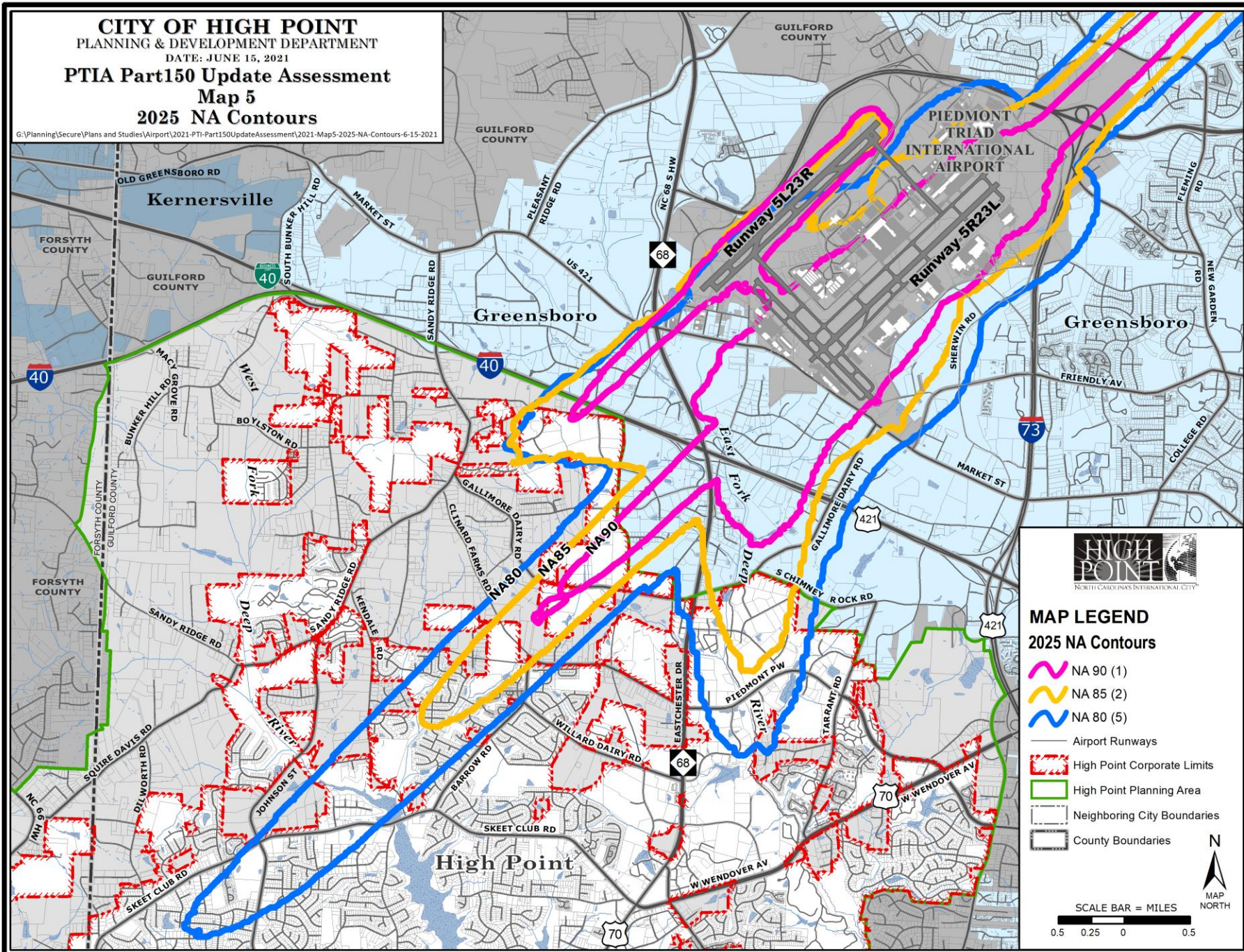
2025 PTIA Nighttime Departure Flight Tracks

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CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
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PTIA Part150 Update Assessment
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2025 NA Contours

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MAP LEGEND
2025 NA Contours

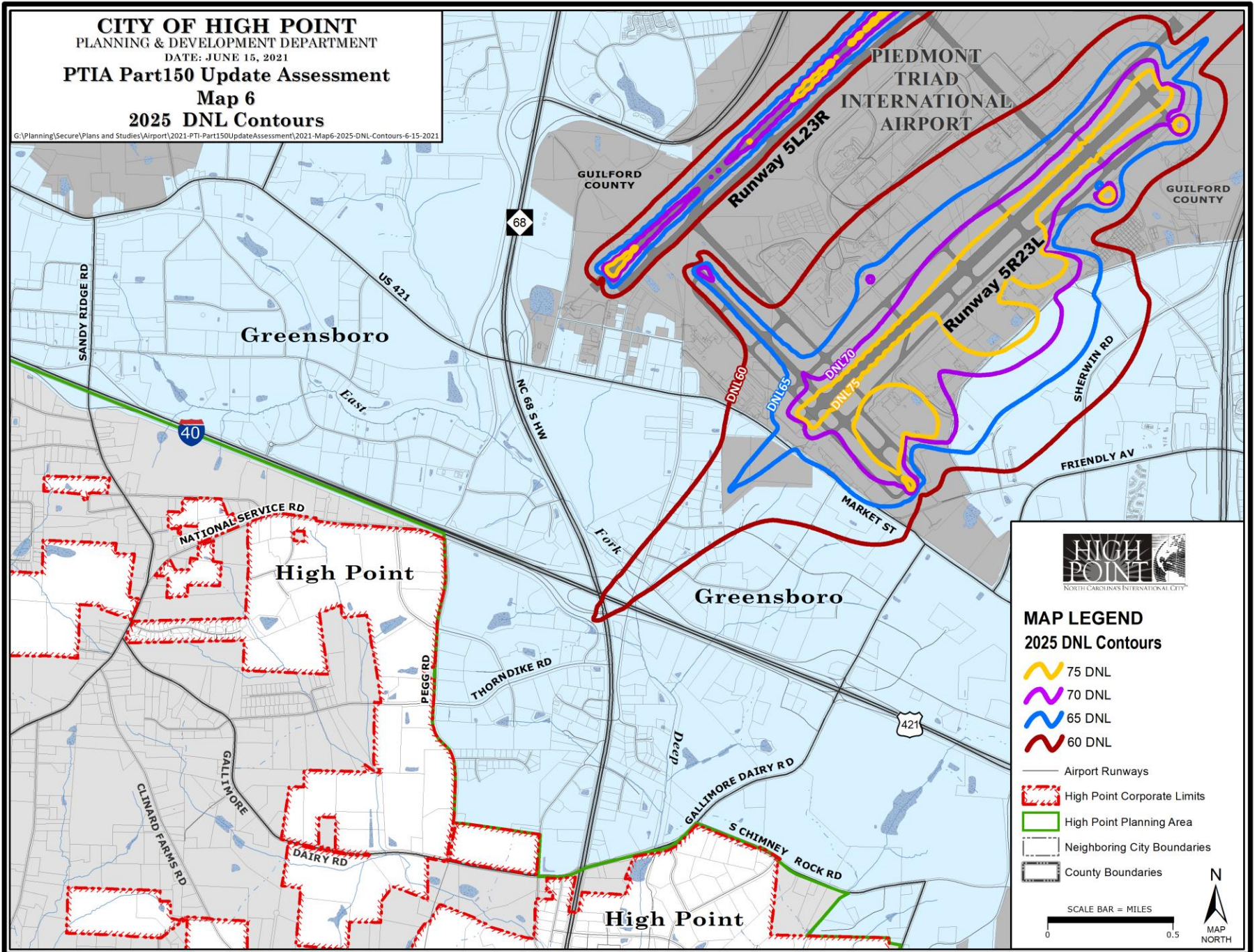
- ~ NA 90 (1)
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SCALE BAR = MILES
 0.5 0.25 0 0.5



CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 6
2025 DNL Contours

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GUILFORD
COUNTY

NC 68 S HW

PLEASANT RIDGE RD
US 421

proposed 3rd Runway

JOSEPH M BRYAN BV

Runway 5L23R

GUILFORD
COUNTY

Greensboro

MARKET ST

Runway 5R23L

Greensboro

SHERWIN
RD

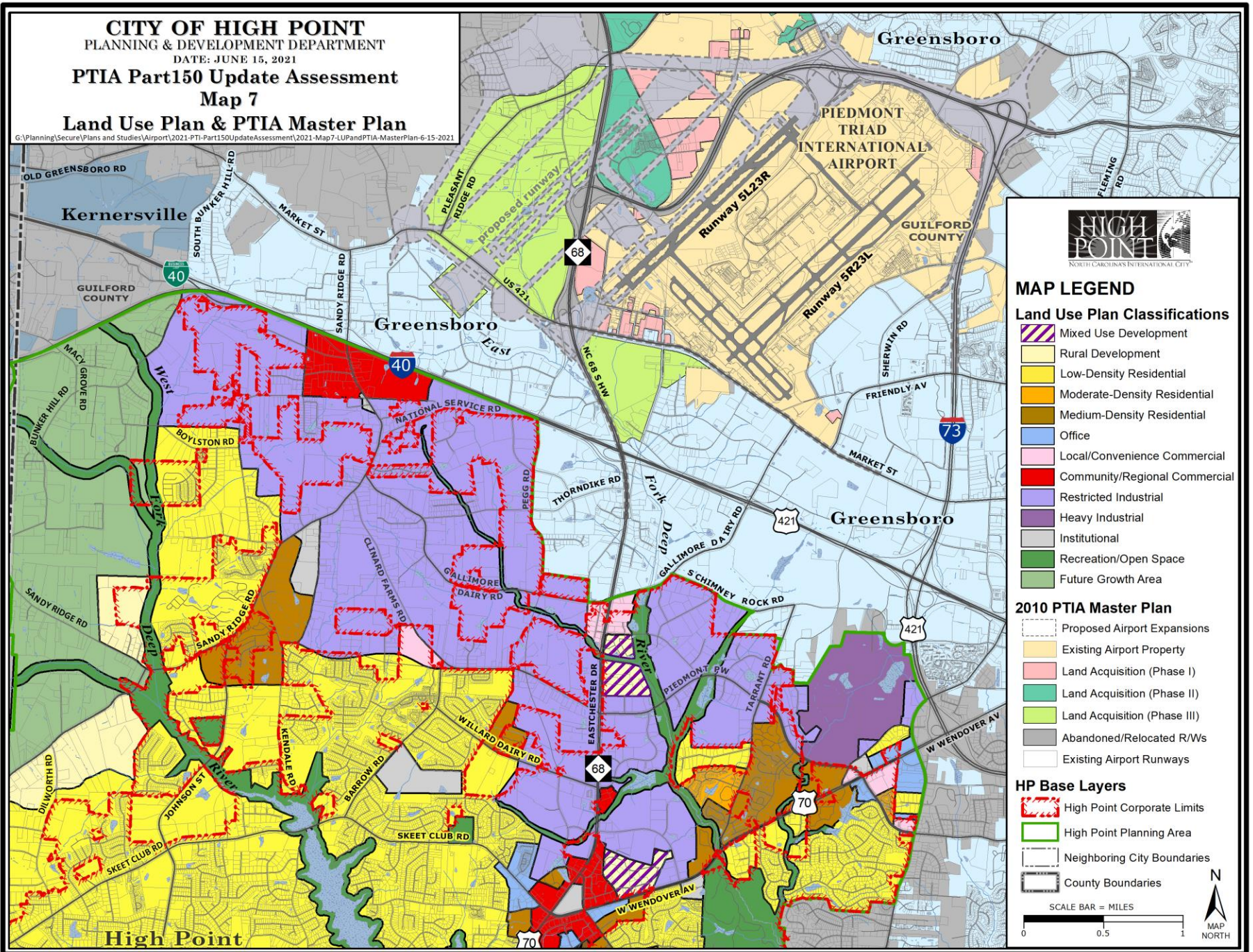
FRIENDLY AV



NATIONAL SERVICE RD

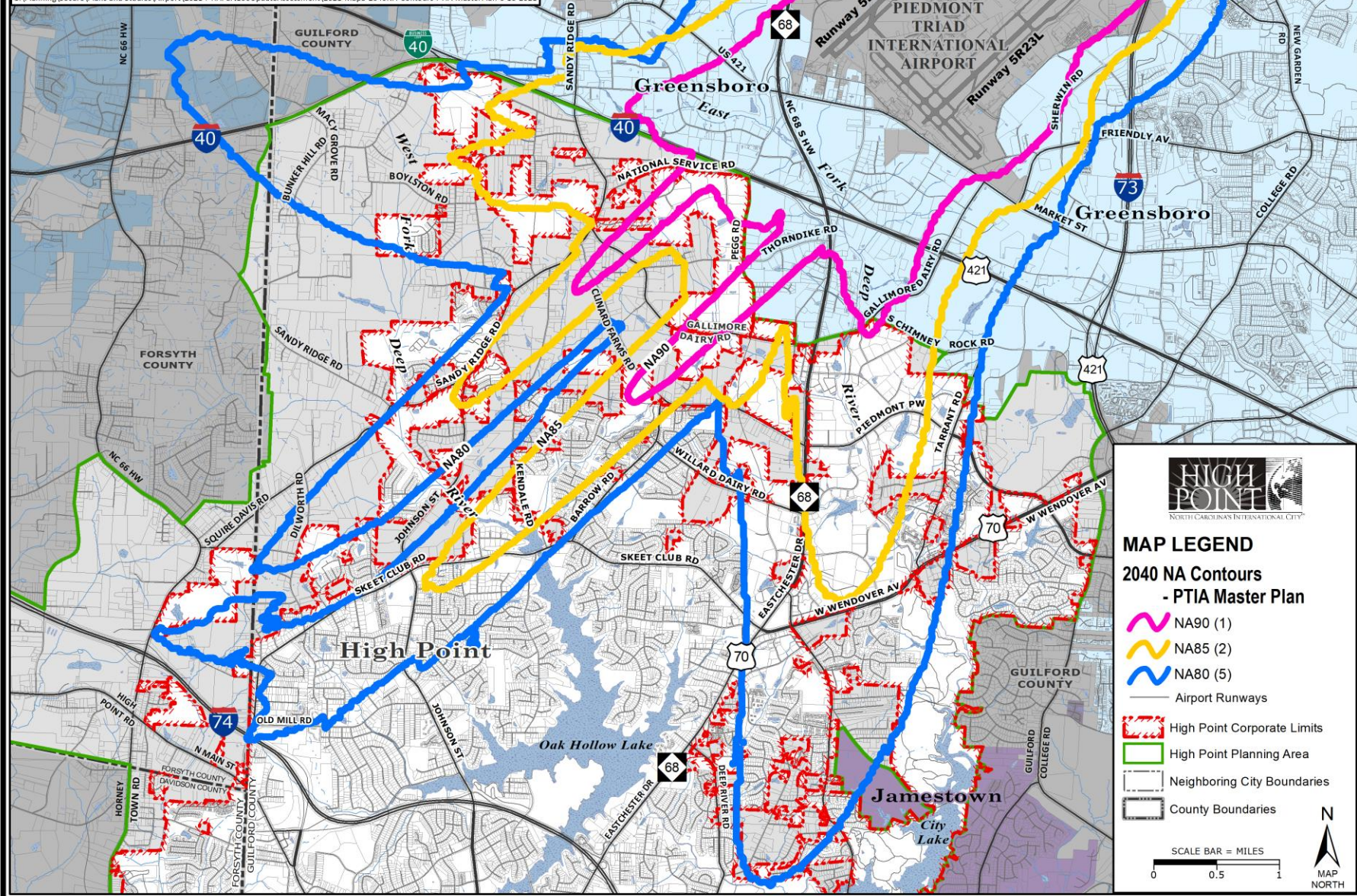
CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 7
Land Use Plan & PTIA Master Plan

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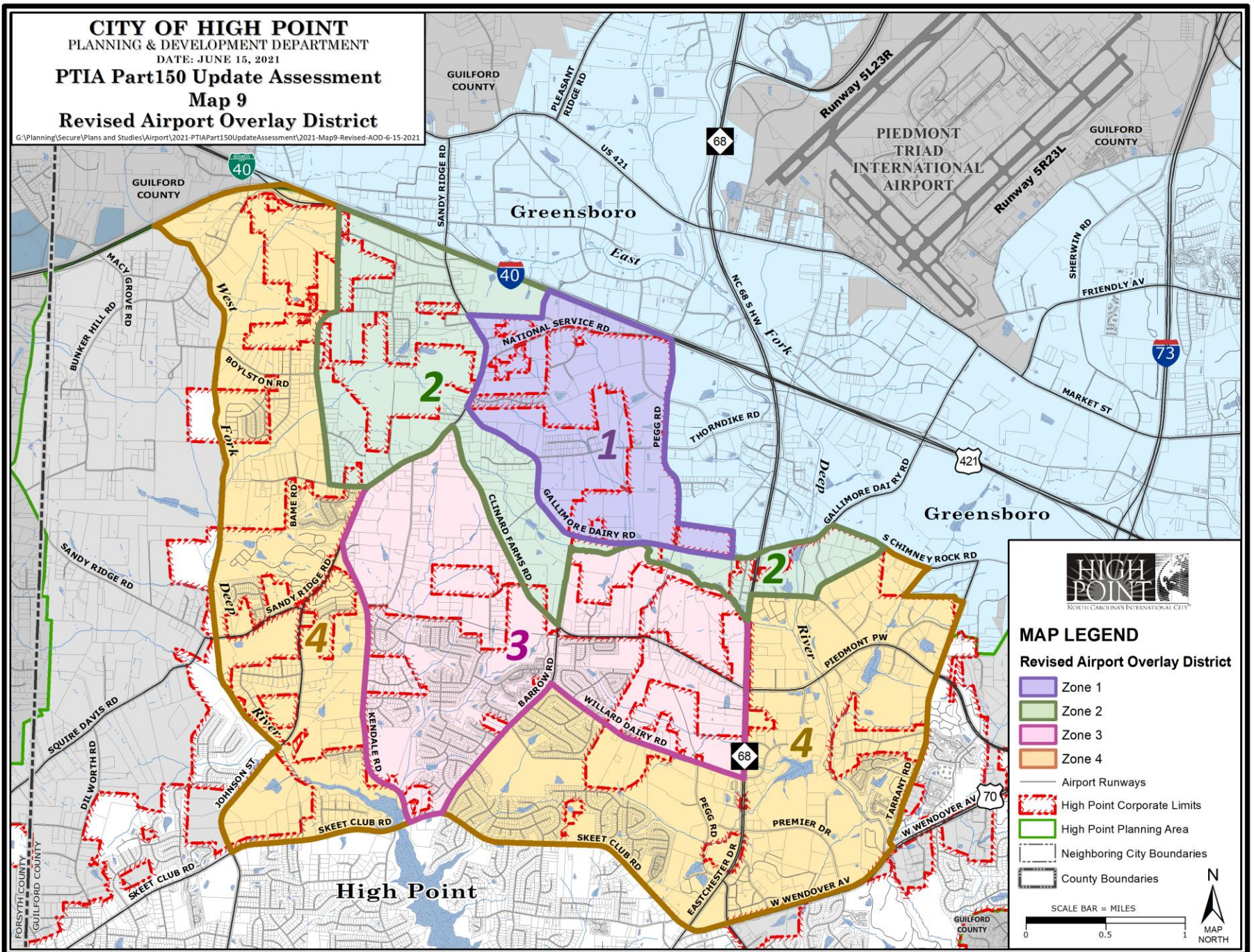
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CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
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Revised Airport Overlay District

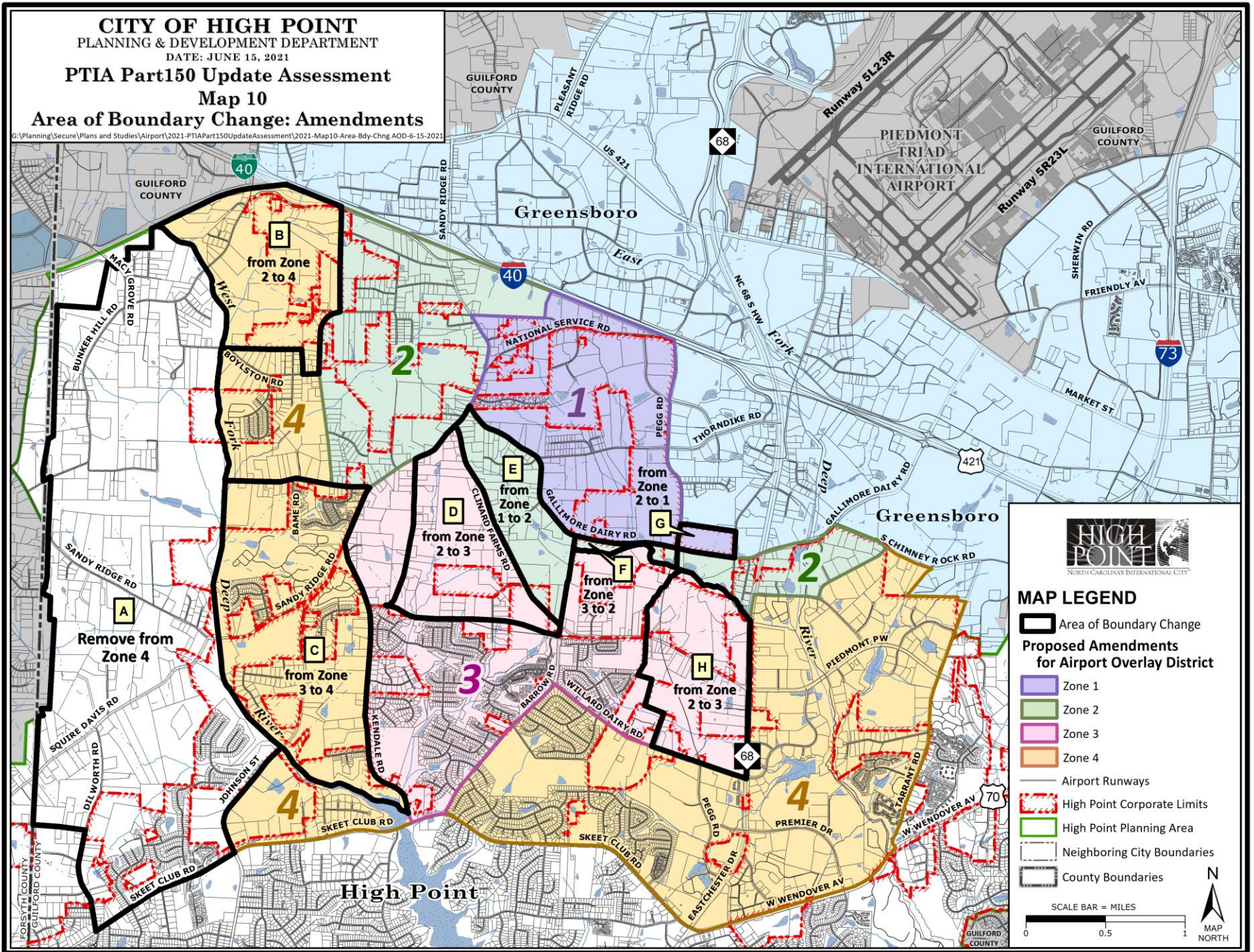
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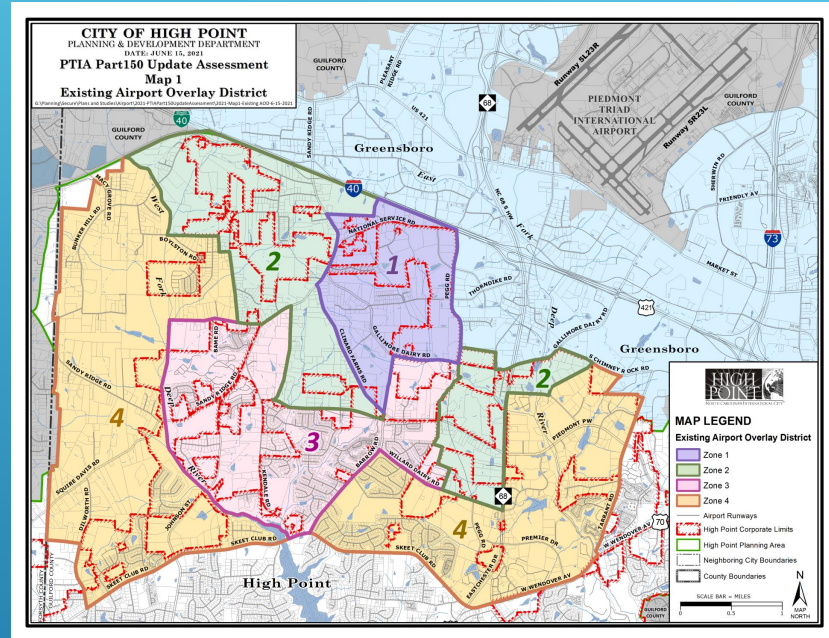
CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
 DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 10

Area of Boundary Change: Amendments

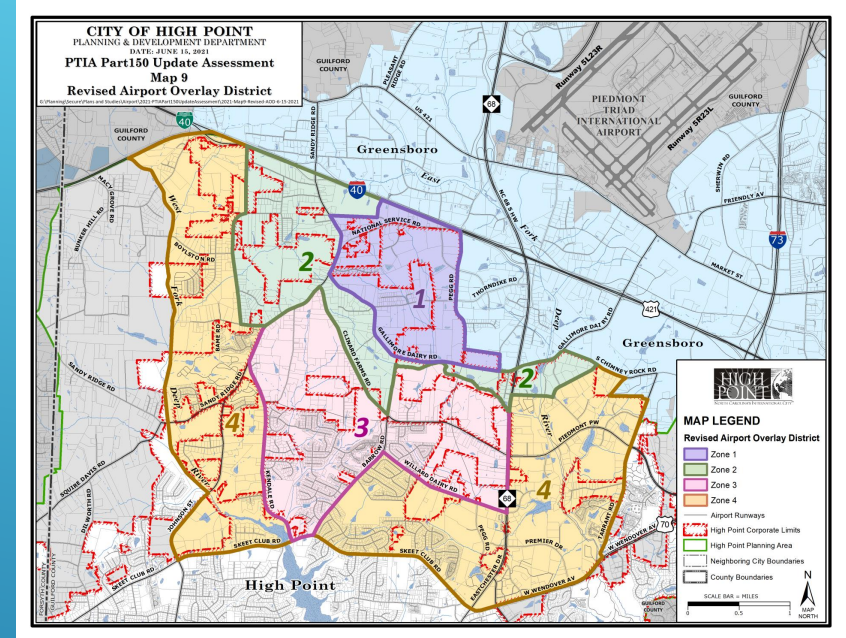
C:\Planning\Secure\Plans and Studies\Airport\2021-PTIA\Part150UpdateAssessment\2021-Map10-Area-Bdy-Chng AOD-6-15-2021



EXISTING AOD



RECOMMENDED AOD



QUESTIONS?



PUBLIC SAFETY COMMITTEE
Chaired by Council Member Victor Jones
Committee Members: Jones, Moore, Williams and Johnson
AUGUST 18, 2021 – 4:00 p.m.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

A Quorum of Committee Members was not present.

CALL TO ORDER and ROLL CALL

The meeting was informally called to order at 4:00 p.m.

Following a roll call by Chairman Jones, the following attendance by committee Members was duly noted.

Present:

Chairman Victor Jones
Committee Member Chris Williams

Absent:

Committee Member Britt Moore
Committee Member Tyrone Johnson

Also Present:

Council Member Monica Peters

Staff Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Travis Stroud, Police Chief; Tommy Reid, Fire Chief; and Mary S. Brooks, Deputy City Clerk

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

1. *PowerPoint Presentation: 2021- Impact Crimes Year to Date (YTD)*

PRESENTATION OF ITEMS

2021-379 Presentation-"City Hot Spots" Crimes in the City

The High Point Police Department will provide an update on "Hot Spots" and Crime in the City.

Travis Stroud, Chief of Police-High Point Police Department made PPP on the 2021 Impact Crimes Year to Date (YTD); and provided statistics and aerial mappings on the top three hot spots as followed:

- 1. (#1 Hot Spot) N. Main St/Hartley Dr.-2600-3000 block of N. Main: provided the number of calls the following businesses: Walmart (473 calls), Lowes (109 calls), Home Depot (133 calls), Food Lion (125 calls); and N. Main/Hartley: top 10 crash intersection. Majority of crimes were property crimes. Traffic stops were not included.*
- 2. (#2 Hot Spot) E. Green/University Area-Centennial-MLK-Brentwood-Kearns: provided the number of calls for the Apple Tree Grocery (136 calls); noted that this hot spot was mostly residential; violent crimes against persons was greater at this hot spot; and spoke to calls received at the Police Department, Courthouse (serve warrants), Mental Health, and Magistrate; and mentioned that the numbers were down compared to previous years.*
- 3. (#3 Hot Spot) S. Main St./Fairfield Rd.-2600 block of S. Main St.: provided the number of calls for the Walmart at 2628 S. Main (493); S. Main/Fairfield=consistent top-10 crash location; and said that this area was a property (larceny) driven hot spot.*

Chief Stroud continued discussion regarding the heavy concentrated area in the East Green Street area, which was #2 in ranking; gave an overview of the impact violent crimes that were committed; and spoke to prevention methods that the police department was using.

Chairman Jones asked if there were any successful arrest made. Chief Stroud replied yes; and said that there was a lot of successful arrest made for violent crimes; and that it was a challenging process for larceny charges/arrest.

Committee Member Williams inquired on the hot spots that included homicides, and on the trends regarding different types of drugs used/sold. Chief Stroud replied that there was no concentrated area for homicides; that the predictability for the homicide locations were zero; that he did not have the statistics at this time for drug trends; and noted that the sale of meth, and heroin has increased, crack-cocaine decreased; and that marijuana has increased.

Chairman Jones inquired the illegal drug charges made in the hot spots; and if the arrest correlated to other crimes. Chief Stroud replied that there was a connection to some larceny, guns, and drug charges/arrest made; and spoke to the large, concentrated area located behind Walmart.

Discussion took place regarding the prostitution hot spots; the demographics for prostitutions and 'Johns'

(persons who pick up prostitutes); southside area crimes; the police departments approach to combating these crimes; and drug (illegal) enforcement.

Chairman Jones, and Committee Member Williams both requested to have data/statistics for illegal drugs; and domestic violence trends/statistics at the next Public Safety Committee Meeting. Chief Stroud replied that he would provide that information.

2021-380 Update-Code Enforcement Efforts of Several Local Motels

Staff will be providing an update on Code Enforcement Efforts of Several Local Motels.

Greg Ferguson, Assistant City Manager provided an overview on the Code Enforcement Efforts regrading local motels throughout the city; the process started last year (winter-2020); said that the High Point Police Department (HPPD) assisted in identifying the top five problematic motels; the motels were inspected by the Fire Marshall; one of the issues was long-term stay in some motels that were not zoned for that type of use; spoke to challenges faced for issuing violations for long-term residents, related to the COVID-19 sheltering provisions that are in place; mentioned a specific area near West Green Street that included several fire code violations noted in the inspections report; one of the violations included long-term rental occupancy; said that the code violations would be addressed; explained the code enforcement process that would provide a 30-day notice; and that staff would be following up to assured that the violations were addressed or remedied. Mr. Ferguson continued discussion regarding a specific property, formally a restaurant, that has a current notice for condemnation; the property would continue through the process for demolition and would come before council for consideration; spoke to the concerns for the long-term residents at that location; staff has engaged with the Community Development Department along with Service Providers to provide those residents with resources; and stated that at this point, no one has been forced to vacate the property.

Council Member Peters inquired on identifying those that are long-term residents; voiced concerns on the look of the wire fencing into the corridor of the city in the southside area of the city at the I85 intersections; and asked if there could be an ordinance that did not allow that type of fencing. Tasha Logan Ford, City Manger replied that the process now was identifying code violations for the motels; spoke to the challenges faced for long-term residents; said that typically changes could be made to the development ordinance for fencing; and that some businesses would be grandfathered in with no immediate changes.

Committee Member Williams asked what the penalty was for code violations at the motels. Mr. Ferguson replied that penalties involved a fine based process based on the zoning codes; and that the fines would go to the owner of the property.

Chairman Jones inquired on the maximum timeframe allowed for occupancy in the motels before it would be defined as 'long-term'. Meghan Maguire, Assistant City Manager replied that she would check and confirm that information.

Chairman Williams spoke to having further discussions and revisiting the code violations approach.

Mr. Ferguson said that staff was evaluating other options for code violation penalties, for future

consideration, such as commercial code tools-with no fines.

Chairman Jones inquired on the timeframe to start issuing code violations. City Manager Logan Ford replied that staff would have something to act on in January of 2022 regarding the penalty process; spoke to allowing time to educate businesses on penalties that would allow re-inspections; and that staff was having discussions regarding the entire code violations penalty process as a whole.

ADJOURNMENT

Chairman Jones asked if there were any additional comments/questions. Hearing none, the meeting adjourned at 4:41 p.m.

Respectfully Submitted,

Victor Jones, Chairman

Attest:

Mary S. Brooks, CMC
City Clerk

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

1615 Long St.

OWNER (S)

DK Investments LLC
14 Oak Branch Dr Ste A
Greensboro, NC 27407

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 20th day of September, 2021

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 September 20, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7746/21-63, page 63, Legislative File No. 2021-408 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 21st day of September 2021.



Lisa B. Vierling
Lisa B. Vierling, City Clerk

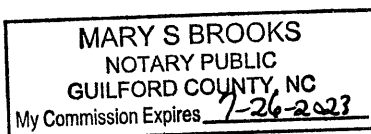
ACKNOWLEDGEMENT

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 21st day of September 2021.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



CITY OF HIGH POINT

AGENDA ITEM

**Title: Sidewalk Trip Hazard Removal**

From: Terry Houk – Public Services Director
Robby Stone – Deputy Director Public Services

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Sidewalk Trip Hazard Removal Proposal
Sole Source Justification Form
Sole Source Letter

PURPOSE:

The City budgets on an annual basis for the removal, replacement, or alternative repair methods for City of High Point maintained sidewalks. Based on identified needs and available funding, multiple locations of sidewalks have been identified to be repaired within the Central Business District (CBD)

BACKGROUND:

The City of High Point performs sidewalk replacements or repairs on an annual basis. The list of areas to be repaired was generated from the Street Maintenance Division. The non-intrusive repair method consists of grinding sidewalk trip hazards to bring into ADA compliance. Precision Safe Sidewalks possesses a patented technology to perform this work. This technology is less intrusive than digging and replacing while much quicker and at a much less expense.

BUDGET IMPACT:

Funds for sidewalk repairs are in the Streets Division operating budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and asks for the Council to award Precision Safe Sidewalks, LLC in the amount of \$32,632.00.

CITY OF HIGH POINT

**SIDEWALK TRIP HAZARD REMOVAL
SURVEY AND PROPOSAL**



January 19, 2021
© 2021 Precision Safe Sidewalks, LLC.

Presented to: Trevor Spencer PE, Public Service Manager
Submitted by: Kirk Rogers, (800) 734-8891 ext. 323 M: (704) 575-1514
k.rogers@precisionsafesidewalks.com



ESTIMATE: This estimate has been prepared for:

CITY OF HIGH POINT - TRIP & FALL HAZARD REMOVAL

Trevor Spencer PE, Public Service Manager

816 E Green Drive, High Point, NC 27260

336-883-3455 | trevor.spencer@highpointnc.gov

EXECUTIVE SUMMARY:

Using the information provided by Trevor Spencer for the City of High Point, Precision Safe Sidewalks conducted a risk assessment in a project area to identify sidewalk hazards that create trip and fall liabilities. Our assessment, conducted using the specifications of the Americans with Disabilities Act (ADA), revealed 3,152 trip and fall hazards as shown in Table 1 below:

TABLE 1: MILEAGE			
Streets	Estimated Sidewalk Miles	Total Hazards	Ave Hazard Occurrence (Feet)
HAMILTON ST	1.54	568	14
JACOBS PL	0.11	85	7
COMMERCE AVE	0.8	493	9
RUSSELL AVE	0.23	69	18
ELM ST	1.16	221	28
WRENN ST	1.44	455	17
ENGLISH RD	0.32	319	5
MLK DR DR	0.3	362	4
E BROAD AVE	0.1	53	10
W BROAD AVE	0.22	37	31
HAYDEN PL	0.22	34	34
HIGH AVE	0.48	97	26
MAIN ST	1.26	218	31
GREEN ST	0.26	141	10
TOTAL	8.44	3,152	14
*** Average Hazard Occurrence = 14 Feet ***			

We observed that the sidewalk infrastructure in the assessed area is in generally good structural condition and is an ideal application for our precision-concrete-cutting repair method. Precision Safe Sidewalks proposes to remove all **3,152 sidewalk trip and fall hazards and restore 7 linear feet of curb hazards at points of egress** in the assessed areas, meeting the customer's requirements, for **\$338,623 (Sidewalks \$338,448 + Curb \$175)**. We have also provided the ability to select a subset of the hazards for repair by CLASS and AREA.



ESTIMATE & PROPOSAL
CITY OF HIGH POINT
PROPOSAL NUMBER: PSS KHR21-019-02

Precision Safe Sidewalks, LLC.
Raleigh NC | Charlotte NC
Mechanicsville VA | Charleston WV
Washington DC | Albany NY | Western PA
Office/Fax: (800) 734-8891
www.precisionsafesidewalks.com

Should you request all hazards be repaired, Precision Safe Sidewalks can complete the work in as few as **59** work days with 2 technicians. While the sidewalk restoration project is underway, we will:

- ✓ keep the sidewalks in service;
- ✓ require no heavy equipment or traffic control;
- ✓ remove all debris and recycle the concrete waste materials;
- ✓ leave the area clean and trip and fall hazard-free.

There are, however, approximately **3,530 square feet** that will require demolition and replacement (D&R) that we cannot repair (Exhibit C).

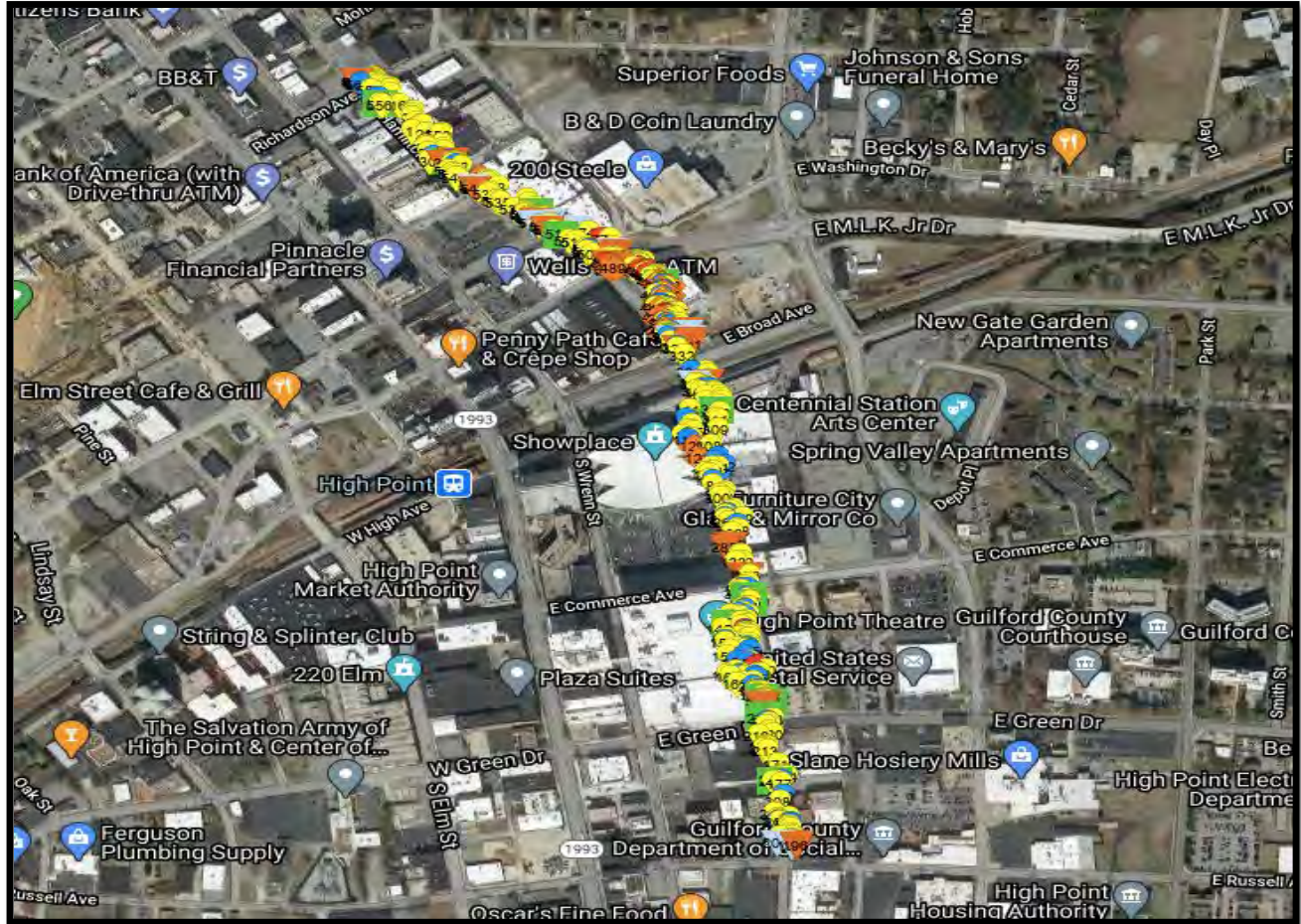
Estimated Savings Summary: We estimate our innovative, patented, precision-concrete-cutting method will save City of High Point more than **\$967,692** on this project over traditional D&R methods.

We would be happy to discuss any aspect of this proposal and look forward to working with City of High Point to enhance its sidewalk ADA compliance program, reduce liability for trip and fall incidents, and improve safety of public walkways.

At City of High Point's request, Precision Safe Sidewalks, LLC. will evaluate additional or alternate locations where our repair services can help stretch funds for sidewalk repairs.

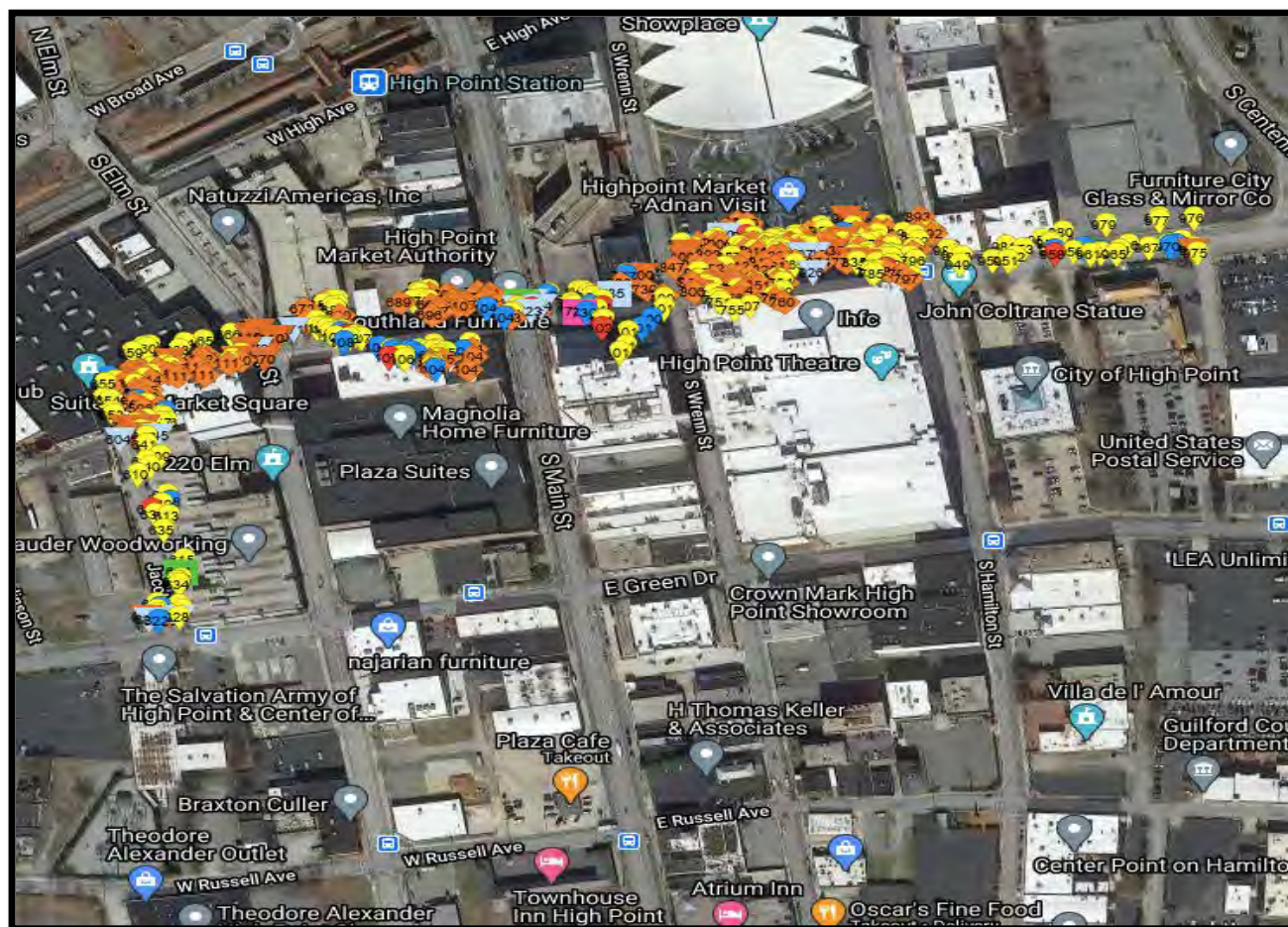
RISK ASSESSMENT HAZARD LOCATIONS

HAMILTON STREET



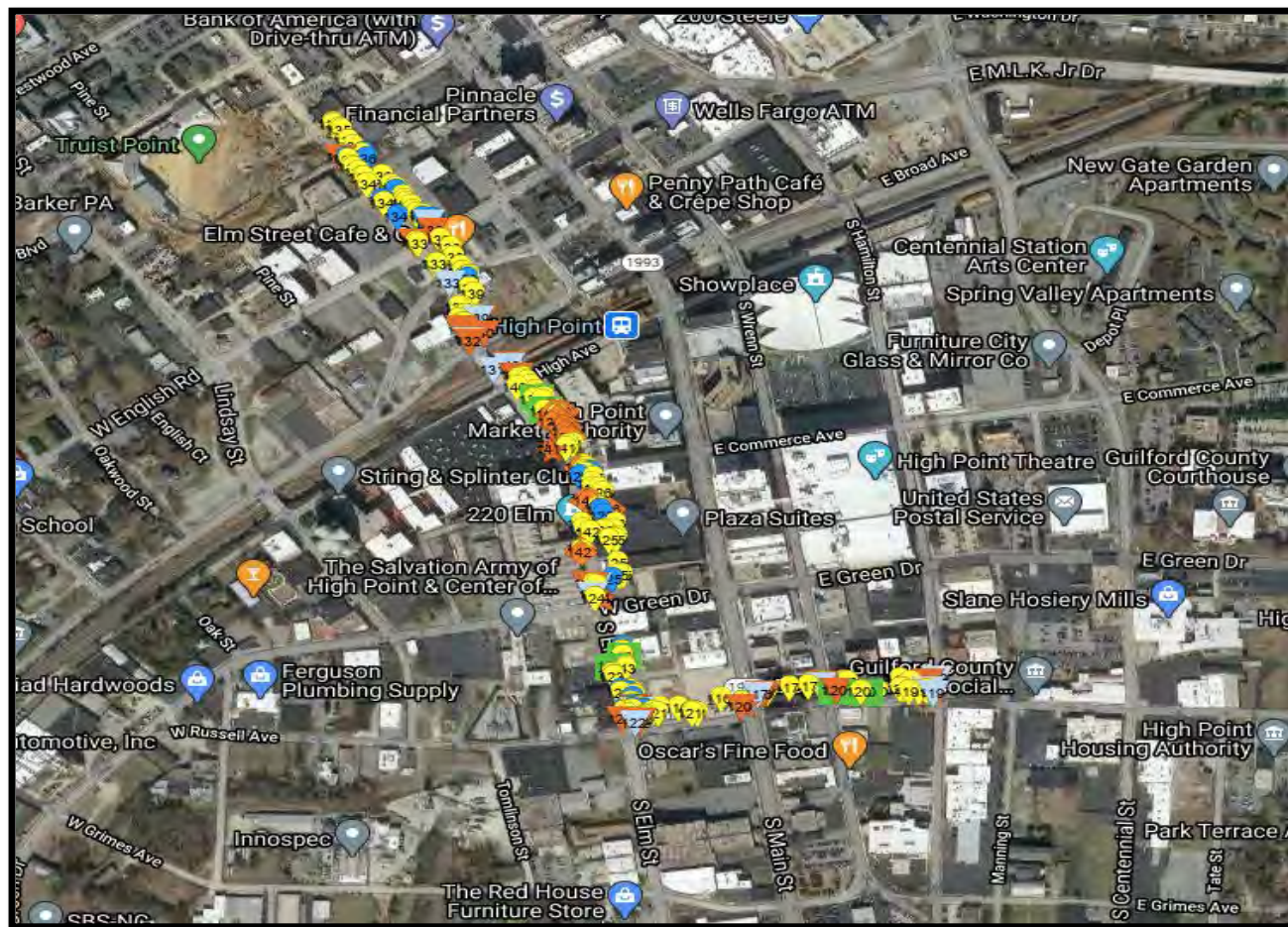
YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC **GREEN** – D&R

JACOBS PLACE & COMMERCE AVENUE



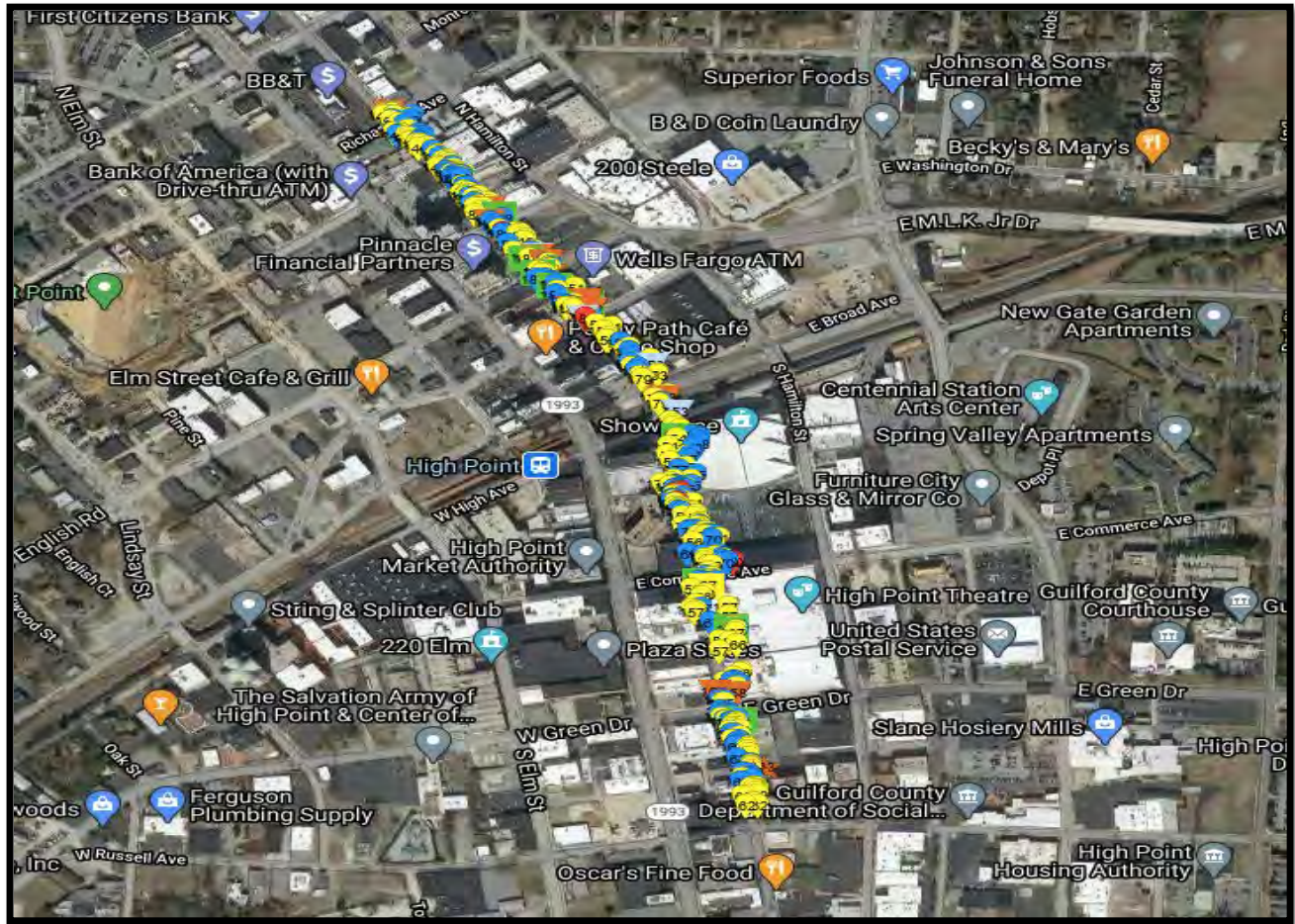
YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE TRIANGLE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC
GREEN – D&R **PINK** – Curb **LIGHT BLUE SQUARE** – Leadwalk

RUSSELL AVENUE & ELM STREET



YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC **GREEN** – D&R

WRENN STREET



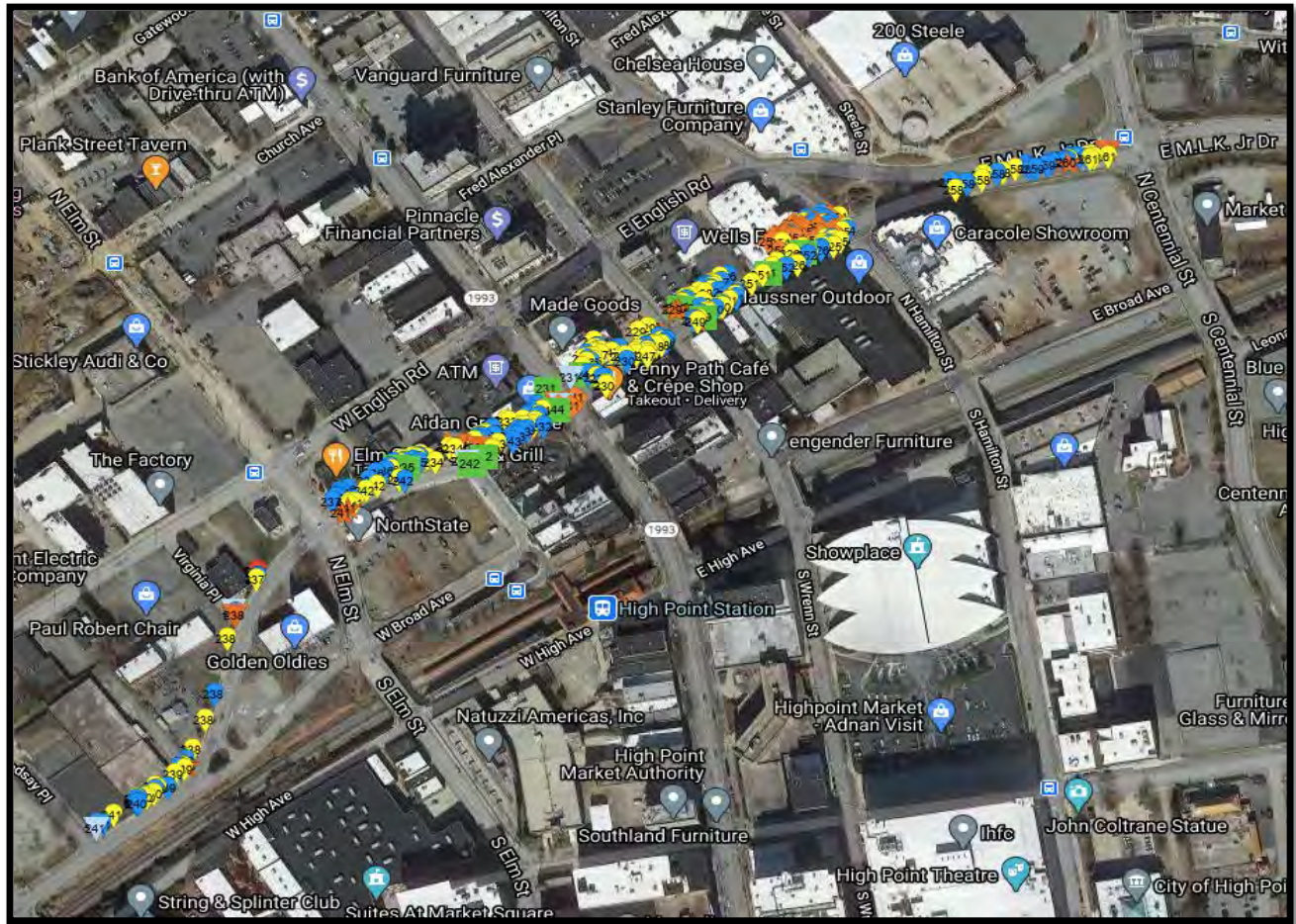
YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC **GREEN** – D&R

ENGLISH ROAD



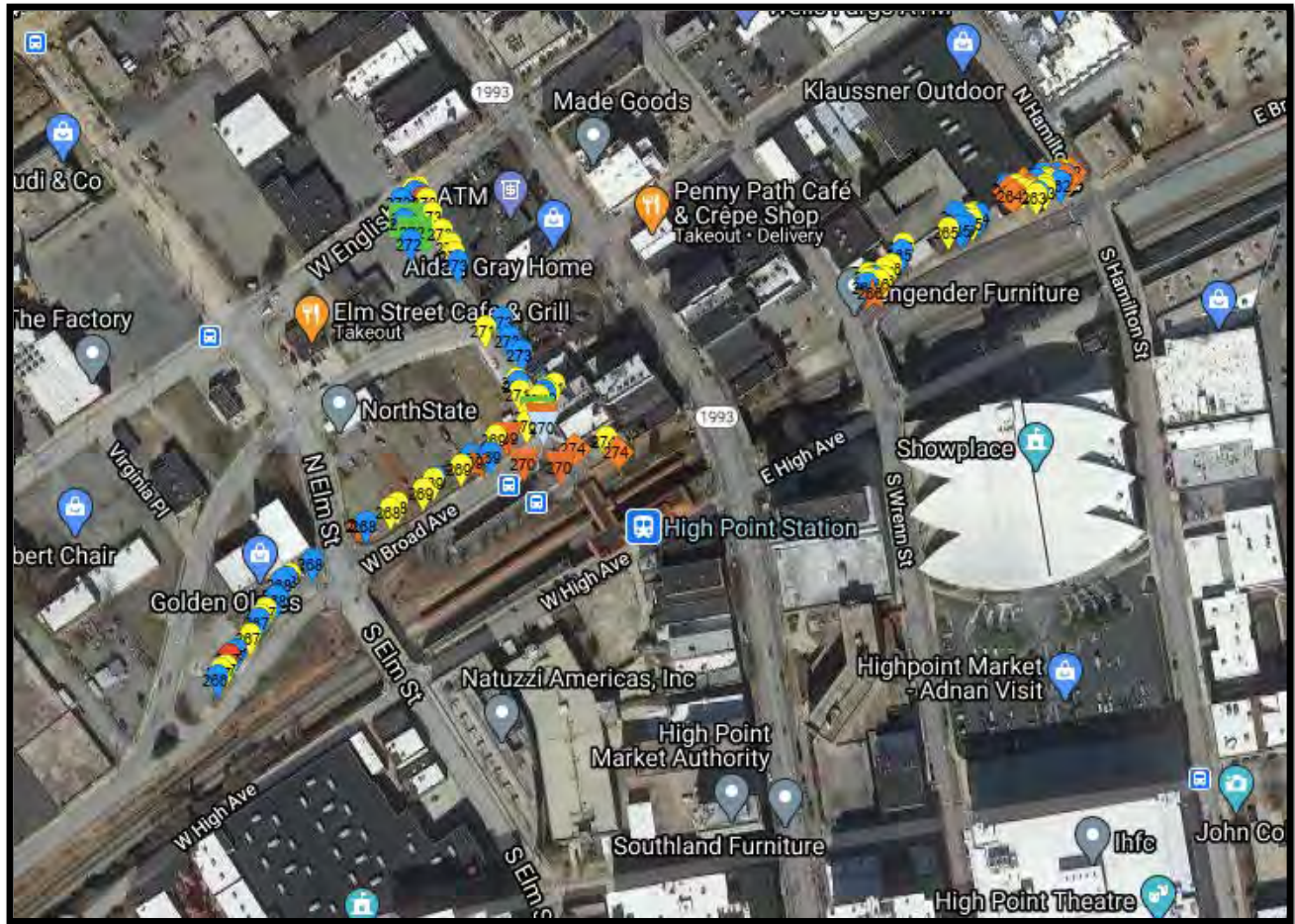
YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE TRIANGLE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC
GREEN – D&R **LIGHT BLUE SQUARE** – Leadwalk

MARTIN LUTHER KING JR DRIVE



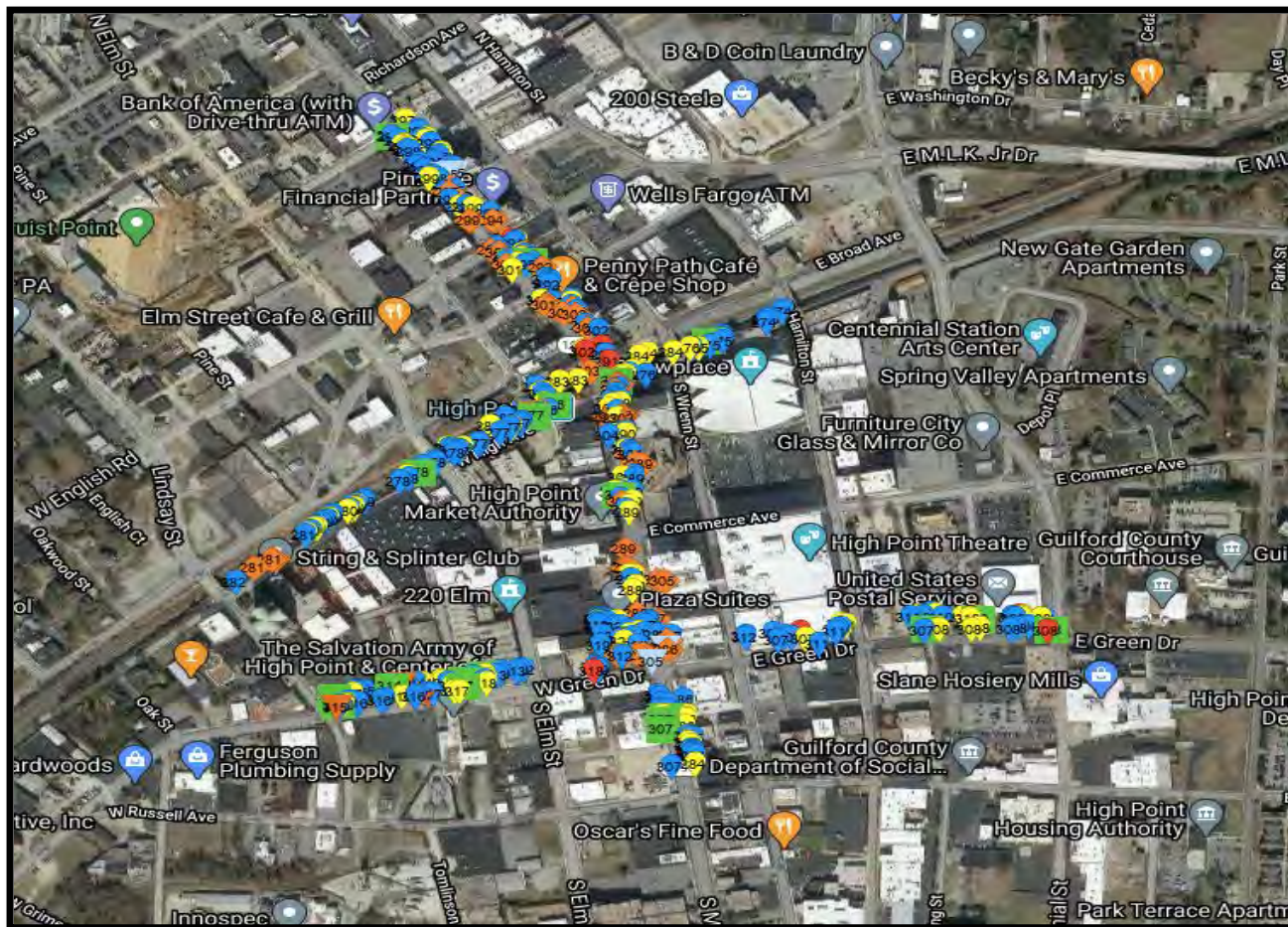
YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC **GREEN** – D&R

EAST BROAD AVENUE, WEST BROAD AVENUE & HAYDEN PLACE



YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC **GREEN** – D&R

HIGH AVENUE, MAIN STREET & GREEN STREET



YELLOW – Least Severe **BLUE** – Severe **RED** – Most Severe **ORANGE DIAMOND** – C2B
ORANGE STAR – Catch Basin **LIGHT BLUE** – Gutter Pan **ORANGE TRIANGLE** – Bottom HC **GREEN** – D&R

METHODOLOGY -- PREPARING THIS ESTIMATE:

1. A census was conducted of all hazards; the hazards were then grouped into three CLASSES and 14 AREAS:

CLASSES

MOST SEVERE:

SEVERE:

LEAST SEVERE:

SPECIFICATIONS

1 inch to 2½ inches

½ inch to 1 inch

¼ inch to ½ inch

2. An estimate of inch feet for each CLASS was prepared based on our experience data base.
3. A fixed bid was prepared giving the flexibility to choose to repair hazards by CLASS, AREA or all hazards in the proposal.

PRICING OPTION 1: REPAIR SELECTED HAZARDS BY CLASS or AREA

TABLE 2: SIDEWALK TRIP & FALL HAZARDS			
AREA	CLASS	HAZARDS	PRICE
HAMILTON ST	Least Severe	410	\$33,465
	Severe	135	\$21,188
	Most Severe	23	\$3,896
	SUBTOTAL	568	\$58,549
JACOBS PL	Least Severe	73	\$5,440
	Severe	11	\$1,816
	Most Severe	1	\$225
	SUBTOTAL	85	\$7,481
COMMERCE AVE	Least Severe	395	\$32,706
	Severe	77	\$12,215
	Most Severe	21	\$5,506
	SUBTOTAL	493	\$50,428
RUSSELL AVE	Least Severe	51	\$3,048
	Severe	12	\$2,205
	Most Severe	6	\$1,868
	SUBTOTAL	69	\$7,120
ELM ST	Least Severe	179	\$13,168
	Severe	40	\$6,486
	Most Severe	2	\$708
	SUBTOTAL	221	\$20,362
WRENN ST	Least Severe	237	\$16,629
	Severe	201	\$29,771
	Most Severe	17	\$3,413
	SUBTOTAL	455	\$49,813
ENGLISH RD	Least Severe	134	\$9,545
	Severe	162	\$22,031
	Most Severe	23	\$6,279
	SUBTOTAL	319	\$37,855
MLK JR DR	Least Severe	154	\$12,305
	Severe	194	\$26,074
	Most Severe	14	\$3,027
	SUBTOTAL	362	\$41,406
E BROAD AVE	Least Severe	23	\$1,576
	Severe	30	\$3,784
	Most Severe	0	\$0
	SUBTOTAL	53	\$5,359

W BROAD AVE	Least Severe	16	\$1,311
	Severe	20	\$2,443
	Most Severe	1	\$161
	SUBTOTAL	37	\$3,915
HAYDEN PL	Least Severe	16	\$989
	Severe	16	\$2,205
	Most Severe	2	\$386
	SUBTOTAL	34	\$3,581
HIGH AVE	Least Severe	29	\$2,381
	Severe	68	\$9,037
	Most Severe	0	\$0
	SUBTOTAL	97	\$11,418
MAIN ST	Least Severe	62	\$5,336
	Severe	143	\$28,779
	Most Severe	13	\$5,893
	SUBTOTAL	218	\$39,508
GREEN ST	Least Severe	41	\$2,887
	Severe	93	\$13,058
	Most Severe	7	\$1,095
	SUBTOTAL	141	\$17,040
TOTAL	Least Severe	1,820	\$140,783
	Severe	1,202	\$180,592
	Most Severe	130	\$32,458
TOTAL		3,152	

You can choose any or all cells for repair in this option. For example, if you choose to repair all the MOST SEVERE and SEVERE hazards, the price is \$213,050. If you wanted to repair all trip and fall hazards on Jacobs Pl, the price is \$7,418.

There are also curb hazards at points of egress adjacent to the curbside sidewalk hazard portion of this assessment. The additional price to restore these curb hazards at points of egress is \$175. Hazard example pictures are found in Exhibit A along with sample restoration pictures in Exhibit B.

TABLE 2.5: CURB HAZARDS		
LOCATION	LINEAR FEET	PRICE
COMMERCE AVE	7	\$175

PRICING OPTION 2: REPAIR ALL HAZARDS

Precision Safe Sidewalks will remove **all sidewalk and curb hazards in the assessed area** from ¼" to 2½" for a **fixed price of \$338,623 (Sidewalk \$338,448 + Curb \$175).**



SCOPE OF WORK:

The scope of work includes identifying, measuring, recording, marking, and repairing the sidewalk hazards noted in our census at a slope of 1:12, and removing approximately 4,618 lbs. of concrete debris from the area. Typically, we recycle this debris.

AVERAGE PRICE PER SQUARE FOOT: \$2.59

There are 130,600 total square feet in the project area. Precision Safe Sidewalks' average price per square foot for the total project is \$2.59 compared to an estimate of \$10.00 per square foot for the City of High Point to demolish and replace it. Estimated D&R costs for the City of High Point include:

- Cost of concrete -- \$100 per cubic yard
- Underground scanning for lines, wires, utilities
- Tree and root removal
- Hydro excavation to remove soil with pressurized water near underground utilities
- Labor and Break up to remove existing concrete
- Labor to Pour, Form, Level, Finish, Float & Cut control joints.
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete
- Landscape repair

TABLE 3: COST PER SQUARE FOOT
\$2.59

ESTIMATED SAVINGS: \$967,692

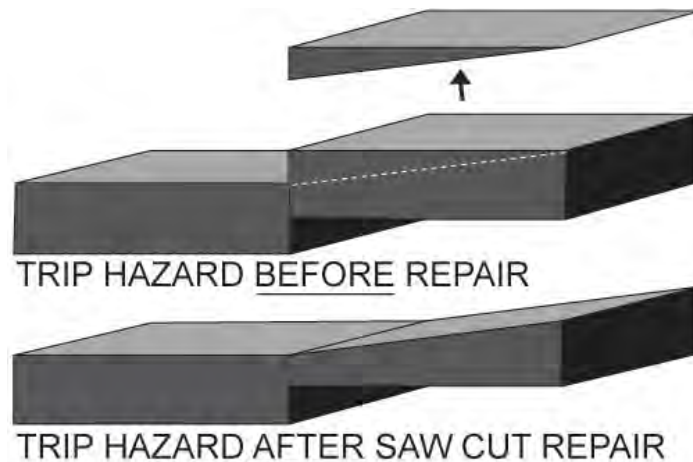
If all the panels were demolished and replaced at a replacement cost of \$10.00 per square foot, we estimate the City of High Point will save more than \$967,692 by using Precision Safe Sidewalks.

REPAIR SCHEDULE & DURATION: 59 -77 Days

When scheduled, we estimate the repairs for all hazards on the property will require 59 to 77 work days with the note that wet weather days will delay our operations. We will remove small sections (10' to 15') of sidewalk from service for periods that range from 3 minutes to 45 minutes and will control all traffic around these areas while they are being repaired. No assistance will be required from the City of High Point, although we welcome site visits, evaluations, or inspections at your convenience at any time.

REPAIR SPECIFICATIONS:

1. Three measurements will be taken of every hazard:
 - Height¹ -- the highest point of the hazard
 - Height² -- the lowest point of the hazard
 - Length
 - Full Address Location
2. Hazards will be removed from the full length of the panel (full edge-to-edge repair);
3. Sidewalks will be repaired at a slope of 1:12
4. Handicap ramps or special areas will be repaired at a slope of 1:12. Debris from repaired areas will be collected and removed;
5. A dust abatement system will be used during all repair operations;
6. The repaired area will be smooth and uniform with a coefficient of friction exceeding OSHA requirements for public walkways;
7. A detailed, auditable invoice will be presented for every repair.



WARRANTY:

Precision Safe Sidewalks, LLC. guarantees its work:

1. All trip and fall hazard repairs will have a zero point of differential in height with the adjacent panel.
2. Repairs will affect only the panel causing the hazard; adjacent panels or immovable objects will be unaffected.
3. The slope of all repairs will be at your specification. For this estimate, we have assumed a repair slope of 1:12.
4. The repaired surface will exceed OSHA requirements for friction on public walkways.



ESTIMATE & PROPOSAL
CITY OF HIGH POINT
PROPOSAL NUMBER: PSS KHR21-019-02

Precision Safe Sidewalks, LLC.
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Washington DC | Albany NY | Western PA
Office/Fax: (800) 734-8891
www.precisionsafesidewalks.com

SAFETY:

Precision Safe Sidewalks, LLC. has a flawless safety record; we use OSHA approved equipment, certify all employees who work directly in trip and fall hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, universities as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed for them.

INSURANCE and INCORPORATION:

Precision Safe Sidewalks, LLC. is a corporation registered in the state of South Carolina with a Certificate of Authority to operate in North Carolina, Virginia, West Virginia, Pennsylvania, New York and the District of Columbia. We serve the entire states of North Carolina, Virginia, West Virginia and the District of Columbia. Proof of liability, workers compensation, and auto insurance will be provided as requested.

SOLE SOURCE:

Due to the nature of our business, and in lieu of the ability to receive competitive bids, frequently we have been asked to provide a letter stating that our technology relies upon patents that have been issued by the US Patent and Trademark office. These patents enable us to provide the best available trip and fall hazard removal service to our clients.

Within the states of North Carolina, Virginia, West Virginia, Pennsylvania, New York and the District of Columbia, Precision Safe Sidewalks, LLC. is the only company authorized to use the patented equipment and method for removing sidewalk trip and fall hazards as described by the following patent numbers:

U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,143,760
U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,201,644
U.S. Pat. No. 7,402,095
U.S. Pat. No. 9,759,559

Generally, these patents apply to the cutting equipment, cutting method, and dust abatement system used by Precision Safe Sidewalks, LLC. A sole source letter is available upon request.

US GREEN BUILDING COUNCIL MEMBER

As a member of the Green Building Council, we track savings from the use of our service, which is a green building practice. For this project, we estimate savings will include:



The U.S. Green Building Council (USGBC) is a 501(c)(3) nonprofit membership organization with a vision of a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. USGBC is dedicated to expanding green building practices and education and its LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™.

GREEN PARAMETERS:

Estimated Natural Resources Saved:

- between 2,873 and 3,047 tons of waste concrete from removal and landfills (43,533 cubic feet of concrete at an average weight of 132 to 140 lbs per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Estimated Fossil Fuels Saved: 4,577 gallons

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of 2,873 to 3,047 tons of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Estimated Greenhouse Gas Emissions Avoided: 428.34 Metric Tons CO₂

Our clients often wonder what reducing carbon dioxide (CO₂) emissions from repairing sidewalks means in everyday terms – instead of demolishing and replacing them. We have taken the parameters from your project and used the Greenhouse Gas Equivalencies Calculator (provided by the US Environmental Protection Agency) to help understand just that. For this project, an estimated 428.34 *Metric Tons of CO₂ – Carbon Dioxide or CO₂ equivalent gases will not be produced*: This is the result of repairing the trip and fall hazards on sidewalks versus removing the sidewalk panels and sending them to the landfill.

PICTURES & SPECIAL CASES:

Pictures of MOST SEVERE and SEVERE hazard examples and Special Cases in the project area are included in Exhibit A.

Some sidewalk panels were cracked but serviceable--if the hazard around the crack was repaired; if a panel had 2 or more cracks, no repair work was estimated. Generally, if a panel had one or two cracks and was serviceable, repairs were estimated and included in the totals above. These numbers are small and not significant.

There are approximately 3,530 square feet of sidewalk where D&R will be necessary that we cannot repair. This information is available in Exhibit C.

There are curb trip and fall hazards created by sunken sidewalk panels at points of egress. Precision Safe Sidewalks, LLC. can repair these curbs using its precision concrete cutting process. Completed curb repairs will be finished with a beveled edge similar to examples included in Exhibit B.

CONFIDENTIALITY:

This copyrighted material is presented by Precision Safe Sidewalks, LLC. to the City of High Point for the purpose of evaluating an offer to provide trip and fall hazard removal services. These literary, graphic, and pictorial works may not be reproduced or retransmitted in any form and the information presented in this proposal may not be disseminated without express written consent.

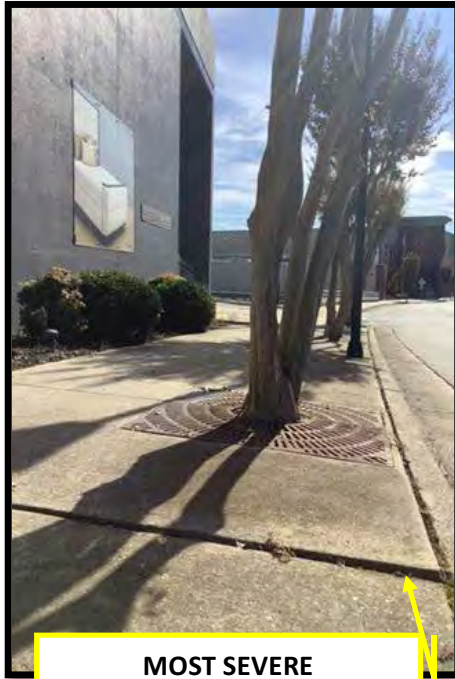
PROJECT INITIATION:

When advised of acceptance of this proposal, Precision Safe Sidewalks will assign an Operations Manager for the project who will conduct a kick-off meeting with the project manager assigned by the City of High Point. During this meeting, we will discuss:

- Project Strategy and starting location
- Project Schedule and work days
- Special scheduling requests
- Reporting on progress
- General specifications for repairs
- Contact information
- Additional City of High Point requirements

EXHIBIT A

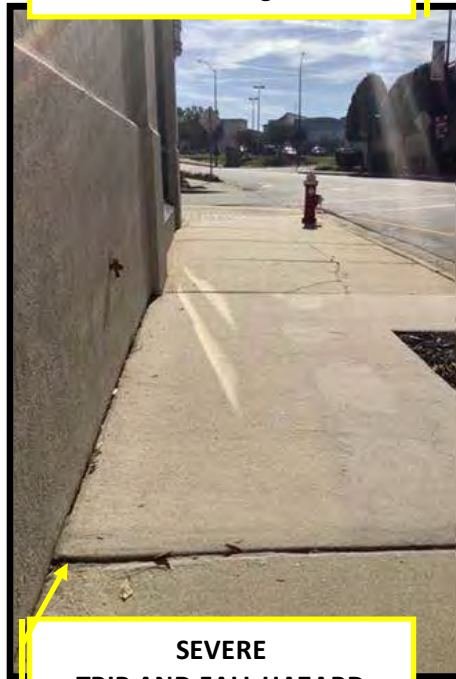
HAMILTON STREET



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

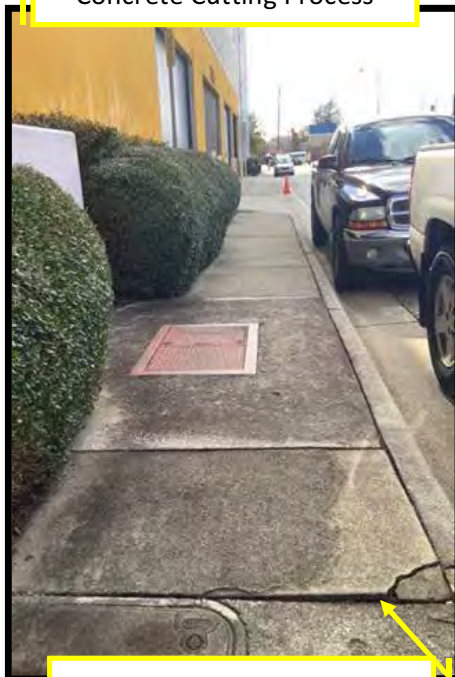
JACOBS PLACE



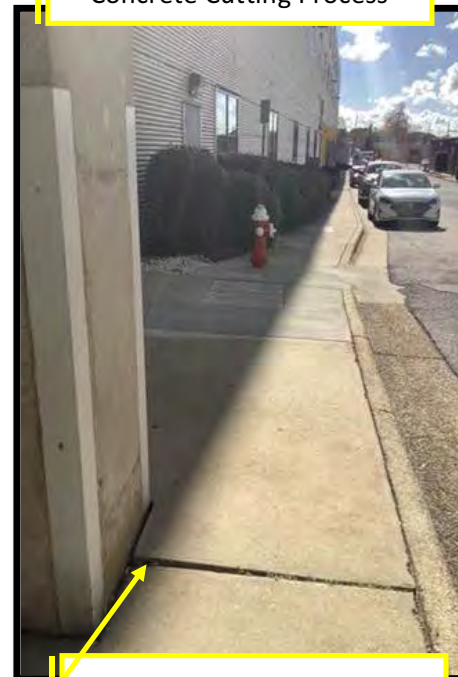
**SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

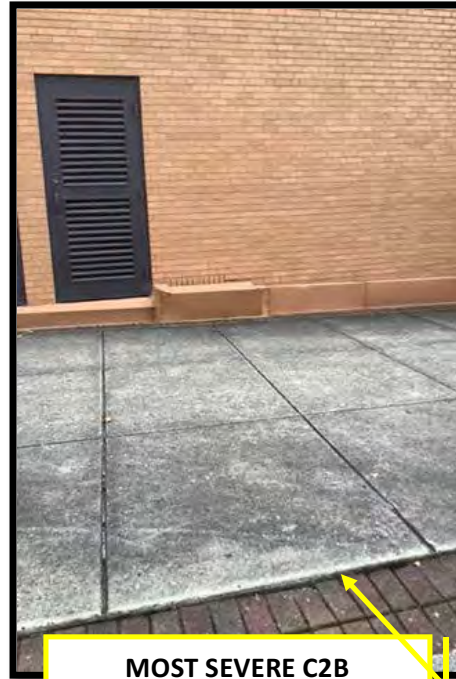


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

COMMERCE AVENUE



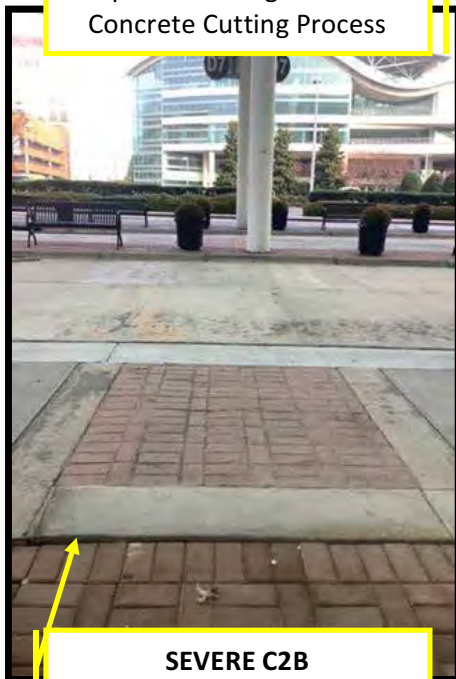
**MOST SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

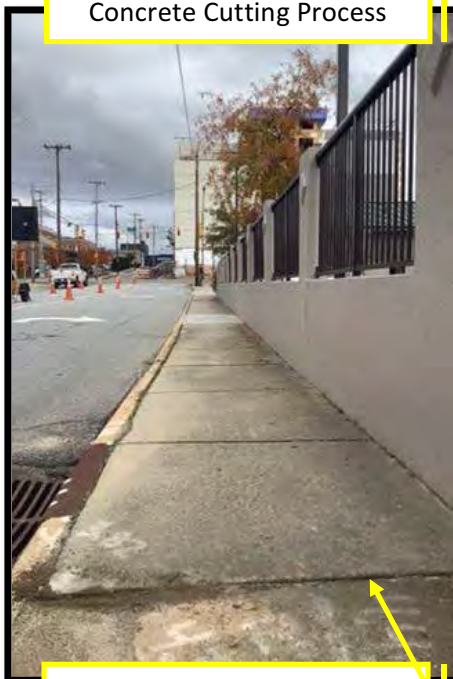
RUSSELL AVENUE



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE GUTTER PAN
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

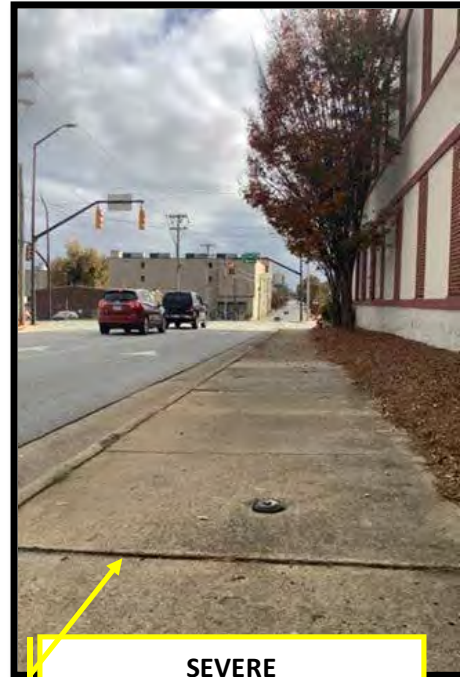


**SEVERE CATCH BASIN
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

ELM STREET



**MOST SEVERE GUTTER PAN
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

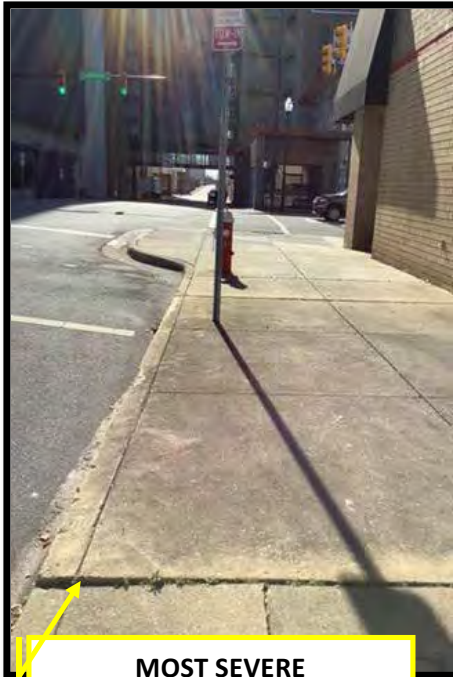


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

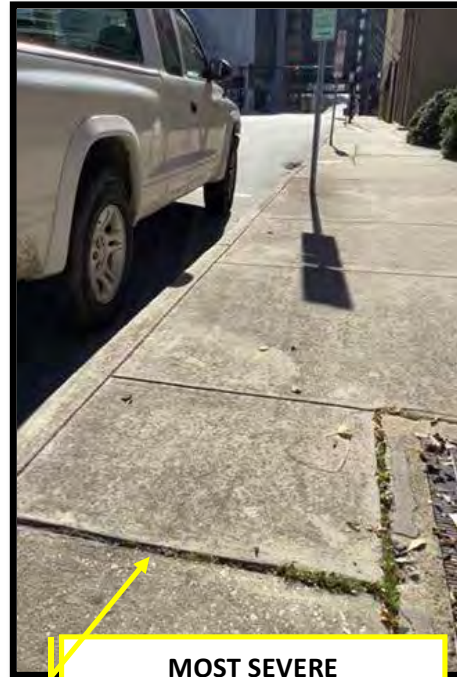


**SEVERE BOTTOM HC
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

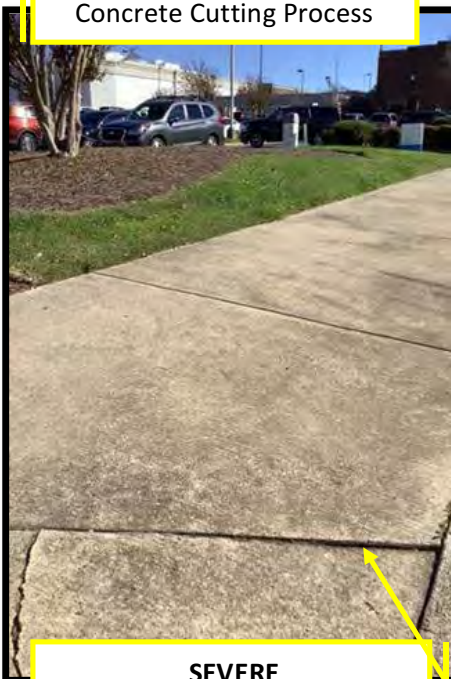
WRENN STREET



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE CATCH BASIN
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

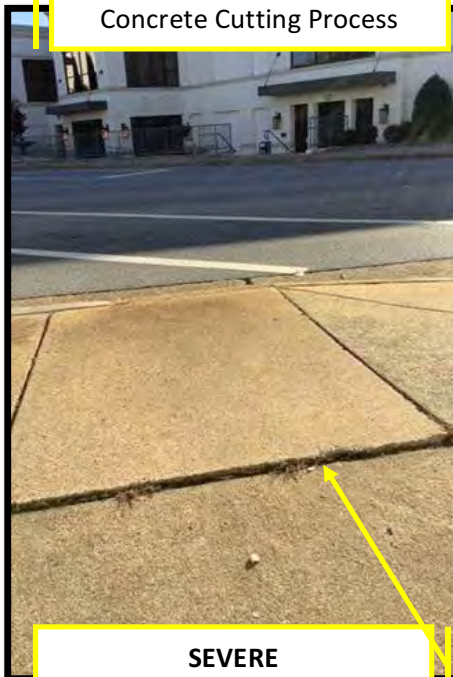
ENGLISH ROAD



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE
TRIP AND FALL HAZARD**
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**SEVERE
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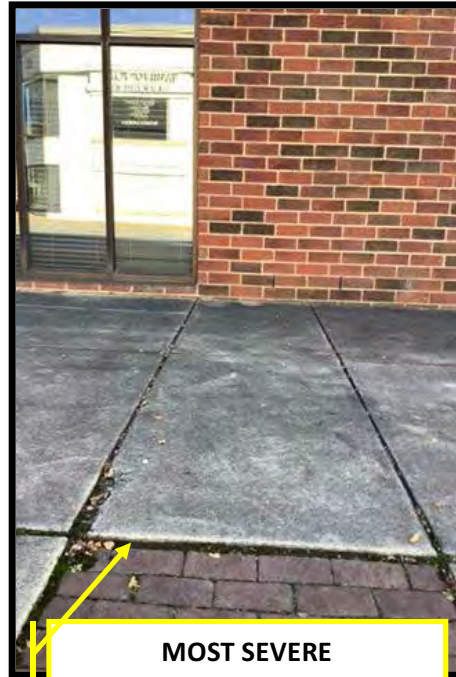


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

MARTIN LUTHER KING JR DRIVE



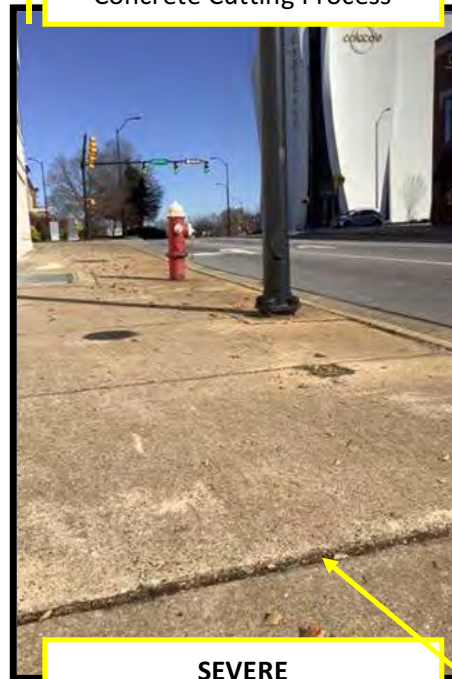
**MOST SEVERE GUTTER PAN
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

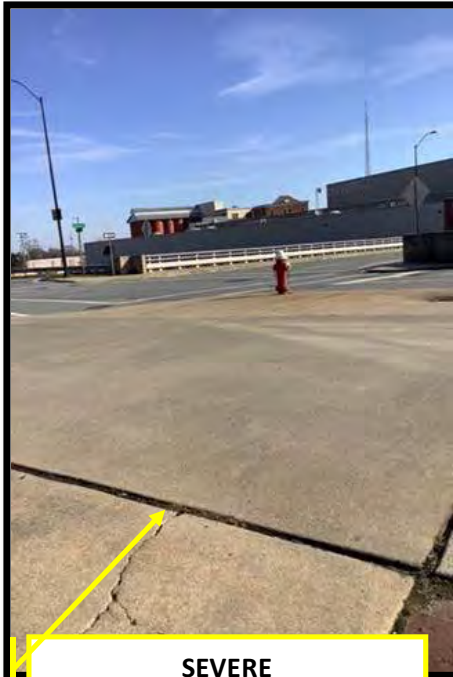


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

EAST BROAD AVENUE



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

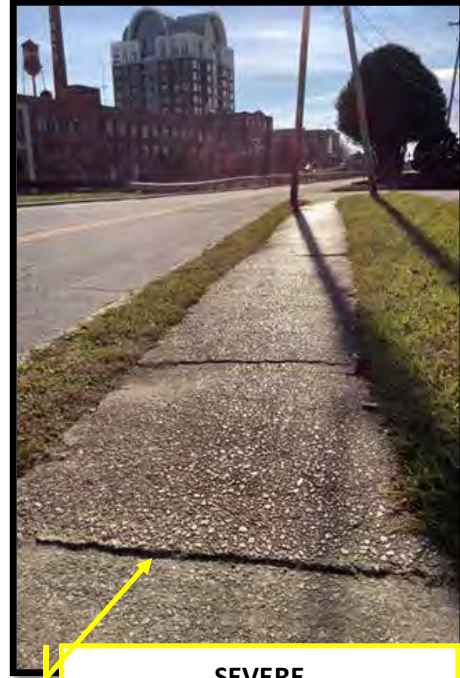


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

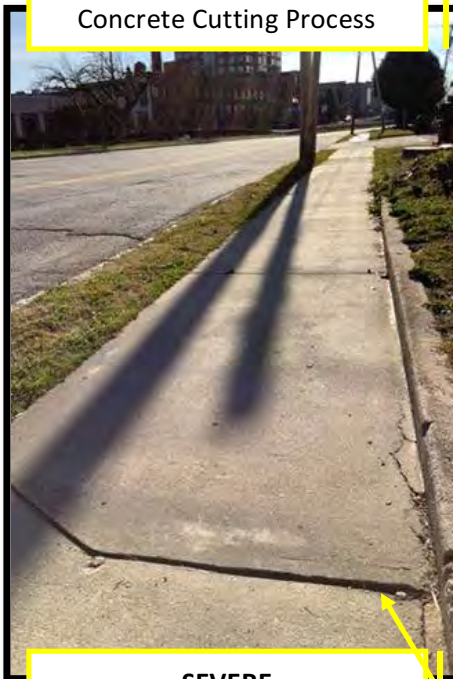
WEST BROAD AVENUE



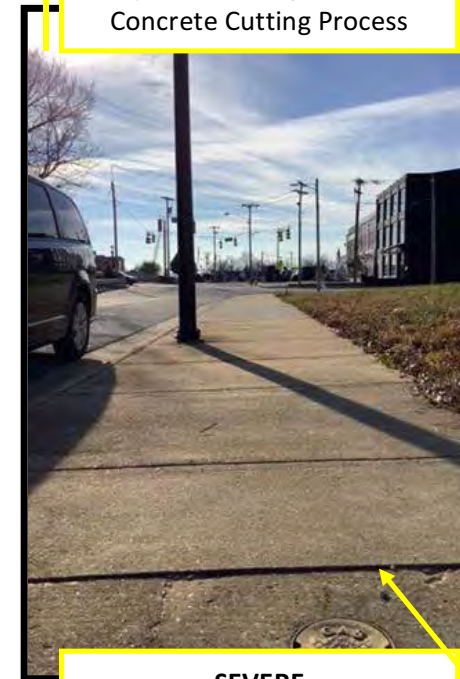
**MOST SEVERE
TRIP AND FALL HAZARD**
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Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

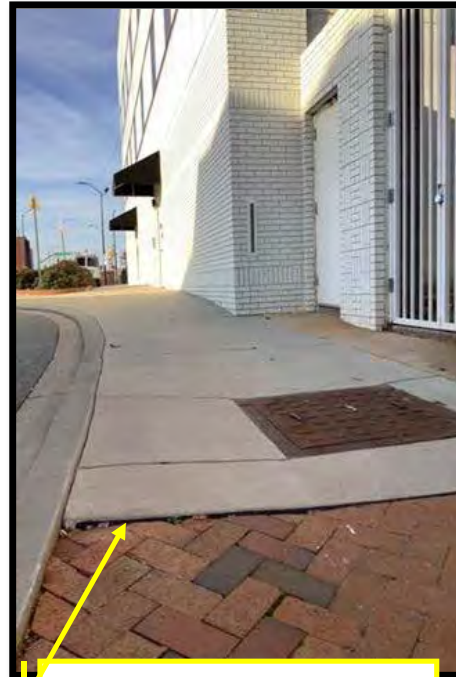


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

HAYDEN PLACE



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

HIGH AVENUE



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

MAIN STREET



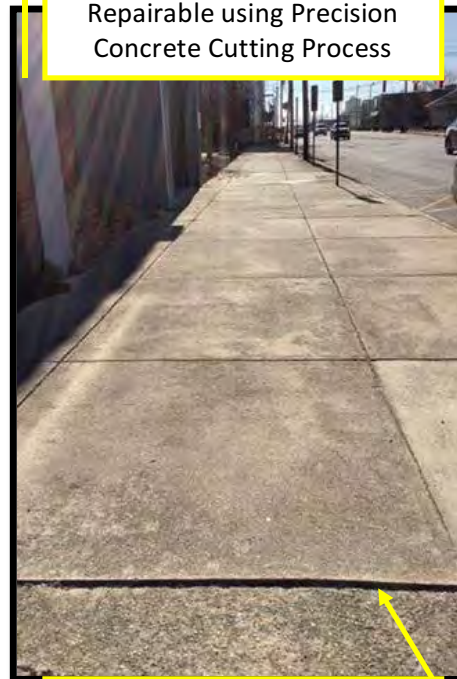
**MOST SEVERE C2B
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

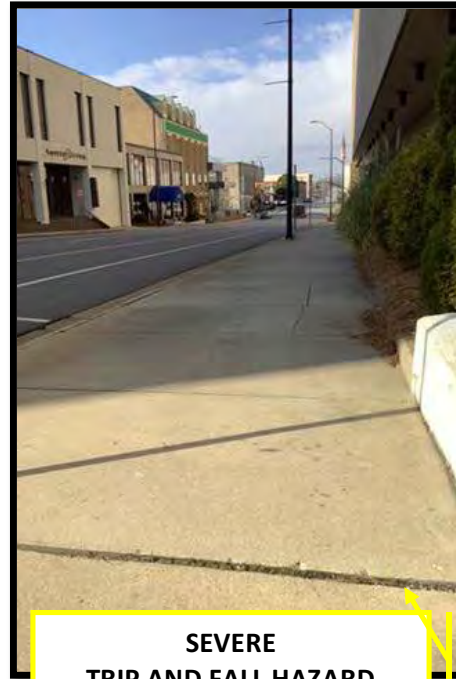


**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

GREEN STREET



**MOST SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



**SEVERE
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process



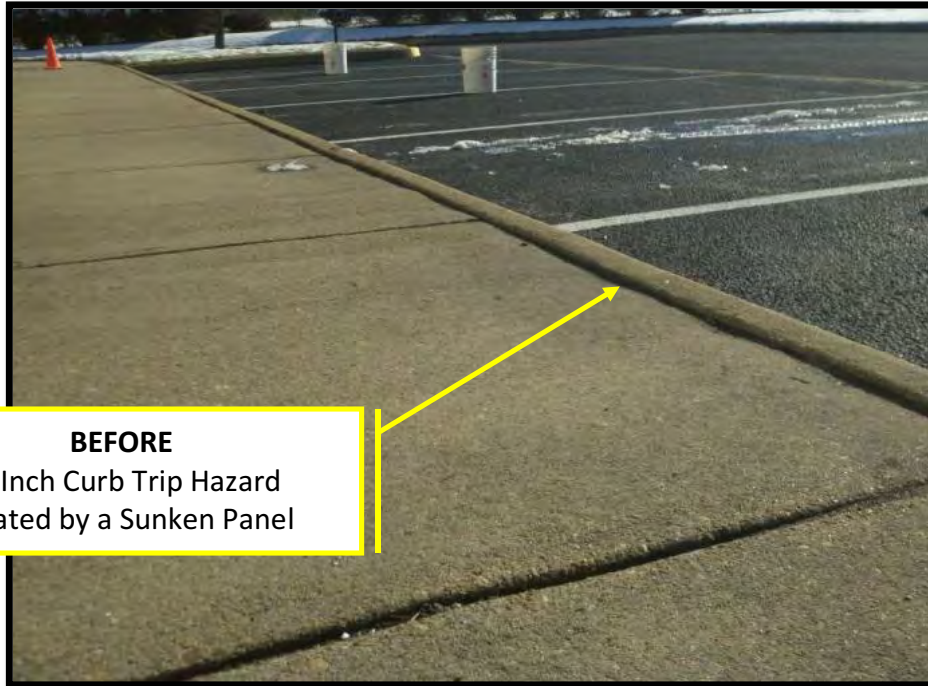
**CURB AT POINT OF EGRESS
TRIP AND FALL HAZARD**
Repairable using Precision
Concrete Cutting Process

EXHIBIT B

Sidewalk Trip and Fall Hazard Repair Example



Curb Repair Examples



BEFORE
1+ Inch Curb Trip Hazard
Created by a Sunken Panel



AFTER
Curb Trip Hazard Removed
Now Level with Sidewalk Panel



EXHIBIT C

TABLE 4: DEMOLISH & REPLACEMENT PANELS (D&R)	
Location	Square Feet
HAMILTON ST	914
JACOBS PL	16
COMMERCE AVE	150
RUSSELL AVE	86
ELM ST	238
WRENN ST	365
ENGLISH RD	61
MLK DR DR	0
E BROAD ST	693
W BROAD ST	0
HAYDEN PL	198
HIGH AVE	148
MAIN ST	396
GREEN ST	265
Total	3,530



EXHIBIT D

303.3 Beveled. Changes in level between $\frac{1}{4}$ inch (6.4 mm) high minimum and $\frac{1}{2}$ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Advisory 303.3 Beveled. A change in level of $\frac{1}{2}$ inch (13 mm) is permitted to be $\frac{1}{4}$ inch (6.4 mm) vertical plus $\frac{1}{4}$ inch (6.4 mm) beveled. However, in no case may the combined change in level exceed $\frac{1}{2}$ inch (13 mm). Changes in level exceeding $\frac{1}{2}$ inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

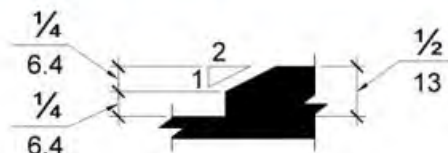


Figure 303.3
Beveled Change in Level

303.4 Ramps. Changes in level greater than $\frac{1}{2}$ inch (13 mm) high shall be *ramped*, and shall comply with 405 or 406.

405 Ramps

405.1 General. *Ramps* on *accessible* routes shall comply with 405.

EXCEPTION: In *assembly areas*, aisle *ramps* adjacent to seating and not serving *elements* required to be on an *accessible* route shall not be required to comply with 405.

405.2 Slope. *Ramp* runs shall have a *running slope* not steeper than 1:12.

EXCEPTION: In existing *sites*, *buildings*, and *facilities*, *ramps* shall be permitted to have *running slopes* steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to *space* limitations.

TECHNICAL

CHAPTER 4: ACCESSIBLE ROUTES

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope ¹	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

NOTES

1. PSS priced this proposal based on the customer's approved repair specifications. The ADA's guidance on sidewalk repair are provided in Exhibit D for the customer's review (see sections 303 and 405). Approval of this project by any method is approval of the specifications/slopes priced in the proposal.
2. PSS repairs only those uneven sidewalks specifically approved by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. Once on site, PSS may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards may occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSS' control. Upon completion of the project, PSS is not liable for any related claims, losses, or damages. PSS will not be held responsible for cracks or defects in poured concrete that may exist due to materials or methods used by original installer.
3. PSS does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers and vendors, and provision of services. We are committed to providing an inclusive and welcoming environment for all members of our staff, clients, volunteers, subcontractors, vendors, and clients.
4. PSS is an equal opportunity employer. We will not discriminate and will take affirmative action measures to ensure against discrimination in employment, recruitment, advertisements for employment, compensation, termination, upgrading, promotions, and other conditions of employment against any employee or job applicant on the bases of race, color, gender, national origin, age, religion, creed, disability, veteran's status, sexual orientation, gender identity or gender expression.
5. PSS is committed to providing a safe environment for all its employees free from discrimination on any ground and from harassment at work including sexual harassment. PSS will treat all incidents seriously and promptly investigate all allegations of sexual harassment. Any person found to have sexually harassed another will face disciplinary action, up to and including dismissal from employment. All complaints of sexual harassment will be taken seriously and treated with respect and in confidence. No one will be victimized for making such a complaint.
6. Sexual harassment is unwelcome conduct of a sexual nature which makes a person feel offended, humiliated and/or intimidated. It includes situations where a person is asked to engage in sexual activity as a condition of that person's employment, as well as situations which create an environment which is hostile, intimidating or humiliating for the recipient. Sexual harassment can involve one or more incidents and actions constituting harassment may be physical, verbal and non-verbal.



ESTIMATE & PROPOSAL
CITY OF HIGH POINT
PROPOSAL NUMBER: PSS KHR21-019-02

Precision Safe Sidewalks, LLC.
Raleigh NC | Charlotte NC
Mechanicsville VA | Charleston WV
Washington DC | Albany NY | Western PA
Office/Fax: (800) 734-8891
www.precisionsafesidewalks.com

ACCEPTANCE OF PROPOSAL

FAX TO: (800) 734-8891

Or EMAIL TO: k.rogers@precisionsafesidewalks.com

SCOPE of PROJECT:

Repair of trip and fall hazards in areas identified in PROPOSAL
NUMBER: PSS KHR21-019-02

OPTION/COST:

P. O. NUMBER:

Date:

Name:

APPROVED BY:

Signature:

Title:

Phone:

Email:

NOTES:

Upon receipt of this signed acceptance, Precision Safe Sidewalks, LLC. will schedule the requested repairs. Every effort will be made to accommodate the Requested Start Date.



February 13, 2021

To Whom it May Concern:

Due to the nature of our business, and in responding to competitive bids, frequently we have been asked to provide a letter stating that our technology relies upon patents that have been issued by the US Patent and Trademark office. These patents enable us and our branch offices to provide the best available trip and fall hazard removal service to our clients.

Precision Safe Sidewalks, LLC is licensed in the states of Pennsylvania, New York, Washington DC, Virginia, West Virginia, and North Carolina to use the patented equipment and method for removing sidewalk trip hazards as described by the following patent numbers:

U.S. Pat. No. 7,143,760
U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,000,606
U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,201,644
U.S. Pat. No. 7,402,095
U.S. Pat. No. 9,759,559

Precision Safe Sidewalks LLC is a licensed provider for this service. If you have any questions or comments, please feel free to give me a call.

Regards,

Aaron Ollivier, CEO
Precision Concrete Cutting
3191 N. Canyon Rd
Provo, Utah 84604
(801) 373-6060

Tom Szold, President
Precision Safe Sidewalks, LLC
536 Colecroft Court
Alexandria, VA 22314
(202) 779-1040

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1004 Prospect St.

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

Meeting Date: 9/20/2021

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 1004 Prospect St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 6/3/2019. No action occurred by the compliance date of 07/3/2019. 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:**

1004 Prospect

OWNER:

Mohammad Z. Bhatti (purchased 4/22/2020)
Lis Pendens recorded 6/13/2019

**REASON FOR
INSPECTION:**

Received complaint from HP Fire Dept

**FIRST
INSPECTION:**
4/30/2019

Summary of Major Violations
1. Repair or replace holes in roof sheathing & roof covering
2. Repair or replace calling ceiling material throughout
3. Install required plumbing fixtures throughout
4. Repair or replace holes in walls throughout
5. Paint or treat exterior with protective coating

**HEARING
RESULTS:**
6/3/2019

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

**ORDER(S)
ISSUED:**
6/3/2019

Order to Repair or Demolish
Date of Compliance 7/3/2019

APPEALS:

None

**OWNER
ACTIONS:**

Applied for building permit 6/19/2020.

ADDITIONAL:

A Lis Pendens was recorded on 6/13/2019. The property was sold by the original owners, Allen and Tammy Davis on 10/23/2019 to JH Commercial Properties LLC, who then in turned sold it on 4/22/2020 to the current owner, Mohammad Z. Bhatti.

A Stop Work Order was issued by building inspections on 5/19/2020. The owner applied for a permit on 6/19/2020, it was issued on 7/24/2020 but did not include any work for trades (electrical, plumbing or HVAC). The permit noted that licensed contractors need to be added to the permit prior to any of that work commencing.

On 10/9/2020 the inspector spoke with Mr. Bhatti who stated he planned to repair the house at 1004 Prospect first, then move to 1000 Prospect. He also stated he recently fired his contractor.

On 1/7/2021 the inspector spoke to Mr. Bhatti who stated he was working on another project inside the City and would be finishing it up in the next few weeks and would move to the 4 properties he owns on Prospect and that he intends to rent them.

On 3/31/2021 an inspector called Mr. Bhatti, he told the inspector he is having a hard time finding workers due to Covid.

As of 9/7/2021 no inspections have been requested on permit RC-20-0446. An inspector with building inspections did meet Mr. Bhatti at the property on 7/7/2020 to review the work to be done and that he will need to add contractors to the permit.

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)

1004 Prospect St.

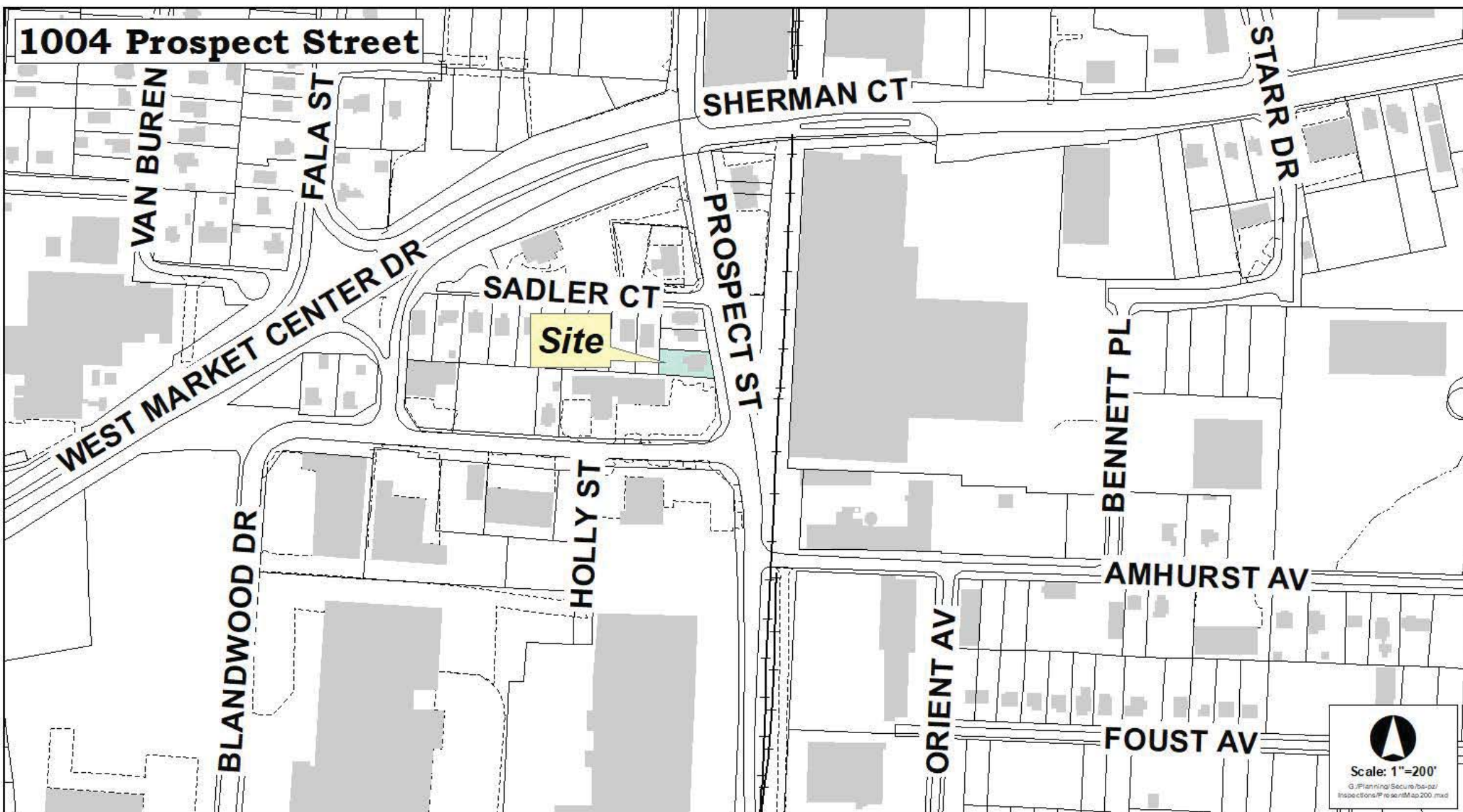
Mohammad Z. Bhatti
1107 Rockford Rd.
High Point, NC 27262

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 20th day of September, 2021

Lisa B. Vierling, City Clerk



1004 Prospect Street

VAN BUREN

FALA ST

SHERMAN CT

STARR DR

WEST MARKET CENTER DR

SADLER CT

Site

PROSPECT ST

BLANDWOOD DR

HOLLY ST

BENNETT PL

AMHURST AV

ORIENT AV

FOUST AV



Scale: 1"=200'

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











CITY OF HIGH POINT

AGENDA ITEM



Title: Wheel Loader

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: September 20, 2021

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Material Recycling Facility (MRF) has a John Deere 524K wheel loader in need of replacement based on hours and overall condition. Using the Sourcewell # 032119-JDC contract a John Deere 524P wheel loader is being recommended for council approval.

BACKGROUND:

The MRF Recycling Center is currently using a 2010 John Deere 524K wheel loader with over 15,000+ hours. It is reaching the end of its useful life. James River Equipment has the John Deere 524P wheel loader which will continue to meet their needs. The price of \$164,732.00 is for the wheel loader, extended warranty, operator training, and delivery. The last unit sold on Gov Deals for \$34,063.00. Delivery is estimated at 120-150 days.

BUDGET IMPACT:

Funds are available in the 2021-22 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing one (1) John Deere 524P wheel loader from James River Equipment. Recommendation also includes declaring the old loader as surplus and disposing through the online auction process.





**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:

Quote Id: 24901527

Prepared For:
CITY OF HIGH POINT



Prepared By: **NICHOLAS WOOD**

James River Equipment
411 S Regional Road
Greensboro, NC 27409

Tel: 336-668-2762

Fax: 336-668-3714

Email: nick.wood@jamesriverequipment.com

Date: 21 July 2021

Offer Expires: 21 August 2021

Confidential

Quote Summary

Prepared For:
CITY OF HIGH POINT
NC

Prepared By:
NICHOLAS WOOD
James River Equipment
411 S Regional Road
Greensboro, NC 27409
Phone: 336-668-2762
nick.wood@jamesriverequipment.com

Quote Id: 24901527
Created On: 21 July 2021
Last Modified On: 22 July 2021
Expiration Date: 21 August 2021

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 524 P WHEEL LOADER - Price Based on Sourcewell Contract #032119-JDC	\$ 161,964.00	\$ 161,964.00 X	1 =	\$ 161,964.00
Extended Warranty		\$ 2,768.00 X	1 =	\$ 2,768.00
Extended Warranty, 524 P, Power Train And Hydraulics, 5000 Total Hours or 60 Total Months, \$0 Deductible				
Sub Total				\$ 164,732.00
Equipment Total				\$ 164,732.00

Quote Summary

Equipment Total	\$ 164,732.00
SubTotal	\$ 164,732.00
Total	\$ 164,732.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 164,732.00

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 24901527

JOHN DEERE 524 P WHEEL LOADER - Price Based on Sourcewell Contract #032119-JDC

Hours: Suggested List
Stock Number: \$ 161,964.00

Selling Price

\$ 161,964.00

Code	Description	Qty	Unit	Extended
6020DW	524 P WHEEL LOADER	1	\$ 186,395.00	\$ 186,395.00
Standard Options - Per Unit				
170K	JDLink™	1	\$ 0.00	\$ 0.00
0924	John Deere PowerTech Engine	1	\$ 16,908.00	\$ 16,908.00
1010	Standard Wheel Loader	1	\$ 0.00	\$ 0.00
1110	5-Speed Powershift Transmission	1	\$ 0.00	\$ 0.00
1210	100 amp Alternator	1	\$ 0.00	\$ 0.00
1310	Flat Black Curved Stack	1	\$ 0.00	\$ 0.00
1430	Engine Air Intake System with Centrifugal Precleaner	1	\$ 667.00	\$ 667.00
1520	Automatic Reversing Hydraulic Fan	1	\$ 1,650.00	\$ 1,650.00
1610	Standard Fuel Filter with Water Separator and Standard Fuel Fill	1	\$ 0.00	\$ 0.00
1905	Standard Cab	1	\$ 0.00	\$ 0.00
1945	7 inch Monitor with Dedicated Rear Camera Display	1	\$ 1,645.00	\$ 1,645.00
1970	Hydrau Hydraulic Fluid	1	\$ 0.00	\$ 0.00
2010	Standard Z-BAR	1	\$ 0.00	\$ 0.00
2120	Steering Wheel Only	1	\$ 0.00	\$ 0.00
2220	Deluxe Seat, Cloth with Air Suspension	1	\$ 0.00	\$ 0.00
2360	Joystick Controls	1	\$ 0.00	\$ 0.00
2402	Two Function Hydraulics	1	\$ 0.00	\$ 0.00
2510	Ride Control	1	\$ 4,015.00	\$ 4,015.00
2605	English Decals and Manuals	1	\$ 0.00	\$ 0.00
2708	8 Amp Converter	1	\$ 0.00	\$ 0.00
2890	No Payload Scale without Cycle Counter	1	\$ 0.00	\$ 0.00
3046	Front Hydraulically Locking Differential and Rear Conventional Differential Axles	1	\$ 0.00	\$ 0.00
3120	Manual Axle Differential Lock	1	\$ 0.00	\$ 0.00
4934	No Brand Preference	1	\$ 13,138.00	\$ 13,138.00
5530	Standard Front Fenders	1	\$ 0.00	\$ 0.00
5610	Left Side Steps Only	1	\$ 0.00	\$ 0.00
5760	60 in (1524mm) Wide Fork Frame	1	\$ 6,405.00	\$ 6,405.00
5870	60 Inch (1524mm) Construction Tines	1	\$ 1,628.00	\$ 1,628.00
7140	Premium LED Work and Drive Lights	1	\$ 1,449.00	\$ 1,449.00

Selling Equipment

Quote Id: 24901527

8220	Rear Hitch and Counterweight	1	\$ 0.00	\$ 0.00
8240	Rear Camera	1	\$ 0.00	\$ 0.00
8275	LED Strobe Beacon with Left Beacon Bracket	1	\$ 275.00	\$ 275.00
8310	Standard Exterior Mirrors	1	\$ 0.00	\$ 0.00
8360	Standard Radio	1	\$ 576.00	\$ 576.00
8450	Cab with Air A/C Charge	1	\$ 0.00	\$ 0.00
8560	Hydraulic Coupler - JRB 416 Pattern	1	\$ 5,794.00	\$ 5,794.00
8860	Bolt-on Cutting Edge	1	\$ 1,054.00	\$ 1,054.00
8910	3.0 Cu. Yd. Bucket (Coupler only)	1	\$ 7,358.00	\$ 7,358.00
9140	Fire Extinguisher	1	\$ 149.00	\$ 149.00
9240	Engine Compartment Light	1	\$ 180.00	\$ 180.00
9410	Transmission and Bottom Guards	1	\$ 2,034.00	\$ 2,034.00
9709	20.5R25 1 STAR L3 NO BRAND PREFERRED RADIAL TIRES WITH 3 PC RIMS	1	\$ 0.00	\$ 0.00
Standard Options Total				\$ 64,925.00
Technology Options				
Deduct	Deduct 40% Based on Sourcewell Contract #032119-JDC	1	\$ -100,528.00	\$ -100,528.00
Technology Options Total				\$ -100,528.00
Dealer Attachments				
Foam	Foam Fill Tires	1	\$ 7,000.00	\$ 7,000.00
Dealer Attachments Total				\$ 7,000.00
Value Added Services				
	Extended Warranty	1	\$ 2,768.00	\$ 2,768.00
Value Added Services Total				\$ 2,768.00
Other Charges				
	Freight	1	\$ 4,172.00	\$ 4,172.00
Other Charges Total				\$ 4,172.00
Suggested Price				\$ 164,732.00
Customer Discounts				
Customer Discounts Total			\$ 0.00	\$ 0.00
Total Selling Price				\$ 164,732.00

Extended Warranty Proposal

PowerGard™ Protection Plan

4WD Loaders

Date : July 22, 2021

Machine/Use Information		Plan Description		Price	
Manufacturer	JOHN DEERE	Plan Type:	Extended Warranty	Deductible:	\$ 0
Equipment Type	4WD Loaders	Coverage:	Power Train And Hydraulics	Quoted Price	\$ 2,768.00
Model	524 P	Total Months:	60		
Country	US	Total Hours:	5000	Date Quoted	July 22, 2021
MFWD/Tracks	N				

Scraper Use

Extended Warranty is available only through authorized John Deere Dealers for John Deere Products, and may be purchased at any time before the product's Standard Warranty, or Extended Warranty expires.

Extended Warranty Proposal Prepared for:

I have been offered this extended warranty and

Customer Name - Please Print

☒ I ACCEPT the Extended Warranty

☐ I DECLINE the Extended Warranty

Customer Signature

If declined, I fully understand that any equipment listed above is not covered for customer expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific Extended Warranty coverage terms and conditions, please refer to the actual Extended Warranty contract for more information and the terms, conditions and limitations of the agreement.

What Extended Warranty is :

The Extended Warranty Program is for the reimbursement on parts and labor for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Construction and Forestry equipment, who purchase the Extended Warranty Plans for the desired coverage as indicated in this proposal.

What Extended Warranty is not :

Extended Warranty is not insurance. It also does not cover routine maintenance or high wear items, or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income during or after an equipment failure. See the actual product-specific Extended Warranty agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

- Extended Warranty includes the following features and benefits under the program :
- Pays for parts and labor costs incurred on failed covered components (less any applicable deductibles),
- Does not require pre-approval before repairs are made by the authorized John Deere dealership,
- Payments are reimbursed directly to the dealership with no prepayment required by the contract holder.

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1999 / 21-44

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 20th DAY OF SEPTEMBER, 2021, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 21-01

(abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue)

WHEREAS, Fitesa High Point, Inc. has petitioned the City Council of the City of High Point to permanently abandon (close) all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of way runs in a general east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337), and is more specifically described as follows.

Per right-of-way deed recorded in Deed Book 2942 Page 631. All of that certain tract or parcel containing 0.401 acres, more or less, and designated as AREA "B" DEDICATED, as per a plat recorded in Plat Book 60, Page 104, Guilford County Registry.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 16th day of August, 2021, at 5:30 p.m. setting the 20th day of September, 2021 at 5:30 p.m., in the Council Chambers of the Municipal

Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning August 19 & 26, 2021 and September 2 & 9, 2021; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described unimproved right-of-way; and

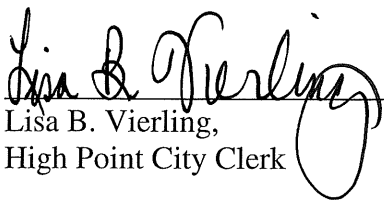
WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

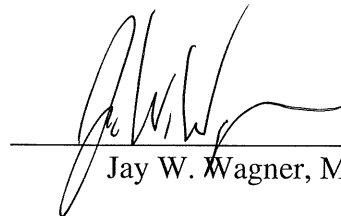
1. That all of the 60 foot wide ROW designated as Area "B" Dedicated, as depicted on the plat map recorded in Plat Book 60, Page 104, Guilford County Registry, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 20th day of September, 2021

ATTEST:


Lisa B. Vierling,
High Point City Clerk




Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Utility Construction Agreement – Bridge #400052 on SR 1332 (Scientific Street)

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Utility Construction Agreement and Cost Estimate
Attachment B – Utility Construction Drawing- Vicinity and Project Limits

PURPOSE:

The City has budgeted for the utility construction costs associated with the upcoming NCDOT bridge replacement project on Scientific Street (SR 1332).

BACKGROUND:

The North Carolina Department of Transportation (NCDOT) has prepared plans to replace bridge #400052 which consists of installing a new culvert downstream of the existing culvert and shifting Scientific Street to the east of the existing alignment (see attached drawing). The City of High Point owns water and sewer utilities that will be impacted by the project's construction and will be responsible for a portion of the utility construction costs in the estimated amount of \$707,737.90. This amount is representative of non-betterment utility construction on water and sewer utilities that were previously located in NCDOT right-of-way. All utility work will be performed by the NCDOT's construction contractor. The project is scheduled to open for bid December 2021, and construction could begin as early as February 2022.

BUDGET IMPACT:

Funds for this project are available in the FY 2021/2022 budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the Utility Construction Agreement and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with the NCDOT in the estimated amount of \$707,737.90.

Executive Summary

Entity: City of High Point

County: Guilford

TIP / WBS Element:

WBS Element: 17BP.7.R.114

Scope: The Project consists of utility construction for replacement of Bridge #400052 on SR 1332 (Scientific Street) in High Point.

Funding:

Type: Receivable

Total Cost: \$1,094,610.90

Responsibilities:

Adjustment and relocation of utility lines:

The City of High Point shall be responsible for water and sewer lines costs as well as assume normal maintenance operations for these utility lines once project is complete.

NORTH CAROLINA
GUILFORD COUNTY

UTILITY CONSTRUCTION AGREEMENT (UCA)

DATE: 7/30/2021

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

AND

WBS Elements: PE 17BP.7.PE.114
ROW 17BP.7.ROW.114
17BP.7.R.114

CITY OF HIGH POINT

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the City of High Point, hereinafter referred to as the "Municipality."

WITNESSETH:

WHEREAS, the Department has prepared and adopted plans to make certain bridge improvements under Project 17BP.7.R.114 in Guilford County, said plans consists of replacement of Bridge #400052 on SR 1332 (Scientific Street) in High Point, Guilford County; said project having a right-of-way width as shown on the project plans on file with the Department's office in Raleigh, North Carolina; and,

WHEREAS, the parties hereto wish to enter into an agreement for certain utility work to be performed by the Department's construction contractor with full reimbursement by the Municipality for the costs thereof as hereinafter set out.

NOW, THEREFORE, it is agreed as follows:

CONSTRUCTION

1. The Department shall place provisions in the construction contract for Project 17BP.7.R.114 Guilford County, for the contractor to adjust and relocate water and sewer lines. Said work shall be accomplished in accordance with plan sheets, attached hereto as Exhibit "A", cost estimate attached hereto as Exhibit "B", and project specific provisions, if applicable, attached hereto as Exhibit "C".

2. The Municipality shall be responsible for water and sewer lines cost as shown on the attached Exhibit "A". The estimated cost to the Municipality is \$707,737.90 as shown on the attached Exhibit "B". It is understood by both parties that this is an estimated cost and is subject to change. The Municipality shall reimburse the Department for said costs as follows:

REIMBURSEMENT TO THE DEPARTMENT – FINAL BILLING

3. The Municipality shall reimburse the Department for said costs as follows:
 - A. Upon completion of the highway work, the Department shall submit an itemized invoice to the Municipality for costs incurred. Billing will be based upon the actual bid prices and actual quantities used.
 - B. Reimbursement shall be made by the Municipality in one final payment within sixty (60) days of said invoice.
 - C. If the Municipality does not pay said invoice within sixty (60) days of the date of the invoice, the Department shall charge interest on any unpaid balance at a variable rate of the prime plus (1%) in accordance with G.S. 136-27.3.
 - D. Said interest rate shall be set upon final execution of the Agreement by the Department. The Municipality will be notified of the set interest rate by the Department's approval letter upon receipt of the fully executed agreement.
 - E. Any cost incurred due to additional utility work requested by the Municipality after award of the construction contract, shall be solely the responsibility of the Municipality. The Municipality shall reimburse the Department 100% of the additional utility cost.
 - F. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by North Carolina General Statute, Section 136-41.1, until such time as the Department has received payment in full.

- G. At any time prior to final billing by the Department, the Municipality may prepay any portion of the estimated cost by sending a check with the WBS Element noted to the below address. The Department will provide a final billing based on actual costs, less any previous payments that have been made.

REMITTANCE ADDRESS:

NC Department of Transportation
ATTN: Accounts Receivable
1514 Mail Service Center
Raleigh, NC 27699-1514

4. Upon the satisfactory completion of the relocations and adjustments of the utility lines covered under this Agreement, the Municipality shall assume normal maintenance operations to the said utility lines. Upon completion of the construction of the highway project, the Municipality shall release the Department from any and all claims for damages in connection with adjustments made to its utility lines; and, further, the Municipality shall release the Department of any future responsibility for the cost of maintenance to said utility lines. Said releases shall be deemed to be given by the Municipality upon completion of construction of the project and its acceptance by the Department from its contractor unless the Municipality notifies the Department, in writing, to the contrary prior to the Department's acceptance of the project.
5. It is further agreed that the following provisions shall apply regarding the utilities covered in this Agreement.
- H. The Municipality obligates itself to service and to maintain its facilities to be retained and installed over and along the highway within the Department's right-of-way limits in accordance with the mandate of the North Carolina General Statutes and such other laws, rules, and regulations as have been or may be validly enacted or adopted, now or hereafter.
- I. If at any time the Department shall require the removal of or changes in the location of the encroaching facilities which are being relocated at the Municipality's expense, the Municipality binds itself, its successors and assigns, to promptly remove or alter said facilities, in order to conform to the said requirement (if applicable per G.S. 136-27.1), without any cost to the Department.

6. The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.
7. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.
8. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

CITY OF HIGH POINT

BY: _____ BY: _____

TITLE: _____ TITLE: _____

DATE: _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

(FINANCE OFFICER)

Federal Tax Identification Number

Remittance Address:

City of High Point

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 7/1/2021 (Date)

5/14/2019

Exhibit A

NOTES:

- NOT ALL SANITARY SEWER SERVICE CLEAN OUTS WERE LOCATED ON FINAL SURVEY. CONTRACTOR TO FIELD VERIFY ACTUAL LOCATION OF SEWER SERVICE BEFORE CONSTRUCTION OF ANY PROPOSED SEWER LINE AND NOTIFY ENGINEER OF ANY CONFLICTS.
- LOCATION OF 36" RAW WATER LINE IN 48" ENCASUREMENT SHOWN PER RECORD DWG# B4, SH. 6 FROM PROJECT #141570, CONTRACT 2. DEPTH OF EXISTING PIPE TO BE FIELD VERIFIED BEFORE INSTALLATION OF 53.43 LF OF 8" SANITARY SEWER LINE BETWEEN PROPMH-6C AND PROPMH-13. IF EXISTING 36" RAW WATER LINE FOUND TO BE IN CONFLICT WITH PROPOSED SEWER LINE, ABANDON THE SECTION OF 36" WL TO BE REMOVED AND GROUT FILL ONLY AFTER NEW 8" SANITARY SEWER REACH HAS BEEN INSTALLED.

PREPARED IN THE OFFICE OF:

THE WOOTEN COMPANY
300 S. Main Street Winston-Salem, NC 27101
336.722.5320 Fax 336.729.2340
License Number: F-0115

PROJECT REFERENCE NO.
17BP.7.R.114

SHEET NO.
UC-5

DESIGNED BY: JCG
DRAWN BY: BTH
CHECKED BY: CMG
APPROVED BY: JCG
REVISED:
NORTH CAROLINA
DEPARTMENT OF
TRANSPORTATION
UTILITIES ENGINEERING SEC.
PHONE: (919) 707-6690
FAX: (919) 250-4151

Document Not Considered Final
Unless All Signatures Completed
UTILITY CONSTRUCTION
PLANS ONLY

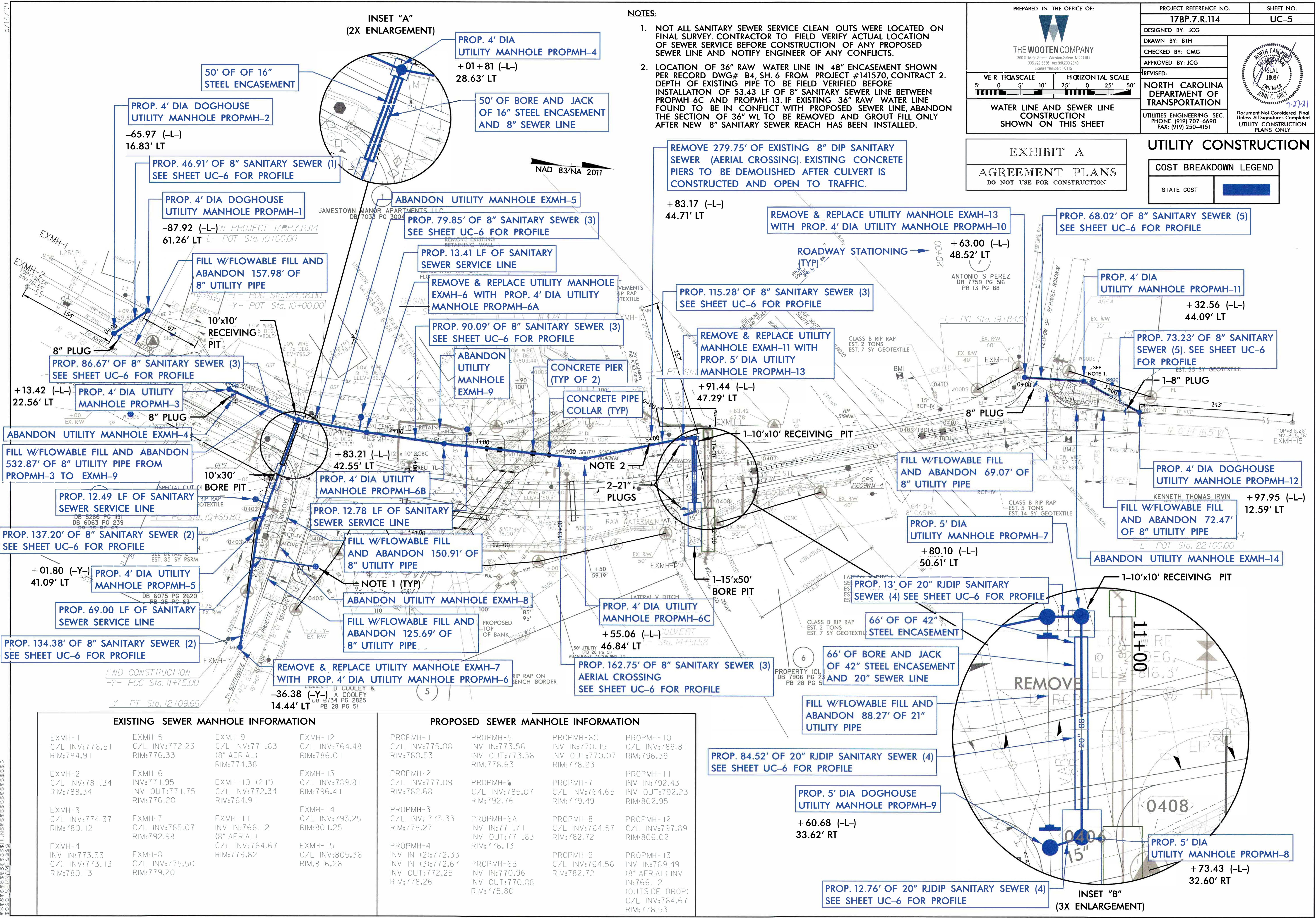
VERTICAL SCALE
5' 0" 5' 10' 25' 50'

HORIZONTAL SCALE
5' 10' 25' 50'

WATER LINE AND SEWER LINE
CONSTRUCTION
SHOWN ON THIS SHEET

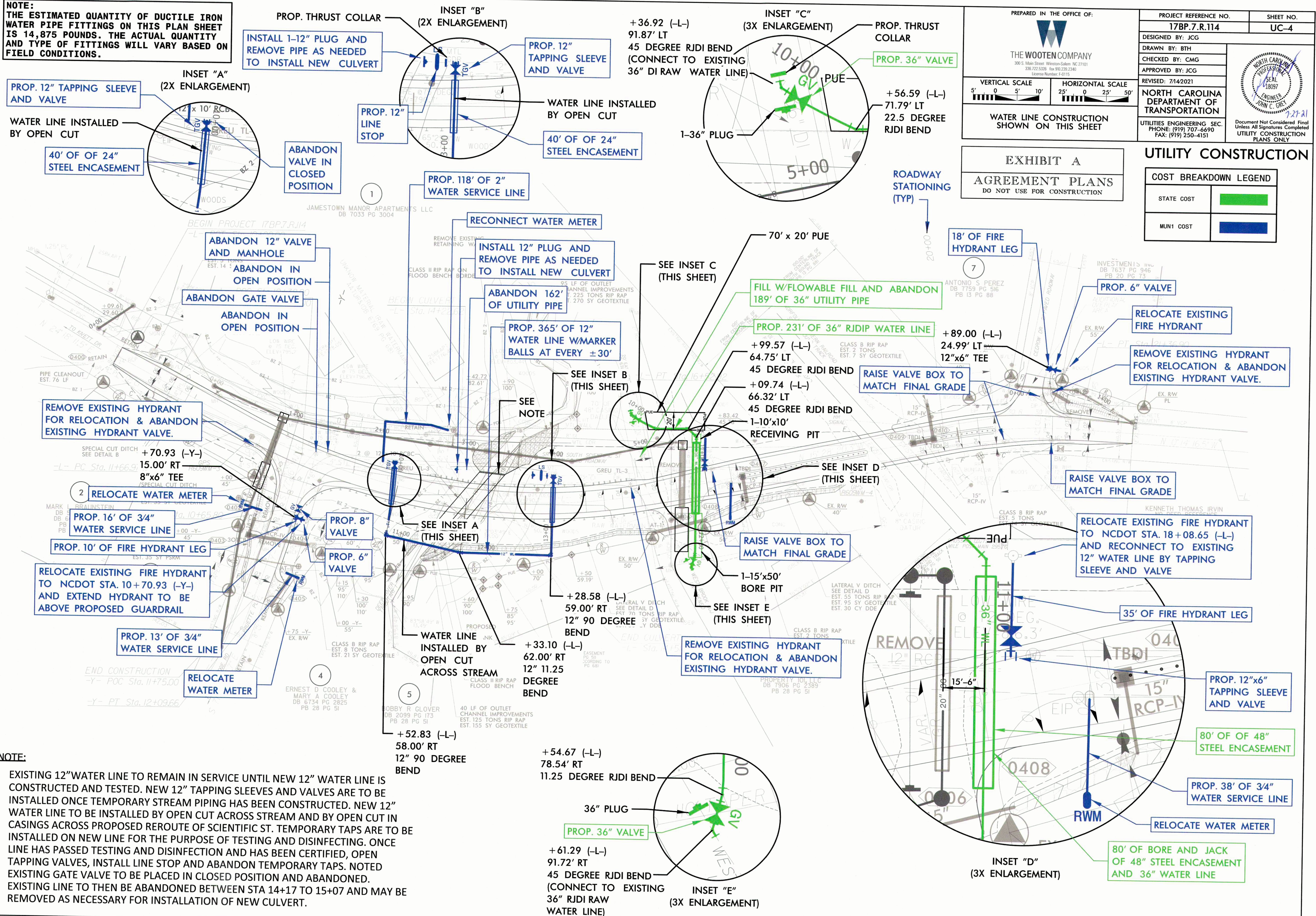
EXHIBIT A
AGREEMENT PLANS
DO NOT USE FOR CONSTRUCTION

UTILITY CONSTRUCTION
COST BREAKDOWN LEGEND
STATE COST



EXISTING SEWER MANHOLE INFORMATION				PROPOSED SEWER MANHOLE INFORMATION			
EXMH-1 C/L INV: 776.51 RIM: 784.91	EXMH-5 C/L INV: 772.23 RIM: 776.33	EXMH-9 C/L INV: 771.63 (8" AERIAL) RIM: 774.38	EXMH-12 C/L INV: 764.48 RIM: 786.01	PROPMH-1 C/L INV: 775.08 RIM: 780.53	PROPMH-5 INV IN: 773.56 INV OUT: 773.36 RIM: 778.63	PROPMH-6C INV IN: 770.15 INV OUT: 770.07 RIM: 778.23	PROPMH-10 C/L INV: 789.81 RIM: 796.39
EXMH-2 C/L INV: 781.34 RIM: 788.34	EXMH-6 INV: 771.95 INV OUT: 771.75 RIM: 776.20	EXMH-10 (2") C/L INV: 772.34 RIM: 764.91	EXMH-13 C/L INV: 789.81 RIM: 796.41	PROPMH-2 C/L INV: 777.09 RIM: 782.68	PROPMH-6 C/L INV: 785.07 RIM: 792.76	PROPMH-7 C/L INV: 764.65 RIM: 779.49	PROPMH-11 INV IN: 792.43 INV OUT: 792.23 RIM: 802.95
EXMH-3 C/L INV: 774.37 RIM: 780.12	EXMH-7 C/L INV: 785.07 RIM: 792.98	EXMH-11 INV IN: 766.12 (8" AERIAL) RIM: 779.82	EXMH-14 C/L INV: 793.25 RIM: 801.25	PROPMH-3 C/L INV: 773.33 RIM: 779.27	PROPMH-6A INV IN: 771.71 INV OUT: 771.63 RIM: 776.13	PROPMH-8 C/L INV: 764.57 RIM: 782.72	PROPMH-12 C/L INV: 797.89 RIM: 806.02
EXMH-4 INV IN: 773.53 C/L INV: 773.13 RIM: 780.13	EXMH-8 C/L INV: 775.50 RIM: 779.20	EXMH-15 C/L INV: 805.36 RIM: 816.26		PROPMH-4 INV IN (2): 772.33 INV IN (3): 772.67 INV OUT: 772.25 RIM: 778.26	PROPMH-6B INV IN: 770.96 INV OUT: 770.88 RIM: 775.80	PROPMH-9 C/L INV: 764.56 RIM: 782.72	PROPMH-13 INV IN: 769.49 (8" AERIAL) INV IN: 766.12 (OUTSIDE DROP) C/L INV: 764.67 RIM: 778.53

NOTE:
THE ESTIMATED QUANTITY OF DUCTILE IRON
WATER PIPE FITTINGS ON THIS PLAN SHEET
IS 14,875 POUNDS. THE ACTUAL QUANTITY
AND TYPE OF FITTINGS WILL VARY BASED ON
FIELD CONDITIONS.



EXISTING 12" WATER LINE TO REMAIN IN SERVICE UNTIL NEW 12" WATER LINE IS CONSTRUCTED AND TESTED. NEW 12" TAPPING SLEEVES AND VALVES ARE TO BE INSTALLED ONCE TEMPORARY STREAM PIPING HAS BEEN CONSTRUCTED. NEW 12" WATER LINE TO BE INSTALLED BY OPEN CUT ACROSS STREAM AND BY OPEN CUT IN CASINGS ACROSS PROPOSED REROUTE OF SCIENTIFIC ST. TEMPORARY TAPS ARE TO BE INSTALLED ON NEW LINE FOR THE PURPOSE OF TESTING AND DISINFECTING. ONCE LINE HAS PASSED TESTING AND DISINFECTION AND HAS BEEN CERTIFIED, OPEN TAPPING VALVES, INSTALL LINE STOP AND ABANDON TEMPORARY TAPS. NOTED EXISTING GATE VALVE TO BE PLACED IN CLOSED POSITION AND ABANDONED. EXISTING LINE TO THEN BE ABANDONED BETWEEN STA 14+17 TO 15+07 AND MAY BE REMOVED AS NECESSARY FOR INSTALLATION OF NEW CULVERT.

Exhibit B

ESTIMATE OF PROJECT QUANTITIES AND COST OPINION
NCDOT Project No. 17BP.7.R.114
Utility Relocation on Scientific St
Guilford County, NC

THE WOOTEN COMPANY

7/27/2021

ITEM #	Section	ITEM DESCRIPTION	UNITS	NCDOT	City of High Point	TOTAL ITEM QUANTITY	UNIT PRICE	Cost to NCDOT	Cost to High Point	Total Cost
5326200000-E	1510	12" WATER LINE	LF	0	365	365	\$120.00	\$0.00	\$43,800.00	\$43,800.00
5328500000-E	1510	36" WATER LINE	LF	231	0	231	\$450.00	\$103,950.00	\$0.00	\$103,950.00
5329000000-E	1510	DUCTILE IRON WATER PIPE FITTINGS	LBS	14290	1400	15,690	\$10.18	\$145,472.20	\$14,252.00	\$159,724.20
5540000000-E	1515	6" VALVE	EA	0	3	3	\$2,060.00	\$0.00	\$6,180.00	\$6,180.00
5546000000-E	1515	8" VALVE	EA	0	1	1	\$2,869.00	\$0.00	\$2,869.00	\$2,869.00
5565000000-E	1515	36" VALVE	EA	2	0	2	\$40,000.00	\$80,000.00	\$0.00	\$80,000.00
5572200000-E	1515	12" TAPPING SLEEVE & VALVE	EA	0	3	3	\$14,000.00	\$0.00	\$42,000.00	\$42,000.00
5648000000-N	1515	RELOCATE WATER METER	EA	0	3	3	\$2,000.00	\$0.00	\$6,000.00	\$6,000.00
5649000000-N	1515	RECONNECT WATER METER	EA	0	1	1	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00
5672000000-N	1515	RELOCATE FIRE HYDRANT	EA	0	3	3	\$4,500.00	\$0.00	\$13,500.00	\$13,500.00
5673000000-E	1515	FIRE HYDRANT LEG	LF	0	63	63	\$75.00	\$0.00	\$4,725.00	\$4,725.00
5679000000-E	1515	12" LINE STOP	EA	0	1	1	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00
5686000000-E	1515	2" WATER SERVICE LINE	LF	0	118	118	\$50.00	\$0.00	\$5,900.00	\$5,900.00
5686500000-E	1515	WATER SERVICE LINE	LF	0	67	67	\$25.00	\$0.00	\$1,675.00	\$1,675.00
5689000000-E	1515	GENERIC UTILITY ITEM - ABANDON 12" VALVE	EA	0	2	2	\$1,500.00	\$0.00	\$3,000.00	\$3,000.00
5689000000-E	1515	GENERIC UTILITY ITEM - ABANDON 6" VALVE	EA	0	2	2	\$1,500.00	\$0.00	\$3,000.00	\$3,000.00
5689000000-E	1515	GENERIC UTILITY ITEM - CONNECTION TO EXISTING MANHOLE	EA	0	2	2	\$2,500.00	\$0.00	\$5,000.00	\$5,000.00
5689000000-E	1515	GENERIC UTILITY ITEM - RAISE EXISTING WV BOX TO FINAL GRADE	EA	0	4	4	\$500.00	\$0.00	\$2,000.00	\$2,000.00
5689000000-E	1515	GENERIC UTILITY ITEM - RAISE FIRE HYDRANT TO ABOVE GUARDRAIL	EA	0	1	1	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00
5691300000-E	1520	8" SANITARY GRAVITY SEWER	LF	0	994.38	994	\$185.00	\$0.00	\$183,960.30	\$183,960.30
5691800000-E	1520	20" SANITARY GRAVITY SEWER	LF	0	110.28	110	\$350.00	\$0.00	\$38,598.00	\$38,598.00
5768000000-N	1520	SANITARY SEWER CLEAN-OUT	EA	0	4	4	\$1,446.00	\$0.00	\$5,784.00	\$5,784.00
5768500000-E	1520	SEWER SERVICE LINE	LF	0	107.68	108	\$45.00	\$0.00	\$4,845.60	\$4,845.60
5775000000-E	1525	4' DIA UTILITY MANHOLE	EA	0	12	12	\$4,000.00	\$0.00	\$48,000.00	\$48,000.00
5776000000-E	1525	5' DIA UTILITY MANHOLE	EA	0	4	4	\$6,260.00	\$0.00	\$25,040.00	\$25,040.00
5781000000-E	1525	UTILITY MANHOLE WALL 4' DIA	LF	0	8.75	9	\$350.00	\$0.00	\$3,062.50	\$3,062.50
5781000000-E	1525	UTILITY MANHOLE WALL 5' DIA	LF	0	41.02	41	\$475.00	\$0.00	\$19,484.50	\$19,484.50
5800000000-E	1530	ABANDON 6" UTILITY PIPE	LF	0	37.85	38	\$15.00	\$0.00	\$567.75	\$567.75
5801000000-E	1530	ABANDON 8" UTILITY PIPE	LF	0	1038.6	1,039	\$18.00	\$0.00	\$18,694.80	\$18,694.80
5804000000-E	1530	ABANDON 12" UTILITY PIPE	LF	0	162	162	\$24.00	\$0.00	\$3,888.00	\$3,888.00
5812000000-E	1530	ABANDON 20" UTILITY PIPE	LF	0	88.27	88	\$35.00	\$0.00	\$3,089.45	\$3,089.45
5814500000-E	1530	ABANDON 36" UTILITY PIPE	LF	189	0	189	\$50.00	\$9,450.00	\$0.00	\$9,450.00
5816000000-N	1530	ABANDON UTILITY MANHOLE (WATER VALVE AND SSMH)	EA	0	6	6	\$3,657.00	\$0.00	\$21,942.00	\$21,942.00
5828000000-N	1530	REMOVE UTILITY MANHOLE	EA	0	4	4	\$2,000.00	\$0.00	\$8,000.00	\$8,000.00
5835700000-E	1540	16" ENCASEMENT PIPE	LF	0	50	50	\$150.00	\$0.00	\$7,500.00	\$7,500.00
5836000000-E	1540	24" ENCASEMENT PIPE	LF	0	80	80	\$200.00	\$0.00	\$16,000.00	\$16,000.00
5836450000-E	1540	42" ENCASEMENT PIPE	LF	0	66	66	\$400.00	\$0.00	\$26,400.00	\$26,400.00
5836460000-E	1540	48" ENCASEMENT PIPE	LF	80	0	80	\$600.00	\$48,000.00	\$0.00	\$48,000.00
5872500000-E	1550	BORE AND JACK OF 16" ENCASEMENT	LF	0	50	50	\$300.00	\$0.00	\$15,000.00	\$15,000.00
5872500000-E	1550	BORE AND JACK OF 42" ENCASEMENT	LF	0	66	66	\$400.00	\$0.00	\$26,400.00	\$26,400.00
5872500000-E	1550	BORE AND JACK OF 48" ENCASEMENT	LF	0	80	80	\$450.00	\$0.00	\$36,000.00	\$36,000.00
5875000000-N	SP	CONCRETE PIERS	EA	0	2	2	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00
5882000000-E	SP	GENERIC UTILITY ITEM - CONCRETE COLLAR	EA	0	2	2	\$500.00	\$0.00	\$1,000.00	\$1,000.00
5882000000-E	SP	GENERIC UTILITY ITEM - DEMOLITION OF EXISTING CONCRETE PIERS	EA	0	2	2	\$500.00	\$0.00	\$1,000.00	\$1,000.00
5888000000-E	SP	GENERIC UTILITY ITEM - REMOVE UTILITY PIPE - 8" SANITARY GRAVITY S	LF	0	69.75	70	\$80.00	\$0.00	\$5,580.00	\$5,580.00
TOTAL								\$386,872.20	\$707,737.90	\$1,094,610.10

NOTES:

Items are quantified for payment in accordance with the NCDOT Standard Specifications for Roads and Structures dated January 2018

Existing utilities shall be removed as necessary when in conflict with proposed infrastructure.

Unit price was based on 2019 NCDOT Statewide bid pricing with markup for project considerations

Project: 17BP.7.R.114

UC-1

County: Guilford

PROJECT SPECIAL PROVISIONS

Utility Construction



UTILITY OWNER

City of High Point
Tom Becket
Assistant Water and Sewer Superintendent

Physical Address:
211 South Hamilton Street
High Point, NC 27261

Mailing Address:
P.O. Box 230
High Point, NC 27261
Phone 336-883-3219
Fax 336-883-3248
Email: tom.beckett@highpointnc.gov
Website: <https://www.highpointnc.gov/>

PROJECT SPECIAL PROVISIONS

Utility Construction

Revise the 2018 NCDOT Standard Specifications as follows:**Page 1-68, Sub-Article 108-2 Progress Schedule:**

Add the following sentences:

In consideration of the 12-inch water line relocation work, the sequencing of construction must support continual use of the existing 12-inch water line. The existing 12-inch water line is to remain in continuous service until the relocation, 12-Inch Water Line (1) on UC-6, is fully installed, tested and connected via tapping sleeve and valves. Once the relocation, 12-Inch Water Line (1) is operational, the existing valve and line stop can be used to isolate the portion in conflict with the proposed culvert and shoring and allow for abandonment without loss of service to the north and south of the new culvert.

In consideration of the sewer relocation work, the design engineer developed a possible sequence for the work. This sequence is only for reference and the Contractor is still responsible for developing the project schedule and managing the sequence of the sewer relocations, bypass pumping and maintaining active sewer service for the customers and preventing any spilling of sewer. The following sequence is based on the sewer designations as shown on the drawings.

Sanitary Sewer (1)

1. Doghouse PROPMH-1 onto Ex. 8" VCP line & Doghouse PROPMH-2 onto Ex. 8" PVC line
2. Install & Connect Prop. 8" Sanitary Sewer (1) between PROPMH-1 & PROPMH-2
3. Plug (N) Invert of PROPMH-2 (old invert out toward EXMH-4)

Sanitary Sewer (2) & (3) Phase 1

1. Install Prop. 8" Sanitary Sewer (2) from PROPMH-4 to PROPMH-5, Install PROPMH-4 with connections including stub out for new 8" Sanitary Sewer toward EXMH-6 (PROPMH-6A), Install & connect PROPMH-5
2. Install Prop. 8" Sanitary Sewer (3) from PROPMH-5 toward PROPMH-6, Stop before reaching EXMH-7 (PROPMH-6) and/or interference with the Ex. 8" VCP line
3. Set up & Bypass from EXMH-3 to EXMH-5
4. Install 8" Sanitary Sewer from PROPMH-4 to PROPMH-3
Removing/Abandoning EXMH-4 & 8" VCP line, leaving EXMH-5 operable for the (E) Inv In & (N) Inv Out and install PROPMH-3 onto Ex. 8" VCP line
5. Set up & Bypass from PROPMH-4 to EXMH-9, Temp. Plug (N) PROPMH-4
Stub Out, and remove bypass set up from EXMH-3

PROJECT SPECIAL PROVISIONS**Utility Construction**

6. Set up & Bypass from nearest-EXMH upstream of EXMH-7 (PROPMH-6) to PROPMH-5
7. Install last joints to line from PROPMH-5 to PROPMH-6 and install PROPMH-6 (by replacing EXMH-7) & connect, once active remove bypass set up from upstream EXMH
8. Remove/Abandon EXMH-8 & EXMH-5, Remove/Abandon/fill 8" VCP line between PROPMH-6 to EXMH-5
9. Install PROPMH-6A with stubout toward PROPMH-6B. Install & Connect Prop. 8" Sanitary Sewer (3) from PROPMH-6A to stub out at PROPMH-4 and Remove/Abandon 8" VCP between EXMH-4 & EXMH-6 (PROPMH-6A) as needed
10. Remove Bypass from PROPMH-4 to EXMH-9 and install bypass from PROPMH-6A to EXMH-9 until culvert is constructed and aerial sewer can be replaced (See Sanitary Sewer (3) Phase 2 - below)

Sanitary Sewer (4)

1. Doghouse PROPMH-9 onto Ex. 21" RCP line
2. Install Prop. 20" DIP & RJDIP Sanitary Sewer (4) from PROPMH-9 to PROPMH-7, including PROPMH-8 and encasement, Install PROPMH-7 with a stub out toward EXMH-11 (PROPMH-13)

Sanitary Sewer (5)

1. Install PROPMH-11, Doghouse PROPMH-12 onto Ex. 8" VCP line and Install Prop. 8" Sanitary Sewer (6) between PROPMH-12 & PROPMH-11
2. Set up & Bypass from PROPMH-12 to nearest-EXMH downstream of EXMH-13, Plug (S) 8" Invert of PROPMH-12 (toward EXMH-14)
3. Replace EXMH-13 with PROPMH-10 and install remainder of Prop. 8" Sanitary Sewer (6), remove EXMH-14, Plug & Abandon inactive portions of 8" VCP line

Sanitary Sewer (3) Phase 2

1. Relocate discharge of Bypass starting at PROPMH-6A from discharging EXMH-9 to discharge at PROPMH-7
2. Set up & Bypass from EXMH-10 to PROPMH-7
3. Install Prop. 8" Sanitary Sewer (3) including Aerial Crossing (replacement) PROPMH-6A to PROPMH-7 include piers and PROPMH-6B & PROPMH-6C, remove/abandon remaining sewer and manholes from EXMH-6 to EXMH-11
4. Connect 20" DIP from PROPMH-13 to previously installed Stub-out to PROPMH-7
5. Plug & Abandon old 21" RCP line between PROPMH-13 (EXMH-11) & PROPMH-9
6. Remove bypass setups

PROJECT SPECIAL PROVISIONS

Utility Construction

Page 10-63, Sub-Article 1036-7 (A) Gate Valves:

Add the following sentences:

Gate valves for utility lines larger than 24-inches shall be equipped for horizontal installation with bevel gear actuator.

Page 15-1, Sub-Article 1500-2 Cooperation with the Utility Owner, paragraph 2:

Add the following sentences:

The utility owner is the City of High Point. Contact information is listed above on page UC-1.

Page 15-1, Sub-Article 1500-2 Cooperation with the Utility Owner, paragraph 4:

Delete “24 hours” and replace with “48 hours”.

Add the following to paragraph 4:

The utility owner will be notified at least two (2) weeks in advance of temporary service disruptions 36-inch water line shown on UC-4. This water line shall not be out of service longer than 72 hours unless written authorization is provided by the utility owner. Utility owner point of contact is Derrick Boone (cell: 336-491-8696, office: 336-883-3279).

Page 15-2, Sub-Article 1500-8 Locating and Marking

Add the following to the end of the paragraph:

Install electronic location markers every 30 linear feet along 12” Water Line (1) shown in plan view on Sheet UC-4 and profile view on UC-6. Electronic location markers shall consist of 4-inch marker balls having a passive device capable of reflecting a specifically designated repulse frequency, unique to the utility being installed. Marker ball shall contain a passive-tuned antenna, molded inside a plastic disk, which is free-floating inside a water-resistant polyethylene shell. The shell shall be impervious to minerals, chemicals and temperature extremes. Marker balls shall be color coded in accordance with the American Public Works Association’s utility location and coordinating council standards. Electronic marker balls shall be as manufactured by 3M Telecom Systems or approved equal.

Page 15-2, Sub-Article 1500-9 Placing Pipelines into Service

Add the following to the second paragraph:

Water utility owner must witness pressure testing and obtain their own bacteriological samples. Chlorinated water must be neutralized in accordance with State of North Carolina requirements prior to being discharged into the environment.

PROJECT SPECIAL PROVISIONS

Utility Construction

Page 15-4, Sub-Article 1505-3 (E), Thrust Restraint

Revise the first Sentence as follows: Provide thrust restraint for pipelines and appurtenances.

Note: Thrust restraints shall be installed as shown on the drawings.

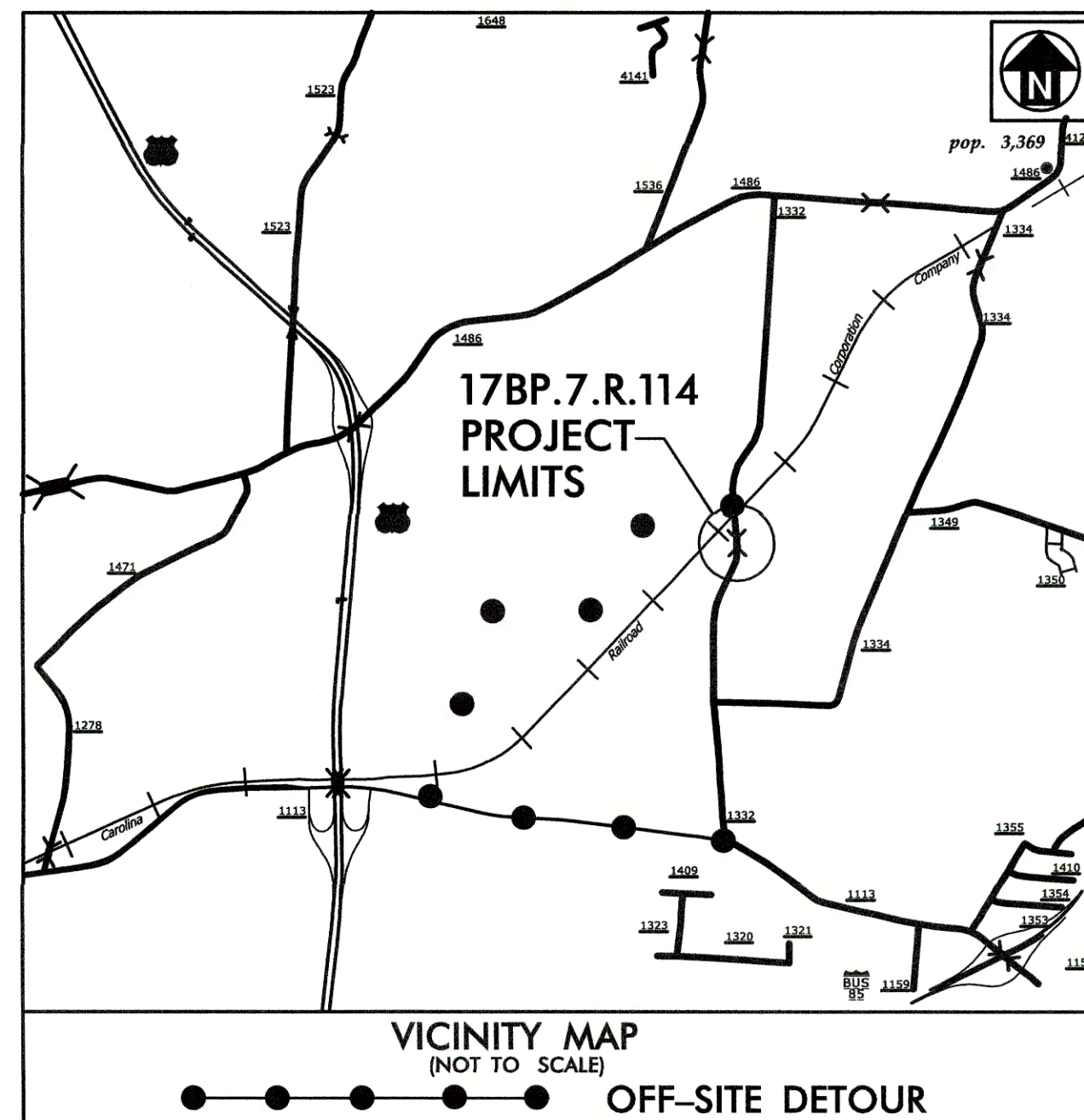
Page 15-6, Sub-Article 1510-3 (B), Testing and Sterilization

Change the allowable leakage formula to this allowable leakage per 1,000 linear feet of pipe per two hours shall be as indicated in the following table:

Pipe Size (in)	Allowable Leakage (Gallons)
4	0.73
6	1.11
8	1.47
10	1.84
12	2.21
14	2.57
16	2.94
20	3.68
24	4.41
30	5.52
36	6.62
48	8.83

09/08/99

TIP PROJECT: 17BP.7.R.114

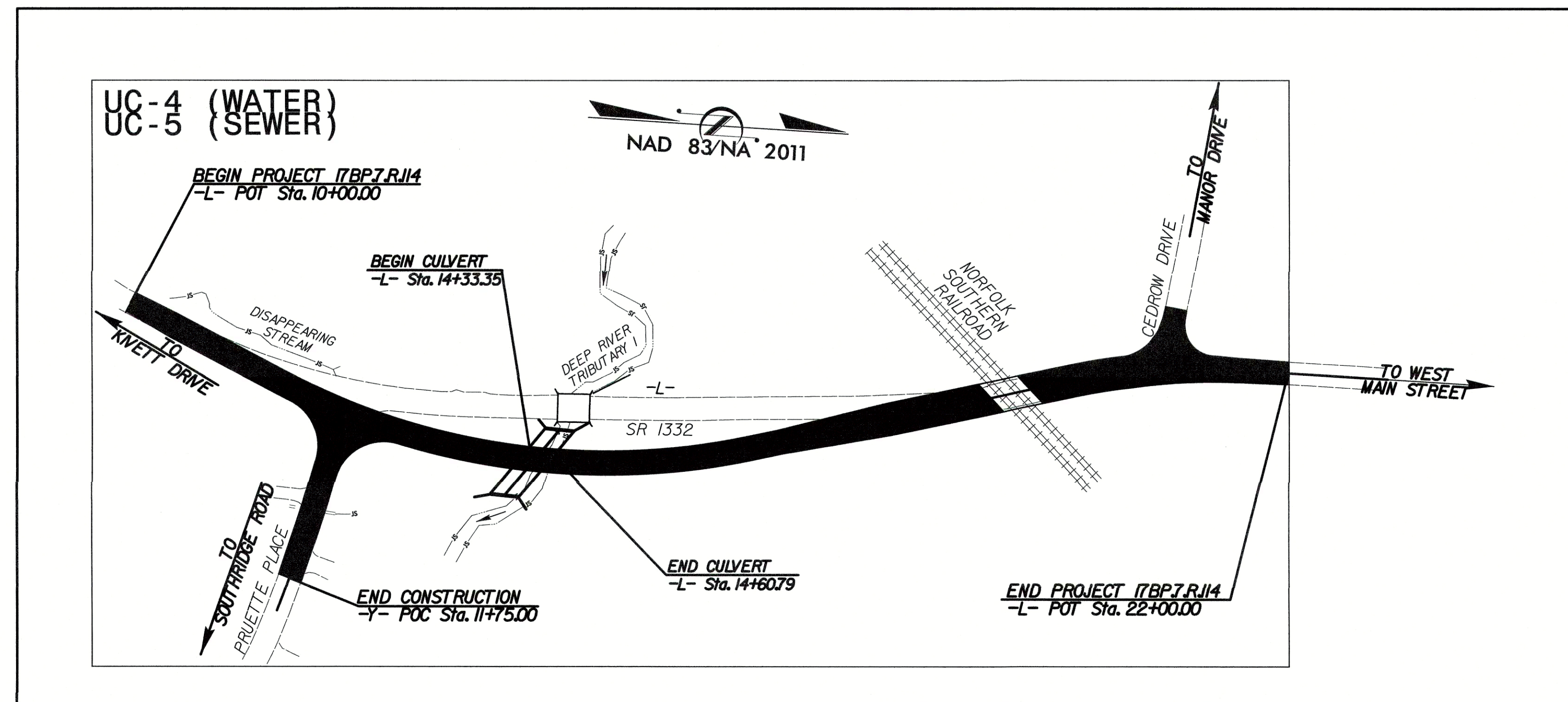


STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

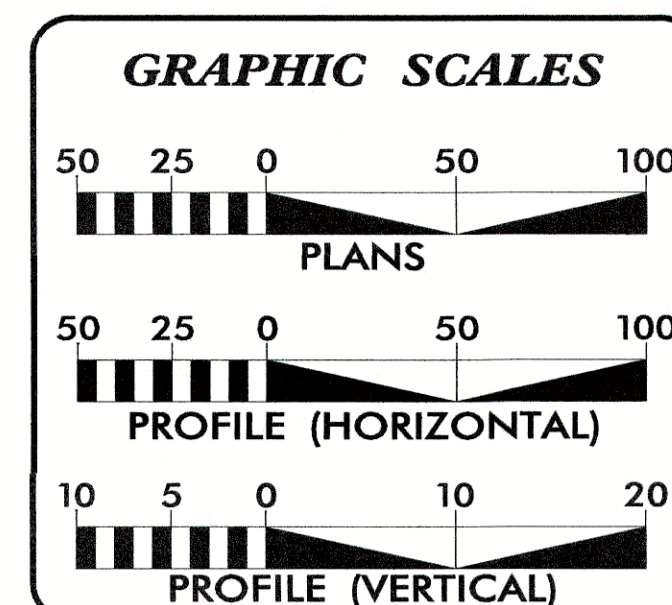
UTILITY CONSTRUCTION PLANS
GUILFORD COUNTY

LOCATION: BRIDGE NO. 52 OVER DEEP RIVER TRIBUTARY 1 ON SR 1332 (SCIENTIFIC STREET)

TYPE OF WORK: WATER AND SEWER LINE RELOCATION



DOCUMENT NOT CONSIDERED FINAL
UNTIL ALL SIGNATURES ARE COMPLETED



INDEX OF SHEETS	
SHEET NO.:	DESCRIPTION:
UC-1	TITLE SHEET
UC-2	UTILITY SYMBOLOGY
UC-3	NOTES
UC-3A THRU UC-3D	DETAILS
UC-4	UTILITY CONSTRUCTION SHEETS
UC-5	UTILITY CONSTRUCTION SHEETS
UG-6	PROFILE SHEETS

UTILITY OWNERS ON PROJECT

- (A) SANITARY SEWER (CITY OF HIGH POINT)
(B) WATER (CITY OF HIGH POINT)

PREPARED IN THE OFFICE OF

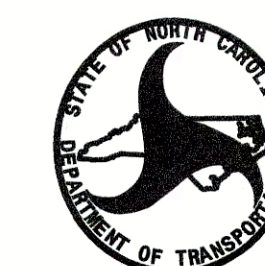


John C. Grey, P.E. CONSULTANT CONTACT #1
Courtney M. Gamble, P.E. CONSULTANT CONTACT #2
CONSULTANT CONTACT #3

SEAL



Document Not Considered Final
Unless All Signatures Completed
UTILITY CONSTRUCTION
PLANS ONLY



DIVISION OF HIGHWAYS
UTILITIES UNIT
1555 MAIL SERVICES CENTER
RALEIGH NC 27699-1555
PHONE (919) 707-6690
FAX (919) 250-4151

XXXX UTILITIES REGIONAL ENGINEER
XXXX UTILITIES ENGINEER
XXXX UTILITIES AREA COORDINATOR
Ed Reams UTILITIES COORDINATOR

CITY OF HIGH POINT

AGENDA ITEM

**Title: Appointments/Reappointment– Citizens Advisory Council (CAC)****From:** City Clerk's Office**Meeting Date:** September 20, 2021**Public Hearing:** N/A**Advertising Date /
Advertised By:** N/A**Attachments:** Application to Serve- Tim Andrew

PURPOSE:

To confirm the reappointment of Robert Sims to the Citizens Advisory Council; reappointment to be effective immediately and will expire 5/31/2022; to confirm the appointment of Tim Andrew to the Citizens Advisory Council, appointment to be effective immediately and will expire on 5/31/2023. And, to confirm the appointment of Jason Hicks to the Citizens Advisory Council, appointment to be effective immediately and will expire 5/31/2023.

BACKGROUND:

Councilwoman Monica Peters is recommending the reappointment of Robert Sims to the Citizens Advisory Council as her Ward 3 appointee. Mr. Sims' term expired on 5/31/2020 but he has been serving since that time and is eligible for reappointment.

Councilman Victor Jones is recommending the appointment of Tim Andrew to the Citizens Advisory Council as his Ward 5 appointee. Mr. Andrew will replace Clodagh Leszinski; her term expired on 5/31/2021.

Mayor Pro Tem Moore is recommending the appointment of Jason Hicks to the Citizens Advisory Council as his At Large appointee. Mr. Hicks will replace Jim Bronnert, whose term has expired and is not seeking reappointment.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of Robert Sims to the Citizens Advisory Council as Councilwoman Peters' Ward 3 appointee. Appointment to be effective immediately and will expire on 5/31/2022; to confirm the appointment of Tim Andrew to the Citizens Advisory Council as Councilman Jones' Ward 5 appointee, appointment to be effective immediately and will expire on 5/31/2023; and to confirm the appointment of Jason Hicks to the Citizens Advisory Council as Mayor Pro Tem Moore's At Large appointee, appointment to be effective immediately and will expire 5/31/2023.

Profile

Tim

First Name

Andrew

Last Name

tpbandrew@gmail.com

Email Address

3719 Village Springs Drive

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Home: (336) 880-8308

Primary Phone

Alternate Phone

GDMS

Employer

Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

Ward you reside in?

5

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

MBA, Project Management Professional, retired Marine Corps officer

Upload a Resume

Have you participated in Leadership High Point?☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender☒ Male

Profile

Jason

First Name

Hicks

Last Name

jason.ehicks@icloud.com

Email Address

4105 Braddock Rd

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Mobile: (336) 858-1422

Primary Phone

Alternate Phone

DS Miller INC.

Employer

Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

Ward you reside in?

Ward 5

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

I'm an active member of my community in many ways. I have volunteered and organized several community clean-ups, distribution of necessities to the houseless, and routinely speak to members of the community about their needs.

[Jason Hicks Resume.pdf](#)

Upload a Resume

Have you participated in Leadership High Point?☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender☒ Male

Jason E. Hicks

4105 Braddock Rd
High Point, NC 27265
336-858-1422
Jason.ehicks@icloud.com

Profile:

CNC Machinist

Self-Motivated Machinist dedicated to discovering a cost-saving approach to every drawing I touch. My thought process is very analytical with proven results. Write, comprehend, and proof G and M codes. Properly measure manufactured parts with appropriate equipment. Program, Fixture, Setup, and Operate any Vertical or Horizontal Mill. Setup and Operate most Lathes.

Professional Experience:

DS Miller Inc, High Point, NC

Lathe Manager

September 2017 – Present

As a Lathe Manager at DS Miller I'm responsible for the program, setup, and quality inspection of CNC parts. The program process includes a detailed understanding of all aspects of the blueprint. The setup process would include selecting the appropriate work holding, tooling, and machine. The quality inspection process requires a strong understanding of GD&T. Responsibilities also include maintenance, cleaning, and inspection of the machine.

Key Accomplishments:

- Leadership Skills
- Understanding of GD&T
- Understanding of CMM
- Close tolerance Machining

Metal Works, High Point, NC

CNC Lead Machinist

October 2015 – September 2017

As a CNC Lead Machinist at Metal Works I was responsible for the program, setup, and schedule of the CNC shop. I programmed according to the blueprints given by customers. I used Mastercam programming software and basic G & M codes. I setup all machines and assured proper operation before approving for production. I also scheduled production for all CNC machines.

Key Accomplishments:

- Diversified
- Mastercam Certification
- Scheduling
- Working under pressure
- Analytical thought process

Bartimaeus By Design, Thomasville, NC**CNC Machinist****October 2011 – October 2015**

As a CNC machinist I'm responsible for the program, setup, and operation of a CNC machine. The setup process would include selecting the appropriate work holding, tooling, and program. The operation process requires one to be detail oriented and conscience of tolerances and print dimensions. Responsibilities also include maintenance, cleaning, and inspection of the machine.

Key Accomplishments:

- Self Motivated
- Understanding of tolerances
- Detail Oriented
- CNC-VF1,VF2, EC300, GR512, SL20
- Manual-Protrak, Acer, Jet, Bridgeport
- Analytical thought process

Education and Certifications:**Davidson County Community College** **May 2014**

Career Readiness Level Gold

Davidson County Community College **May 2013**

CNC Certifications

Thomasville Senior High School **June 2007**

HS Diploma

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



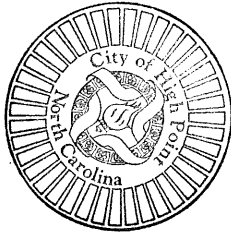
NORTH CAROLINA'S INTERNATIONAL CITY™

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 February 1, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7688/21-5, page 5, Legislative File No. 2021-39 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 2nd day of February 2021.

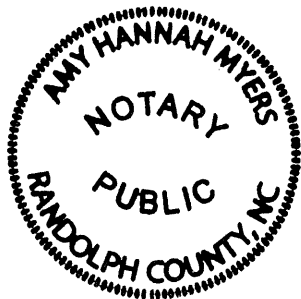


Mary S. Brooks
Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, 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 2nd day of February 2021.



Amy Hannah Myers
Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025

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

1220 Lakeview Heights Dr.

OWNER (S)

Amen J Patron
189 Ellis Ct.
Thomasville, NC 27360

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 1st day of February, 2021

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Award 2021-004

Transportation Terminal Column Maintenance and Repairs (Bid 8002-081121)

From: Trevor Spencer, Engineering Services Director **Meeting Date:** September 20, 2021

Public Hearing: N/A

Advertising Date:

Advertised By:

Attachments: Revised Itemized Proposal & Contractor Acknowledgement

PURPOSE:

The Engineering Services Department recommends approval of contract 2021-004 for Transportation Terminal Column Maintenance and Repairs. This contract includes mobilization, removal of delaminated fireproofing, surface preparation, steel prime coating, fireproof patching, and re-painting of columns.

BACKGROUND:

On Wednesday, August 11, 2021 the City of High Point held the bid opening for Contract ENG-2021-004. Only one bid was received, which came from South Atlantic Fireproofing Enterprises in the amount of \$432,800.00

The initial bid amount was beyond budget allowances. Since this was an informal bid process, and only one bid was received, Engineering Services was able to negotiate with South Atlantic and determine cost savings options. The cost savings were found in two items, traffic control and fireproofing repair. The City's Transportation Department agreed to provide all traffic control for road closures or lane closures necessary to complete the work, which eliminated this item and saved \$110,000.00. Further inspection of the columns also determined that the plan quantity for Fireproofing Repair could be reduced from 3,600 square feet to 1,800 square feet, which resulted in a reduction of \$86,400.

The total reduction of \$196,400 from the original bid amount resulted in a revised bid total of \$236,400.00

This contract has an availability date of April 11, 2022 or upon notice to proceed, with 120 calendar days allowed to complete the project. The work is planned to begin immediately following the Spring 2022 furniture market.

BUDGET IMPACT:

Funds for this contract are available in the FY 2021-2022 budget.

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department and the Transportation Department recommend approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the contract to South Atlantic Fireproofing Enterprises in the amount of \$236,400.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

The Engineering Services Department recommends approval of contract 2021-004 for Transportation Terminal Column Maintenance and Repairs. This contract includes mobilization, removal of delaminated fireproofing, surface preparation, steel prime coating, fireproof patching, and re-painting of columns.

COMMENTS:

One bid was received for the contract work.
Bid price was negotiated from \$432,800.00 down to the amount of \$236,400.00.

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

Current bidder is South Atlantic Fireproofing Enterprises \$236,400.00

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				\$236,400.00

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the ENGINEERING SVC DEPT and recommends award to the lowest responsible, responsive bidder S.A.F.E. in the amount of \$ \$236,400.00 .

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

PROPOSAL FOR BID 8002-081121
(“Transportation Terminal Column Maintenance and Repairs”)

To the Mayor and City Council
Of the City of High Point
High Point, North Carolina

1. The undersigned, having carefully examined the Plans, Specifications, Preparation and Submission of Bids, Instructions, the Agreement, and the various bond forms attached hereto, all of which are fully understood and hereby agreed to, proposes to furnish all materials, labor, equipment, and plants necessary to complete, in strict accordance with the above-mentioned contract documents, for the proposed **Transportation Terminal Column Maintenance and Repairs.**

The undersigned proposes to enter into a contract in accordance with this **Proposal** and on the Contract Document forms attached for the following prices in the City of High Point, North Carolina for the regular unit prices named in this proposal.

Bidder shall complete the Work in accordance with the Contract Documents for the following price(s) on the following Itemized proposal page(s):

ITEMIZED PROPOSAL.

Contract Num: 2021004

Transportation Terminal Column Maintenance and Repair					Special	Unit Bid Price		Amount Bid	
Item#	Line	Sect	Pay Desc	Qty	UOM	Dollars	Cnt	Dollars	Cnt
085000	1	800	MOBILIZATION	1.00	LS			5,000	00
085001	2	800	TRAFFIC CONTROL	3,600.00	SF	PROVIDED BY CITY OF HIGH POINT			
085002	3	SP	FIREPROOFING REPAIR	1,800.00	SF	48		86,400	00
085003	4	SP	PAINTING	7,500.00	SF	18		135,000	00
085004	5	SP	CONTINGENCY	1.00	EA	\$10,000	00	\$10,000	00
TOTAL BID AMOUNT:						\$236,400	00		

Mr. Firebaugh,

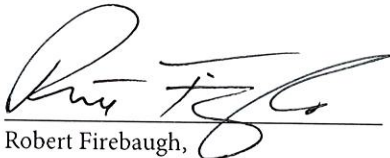
During the negotiations for the "Transportation Terminal Column Maintenance and Repair" contract the changes in red lettering above were made.

"Traffic Control" will be provided by the City of High Point and the quantity for the "Fireproofing Repair" was considered too high and was adjusted from 3,600 SF to 1,800 SF.

These changes were made in agreement with you and South Atlantic Fireproofing Enterprises.

Please acknowledge that these changes are accurate by filling in your company's bid prices then signing and dating this page below.

Thank you



Robert Firebaugh,
South Atlantic Fireproofing Enterprises

9-1-2021
Date

The Total Base Bid Amount includes all Work required by the Bidding Documents for this Project in strict accordance with the Specifications.

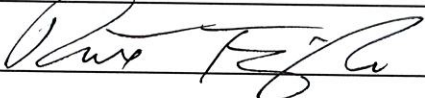
2. No Sales Tax is to be included in bid prices. Any Sales Tax, applicable, will be added when payment is made.
3. Bidder is prepared to submit a Statement of Bidder's Qualifications upon request.

ADDENDA: Receipt of the following addendum(s) is hereby acknowledged

ADDENDUM NUMBER	DATE	ACKNOWLEDGED

Note: Penalty for making false statements in bid offering is prescribed in 18 U.S.C. 1001.

Robert Firebaugh (Typed Name of Company Officer)

 (Signature of Officer)

South Atlantic Fireproofing Enterprise (Company Name)

____ (North Carolina Contractor License No.)

3306 Liberty Road, Greensboro, NC 27406 (Company's Main Office Address)

robert@safefireproofing.com (Email Address)

(Corporate Seal)



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

908 Richardson Ave.

OWNER (S)

Clarence Izzard
13743 Bravante Aly
Windermere, FL 34786-7439

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 20th day of September, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



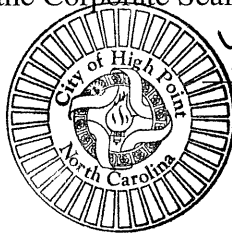
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City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 September 20, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7744/21-61, page 61, Legislative File No. 2021-406 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 21st day of September 2021.



Lisa B. Vierling
Lisa B. Vierling, City Clerk

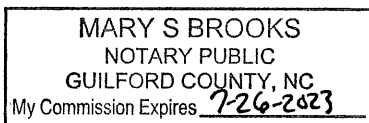
ACKNOWLEDGEMENT

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 21st day of September 2021.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



CITY OF HIGH POINT

AGENDA ITEM



Title: Side Loading Refuse Trucks

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: September 20, 2021

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Environmental Services Division has one (1) side loading refuse truck in need of replacement due to age, condition, and hours. Using the NC Sheriffs' Association Procurement contract, one (1) Dennis Eagle Truck with a New Way Side Loading Refuse body from Piedmont Truck Center is being recommended for council approval.

BACKGROUND:

The Environmental Services Division is currently using a Mack truck with a New Way side loading body that has between 9,500-10,000+ hours. This truck is used for residential garbage collection and needs to be replaced due to age and hours. The Dennis Eagle Truck with New Way side loading refuse body configuration is similar to the units they are currently using and will meet their needs. The price of \$331,462.65 includes one truck, refuse body installation, and delivery. The Dennis Eagle will be utilized as a demo for three (3) months, and the City will receive the unit after this period, which will result in a discounted price and shorter delivery window. The warranty period will begin upon delivery to the City. The last unit sold on Gov Deals for \$73,100.00.

BUDGET IMPACT:

Funds are available in 2021-22 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the Dennis Eagle truck with a New Way side loading refuse body from Piedmont Truck Center. Recommendation also includes declaring one current spare truck as surplus and disposing through the online auction process.



Piedmont Truck Center
412 South Regional Road
Greensboro, NC 27409
(336) 668-2401 Phone (336) 668-2494 Fax

September 7, 2021

Kevin Rogers
Fleet Director
City of High Point, NC

Re: Dennis Eagle/New Way Sidewinder Side Loader - NCSA Bid #22-06-0426

Dennis Eagle ProView Dual Steering Control 6x4 Chassis

Cummins 8.9L Diesel L9 Engine
Allison 3000RDS Transmission
20,000 LB. Dana D-2000 Front Axle
Dana 46-172DS Rear Axle
Differential Lock
Hendrickson HN460 Rear Suspension
Steel Wheels
315/80R 22.5 Tires
White

New Way 31 YD Sidewinder Automatic Side Loader

Sidewinder XTR Automated Arm – XHD 6x6 Model
12 FT. Reach & 1000 LBS. Lift Capacity
Arm Control Center Joystick – Center Console
Electric/Hydraulic Body Controls (ILO Pneumatics)
Can-Bus Electronic Control System W/ XL In Cab Display – Operator Feedback & Maintenance Reminders
Hinged Hopper Door
LED Body Lights, Integrated Multifunction LED Strobe Lights: (2) Mounted Upper Tailgate
Body Sides: 10 GA AR450, Packer Panel: ¼” AR450, Body Floor: 8 GA AR450, Tailgate Back: 10GA AR450, Hopper Floor & Sides: ¼” HardOx 450, Ram Guide: 3/8”x3” AR400 Wear Strips
2 YR. Cylinder Warranty + 1 YR. Body, Arm & Hydraulic Warranty
White

Optional Updates Included: Hopper Floor and Side Liner 3/16” AR450, Front Bulkhead Splash Shield, Clean Out Chute Extension LH & RH, Hydraulic Hopper Cover – Crusher Panel, Hopper Access Ladder, Shovel and Broom Rack, LED Backup Lights – Mid Tailgate, LED Work Lights – Hopper & Arm, LED Strobe Light Package – Integrated Multi Purpose Strobe/Turn, Upper Tailgate, Lower Tailgate, Front Upper Body, Safety Vision Camera System, 7” LED Monitor, 3



**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:

Cameras – Rear, Hopper, & LH Blindspot, Hot Shift PTO – Tandem Vane Pump, Bolt on ICC Bumper, Remote Grease Zerk – Ground Level – Tailgate Upper Cylinder & Hinge, Remote Grease Zerk – Ground Level – Body Lift Pin & Packer Cylinders, Arm Not Stowed Audible Alarm, Arm Control Rocker Switches Under Curbside Seat, Arm Cycle Counter, Backup Alarm Upgrade 102 DB, Hydraulic System Protection Components, Electronic Filter Bypass Sensor – Indicator in Cab, High Fluid Temperature Sensor, PTO Shutdown Triggered By Filter Bypass & High Temp, Quick Disconnect Hydraulic Pressure Gauge, Steel Tool Box 24" Frame Mount – Black, 20LB. Fire Extinguisher.

Note: Unit Equipped With Standard Canbus Control System, Instead of V2.0

Total Price: \$331,462.65 (Includes Demo Discount of \$6,000.00 + \$2,000.00 Dennis Eagle Demo Assistance)

CITY OF HIGH POINT

AGENDA ITEM



Title: Sponsorship of GOFAR Fall Event

From: Eric Olmedo, Assistant City Manager

Public Hearing: N/A

Attachments:

Meeting Date: September 20, 2021

Advertising Date: N/A

Advertised By: N/A

PURPOSE:

To consider sponsorship of the GO FAR 5K Fall Event.

BACKGROUND:

The GO FAR organization has requested city sponsorship for the Fall 2021 GO FAR 5K event. They are requesting this support due to having to cancel a previous race and the ongoing impacts of lower participation due to COVID. This sponsorship is for in kind services related to Police staffing and traffic control to provide a safe race environment. The Fall race is held in Downtown High Point.

BUDGET IMPACT:

The estimated value of these in kind services is \$4,800.

RECOMMENDATION / ACTION REQUESTED:

This was heard at the September 15, 2021 Prosperity and Livability Committee and is forwarded to Council with a unanimous favorable recommendation.

CITY OF HIGH POINT

AGENDA ITEM



Title: Materials Recovery Facility Upgrade Construction Administration

From: Terry Houk – Public Services Director
Robby Stone – Asst. Director Public Services

Meeting Date: January 17, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Attachment A – Scope of Services

PURPOSE:

The City budgeted for the equipment upgrades at the Material Recovery Facility (MRF) to reduce operating costs and improve its processing efficiency. The City has developed a project that upgrades the existing processing line with state-of-the-art sorting and recycling equipment. On December 14, 2016 the City of High Point received bids for the construction of mechanical, structural, and electrical upgrades to the existing MRF.

BACKGROUND:

The professional engineering services to be provided for this project involve work associated with construction administration and start-up activities associated with the MRF Upgrade construction project, which was previously designed by another engineering firm.

BUDGET IMPACT:

Funds for the construction administration are in the Material Recovery Facility Capital Improvement Plan.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval and asks for the Council to award the professional engineering services to CDM Smith, Inc. in the amount of \$124,920.00.

**SCOPE OF SERVICES SUPPLEMENTAL AGREEMENT
BETWEEN
CITY AND ENGINEER
FOR
PROFESSIONAL ENGINEERING SERVICES**

FURTHER DESCRIPTION OF ENGINEERING SERVICES AND RELATED MATTERS

This is an exhibit attached to and made a part of the Contract dated January , 2017, between the City of High Point (City) and CDM Smith Inc. (Engineer/Consultant) for Professional Engineering Services.

The Basic Services of the Consultant as described in Section 2 of said Contract are supplemented as follows for services associated with the construction administration of the upgraded MRF project:

PROJECT DESCRIPTION

The City has developed a project that upgrades the existing processing line with state-of-the-art sorting and recycling. On December 14, 2016 the City of High Point received bids for the construction of mechanical, structural, and electrical upgrades to the existing MRF.

The professional engineering services to be provided for this project involve work associated with construction administration and start-up activities associated with the MRF Upgrade construction project, which was previously designed by another engineering firm.

BASIC SERVICES

Basic Services to be provided by the Engineer under this Agreement shall be limited to the following:

- Task 1 – General Services
- Task 2 – Inspections and Periodic Site Visits
- Task 3 – Functional Testing and MRF System Start-Up Assistance

The detailed scope of services for the basic services included under this Amendment (Tasks 1 through 3) are provided below.

TASK 1 – GENERAL SERVICES

The construction documents indicate that the project has a final completion schedule of 240 calendar days with liquidated damages of \$1,500 per day. A significant portion of the schedule is assumed to consist primarily of the manufacturing and delivery of the MRF equipment. Therefore, the actual schedule for on-site construction activities is anticipated to be approximately four months.

Engineer will assist in the coordination of the project construction phase by providing technical advice, making change order recommendations, reviewing contractor submittals, and reporting on related activities during construction including the following:

- Development of contract set of documents for project award.
- Conduct pre-construction meeting following the award of the contract.

- Provide consultation and advise the City during active construction.
- Review and approve shop drawings.
- Review Contractor pay applications
- Issue interpretations and clarifications of the contract documents and evaluate, recommend, and prepare change orders as required.
- Review Contractor-prepared as-built drawings.
- Assist City staff with one pre-final inspection, one written “punch list” and issuance of any final change order required for the City to process final payment to the contractor.

Engineer assumes that contractor shall utilize preferred equipment suppliers as required per the bid documents; therefore, this amendment does not include costs to review and evaluate any alternate manufacturers/vendors submitted by the contractor. Engineer will not prepare a conformed set of documents or record drawings for this project.

Engineer will provide occasional observation of the contractor’s installation of the MRF Upgrade. The budget for this task assumes the Engineer will conduct inspection services 1 day per week for approximately 16 weeks.

Given the short duration of actual field construction work (approximately four months), Engineer assumes that a maximum of four on-site progress meetings will be required, and four additional progress meetings will occur via conference call. The on-site progress meetings will occur during times of actual construction work. The level of work estimated for general services during the construction project does not include excessive reviews of inadequate shop drawing, RFI submittals, pay applications, etc. Engineer reserves the right to request additional compensation should our review efforts increase due to inadequate contractor submittals.

TASK 2 – PERIODIC SITE VISITS

Engineer’s team members will observe portions of the structural and electrical work, installation of the new equipment, and demolition of the existing mechanical sorting lines. Engineer assumes that City staff will be onsite daily observing the majority of construction; and, that the City will contract with an independent testing firm to provide any concrete, steel, or soil material testing not covered by the contractor. Due to the long lead time for delivery of the MRF equipment, Engineer’s budget assumes that active construction will not occur daily for the entire construction period and site visits will only be required during major work milestones.

In addition to the once per week inspections under Task 1, Engineer has also budgeted for 8 specialty engineer (mechanical, electrical, structural) site visits to verify construction of critical work items, address any onsite technical issues, and review any field changes.

TASK 3 – FUNCTIONAL TESTING AND MRF SYSTEM START-UP ASSISTANCE

This task consists of providing guidance to City staff during the Contractor’s functional and performance testing which includes start-up testing, and equipment shakedown testing of the MRF system equipment which will demonstrate that the new system performs satisfactorily during startup, performance of individual components, and under project operating conditions. Engineer assumes that start-up assistance will occur over one full 8-hour day after the system has been installed. The equipment shakedown testing will occur over two 8-hour days after the equipment has been placed into satisfactory operation. Engineer will provide inspection services during the shakedown testing and start-up period. The level of work estimated for startup and shakedown tests for this project is 24 man-hours of time.

After the successful completion of the shakedown testing, the equipment performance testing will occur over five 8-hour consecutive days. Engineer's team members will witness the entire equipment performance test. Engineer assumes that all testing shall be accomplished Monday through Friday, with no testing on weekends or legal holidays. Engineer has not included budget to cover re-testing in the event of system or testing failure. Engineer team members will witness the full 5-day equipment performance test.

Engineer will keep written documentation of the functional testing and start-up activities. The information will include operating and testing conditions, test observations, and any operations issues. Engineer will advise the City of startup and operations issues.

2. The responsibilities of the City are as follows:

- City will provide any required 3rd party testing of concrete, steel, and soil materials.
- City staff will observe and document daily onsite construction activities and provide any assistance to the contractor as needed to locate existing buried infrastructure.

3. The time periods for the performance of the Engineer's services are as follows.

The Engineer has established the following schedule for the project.

- Tasks 1 through 3 shall be completed over a period of 8 months.

4. The method of payment for services rendered by the Engineer shall be as set forth below.

For Basic Services (for tasks 1 through 3), Engineer shall be paid a lump sum fee of \$124,920.00. In addition to this compensation, the City reserves the right to amend this Contract so that the Engineer may furnish additional services as may be needed.

A breakdown of the estimated lump sum fees for each Task are as follows. These estimates by Task are for tracking purposes only and do not reflect upper limits for each task. Monthly payments shall be made in accordance with the amount of work completed and invoiced on a monthly basis based on a percent of completion.

	CDM Smith
Task 1 – General Services	\$91,595
Task 2 – Periodic Site Visits	\$14,332
Task 3 – Functional Testing and Start-Up Assistance	\$18,993
Total	\$124,920

The Engineer shall submit its invoices applicable under the terms of this Contract on a monthly basis. The Engineer's invoices shall be paid within 30 days of receipt by the City. The Engineer shall submit its final invoice applicable under the terms of this Contract within 30 days of the Contract termination date.

5. The City has established the following special provisions and/or other considerations or requirements in respect of the Assignment:

None.

This Task Order is executed this _____ day of _____ 2017.

CDM SMITH, INC.

WITNESS

By: _____

David L. Collins, P.E.
Vice President

Martin D. Sanford, P.E.
Principal

CITY OF HIGH POINT

WITNESS

By: _____

Terry Houk



MANAGER'S BRIEFING
August 16, 2021 – 4:30 p.m.
Council Chambers-Municipal Building

MINUTES

A quorum of city council was not present for this meeting.

CALL TO ORDER

The meeting was informally called to order at 4:30 p.m.

Present:

Mayor Pro Tem Britt W. Moore, At Large; Council Member Christopher Williams, Ward 2; Council Member Wesley Hudson, Ward 4; and Council Member Victor Jones, Ward 5 [arrived at 4:47 p.m.]

Absent:

Mayor Jay W. Wagner; Council Member Tyrone Johnson, At Large; Council Member Cyril Jefferson, Ward 1; Council Member Monica Peters, Ward 3 and Council Member Michael Holmes, Ward 6

Staff Present:

Tasha Logan Ford, City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Angela Kirkwood, Human Resources Director; Bobby Fitzjohn, Financial Services Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Present:

Mark Browder, Mark III Employee Benefits

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

1. 2021-22 Annual Action Plan PowerPoint Presentation

PRESENTATION OF ITEMS**2021-377 Presentation-2022 Employee Health Insurance Program**

Mark Browder-Mark III Employee Benefits will be giving a presentation on the 2022 Employee Health Insurance Program.

Tasha Long Ford, City Manager recognized Angela Kirkwood, Human Resources Director to speak on the presentation for the 2022 Employee Health Insurance Program.

Ms. Kirkwood extended greetings; and recognized Mark Browder, from Mark III Employee Benefits, to make a PowerPoint Presentation (PPP) on the recommendations for the 2022 Employee Health Insurance Program for the city.

Mr. Browder extended greetings; provided an overview of the city's Medical Plan (Plan) renewals over the past several years; in 2018, the Plan was bid, with no competitors improving the CIGNA renewal of 7.85%; in 2019 the renewal was a 1.58% increase; in 2020, the Plan increase was a 5.72% increase, and the city added an HSA option; the increase for 2021 was a net 6.04% increase-the renewal was reduced from 9% to a 6% increase, saving the Plan over \$480,000; and said that there was an increase in claims in 2020 that exceeded \$50,000. Mr. Browder continued providing an overview of the Plan's performance, and a summary of the renewal calculation for 2022; spoke to the history of the challenges the city faced when it was self-funded; and said that the city would need \$3.7 million in reserve funds to be self-funded. In summary, a recommendation was made that the city move forward with the CIGNA fully insured offer with a 5% increase; and entertained questions. This is a extremely competitive renewal; and claims went up dramatically due to high claims for employees and retirees.

Mayor Pro Tem Moore inquired on the advantages for the city being self-funded; and on amount of funds in the city's reserve. Mr. Browder replied that one advantage of being self-funded was the flexibility; and spoke to the challenges of managing the funds. Greg Ferguson, Assistant City Manager replied that the city has \$3.3 million in reserve.

Council Member Williams asked if routine physicals were a part of the claims filed; and if preventative care helps to detect illnesses. Mr. Browder replied "yes" that routine physicals are a part of the claims filed; and yes, that preventative care does detect illnesses as well.

Ms. Kirkwood advised council that in order to assure a full opportunity to review this matter; the request would be delayed until the next regular council meeting.

2021-378 Policy considerations included as part of State Budget Negotiations

Staff will be discussing a policy consideration included as part of State budget negotiations.

Tasha Logan Ford, City Manager advised council that the policy decisions were being discussed at the state level; and recognized Greg Ferguson, Assistant City Manager to discuss the policy considerations included as part of the state budget negotiations.

Mr. Ferguson provided the list of the budget policy provisions as followed:

- *Billboards: A measure removing local authority to determine the location of relocated billboards required by new road construction. (No committee hearing in House or Senate.)*
- *Stormwater: A proposal that would eliminate local stormwater rules that prevent flooding. (No committee hearings in House or Senate.)*
- *School Zoning Preemption: A proposal allowing the siting of schools in any residential or commercially zoned area of a city, without consideration of appropriateness or infrastructure. (Approved in the House; not yet considered by and senate committee.)*
- *Trees: A measure eliminating local tree ordinances, only allowing local tree removal and protection rules by local legislative act. (Approved in the House; not yet considered by any senate committee.)*
- *Short-Term Rentals: A proposal that could harm the ability of local governments to regulate short-term rentals like AirBnB. (Approved in the House; not yet considered by any senate committee.)*
- *Small Cell Wireless: Measures that would limit fees on the placement of small cell wireless equipment on local taxpayer-owned poles, forcing taxpayer subsidization of telecommunications companies, and that could affect local oversight of the installation of wireless facilities in local rights-of-ways. (No committee hearings in House or senate.)*

Mayor Pro Tem Moore requested that the voting history of the committee sessions be provided to council moving forward. Mr. Ferguson replied that he would provide that information.

Mr. Ferguson advised council that staff and council could look to the mayor to provide a voice to said issues so that the city would have a voice on these matters.

Council Member Moore inquired on the timeframe to act on any issues provided. Mr. Ferguson replied that once the bill is adopted it would go to the governor for veto; and that he did not have a definite timeframe at this time.

Council Member Moore inquired on the process to reaching out to the state representatives regarding concerns. Mr. Ferguson replied council would need to authorize staff to reach out, then the mayor could take charge and have city council adopt a resolution or write a letter regarding said concerns/issues.

JoAnne Carlyle advised council that the city's lobbyist in Raleigh, Legislative Counsel on the state level, Fred Baggett, and the State Representative John Faircloth communicates with the mayor and legal staff regarding any concerns.

City Manager Logan Ford advised that if the mayor determines any concerns would have a significant impact on the city, then a conversation with the representatives would take place.

Council Member Moore requested that the mayor present the concerns to the state representatives. City Manager Ford replied that staff would further discuss this request.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:57 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, CMC
Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-15
(4250 Furniture Avenue LLC)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: September 20, 2021

Public Hearing: Yes

Advertising Date: September 9, 2021, and
September 15, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by 4250 Furniture Avenue LLC to rezone approximately 4.8 acres from a Conditional Use General Business (CU-GB) District and a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the north side of Furniture Avenue, approximately 1,250 feet east of Riverdale Drive.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their August 24, 2021 public hearing. All members of the Commission were present except for Mr. Mark Walsh and Mr. Mark Morgan. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

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 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 21-16 for the requested CZ-GB zoning, is supported by the Community Regional Commercial land use classification of the adopted Land Use Plan. Furthermore, because development activity will be oriented toward Furniture Avenue and

watershed standards will limit the intensity of built-upon area, it would be reasonable to permit some limited outdoor retail display activity at this location.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-15
August 24, 2021**

Request	
Applicant: 4250 Furniture Avenue LLC	Owners: 4250 Furniture Avenue LLC
Zoning Proposal: To rezone approximately 4.8 acres	From: CU-GB Conditional Use General Business District CU-LI Conditional Use Light Industrial District
	To: CZ-GB Conditional Zoning General Business District

Site Information	
Location:	The site is lying along the north side of Furniture Avenue, approximately 1,250 feet east of Riverdale Drive.
Tax Parcel Number:	Guilford County Tax Parcel 209382
Site Acreage:	Approximately 4.8 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream runs through the northern half of the site adjacent to US 29 (formerly known as Business 85).
Water and Sewer Proximity:	An 8-inch City water line and an 8-inch City sewer line lie adjacent to the site along Furniture Avenue.
General Drainage and Watershed:	The site drains in a northeasterly direction and development subject to the Randleman Lake Watershed Critical Area (WCA) requirements. Primary stormwater control measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site to mitigate runoff. Within Tier 3 of this WCA, development is limited to 1 dwelling units per acre 3 acres or 4% built-upon area.
Overlay Districts:	Randleman Lake Critical Area – Tier 3

Adjacent Property Zoning and Current Land Use			
North:	AG Agricultural District		US 29 corridor and retail use
	CZ-HB Conditional Zoning Highway Business District <i>(both within Guilford County)</i>		
South:	CU-GB Conditional Use General Business District		Retail Use
	CU-LI Conditional Use Light Industrial District		
East:	CU-LI Conditional Use Light Industrial District		Undeveloped parcels and religious institution
West:	CZ-LI Conditional Zoning Light Industrial District		Major School

Relevant Land Use Policies and Related Zoning History	
Community Growth	<u>Obj. 1B:</u> Preserve and link environmentally sensitive lands such as

Vision Statement:	floodplains, wetlands and steep slopes. <u>Obj. 1C:</u> Protect the city’s water supply through compatible use and design innovations, and minimizing the disturbance of land. <u>Obj. 5B:</u> Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Obj.#1. Encourage the preservation of existing trees along the City’s gateway corridors and within street rights-of-way and areas of forest cover. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>Business Interstate 85 Corridor Plan (adopted in 1997)</u> This plan examined this important gateway into High Point with special attention paid to corridor appearance. It established policies related to using conditional zoning to prevent additional billboards, to encourage the location of communication towers as far from Business I-85 as possible, and to encourage good building and site design, taking into special consideration building orientation and the placement of such unattractive features as loading docks. Building materials and color, and the placement of structures in relation to existing vegetation were also mentioned as being of concern. Another policy was to make the NCDOT District Engineer aware of the city’s strong interest in maintaining the maximum number of native trees possible in its right-of-way. Other issues discussed in the plan were the establishment of a scenic corridor overlay, which was deemed to be premature and has never been established, recommendations for land use plan amendments that were completed after the plan was adopted, the protection of drinking water supplies, which was subsequently covered by the designation of Randleman Lake Watershed Critical Areas in the area, and limitations on vehicular access to maintain traffic flow along the corridor.
Zoning History:	<u>East and South (ZA-94-26 and ZA-94-13):</u> These lands to the east and south were annexed and granted their current CU-LI and CU-GB District zoning in 1994 to support development of a retail uses. <u>West: (ZA-14-05):</u> The lands to the west were annexed and rezoned in 1994 to support a retail use. This area was rezoned in 2014 to support conversion of a prior retail facility to a school and religious institution.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Furniture Avenue US 29	Local Street Major Throughfare	535 ft. 925 ft.
Vehicular Access:	Via driveway access from Furniture Avenue.		
Traffic Counts: (Average Daily Trips)	Furniture Avenue—	None	
	US 29—	31,000 ADT (2019 NCDOT traffic counts)	
	Riverdale Road—	1,500 ADT (2019 NCDOT traffic count)	
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable.
Conditions:	1) <u>Access</u> : No vehicular access shall be permitted to US 29 (formerly known as Business 85/US 29/US 70). 2) <u>Improvements</u> : The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

The zoning site is part of a larger 60-acre area, along Furniture Avenue, that was annexed and developed in the late 1990s with multiple retail structures. The applicant has been cited for a code enforcement violation for installing an outdoor display area (statue/sculpture display area) without obtaining land development and watershed permit approvals. The applicant was also cited for violation of zoning standards as the adopted 1994 zoning conditions governing this site prohibits outdoor display and outdoor retail sales activity. The property owner must obtain land development and watershed approvals for this development activity. However, revision of the zoning conditions must be addressed first, thus, they have submitted this zoning map amendment, updating the zoning conditions to remove the prohibition on outdoor display area and outdoor retail sales activity.

Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

<u>Consistency with Adopted Policy Guidance</u>
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 requested CZ-GB zoning is supported by the Community Regional Commercial land use classification of 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.

Because development activity will be oriented toward Furniture Avenue and watershed standards will limit the intensity of built-upon area, it would be reasonable to permit some limited outdoor retail display activity at this location.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The initial prohibition on outdoor display and outdoor sales was to ensure such activity would not front along the US 29 corridor and to maintain the tree-lined natural appearance of the corridor. The location of a perennial stream, and required stream buffers, near the US 29 frontage of the site will assist to orient development activities toward Furniture Avenue.
 - ❖ The zoning site is part of an established subdivision that abuts a quarry to the south, a cemetery to the west (along Riverdale Drive) and an environmentally sensitive area (flood zones) associated with the Deep River to the east. The allowance of outdoor display, oriented toward Furniture Avenue, will be compatible with the surrounding area.

Mitigation of Impacts

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. The zoning site is part of an established commercial subdivision and the applicant has offered to carry forward previously adopted zoning conditions that prohibit access to US 29, require higher landscaping standards along US 29 and retention of existing trees along the US 29 frontage of the site. Furthermore, standards of the Development Ordinance pertaining to exterior lighting, screening of solid waste collection areas and ground-based mechanical equipment will mitigate impacts on adjacent lands.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. ❖ Because this site is within Tier 3 of the Randleman Lake Watershed Critical Area, development is limited to 4% built-upon area. ❖ The Development Ordinance requires a 200 foot wide stream buffers (100 feet

	from top of bank along both sides of the stream) to be provided and maintained along the corridor of the perennial stream that runs through the site.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. The zoning site is part of a larger commercial and industrially zoned area that was initially developed for retail uses. The retail nature of this subdivision has changed with 3 of the 5 former retail structures being converted to a school and religious institutions. Staff has not identified any evidence that updating the zoning conditions to permit an outdoor display area would negatively impact adjacent lands.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

The application does not change the type of commercial use within this commercial subdivision.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

As conditioned, the proposed updated CZ-GB District will maintain the intent of development activities being oriented toward Furniture Avenue.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval of the request to rezone this 4.8 acre parcel to a CZ-GB District.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

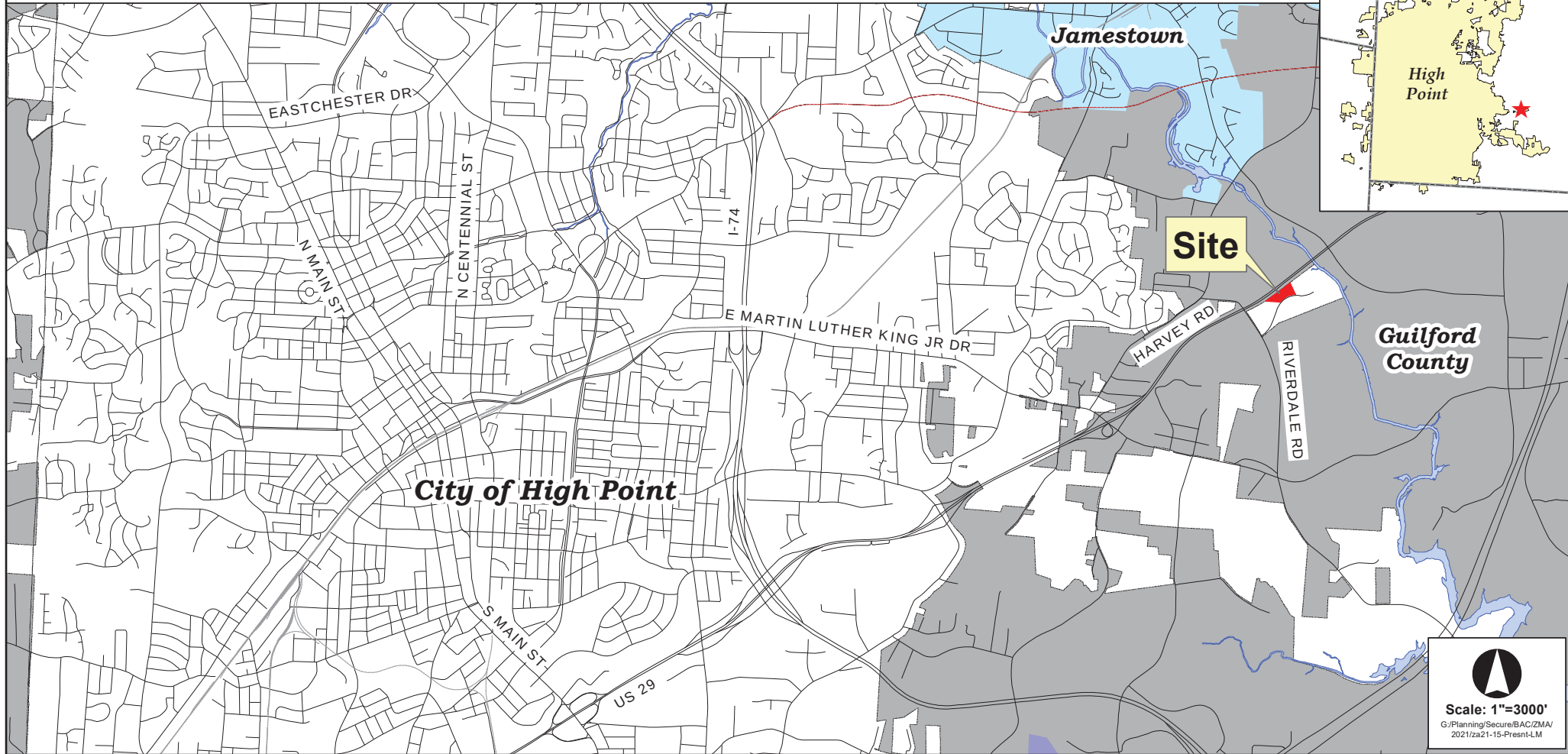
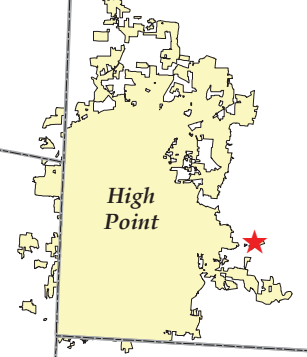
Report Preparation

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.

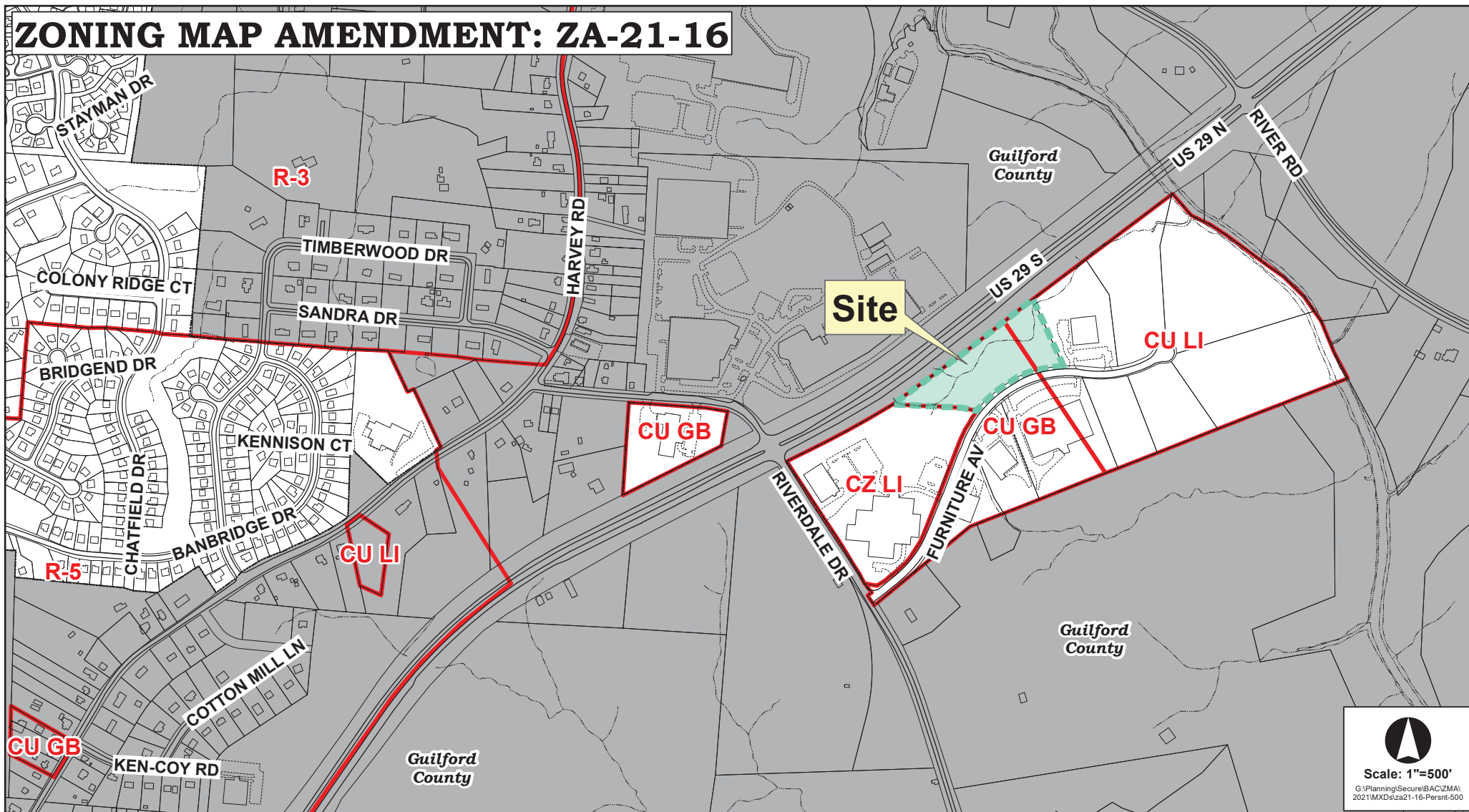
LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-15
Applicant: 4250 Furniture Avenue LLC

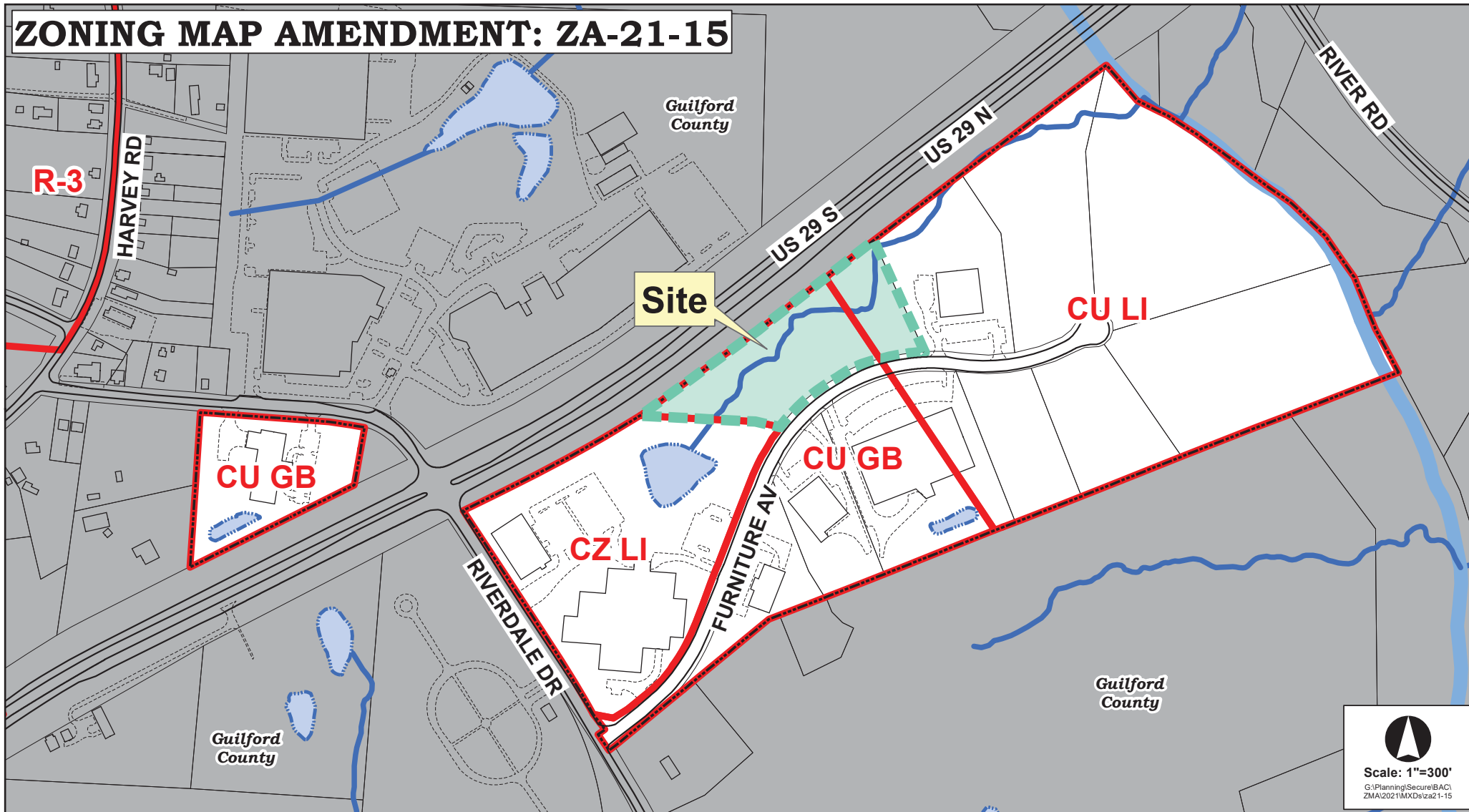
Vicinity Map



ZONING MAP AMENDMENT: ZA-21-16

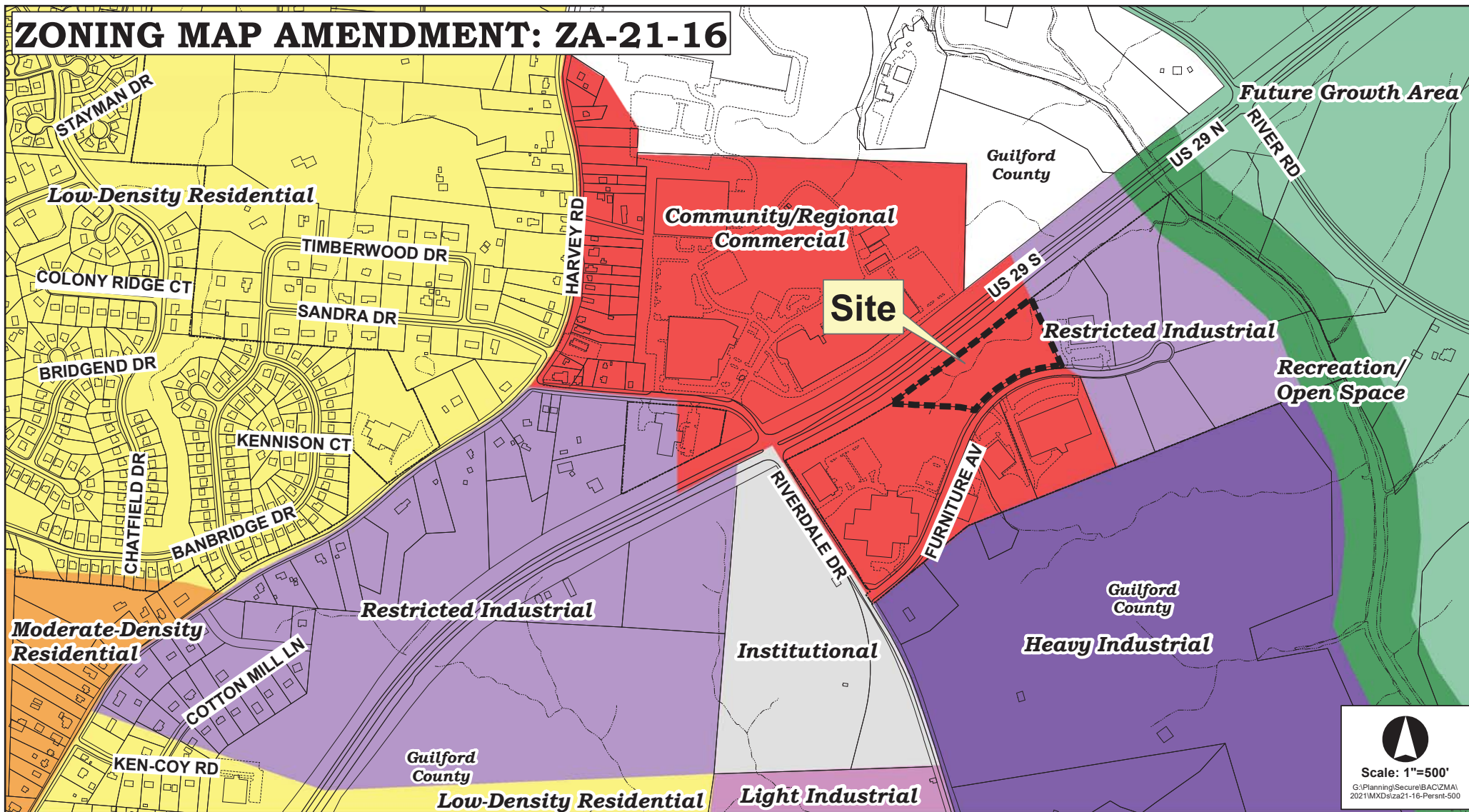


ZONING MAP AMENDMENT: ZA-21-15

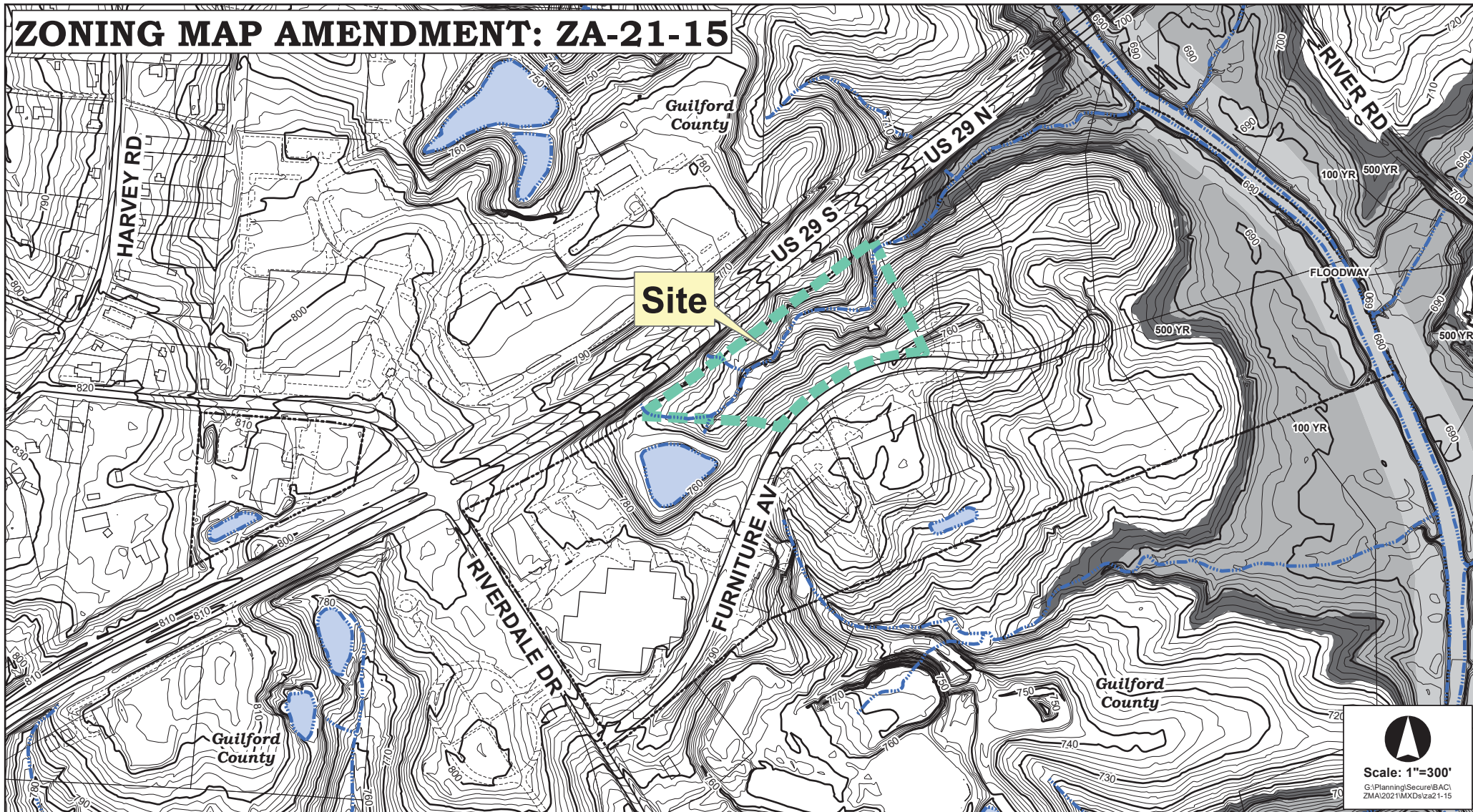


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ZONING MAP AMENDMENT: ZA-21-16



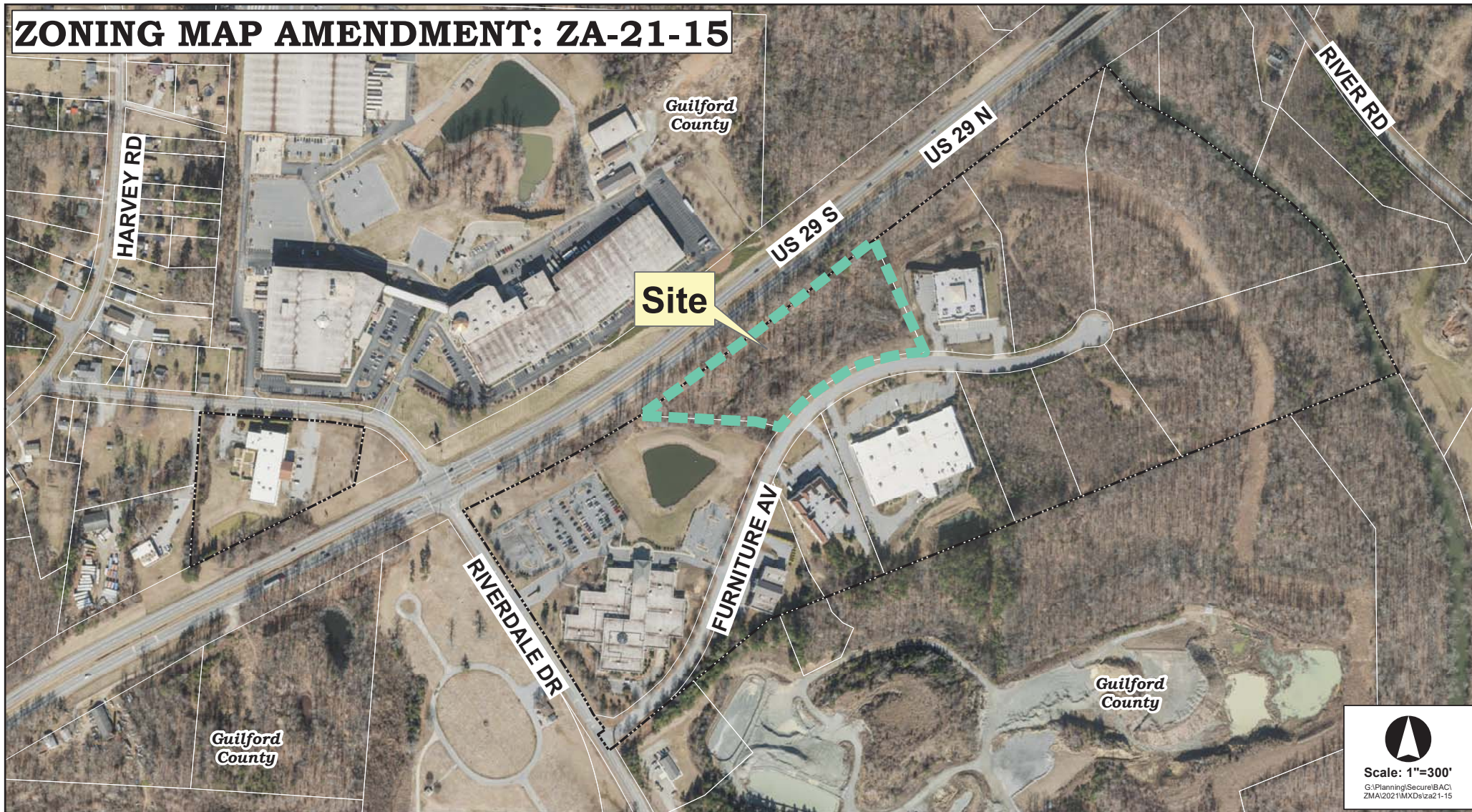
ZONING MAP AMENDMENT: ZA-21-15



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ZONING MAP AMENDMENT: ZA-21-15



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 August 24, 2021 and before the City Council of the City of High Point on September 20, 2021 regarding **Zoning Map Amendment Case 21-15 (ZA-21-15)** 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 August 15, 2021, for the Planning and Zoning Commission public hearing and on September 8, 2021 and September 15, 2021, for the City Council public hearing pursuant to Chapter 160D-602 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 September 20, 2021.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB District) District**. The property is approximately 4.82 acres, lying along the north side of Furniture Avenue, approximately 1,250 feet east of Riverdale Drive. The property is also known as Guilford County Tax Parcel 209382.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

- A. Permitted Uses: Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. Prohibited Uses: The following use types, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:
 - 1. Institutional Use Category
 - a. Taxi or limousine service facility
 - 2. Commercial Use Category
 - a. Bulky item sales

- b. Restaurant, major
 - c. Amusement parks
 - d. Major vehicular establishment
 - e. Minor vehicular establishment
 - f. Recreational Vehicle Parks or Campsites
3. Industrial Use Category
- a. Self-storage, external access
 - b. Self-Storage, internal access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Development: A perennial stream runs in a general northeasterly direction along the northern/northwestern half of the site. No development shall be permitted on that portion of the site lying between the stream and the US 29 (former known as Business 85) right-of-way.
2. Signage: A Common Signage Plan for the subject property shall be submitted for the review and approval. The signage plan shall be subject to the requirements of the Development Ordinance and the following additional requirements:
 - a) Permitted illumination of signage oriented to US 29 shall be limited to cut-out letter and external lighting.
3. Building Aesthetics: Decorative screening and/or landscaping shall be installed so as to screen from public view along US 29 all trash rooms, trash holding receptacles, loading or service areas, mechanical or electrical equipment, storage facilities or bins, or other unsightly building appurtenances. Appropriate screening shall also be provided to screen as much as reasonably possible from public view along US 29 all roof-mounted equipment, appurtenances, and roof vents from public view.

B. Landscaping, Buffers and Screening. Landscaping shall be provided in accordance with Section 5.5 of the Development Ordinance, and the following additional requirements:

1. A landscaping plan shall be reviewed and approved prior to the approval of any site plan, or the issuance of any building permit for any part of the subject property.
2. A forty (40) foot wide street yard (planting yard) shall be provided along the frontage of US 29 in accordance with the planting requirements of the Eastchester Gateway Corridor Overlay District, as applied to properties between Johnson Street north to Penny Road (Table 3.8.7.5 "Minimum

number of canopy trees required per 100 linear feet of Streetyard and Minimum number of shrubs required per 100 linear feet of Streetyard”).

3. Existing trees shall be retained where feasible to meet the planting requirement within the street yard (planting yard) along US 29). A tree retention plan shall be submitted and approved prior to any site disturbance or development permit approval. The tree retention plan may be submitted as part of the required grading plan or the landscaping plan.

C. Transportation Conditions.

1. Access: No vehicular access shall be permitted to US 29.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council

City of High Point, North Carolina

The xxxth day of xxxxxxxxxxxxx, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



August 13, 2021

TO: Planning & Development Office, City of High Point, NC

FROM: Nancy Clinard, IMS

RE: Zoning Map Amendment Citizen Information Letter Report

IMS, on behalf of International Manufacturers Showroom (IMS), has completed the Citizen Information Meeting requirement in support of our petition for a Zoning Map Amendment for the property located at 4251 Furniture Ave, Jamestown, NC 27282 (Record A-21-15). As required, all surrounding property owners within 300 feet of the proposed zoning site were notified by IMS. Please refer to the Surrounding Property Owner List attached.

In lieu of a Citizen Information Meeting, and in accordance with guidance from the City of High Point Planning & Development department, a Citizen Information Letter was prepared and sent to surrounding owners to provide them with adequate information regarding our petition for a Zoning Map Amendment. This correspondence also included contact information and instructions to direct questions, comments, and/or concerns to IMS. The attached Citizen Information Letter was mailed to surrounding property owners on July 30, 2021.

To date, IMS has received no correspondence from surrounding property owners in reference to this matter.

Please let me know if you have any questions regarding this report.

Kind Regards,

A handwritten signature in cursive script that reads "Nancy Clinard".

Nancy Clinard

IMS

nclinard@imshighpoint.com

336.454.0388

ENC: Property Location Map

Citizen Information Letter

Surrounding Property Owner List



July 30, 2021

TO: Owners of property near 4251 Furniture Ave, Jamestown, NC 27282

FROM: Nancy Clinard, IMS

RE: Zoning Map Amendment Citizen Information Letter

IMS, on behalf of International Manufacturers Showroom (IMS), has submitted a Zoning Map Amendment (Rezoning) Application to the City of High Point Planning and Development Department for the property located at 4251 Furniture Ave, Jamestown, NC 27282. This application requests that the Zoning District designation for this property be changed from its current designation of Conditional Use General Business (CU-GB) and Conditional Use Light Industrial (CU-LI) to Conditional Zoning General Business(CZ-GB).

The rezoning request is to complete a Change of use request for the property located at the above address. Currently, the land is not being used. The building owner would like to have display retail items in a clean and orderly fashion. The new zoning designation being sought would allow the property to serve this function, per City of High Point guidelines.

As required by the rezoning process, all surrounding property owners within 300 feet of the proposed zoning site must be notified by the applicant and a Citizen Information Meeting must be held. However, in accordance with approved means of notification from the applicant per the City of High Point Planning and Development office, this information letter shall serve as the means of notification in lieu of a Citizen Information Meeting.

Please write, email or call IMS by August 11, 2021 with any comments, questions or concerns regarding this rezoning request.

Kind Regards,

A handwritten signature in black ink that reads "Nancy Clinard".

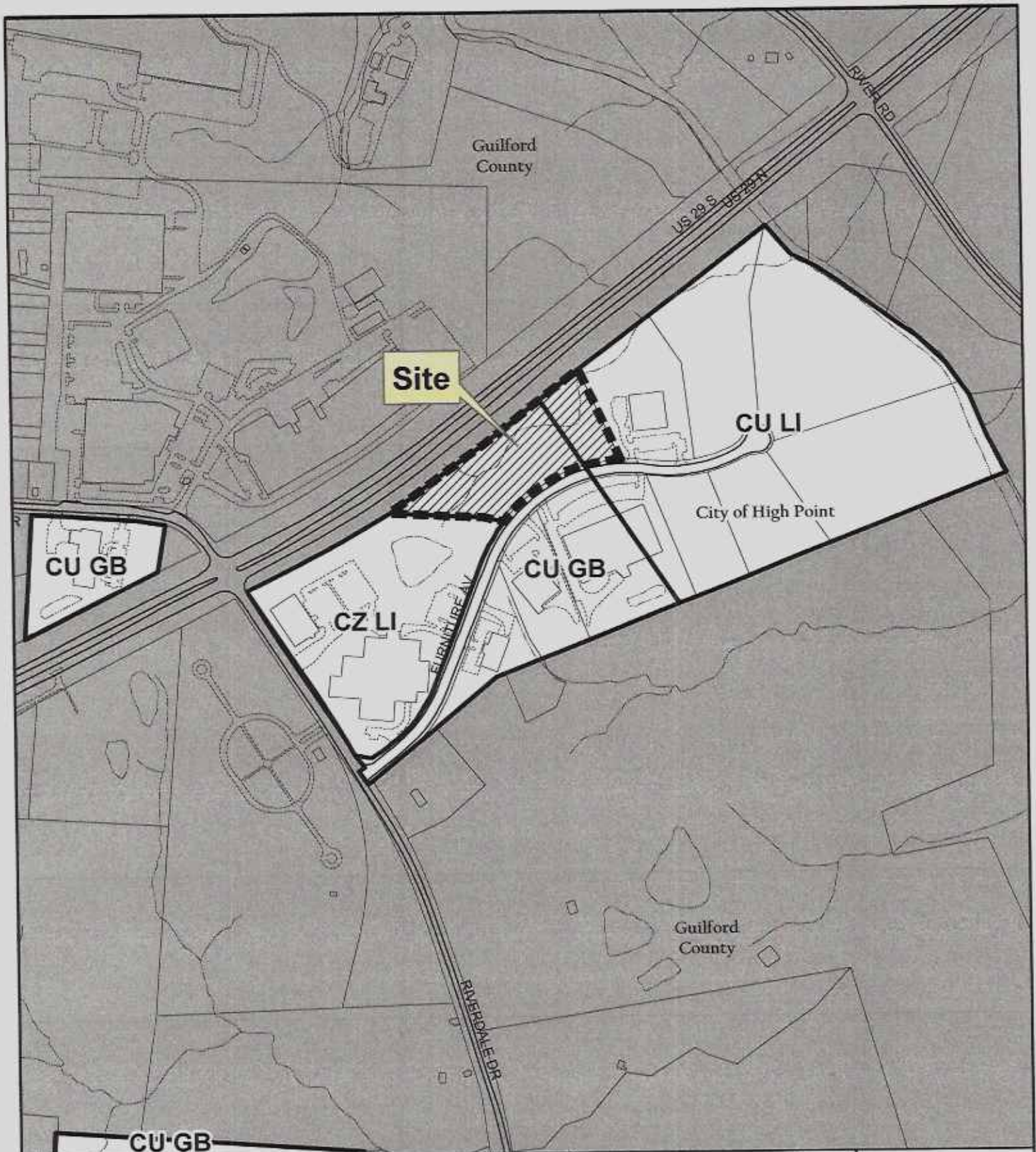
Nancy Clinard

IMS

nclinard@imshighpoint.com

336.454.0388

ENC: Property Location Map



ZONING MAP AMENDMENT: ZA-21-15

From: Conditional Use General Business and
Conditional Use Light Industrial
To: Conditional Zoning General Business

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=500'

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4250 FURNITURE AVENUE LLC
11423 SATELLITE BLVD
ORLANDO FL 32837

H.I.P. II LLC
PO BOX 1550
JAMESTOWN NC 27282

HARRIS INVESTMENT PROPERTIES LLC
5015 HARVEY RD
JAMESTOWN NC 27282

LBJ RUGS LLC
3434 W RENO AVE
OKLAHOMA CITY OK 73107

THE POINT CENTER LLC
5700 RIVERDALE DR
JAMESTOWN NC 27282

VERTICAL CHURCH GREENSBORO
4257 FURNITURE AVE
JAMESTOWN NC 27282

VIETNAMESE BAPTIST CHURCH
4240 FURNITURE AVE
JAMESTOWN NC 27282

**HIGH POINT CITY COUNCIL
REGULAR MEETING
AUGUST 16, 2021 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Due to the absence of Mayor Jay W. Wagner, Mayor Pro Tem Britt W. Moore chaired the meeting. The meeting was called to order at 5:30 p.m.

Upon call of the roll, the following Council Members were Present (7):

Mayor Pro Tem Britt Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Christopher Williams, Ward 2; Council Member Monica L. Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

The following were absent:

Mayor Jay W. Wagner and Council Member Cyril A. Jefferson, Ward 1

Mayor Pro Tem Moore called for a Moment of Silence. The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

2021-375 Proclamation - National Health Center Week - Aug 8-14, 2021

Mayor Wagner will read a proclamation recognizing August 8-14, 2021 as National Health Center Week in the City of High Point.

Mayor Pro Tem Moore read the Proclamation into the record recognizing August 8-14, 2021 as National Health Center Week in the City of High Point. Following the reading of the Proclamation, he recognized Kristen Moore from Triad Health and Pediatric Medicine to speak to the issue.

Kristen Moore, Marketing Specialist with Triad Health and Pediatric Medicine, reported they were able to celebrate National Health Center Week last week and held a community vaccination clinic where they were able to vaccinate many of the homeless population, and the uninsured and underinsured population, free of charge.

Following Ms. Moore's remarks, she accepted the Proclamation on behalf of the CEO of Triad Health and Pediatric Medicine, who could not be in attendance. [photo op followed]

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair
Committee Members: Moore, Holmes, Jones, and Peters

CONSENT AGENDA ITEMS

Finance Committee Chair, Mayor Pro Tem Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on August 11, 2021 at 4:30 p.m. and are being forwarded to City Council with a favorable recommendation. However, because 2021-352 Primary Banking Services Provider 2021-2022 resulted in a 2-1 split vote, that matter appears on the Regular Agenda under the Finance Committee.

Motion by Council Member Moore, seconded by Council Member Hudson to approve all matters on the Finance Committee Consent Agenda. Following a roll call vote, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-350 Contract - MobileDoc - High Point Police Department - Annual Physicals

City Council is requested to award a 3-Year Agreement for Services Contract to MobileDoc in the amount of \$260,898 for High Point Police Department employee annual physicals.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, that the contract with MobileDoc be approved in the amount of \$260,898.00 for High Point Police Department employee annual physicals. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-351 Sole Source Contract - United Systems - Itron 100W ERT's (Encoder Receiver Transmitter)

City Council is requested to award a sole source contract to United Systems in the amount of \$468,000 for the purchase of Itron software for the Customer Service Department.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to award a sole source contract to United Systems in the amount of \$468,000.00 for the purchase of Itron software for the Customer Services Department. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-353 Contract - Graybar Inc. - High Point City Lake Park

City Council is requested to award an Omnia US Communities Purchasing Contract # EV2370 in the amount of \$160,687.68 to Graybar Inc. for the purchase of network infrastructure equipment as part of the High Point City Lake Park Renovation and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve award of an Omnia US Communities Purchasing Contract #EV2370 in the amount of \$160,687.68 to Graybar, Inc. for the purchase of network infrastructure equipment as part of the High Point City Lake Park Renovation and that the appropriate City official and/or employee be authorized to execute all necessary documents. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-354 Contract - Motorola Solutions Inc. - Radio Purchase High Point Fire Department

City Council is requested to award a contract to Motorola Solutions Inc. in the amount of \$449,049.90 for the purchase of one hundred and two (102) portable radios as part of the annual eight (8) year radio replacement cycle and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to award a contract to Motorola Solutions, Inc. in the amount of \$449,049.90 for the purchase of one hundred and two (102) portable radios as part of the annual 8-year radio replacement cycle and that the appropriate City official and/or employee be authorized to execute all necessary documents. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote.

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-355 Contract - (NCLM) NC League of Municipalities - TPA Worker's Compensation

City Council is requested to award a contract to North Carolina League of Municipalities (NCLM) as the third-party administrator for workers' compensation services in the amount of \$109,362 and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve award of a contract to North Carolina League of Municipalities (NCLM) as the third-party administrator for workers' compensation services in the amount of \$109,362.00, and that the appropriate City official and/or employee be authorized to execute all

necessary documents. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-359 Property Acquisition - 3538 Running Cedar Trail - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to approve the purchase of property located at 3538 Running Cedar Trail in the amount of \$275,000 for the Foxwoode Meadows Stormwater Alternate Access Project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve the purchase of property located at 3538 Running Cedar Trail in the amount of \$275,000.00 for Foxwoode Meadows Stormwater Alternate Access project. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-360 Contract - Garney Inc. - Richland Creek Sanitary Aerial Sewer Pipe Replacement Project

City Council is requested to award a contract to Garney Companies Inc. in the amount of \$16,387,400 to demolish, safely dispose and replace the existing 48-inch diameter Richland Creek sanitary sewer aerial segments.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve a contract with Garney Companies, Inc. in the amount of \$16,387,400.00 to demolish, safely dispose of and replace the existing 48-inch diameter Richland Creek sanitary sewer aerial segments. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by a 7-0 unanimous vote as follows:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**2021-361 Contract CDM-Smith - Engineering Services & Contract Administration -
Richland Creek Sewer Outfall**

City Council is requested to amend a contract with CDM-Smith in the amount of \$ 857,291 for Engineering Services and Contract Administration for the aerial sewer pipe replacement of the Richland Creek Outfall.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve an amendment to the CDM-Smith contract in the amount of \$857,291.00 for Engineering Services and Contract Administration for the aerial sewer pipe replacement of the Richland Creek Outfall. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by a 7-0 unanimous vote as follows:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-362 Capital Project Ordinance - Richland Creek Sewer Outfall

City Council is requested to adopt a capital project ordinance to appropriate \$18,244,691 for the Richland Creek Sewer Outfall Aerial Sewer Pipe replacement project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to adopt and that this matter be adopted. The motion carried by the following vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Ordinance No. 7741/21-58
Volume XXII, Page 58**

REGULAR AGENDA ITEMS**2021-352 Primary Banking Services Provider 2021-2022**

Council is requested to award the contract for Primary Banking Services to Bank of America for the period of January 1, 2022 to December 31, 2026 and authorize the appropriate city officials to execute all necessary documents.

Chairman Moore recognized Bobby Fitzjohn, Director of Financial Services to present this matter.

Mr. Fitzjohn advised that General Statute 159-31 directs the governing board to authorize the official depository of the city and that the Finance Department generally puts the primary banking services out to bid every five years. He reported that: RFPs were sent out to all

banks with a presence in the city; seven banks responded; the committee made up of finance and customer service staff evaluated the proposals; the top two banks were invited to come in for a demonstration; the plan evaluation indicated that Bank of America was the clear and better choice; there were several other items with Pinnacle Bank that would have required third-party vendors.

At the conclusion of staff's presentation, Mayor Pro Tem Moore entertained questions/comments.

Council Member Williams asked if the issues with the third-party entities with Pinnacle could possibly be resolved over time. Mr. Fitzjohn explained that it would require the city to change some of its payment aggregator software and pointed out the city has one on the customer service side, Paymentus, that was not compatible with Pinnacle and Pinnacle actually suggested the city move to their provider.

He pointed out that Bank of America had agreed to credit a courier for the five-year term of the agreement whereas, the park rangers currently are bringing deposits from Northpoint. Bank of America also agreed to waive the banking analysis fees for the next year.

Council Member Holmes inquired about the cost difference between Bank of America and Pinnacle Bank in terms of implementation and software purchases. Mr. Fitzjohn noted that historically the figure is about \$25,000 - \$30,000 and stressed that additional staff resources would be extremely difficult and having to bring on the third-party vendors would certainly add more time to the process as well. Council Member Holmes asked if the city were to make the transition to Pinnacle, if staff foresees additional staff increases and additional hiring of full-time employees. Mr. Fitzjohn replied "probably not," but stressed that it would certainly make it more difficult for staff. He also pointed out that the city would lose some functionality in the transition, one being the ACH payment process that would be delayed.

Council Member Peters asked if there were any third-party vendors associated with Bank of America. Mr. Fitzjohn responded that Bank of America and the city uses Paymentus for electronic payment processing and Pay Mode for bank drafts. Council Member Peters asked if there were any additional costs with Bank of America associated with these two third-party vendors and Mr. Fitzjohn advised that bank analysis fees were included in Bank of America's proposal, and noted that it would not include what the city pays to Paymentus. Council Member Peters asked about the fees that would be associated with Pinnacle's third-party vendors.

Mr. Martin explained that the city went through a very competitive RFP process when considering vendors that interfaced already with Cayenta (CIS software); made the decision to go with Paymentus; which resulted in a six-month changeover. He spoke to how making a transition to another bank using their third-party vendors would not be an easy transition; with Paymentus, there are about 24,000-25,000 transactions per month; that it is calculated per transaction; and results in an average of \$5-\$5.5 million in revenue every month. Mayor Pro Tem Moore asked if this would go away if the city transitions to Pinnacle Bank. Mr. Martin replied that the process using the third-party vendors with Pinnacle would be more complex/complicated and it would also require another step in the process.

Council Member Jones asked if it was communicated to Pinnacle that this is something that staff would prefer as far as a type of service. Mr. Fitzjohn explained that they did pose the question to Pinnacle during their demonstration and their solution was for the city to use their third-party vendor. He made it clear that there would be no additional benefits going to Pinnacle and no improvements to the banking service going to Pinnacle over Bank of America.

Council Member Williams inquired asked if Council would be locked into a five-year agreement with Bank of America for these services or if there was room for options to change if the need arises and if there were any options to start a different RFP process and go to another bank. City Attorney Carlyle advised that the terms of this type of service contract is generally determined by staff and noted that there should be no legal reason why the city could not get out of the contract. Mr. Fitzjohn explained that these contracts are awarded typically for five years (three-year contract with two-year renewal options) because of the stability that it provides to staff so they can move forward with new projects and will not have to start over with a new bank within that period.

Council Member Holmes asked about the third-party vendor that the city would have to use going with Pinnacle and asked if staff has identified those companies for any changes so that there would not be much lag time or loss of efficiency. Mr. Fitzjohn explained there would not be an option as far as the third-party vendors because the city would have to go with whomever the bank is using and partnering with for those services but pointed out that the real issue might be losing functionality on the Cayenta integration side.

Council Member Peters noted that while she has concerns about putting extra work on staff, she does like to support local, especially with Pinnacle because of all they do for the community.

Mayor Pro Tem Moore asked if Pinnacle also offered a courier service. Mr. Fitzjohn replied that Pinnacle essentially agreed to the same thing as Bank of America.

Council Member Jones felt it was Council's responsibility to be good stewards with High Point's money and asked about the savings difference between Pinnacle and Bank of America. Mr. Fitzjohn advised going with Bank of America would actually result in about a \$50,000 savings over the five-year period of the contract. Council Member Jones felt if both banks were exact equals and based on what he has seen Pinnacle do in the community versus the presence or lack of presence he has seen by Bank of America, he would be inclined to push staff to go with Pinnacle versus Bank of America to keep that business local. He went on to say if they were not equal and if there was a significant difference, then it would be his recommendation to direct staff to do business with Pinnacle versus Bank of America.

Mr. Fitzjohn advised that if the decision is not to go with Bank of American, it might be helpful to go out and see what the other banks could offer and to see if there's a possibility of a number 3 or a number 4 bank who submitted a proposal that might be able to meet the city's needs. Mayor Pro Tem Moore questioned this and asked if it was not part of the process considered before asking the final two banks to come in for demonstrations. Mr. Fitzjohn noted that typically the top two candidates in the RFP process are asked to come in to do a demonstration. He recalled Truist being a little lower than Bank of America, so the

others might come in at a higher cost. Mayor Pro Tem Moore did not feel like cost is the only issue.

City Manager Tasha Logan Ford added that another piece of information that might be helpful would be to have a better understanding of the ability of the new banking service provider to interact with the current systems and the associated cost if the city is required to switch to another third-party vendor. Also, taking into consideration that if it may not interact with the city's current systems such as Cayenta or Paymentus and determining what it would take to have those systems operational with the functionalities that might be lost during the switch to another banking service provider versus Bank of America. She pointed out this would all be part of the cost and the end result that the citizens would see if the city were to switch banking service providers. She suggested that gathering this information and answering these questions would certainly take some time but staff could definitely start on it and bring the results back to Council.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Williams, that this matter be tabled until the September 20th City Council Meeting so additional information could be gathered and provided to City Council.

Mr. Fitzjohn asked for confirmation and clarity regarding what information Council is looking for staff to gather and bring back. Mayor Pro Tem Moore noted that staff mentioned opening it back up to the other banks; he felt there were some questions that were underserved; the city's manager's suggestions were as follows:

- To have a better understanding of the ability of the new banking service provider to interact with the current systems;*
- The associated cost if the city is required to switch to another third-party vendor;*
- The consideration that it may not interact with the city's current systems such as Cayenta or Paymentus;*
- Determining what it would take to have those systems operational with the functionalities that might be lost during the switch to another banking service provider versus Bank of America; and*
- The cost of the end result that the citizens would see if the city were to switch to another banking service provider.*

Council Member Williams reiterated his concerns that he would like for the city to move in a direction with the transition that would be less of a negative impact to staff.

Council Member Hudson stated that he would not be supporting the motion to table this matter because he believes staff to be the experts in Finance and that he trusts the recommendations that staff brings to Council.

There being no further discussion, and following a roll call vote by Mayor Pro Tem Moore, the motion to table this matter until the September 20, 2021 City Council meeting carried by the following 6-1 vote:

Aye (6): Mayor Pro Tem Moore, Council Member Johnson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Nay (1): Council Member Hudson

Absent (2): Mayor Wagner and Council Member Jefferson

PUBLIC HEARINGS

2021-356 Resolution - Sale of City Owned Property - 521 W. English Road

City Council is requested to adopt a resolution authorizing the sale of 521 W. English Road at a purchase price of \$275,000 to VanDessel Properties, LLC and authorize the Mayor, City Attorney, City Manager or designee to execute any and all documents associated with the sale pursuant to the provisions of N.C.G.S. 158-7.1.

A public hearing regarding this matter was held on Monday, August 16, 2021 at 5:30 .m. as duly advertised.

Mayor Pro Tem Moore opened the public hearing and asked staff to come forward for the presentation.

Kim Thore, Right-of-Way Coordinator, advised this is for the sale of city-owned property located at 521 W. English Road for \$275,000.00 to VanDessel Properties, LLC, who also owns adjacent property located at 515 W. English Road. Their current business, NC SplashWorks is a year-round showroom and the sale of the property would allow for economic development by the company who plans to invest up to \$1,000,000 for expansion of the business that will enhance the revitalization efforts in the multi-use stadium district.

Following staff's presentation, Mayor Pro Tem Moore asked if there was anyone present who would like to speak regarding the sale of this property. Hearing none, he declared the public hearing closed and proceeded with the following motion.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to adopt a Resolution authorizing the sale of 521 W. English Road at a purchase price of \$275,000.00 to VanDessel Properties, LLC and to authorize the Mayor, City Attorney or designee to execute any and all documents associated with the sale pursuant to the provisions of N.C. General Statute 158-71. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Resolution No. 1997/21-42
Resolution Book, Volume XXI, Page 42**

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

2021-363 Bulk Item Collection Schedule

Public Services Department recommends transitioning bulk item collection to a biweekly collection schedule.

Council Member Hudson, Chair of the Prosperity & Livability Committee recognized Robby Stone and asked him to come forward for the presentation of this item.

Robby Stone, Deputy Public Services Director, introduced Greg Holt, Solid Waste Collection Superintendent, and applauded him for doing an outstanding job with the available limited resources.

Mr. Stone advised that currently staff picks-up bulk items on a weekly basis (i.e. sofas, chairs, mattresses, carpets, appliances, etc....) and presented a proposal from staff to go to a bi-weekly collection of bulk items for the following reasons:

- ✓ *Fuel Savings*
- ✓ *Reduction in overtime costs*
- ✓ *Consistent bulk collections will maximize on software uses for collection purposes (route efficiency)*
- ✓ *Relief for a weary staff (employees worked around \$1,367 overtime hours which equated to almost \$43,000)*

Additionally, this would allow proper maintenance to be performed on the equipment; it would help with safety concerns (the solid waste industry is the fifth deadliest industry in the United States); the Public Services Department has lost eight (8) equipment operators that were primary route drivers; holidays, vacations, and sickness also have a major impact on these collections; employees are being transitioned from other divisions within the Public Services Department to be trained on the bulk trucks/equipment which will ultimately have an impact to the operation of the Streets Department Division and the mowing they typically do around the city.

Mr. Stone addressed and spoke to how staff plans to implement these changes by:

- ✓ *Mailers to be sent with monthly utility bill*
- ✓ *Utilization of various social media platforms*
- ✓ *Sharing within the Public Services educational sessions*
- ✓ *The changes would be highlighted on the city's website*

Staff anticipates an approximate \$40,000 a year in savings as a result in transitioning to a biweekly bulk route collection for the maintenance and fuel costs alone.

Following staff's presentation, Chairman Hudson entertained questions/comments.

Council Member Williams felt the biggest selling point would be the education piece and keeping citizens informed of the changes. He suggested providing stickers to the residents for placement on their totes as a reminder of when to put their bulk items out.

Council Member Jones asked if staff would still respond to complaints as they have in the past for isolated cases that come up. Mr. Stone pointed out that leaving bulk items sitting out for extended time periods is a magnet and attracts more bulk or people sifting through it. He stressed that education is the key and that staff would work with the property owners in the isolated cases to make them aware of the process.

Council Member Holmes inquired about illegal bulk dump sites and staff's plans to counteract these with signage to help slow down the accumulation of bulk in illegal areas. Mr. Stone noted that staff has placed signage at several locations; signage has not proven to be effective; staff is in process of utilizing cameras with hopes to see some benefits from those and can transition those to different locations throughout the city to help with the illegal dump sites.

There being no further questions, discussion, Council Member Hudson moved to approve the transitioning of bulk item collection from a weekly to a biweekly collection schedule. The motion was seconded by Council Member Jones. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote as follows:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-364 Stormwater Improvement Program (SIP) - Suspension

Public Services Department recommends suspending the Stormwater Improvement Program for an indefinite period.

Robby Stone, Deputy Public Services Director, provided an overview of the Stormwater Improvement Program and reported there are currently about 60 projects in the queue with six additional projects received in the last week and a half. He then shared a timeline on the history regarding the Stormwater Improvement Program:

- *The Clean Water Act of 1972 created the National Pollutant Discharge Elimination System (NPDES)*
- *The Water Quality Act of 1987 expanded the power of the NPDES and required permits for municipalities to discharge into receiving waters for those municipalities with separate storm sewer systems*
- *1990: Phase I, municipalities with populations of 100,000 or more obtain permits*
- *1992: The stormwater utility is established in High Point*
- *1996: The stormwater division is established in High Point*
- *2003: The City of High Point obtains NPDES Phase II permit*

The city maintains stormwater drainage systems located in the public right-of-way, but does not maintain stormwater drainage systems located on private property.

However, the city does provide stormwater management to assist private property owners who receive stormwater runoff from city property or city-maintained streets. Property owners with stormwater issues on private property can contact the city to see if they qualify for assistance and the city can enter into an agreement with them to make the necessary repairs and they bear the financial responsibility for the cost of the necessary materials and any future maintenance. The Stormwater Management Improvement Program does not apply to new construction projects or to the maintenance of privately owned water quality devices or pipes that are greater than 42 inches in diameter.

Regarding the stormwater fees, Mr. Stone reported that the residential billing rate is \$4 a month for 1 ERU (equivalent residential unit) and customers are billed for stormwater runoff based on the ERU; an ERU is the average impervious surface area (ISA) found on a single-family residence; the ERU for High Point was determined to be 2,588 sq. ft. All commercial and industrial properties are charged based on their total ISA (divided by the ERU at 2,588 sq. ft. and multiplied by \$4.00 a month- based on 100,000 sq. feet divided by one ERU which is \$4 and 2,588 sq. ft. results into \$154.66 per month for the stormwater fee for commercial and industrial property).

Staff conducted a cost comparison analysis for four properties that have utilized the Stormwater Improvement Program and asked the Engineering Services Department to estimate the cost for the projects if the city had bid the projects out. The results were as follows:

Cost Comparisons			
	City \$	Eng. Estimate \$	Difference
1208 Glenwick	\$6,140.19	\$16,556.40	\$10,416.21
3700 Azelea	\$5,865.04	\$6,459.60	\$594.56
4526 Oak Hollow	\$17,857.00	\$26,913.60	\$9,056.60
1434 Futrell	\$14,312.07	\$15,323.28	\$1,011.21

Mr. Stone advised that staff is experiencing about an 18-month backlog and expressed disappointment in having gone through the process having property owners fill out the applications, pay their money, only to have to tell them that it would be many months down the road before the city can do the project. He noted in many cases, the erosion continues to steadily worsen.

Staff is proposing to suspend the Stormwater Improvement Program (SIP) for an indefinite time period which will allow additional time to address the 60 projects that are already in the queue, and in the meantime staff will also work on rewriting the policy in an effort to in an effort to figure out how to better handle these projects to better address the needs for future projects.

Following the conclusion of staff's presentation, Prosperity & Livability Chairman Wesley Hudson entertained any questions/comments.

Council Member Holmes sought clarification and asked staff if the plans are to suspend the program, clear the backlog while revamping the program, then reintroduce it to customers with new projects at the end of the rewriting process. Mr. Stone replied that is the plan and noted that the new policy would be brought back to the City Council before being reintroduced to customers.

Mayor Pro Tem Moore asked if the customers that are in the queue are told there could be changes to the cost estimate for their project because of any delays. Mr. Stone explained that once staff provides an estimate to a customer, it does not change even if it means causing a loss to the city. He advised that due to a lack of resources in other divisions, they have had to pull from other resources to help.

Council Member Holmes inquired about the redirecting of resources and the impact this would have in other departments throughout the city. Mr. Stone explained redirecting to the stormwater staff would create a further backlog and delay in responding to those needs that are already within the queue, but could not say definitely as to how much further, how much longer without knowing how long those resources have to be complete reallocated.

Following staff's presentation, Chairman Hudson entertained any further questions/comments.

Hearing none, a motion was made by Council Member Hudson, seconded by Council Member Holmes, to suspend the Stormwater Improvement Program for an indefinite period of time. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

PLANNING & DEVELOPMENT - Mayor Pro Tem Moore

2021-365 Resolution of Intent - Street Abandonment 21-01

Approval of a Resolution of Intent that establishes a public hearing date of September 20, 2021, to consider a request by Fitesa High Point Inc. to abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of-way runs in a general east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337).

Note: Council Member Williams stepped out of the meeting room during the discussion and vote on this matter. Pursuant to N.C. General Statute § 160A-75, his vote will be counted as an affirmative vote because he was not officially excused.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to adopt a Resolution of Intent establishing a public hearing date of September 20, 2021 to

consider Street Abandonment 21-01, a request by Fitesa High Point, Inc. to abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue hat this matter be adopted. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Resolution No. 1998/21-43
Resolution Book, Volume XXI, Page 43**

PUBLIC HEARINGS

2021-366 Leoterra Development, Inc. - Plan Amendment 21-02

A request by Leoterra Development, Inc. to change the Land Use Plan designation for approximately 44.6 acres from the Low-Density Residential classifications to the Moderate-Density Residential classification. The site is located at the northwest corner of Skeet Club Road and Johnson Street.

*The joint public hearing for this matter and related matters **2021-367 Annexation 21-03 and 2021-368 Zoning Map Amendment 21-13** was held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.*

Mayor Pro Tem Moore opened the public hearings on all three matters and asked staff to come forward for the presentations.

*Heidi Galanti, Planning Administrator, explained that staff would be providing a combined presentation on these related matters, but each individual matter would require separate votes. Ms. Galanti proceeded with an overview of the staff report for **Plan Amendment 21-02** which is hereby attached in Legistar as a permanent part of these proceedings.*

This is a request by Leoterra Development, Inc. for the City Council to change the Land Use Plan designation for approximately 44.6 acres located at the northwest corner of Skeet Club Road and Johnson Street from the Low-Density Residential classifications to the Moderate-Density Residential classification. Land uses in the area to the north include undeveloped parcels and a single family subdivision; to the east is a mix of rural residential undeveloped parcels and a horse farm; directly to the south is Orchard Knob single family attached dwelling units; across Skeet Club Road is a religious institution and major school; and to the west is Skeet Club Ridge subdivision that also has single family detached dwellings.

Staff reviewed the applicant's request and noted that they are proposing single family attached dwelling units limited to seven dwelling units per acre; the proposed moderate density residential classification supports this type of use. This section off Johnson Street is surrounded by urban density; residential to the north, west, and south; rural residential remains to the east in unincorporated Guilford County. Filling in this area with urban

density residential allows for a consistent development pattern in this area of town. Ms. Galanti pointed out that while this is an increase in plan density, it is limited by zoning condition and it is only two units per acre higher than the adjacent Orchard Knob zoning which is zoned RM-5 and is currently Low-Density residential on the Land Use Plan.

Ms. Galanti noted that Plan Amendment 21-02 provides for an orderly growth of the city in a direction where water and sewer has been extended; roads are being improved; nearby recreational facilities will support the development; and this change to Moderate-Density residential will meet a growing need in the community. Staff recommends approval of the request ; the request meets the goals and objectives of the Land Use Plan and will be in harmony with the Land Use pattern; the Planning & Zoning Commission met on July 27th and they also recommended approval of Plan Amendment 21-02 by a 7-0 unanimous vote.

At the conclusion of Ms. Galanti's presentation on Plan Amendment 21-02, Ms. Galanti asked if there were any questions/comments prior to turning the floor over to Herb Shannon who would be making a presentation on Annexation 21-03 and Zoning Map Amendment 21-13.

Council Member Peters pointed out the proximity of the horse farm and asked if any consideration was given to allow some type of buffering for the horses to maintain their safety. Ms. Galanti advised that Mr. Shannon could address this question during the presentation on the Zoning Map Amendment.

*Regarding **Annexation 21-03**, Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. The applicant is requesting annexation of this site to have access to city utilities to facilitate the development of a residential subdivision. He reported that since the late 1990s, there have been numerous annexation approvals in this area totaling over 13,000 acres. The site abuts the city limits to the south and to the west; city services have been established in the area; city vehicles currently travel on this Skeet Club Road corridor and Johnson Street corridor providing services to multiple residential subdivisions; the site is mostly surrounded on three sides by existing land within the city; and the annexation of this land into the City of High Point represents a logical progression of the city's annexation policy for this area; and it will not negatively impact the city's ability to provide services.*

Mr. Shannon explained that anytime land is annexed into the city, city zoning must be established.

*Regarding **Zoning Map Amendment 20-13**, Leoterra Development, Inc. is requesting that the City Council rezone approximately 44.6 acres located at the northwest corner of Skeet Club Road and Johnson Street from the Agricultural (AG) District within Guilford County's zoning jurisdiction to a Conditional Zoning Residential Multifamily-16 (CU RM-16) District. The applicant has also submitted a Conditional Zoning Ordinance in which they have offered conditions pertaining to permitted uses, development density, landscaping, right-of-way dedication, vehicle access, and road improvements.*

The applicant desires to develop a single family attached or a townhome development on this property. The Land Use Policy and other zoning approvals have supported this residential

use types in this area within a half-mile of the intersection of Skeet Club Road and Johnson Street. There are other single family subdivisions that have developed in this area as well as some alternate residential development such as townhome developments and cluster developments, a provision allowed under the prior Zoning Ordinance which is no longer permitted. The cluster developments allowed for smaller lot sizes if more open space was provided, so this allowed for more homes to be developed in the area in exchange for allowing larger open space area.

Mr. Shannon referenced the school impact statement from Guilford County Schools included in the staff report, as well as a Transportation Table and the required Transportation Impact Analysis.

Key items from the staff report that staff touched on were:

Compatibility with the surrounding area to ensure the development will be compatible with the character of the area. The applicant has offered a condition to limit the density to 7 units per acre; the RM-16 District allows density up to 16 units per acre; within the RM-16 District, everything from single family to townhomes to duplex to multifamily is permitted; the applicant has offered a condition to prohibit multifamily uses.

There is also an issue as to environmental impacts on the site. There is a stream that runs along the western boundary of the property; there are streams along Skeet Club Road frontage of the site; stream buffers are required. The applicant has offered a condition that any development west of the stream be single family, and to ensure enforceability, as part of the Conditional Zoning Ordinance they have offered a Conditional Zoning Plan to address the condition. It identifies those required stream buffers and the limited development potential in this area. The applicant has offered a condition to provide higher landscaping standards along the southern portion of the site next to the Orchard Knob development. Mr. Shannon pointed out there is an existing 30-foot wide strip that would also provide some separation between the cluster development and the proposed zoning site if approved.

Staff also looked at mitigating any adverse impacts. As for the traffic impact, the applicant has noted in their Conditional Zoning Ordinance that their access to Johnson Street is limited to the location and they have also offered conditions for road improvements to provide turn lanes and access limitations where there is a full access point in the general location, and the southern access point would be a right-in, right-out only.

Staff also looked at issues that would support this change in the area. Prior zoning approvals specifically with the cluster development to the north and west, and establishment of a townhome development to the south have set policy supporting the land use in the area in close proximity to the intersection and conditions offered by the applicant to restrict the type of use where multifamily is being prohibited. It addresses policies of the Land Use Plan as far as protecting the Watershed Critical areas for inappropriate development and maintaining appropriate balance between the bulk of adjacent development.

Staff is recommending approval of the annexation and recommending approval to establish a Conditional Zoning RM-16 District on this property. The Planning & Zoning Commission also reviewed this request at their July meeting and recommended approval by a vote of 7-0 based upon the consistency and reasonableness statements included in the staff report.

Following the conclusion of the staff report, Mayor Pro Tem Moore asked if there were any questions for staff on Plan Amendment 21-02, Annexation 21-03, or Zoning Map Amendment 21-13.

Mayor Pro Tem Moore asked about any responses received from Guilford County Schools. Mr. Shannon advised that they did submit a response which was included in the packet.

Council Member Moore asked about consideration of the safety buffer for the horses. Mr. Shannon explained that staff did not recommend this and the applicant has not included any additional buffer along the street. He further explained that staff typically does not recommend additional buffers along streets because the right-of-way provides some form of separation.

Mayor Pro Tem Moore expressed hopes that the structures/building materials would be compatible with the surrounding area and inquired as to if the plan included the types of buildings/building materials that will be used in the development. Mr. Shannon advised that staff did not address that question, but the applicant may be able to provide further details.

Hearing no further questions, Mayor Pro Tem invited the applicant to come forward.

Speaking in favor of the request on behalf of the applicant was Richard Coughlin, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro,. He provided an overview of the applicant's proposal to rezone this site to a CZ RM-16 District in order to develop an approximate 300-unit townhome development. He reiterated that the application as submitted would limit the density to 7 units per acre and pointed out the current plan is less than this. He shared that the applicant would like to develop townhomes on the property because of the great demand for this type of housing and pointed out that the townhome development is entirely consistent with the other development in the area. He pointed out the following additional key factors that would support this development:

- ✓ *The intersection of Johnson Street and Skeet Club Road are major thoroughfares;*
- ✓ *There is a condition in place to have an appropriate buffer;*
- ✓ *To the west, there is also a buffer and a stream, and the single family housing will be to the left of the stream;*
- ✓ *The wetlands to the southeast of the development will remain undisturbed;*
- ✓ *Access to the property has been limited to the east, and there will be no access from Skeet Club Road.*

Mr. Coughlin reiterated staff's support for the request as well as the Planning & Zoning Commission's support and asked that Council consider approval of all three requests.

Mayor Pro Tem Moore asked if there were any additional questions or any further comments. Hearing none, he declared the public hearing closed. The following actions were taken:

Mayor Pro Tem Moore then moved adoption of the Resolution approving Plan Amendment 21-02. Council Member Jones made a second to the motion. Following a

roll call vote by Mayor Pro Tem Moore, the motion carried by the following unanimous 7-0 vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Resolution No. 1995/21-40
Resolution Book, Volume XXI, Page 40**

Mayor Pro Tem Moore then moved adoption of the Ordinance approving Annexation 21-03 providing for the voluntary contiguous annexation of approximately 43.2 acres located at the northwest corner of Johnson Street and Skeet Club Road, specifically addressed as 1025 Skeet Club Road, 4231 and 4341 Johnson Street, also known as Guilford County Tax Parcel 203581 (portion), 169368 and 169367. Council Member Holmes made a second to the motion. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following unanimous 7-0 vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Ordinance No. 7735/21-52
Ordinance Book, Volume XXII, Page 52**

Mayor Pro Tem Moore then moved adoption of the Ordinance approving Zoning Map Amendment 21-13 to rezone approximately 44.6 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CU RM-16) District based on the following Consistency and Reasonableness statements as provided in the staff report. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Ordinance No. 7736//21-53
Ordinance Book, Volume XXII, Page 53**

Mayor Pro Tem Moore then moved adoption of the Consistency and Reasonableness Statements that Zoning Map Amendment 21-13 is consistent with the City's adopted policy guidance because subject to approval of the Plan Amendment to establish a Moderate Density land use classification and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Land Use Plan and the Northwest Area Plan. Furthermore, as conditioned, to limit allowable residential uses and development density, the proposed CZ RM-16 District

will support development similar to previously approved residential developments in this area.

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-367 Fox Run Land Corporation, LLC - Annexation 21-03

A request by Fox Run Land Corporation, LLC for a voluntary contiguous annexation of approximately 43.2 acres located at the northwest corner of Johnson Street and Skeet Club Road. The property is addressed as 1025 Skeet Club Road and 4321 and 4341 Johnson Street, and also known as Guilford County Tax Parcel 203581 (portion), 169368 and 169367.

*The joint public hearing for this matter and related matters **2021-366 Leoterra Development, Inc. - Plan Amendment 21-02 and 2021-368 Leoterra Development, Inc. - Zoning Map Amendment 21-13** was held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.*

*Note: Staff provided a joint presentation on these matters, but separate votes were required. For specific comments made at the public hearing, please refer to **2021-366 Leoterra Development, Inc. - Plan Amendment 21-02**.*

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to adopt the Resolution providing for the voluntary contiguous annexation of approximately 43.2 acres located at the northwest corner of Johnson Street and Skeet Club Road, addressed as 1025 Skeet Club Road and 4321 and 4341 Johnson Street, and known as Guilford County Tax Parcel 203581 (portion), 169368, and 169367. Council Member Holmes made a second to the motion. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

Ordinance No. 7735/21-52

Ordinance Book, Volume XXII, Page 52

2021-368 Leoterra Development, Inc. - Zoning Map Amendment 21-13

A request by Leoterra Development, Inc. to rezone approximately 44.6 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CU RM-16) District. The site is located at the northwest corner of Skeet Club Road and Johnson Street. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

The joint public hearing for this matter and related matters 2021- 366 Leoterra Development, Inc.- Plan Amendment 21-02 and 2021-Fox Run Land Corporation, LLC- Annexation 21-03, was held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.

Note: Staff provided a joint presentation on these matters, but separate votes were required. For specific comments made at the public hearing, please refer to **2021-366 Leoterra Development, Inc.- Plan Amendment 21-02.**

Mayor Pro Tem Moore then moved adoption of the Ordinance approving Zoning Map Amendment 21-13 to rezone approximately 44.6 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CU RM-16) District based on the following Consistency and Reasonableness statements as provided in the staff report. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

**Ordinance No. 7736//21-53
Ordinance Book, Volume XXII, Page 53**

Mayor Pro Tem Moore then moved adoption of the Consistency and Reasonableness Statements that Zoning Map Amendment 21-13 is consistent with the City's adopted policy guidance because subject to approval of the Plan Amendment to establish a Moderate Density land use classification and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Land Use Plan and the Northwest Area Plan. Furthermore, as conditioned, to limit allowable residential uses and development density, the proposed CZ RM-16 District will support development similar to previously approved residential developments in this area.

Following a roll call vote by Mayor Pro Tem Moore, the motion to adopt the Consistency and Reasonableness Statements for approval of Zoning Map Amendment 21-13 carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-369 AMAROK, LLC - Text Amendment 21-03

A request by AMAROK, LLC to revise Section 5.11 (*Fences*) of the Development Ordinance, specifically Section 5.11.5.C. (*Nonresidential and Mixed Uses*) regarding fence height, and Section 5.11.6.B.2. (*Restricted Materials*) to add standards for low-voltage electric fences.

The public hearing regarding this matter was held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.

Mayor Pro Tem Moore opened the public hearing for Text Amendment 21-03 and asked staff to come forward for the presentation.

Chris Andrews, Development Administrator, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Mr. Andrews advised this is a request by AMAROK, LLC to revise Section 5.11 (Fences) of the Development Ordinance, specifically Section 5.11.5.C (Nonresidential and Mixed Uses) regarding fence height, and Section 5.11.6.B.s. (Restricted Materials) to add standards for low-voltage electric fences. Mr. Andrews explained that low-voltage electric fence is a supplemental safety feature that is placed within the boundary of an existing wall or fence; that it is not connected to any sort of hardwired system; and that it is run on a battery and solar power.

He reported that the applicant desires to construct a low-voltage electric fence for the operator of a vehicle delivery company which operates on two properties within the Light Industrial (LI) zoning district in the southern portion of the city. He spoke to the vehicle delivery company experiencing damage to vehicles due to catalytic converter theft; to the company exploring their options to better secure their storage areas; the current Development Ordinance only permits fences that carry any sort of electrical charge or current to be used for the purposes of enclosing livestock; and that the applicant has requested that a low-voltage electric fence be permitted within Light Industrial (LI) Districts within the city and subject to the following set of standards:

- 1. Require that low-voltage electric fences be enclosed by a non-electric fence or wall of at least 6-feet in height.*
- 2. That the height of the low-voltage electric fence be no greater than 10 feet or two feet taller than any fence by which it is enclosed. (reasoning behind the two extra feet is that the Development Ordinance does currently allow fences to be greater than 10 feet in certain circumstances and the functionality of the system requires that it is a bit higher than a solid fence so no one can jump over the fence).*
- 3. That a low voltage electric fence be separated from a non-electric fence or wall by a minimum of six inches except when enclosed by a gate.*
- 4. That a low-voltage electric fence be identified by signs, each not to exceed four square feet.*

Mr. Andrews explained that Light Industrial and Heavy Industrial Districts within the city were established to accommodate manufacturing, assembly, fabrication, processing, distribution, storage, research & development, and any other industrial uses that typically include some sort of exterior movement of vehicles or storage of materials; that certain uses may require temporary staging of goods whether waiting on transport with some carrying higher value; that fencing for non-residential uses already in the Development Ordinance is permitted to use barbed wire, or concertina wire; that recent activity at the applicant's site has proven that these fence measures are needed; the proposed amendment would provide some increased flexibility of allowable fence materials within the Light Industrial and the Heavy Industrial District, subject to standards which will assist in maintaining the purpose of

regulating the location, height, and appearance of fences while also providing public safety, security and privacy of land within those districts. Additionally, Mr. Andrews added that in 2014, Guilford County added a similar provision to their Development Ordinance also at the request of AMAROK.

The Planning and Development Department is recommending approval of the requested amendment. The matter was reviewed by the Planning & Zoning Commission at their July 27th meeting and they also recommended that it be approved by a vote of 6-1.

Council Member Williams inquired about liability responsibility and Mr. Andrews replied that the applicant could better answer this question and noted that it would require a fence permit as well.

At this time, Mayor Pro Tem Moore recognized Cindy Williams, 550 Assembly Street, Columbia, S.C. representing AMAROK, LLC, who spoke in favor of the request. She spoke to the technology and these types of fences having been around since the 1990s. AMAROK is asking the City Council to consider updating the High Point Development Ordinance to permit the newer technology. Ms. Williams spoke to AMAROK being the leader in the fence industry; to this type of fence being a very effective, safe security solution for the right businesses, especially for those businesses with outdoor storage; how the monitored alarm system works; how the crime problems go away for companies that install this type of system, etc...

She then recognized Phil Fouke with AMAROK and thanked him and his staff for the efforts put forth in this request. Mr. Fouke shared that several months ago they experienced theft of catalytic converters and pointed out the cost per catalytic converter is \$2,700 versus fixing the fence at \$600. He spoke to how they have implemented this type of fencing in other areas across the country with no problems with their existing lots; being pleased with the aesthetics of the fencing; the ease of activating or deactivating the alarm for the fence with the use of apps; that PIN numbers are also assigned to everyone who has access to the lot which allows them to easily arm and disarm the system; that the fence is completely safe and harmless; how they also explored armed and regular security guards, cameras; when the alarm is activated and police are dispatched, the police know exactly where the intrusion is, so that it is a lot safer for police officers.

Following the presentation, Mayor Pro Tem Moore asked if there were any questions/comments. Hearing none, the public hearing was declared closed.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to approve Text Amendment 21-03 as requested by the applicant, AMAROK, LLC.

Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following unanimous 7-0 vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

Ordinance No. 7737/21-54**Ordinance Book, Volume XXII, Page 54**

Mayor Pro Tem Moore then moved that Council adopt the Consistency and Reasonableness statement that Text Amendment 21-03 is neither consistent nor inconsistent with the City's adopted policy guidance. And, furthermore, that the request is reasonable and in the public interest because the proposed amendment provides increased flexibility of allowable fence materials within the LI and HI districts, subject to standards that maintain the purpose of regulating the location, height, and appearance of fences while providing public safety, security, and privacy of land. Council Member Williams made a second to the motion. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-370 Crowne Partners, Inc. - Plan Amendment 21-03

A request by Crowne Partners, Inc. to change the Land Use Plan designation for approximately 9.27 acres from the Office, Institutional and Low-Density Residential classifications to the High-Density Residential classification. The site is located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road.

*The joint public hearing for this matter and related matters **2021-371 Annexation 21-04** and **2021-372 Zoning Map Amendment 21-14** was held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.*

*Note: The staff reports for **Plan Amendment 21-03, Annexation 21-04, Zoning Map Amendment 21-14** will be attached in Legistar as a permanent part of these proceedings.*

*Mayor Pro Tem Moore opened the public hearing for **Plan Amendment 21-03, Annexation 21-04, and Zoning Map Amendment 21-14** and invited staff to come forward for the presentations on these matters.*

Andy Piper, Senior Planner, advised that staff would be making a joint presentation on these three matters; however, separate votes would be required on each individual matter.

He proceeded and provided an overview of the staff report for Land Use Plan Amendment 21-03. This is a request by Crowne Partners, Inc. to change the Land Use Plan designation for approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Parkway, lying between W. Wendover Avenue and Hickory Grove Road from the Office Institutional and Low-Density Residential classification s to the High-Density Residential classification. The applicant is requesting this change in classification from Low-Density Residential Office and a small area of Institutional to High-Density Residential which allows densities of 16-26 dwelling units per acre to accommodate a proposed 240-unit multifamily development. Because the site is on a major thoroughfare that connects High Point to Greensboro and is close proximity to interchanges

with Guilford College Road and I-73, staff noted that it has the potential to be an attractive location for higher density residential development that caters to commuters, and the extension of water service to the new Guilford County Animal Shelter on Guilford College Road may also lead to more interest in development of this area in the future.

Staff is recommending approval of the request because it meets the goals and objectives of the Land Use Plan, the West Wendover Avenue/Guilford College Road Corridor Plan, and will be in harmony with the Land Use pattern of the surrounding area. The Planning & Zoning Commission met and reviewed the request at their July meeting and also recommended approval.

Mayor Pro Tem Moore asked if there were any questions/comments **regarding Plan Amendment 21-03**. Hearing none, he invited Herb Shannon to come forward for a presentation on Annexation 21-04 and Zoning Map Amendment 21-14.

Herb Shannon, Senior Planner with the High Point Planning and Development Department provided an overview of the staff reports for **Annexation Case 21-04 and Zoning Map Amendment 21-14**. The staff reports will be attached in Legistar as a permanent part of these proceedings.

Regarding **Annexation Case 21-04**, the applicant is requesting a contiguous annexation of approximately 9.27 acres into the city in order to access city utilities for development of a multifamily project. Staff has determined that this is a reasonable extension of the city's Annexation Policy in this area and annexation of this property would not negatively affect the city's ability to provide services in this area.

Regarding **Zoning Map Amendment 21-14**, the applicant, Crowne Partners, Inc. is requesting that Council rezone approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road, addressed as 4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road, specifically known as Guilford County Tax Parcel 154764, 154767, 154765, and 169368, from the Residential Single Family-40 (RS-40) District within Guilford County's zoning jurisdiction to a Conditional Zoning Residential Multifamily -26 (CU RM-26) District.

Mr. Shannon referenced information included in the staff report for Guilford County Schools response as to the school impacts, and the inclusion of the Traffic Impact Analysis that was required regarding the traffic impacts. He spoke to the applicant desiring to construct a multifamily development (density of up to 26 units per acre); the current Land Use Policy supports office uses fronting along this portion of W. Wendover Avenue; that if the property is rezoned, all Office Districts support multifamily uses; this change would not introduce a new use into the area; the density of the development would require policy updates; the associated Plan Amendment would update the maximum density of this area as the city's Office District currently allows multifamily up to 16 units per acre.

Mr. Shannon touched upon the following key items. As far as Compatibility with the Surrounding area, the request is in accordance with the objectives of the W. Wendover Avenue/Guilford College Corridor Plan which seeks to promote higher densities along this corridor, specifically along the north side of the corridor outside of the Watershed Critical

area. The site does meet this criteria. Additionally, the applicant has offered higher landscaping standards along the W. Wendover Avenue frontage, mainly due to some concerns that staff had due to the topography. There are going to be some retaining walls of some height, and the Corridor Plan speaks to having higher screening standards to help filter views along this corridor. The applicant has also noted that as part of the development, there may be some accessory garages. The higher landscaping standards will assist in filtering the view of the backside of those garages so that passersby don't see blank walls.

As far as impacts on adjacent property, the Development Ordinance already has standards for permanent landscaping requirements, exterior lighting, and open space requirements for multifamily, and the applicant has offered a condition to restrict the site to one point of access to W. Wendover Avenue which is a key policy of the corridor plan. That plan speaks to either prohibiting or limiting the number of access points to that corridor and the applicant has offered that condition.

As a final point, when looking at the impact on adjacent properties and if the change is supported by the development pattern, staff believes that the allowance of higher density residential uses in this area would not negatively impact adjacent lands. The request would be compatible with the existing mixture of uses: multifamily townhomes, commercial uses, etc..... Staff recommends approval of this rezoning request to establish a Conditional Zoning RM-26 District on this site. The Planning & Zoning Commission reviewed this request at their July meeting and also recommended approval by a vote of 7-0.

Mayor Pro Tem Moore provided an opportunity for the applicant or applicant's representative to speak regarding the request.

Amanda Hodier, 804 Green Valley Road, Suite 200, Greensboro, attorney representing the applicant, spoke in favor of the request and provided an overview of the proposal to rezone the site to CZ RM-26 District to develop a 240-unit multifamily development. Ms. Hodier pointed out that Crowne Partners is a family-owned business who builds multifamily communities across the Southeast and beyond. She advised that James Landing, adjacent to the proposed development on W. Wendover is a Crowne Partners community and they are excited for the opportunity to put down more roots in High Point and be a further part of the High Point community.

She shared that this application is to allow for a multifamily housing development along this interchange and thoroughfare and pointed out the location and proximity to the I-73 corridor and the Guilford College Road corridor is ideal and really driving the development. She then shared an illustrative rendering of the multifamily project and pointed out it will be a high quality, very modern, and an aesthetically pleasing community. She advised that the site plan has been reviewed by the Planning staff with no issues being raised, and it would have to now go through the TRC process for official site plan approval. She spoke to some of the following features of the proposed development:

- ✓ Units will be broken up in four separate buildings
- ✓ separated parking areas
- ✓ Lots of buffering
- ✓ Dog park
- ✓ Community Center with interior amenities

- ✓ Pool area
- ✓ Several detached garage building structures

She then shared some details and illustrations from other Crowne Partners communities located throughout the United States.

Ms. Hodier advised that their development team did meet with the Planning staff early on and often throughout the process and they crafted the development taking into consideration their feedback to ensure that the conditions matched what needed to be done to accommodate the Comprehensive Plan and the traffic study. She assured Council that the conditions they have offered do commit to all of the required improvements that were in the traffic study. Ms. Hodier reported they did hold the required neighborhood outreach meeting via Zoom and sent out letters to the neighbors; however, no one attended the Zoom meeting. They did follow-up with some of the adjoining neighbors at the church next door and had a productive meeting to ensure co-management of the logistics in an effort to coordinate events at the community center (pool) and church activities so that the communication channels remain open.

In closing, Ms. Hodier reiterated that the location is ideal for this development for a higher density and felt the development would be a higher caliber community that would certainly be an amenity to current and future residents and to the city as a whole.

Council Member Jones inquired about the price point for these types of apartments. Ms. Hodier deferred to Mr. Levow for a response to the question.

Casy Levow, representing Crowne Partners, shared a brief overview of the company, Crowne Partners, and spoke to him being the second generation with Crowne Partners family, a family-owned and operated company; they have been around since 1984; entered the High Point community in 1999 with the James Landing development; he personally selected the site; how they opted not to sell because of the overwhelming success of the James Landing community; that this proposed development will be a Class A community with all the bells and whistles; how happy they are with the selection of the site and the location of the site particularly for middle class people who need a nice place to live in the community.

Regarding Council Member Jones' inquiry about the price point of the rent, Mr. Levow admitted that it was a bit of a moving target, but could say that the average rent per unit would probably be comparable to the rents being charged for the existing units which is somewhere in the \$1,400-\$1,600 range (for one, two, and three bedroom units), and they anticipate the rent being about \$150-\$200 more than the units in their existing community because of it being much newer and better.

Council Member Williams asked if the buildings would include elevators. Mr. Levow advised the building would be four stories and every building would be elevator.

Mayor Pro Tem Moore asked if there were any additional questions/comments. Hearing none, he declared the public hearing closed and proceeded with the following motions.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to adopt a Resolution approving a change in the Land Use Plan designation for approximately

9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road from the Office, Institutional and Low-Density Residential classifications to the High-Density Residential classification that this matter be adopted. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following unanimous 7-0 vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

Resolution No. 1996/21-41

Resolution Book, Volume XXI, Page 41

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to adopt an Ordinance approving a voluntary contiguous annexation of approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road, addressed as 4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road, specifically known as Guilford County Tax Parcel 15474, 154767, 154765, and 169368. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following unanimous 7-0 vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

Ordinance No. 7738/21-55

Ordinance Book, Volume XXII, Page 55

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to adopt an Ordinance approving Zoning Map Amendment 21-14 to rezone approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road (4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road) from the Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily-26 (CU RM-26) District. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

Ordinance No. 7739/21-56

Ordinance Book, Volume XXII, Page 56

Mayor Pro Tem Moore then moved adoption of the Consistency and Reasonableness Statements that Zoning Map Amendment 21-13 is consistent with the City's adopted policy guidance because because the West Wendover Avenue/Guilford College Road Corridor Plan promotes the establishment of higher density residential development along this corridor, and, subject to approval of the plan amendment, higher density residential development up to 26 dwelling units per acre would be supported by adopted policy.

And furthermore, that the request is reasonable and in the public interest because lands surrounding the intersection of West Wendover Avenue and Piedmont Parkway have developed with a mixture of commercial, institutional and residential uses, and based upon the need for housing, it is suitable to allow higher intensity residential uses near this intersection.

Council Member Peters made a second to the motion. Following a roll call vote by Mayor Pro Tem Moore, the motion to adopt the Consistency and Reasonableness Statements for approval of Zoning Map Amendment 21-14 carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-371 Elizabeth Carroll Income Trust et al and Mabel Pitts Shields - Annexation 21-04

A request by the Elizabeth Carroll Income Trust et al and Mabel Pitts Shields for a voluntary contiguous annexation of approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road. The property is addressed as 4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road, and also known as Guilford County Tax Parcel 154764, 154767, 154765 and 169368.

The joint public hearing for this matter and related matters 2021-370 Crowne Partners, Inc.- Plan Amendment 21-03 and 2021-372 Crowne Partners, Inc.- Zoning Map Amendment 21-14 was duly held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.

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

Note: For specific comments made during the public hearing regarding Annexation 21-04, please refer to 2021-370 Crowne Partners, Inc.- Plan Amendment 21-03.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to adopt an Ordinance approving a voluntary contiguous annexation of approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road, addressed as 4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road,

specifically known as Guilford County Tax Parcel 15474, 154767, 154765, and 169368. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following unanimous 7-0 vote:

Ordinance No. 7738/21-55

Ordinance Book, Volume XXII, Page 55

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-372 Crowne Partners, Inc. - Zoning Map Amendment 21-14

A request by Crowne Partners, Inc. to rezone approximately 9.27 acres from the Residential Single Family - 40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 26 (CU RM-26) District. The site is located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road (4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

*The joint public hearing for this matter and related matters **2021-370 Crowne Partners, Inc.- Plan Amendment 21-03 and 2021-371 Elizabeth Carroll Income Trust et al and Mabel Pitts Shields- Annexation 21-04** was duly held on Monday, August 16, 2021 at 5:30 p.m. as duly advertised.*

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

*Note: For specific comments made during the public hearing regarding **Zoning Map Amendment 21-14**, please refer to **2021-370 Crowne Partners, Inc.- Plan Amendment 21-03**.*

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to adopt an Ordinance approving Zoning Map Amendment 21-14 to rezone approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road (4816 and 4818 W. Wendover Avenue and 5953 and 5955 Hickory Grove Road) from the Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily-26 (CU RM-26) District. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

Ordinance No. 7739/21-56

Ordinance Book, Volume XXII, Page 56

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

Absent (2): Mayor Wagner and Council Member Jefferson

Mayor Pro Tem Moore then moved adoption of the Consistency and Reasonableness Statements that Zoning Map Amendment 21-13 is consistent with the City's adopted policy guidance because because the West Wendover Avenue/Guilford College Road Corridor Plan promotes the establishment of higher density residential development along this corridor, and, subject to approval of the plan amendment, higher density residential development up to 26 dwelling units per acre would be supported by adopted policy.

And furthermore, that the request is reasonable and in the public interest because lands surrounding the intersection of West Wendover Avenue and Piedmont Parkway have developed with a mixture of commercial, institutional and residential uses, and based upon the need for housing, it is suitable to allow higher intensity residential uses near this intersection.

Council Member Peters made a second to the motion. Following a roll call vote by Mayor Pro Tem Moore, the motion to adopt the Consistency and Reasonableness Statements for approval of Zoning Map Amendment 21-14 carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

GENERAL BUSINESS AGENDA

2021-376 Ordinance - Regulation of Electric Personal Assistive Mobility Devices - High Point Market Authority

City Council is requested to adopt an ordinance regulating the use of electric personal assistive mobility devices during the High Point International Furniture Market.

City Attorney JoAnne Carlyle advised that the Market Authority approached the city about the possibility of offering electric personal assistive mobility devices (stand up scooters) to market goers for use during the Furniture Market. She explained that the scooters would only be allowed in a certain area during the Furniture Market which would be determined by the Market Authority and the Market Authority would be responsible for contracting with a company who would bring the scooters into the city for use during that time. Ms. Carlyle explained that this would be a pilot program with future considerations to either amend the ordinance so that it is successful, or the ordinance could be rescinded at some point in time.

Mayor Pro Tem Moore recognized representatives from the Market Authority to speak.

Tammy Nagem, 1650 N. Clodfelter Road, High Point, Chief Operating Officer for the High Point Market Authority, advised that these devices are basically electric scooters that are used in a lot of cities. She explained that Furniture Market guests have requested the scooters. She pointed out that the Market District is thirteen blocks wide and while the Market Authority does provide an extensive transportation system, the scooters would provide an additional guest service for market goers. She reported that they plan to start with 50 scooters which will be rented by market guests.

Mayor Pro Tem Moore asked if any conversations have taken place with the Police Department's Traffic Division. Ms. Nagem advised in the affirmative and noted that they have also reached out to Greensboro as well since they have implemented the use of scooters in their downtown.

Council Member Hudson asked if the scooters would be for use on streets or sidewalks. Ms. Nagem replied that it could be either and they would be working closely with the vendor and city representatives as to the best way to handle this. She added that they are looking at a 12 m.p.h. maximum speed rate for the scooters.

Ms. Carlyle advised that this is the first time this Ordinance has come before the City Council, so it would require a 2/3 majority vote for approval (six council members).

For clarification purposes, Council Member Jones asked if anyone can currently and legally ride scooters in the city limits and Ms. Carlyle advised that there is not currently an ordinance in place that allows the use of scooters in High Point.

Mayor Pro Tem Moore asked if there were any additional questions/comments. Hearing none, he proceeded with the following motion.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Williams, to adopt an Ordinance Regulating the use of electric personal assistive mobility devices during the High Point International Furniture Market. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

Ordinance No. 7740/21-57

Ordinance Book, Volume XXII, Page 57

2021-373 Appointment - Giselle Mansi - Human Relations Commission

Council is requested to confirm the appointment of Giselle Mansi to the Human Relations Commission as Councilman Williams' Ward 2 appointee. Appointment to be effective immediately and will expire on November 1, 2022.

A motion was made by Council Member Williams, seconded by Council Member Peters, to approve the appointment of Giselle Mansi to the Human Relations Commission; appointment to be effective immediately and will expire on November 1, 2022. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

2021-374 Minutes To Be Approved

July 29, 2021 Finance Committee @ 4:00 p.m.

August 2, 2021 Special Meeting of City Council @ 3:00 p.m.

August 2, 2021 Regular Meeting of City Council @ 5:30 p.m.

August 3, 2021 Community Development Committee @ 4:00 p.m.

August 4, 2021 Prosperity & Livability Committee @ 9:00 a.m.

A motion was made by Council Member Hudson, seconded by Council Member Williams, that the preceding minutes be approved as submitted. Following a roll call vote by Mayor Pro Tem Moore, the motion carried by the following 7-0 unanimous vote:

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

Absent (2): Mayor Wagner and Council Member Jefferson

ADJOURNMENT

There being no further business to come before Council, Council Member Hudson made a motion to adjourn the meeting. Council Member Peters made a second. There were no objections.

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
High Point City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Contiguous Annexation
Annexation 20-09 (*Sarah A. Yow et al*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 1, 2021

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 20-09
B. Map of property proposed to be annexed

PURPOSE:

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

BACKGROUND:

Resolution of Intent for Annexation 20-09 is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, February 15, 2021 for this request.

PUBLISH ONCE: Thursday, February 4, 2021

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-20-09)**

WHEREAS, the City Council has been petitioned to annex the property of Sarah A. Yow et al (*Sarah A. Yow, Louise Yow Snyder and Jimmie E. Snyder, James Melvin Yow and Devon Yow, Edward Allen Yow and Catherine H. Yow, Arthur Elliott Yow*). The proposed annexation site is approximately 28.2 acres, and located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Drive. The property is addressed as 4912 and 5000 W. Wendover Avenue, and also known as Guilford County Tax Parcel 154731 and 154740.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, February 15, 2021, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

As part of the City of High Point's COVID-19 mitigation efforts, the City Council will hold a remote public hearing and in-person public attendance will not be allowed at this meeting. Once the City Council is in session, please use the following link to listen to the meeting live. www.HighPointNC.gov/VirtualPublicMeeting.

The public can submit comments to the City Council by emailing comments to build@highpointnc.gov and/or publiccomment@highpointnc.gov or by calling 336-883-3522 and leaving a message. Written comments can also be placed 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. We request that you include the case number at the top of the notice with your comment so it can be applied to the correct case. Public comments are being accepted now and will be until 24 hours after the close of the public hearing.

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

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

By order of the City Council,
This the 1st day of February, 2021

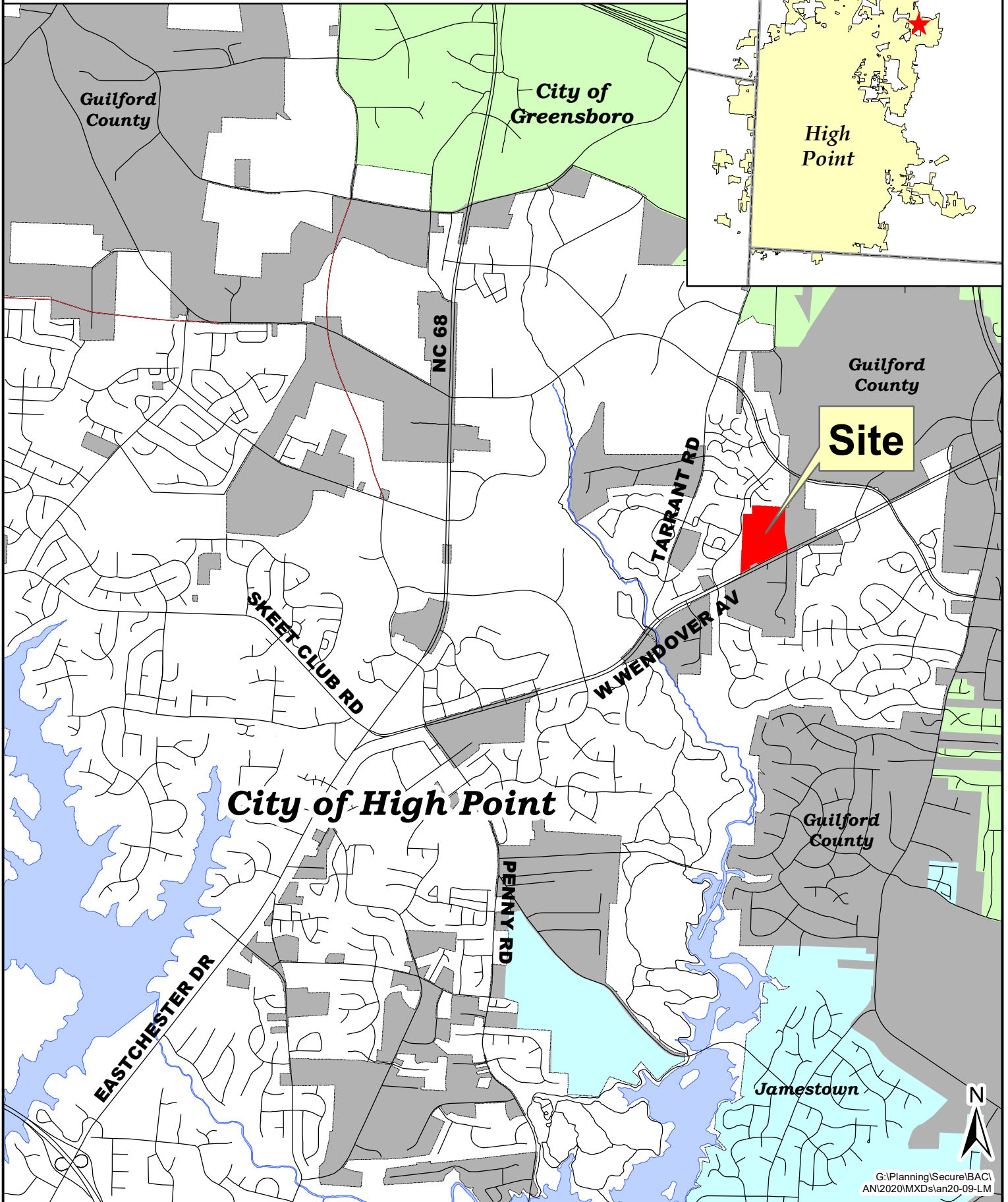
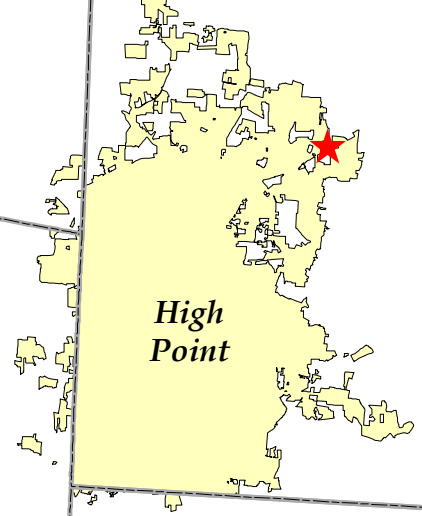
Lisa B. Vierling, City Clerk

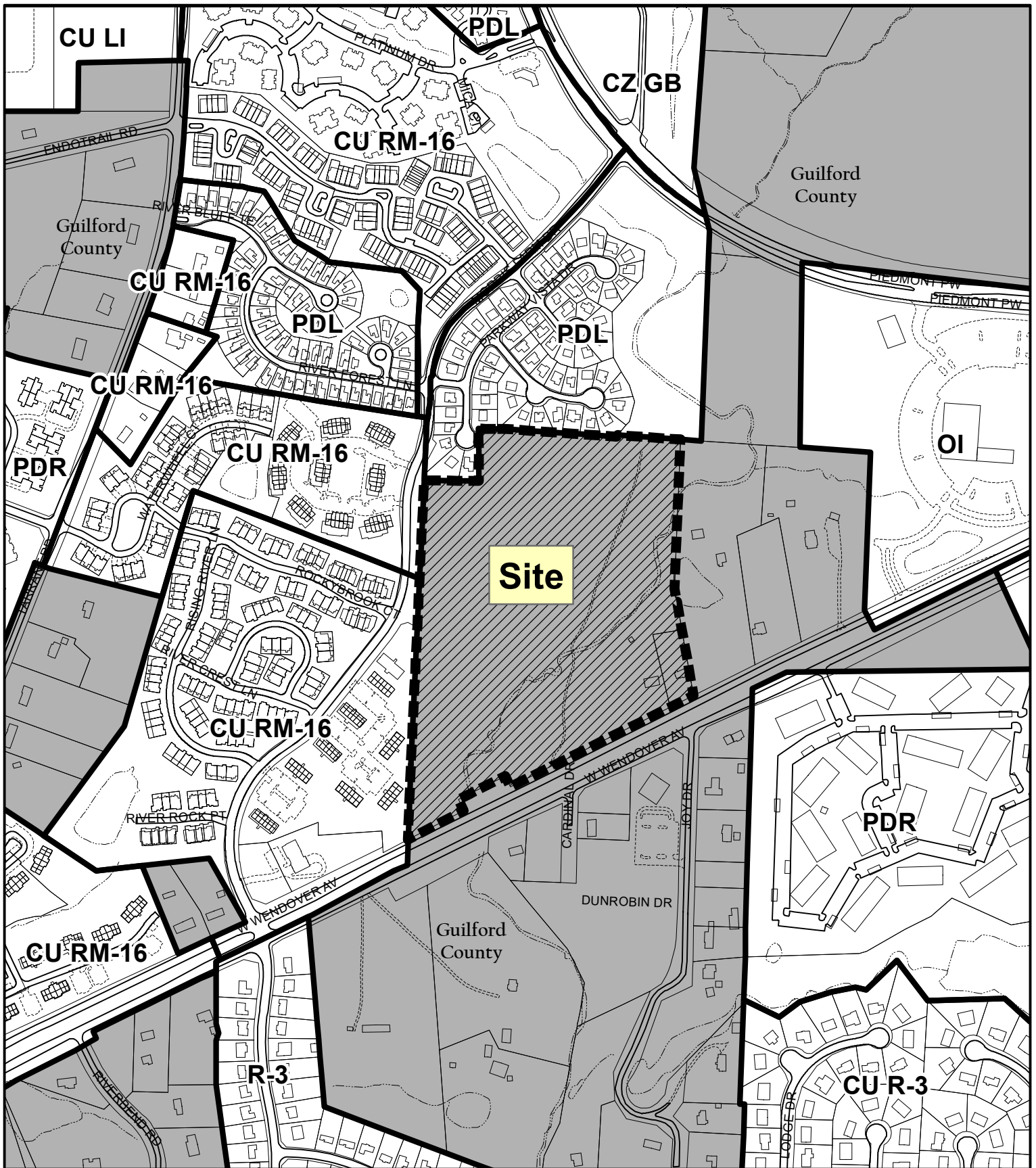
LOCATION MAP

ANNEXATION CASE: AN-20-09

Applicant: Sarah A. Yow et al.

Vicinity Map





ANNEXATION REQUEST: AN-20-09

Applicant: Sarah A. Yow et al.
Area: 28.2 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'
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**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1220 Lakeview Heights Dr

OWNER:

Amen J. Patron

**REASON FOR
INSPECTION:**

Inspector observed condition of structure

**FIRST
INSPECTION:
7/16/2019**

Summary of Major Violations
1. Repair or replace roof framing
2. Repair or replace roof covering
3. Repair or replace building framing
4. Repair or replace siding

**HEARING
RESULTS:
8/16/2019**

The owner did appear for the Hearing. Mr. Patron stated he had reached out to the company that installed the metal accessory building and is looking for them to repair the structure. 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:
8/19/2019**

Order to Repair or Demolish
Date of Compliance 9/19/2019

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Appears the building was added sometime between 2014 and 2018 without obtaining any required permits. There is not a primary structure on this lot therefore an accessory building wouldn't have been allowed to be built. Current owner purchased property in June of 2017.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1220 Lakeview Heights Dr

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

Meeting Date: 2/1/2021

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 1220 Lakeview Heights Dr.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/19/2019. No action occurred by the compliance date of 9/19/2019. 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.

1220 Lakeview Heights Drive

PENNYWOOD DR

LAKEVIEW HEIGHTS DR

PENNY RD

SPRINGVIEW DR

Site

*Arnold J Koonce
City Lake*



Scale: 1"=200'

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Inspections\PresentM to 200.mxd

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)

1220 Lakeview Heights Dr.

Amen J Patron
189 Ellis Ct.
Thomasville, NC 27360

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 1st day of February, 2021

Lisa B. Vierling, City Clerk







CITY OF HIGH POINT

AGENDA ITEM

**Title: Contract Award 2016-010 Water Valve Replacement (Bid 31-121416)****From:** Keith Pugh, Engineering Services**Meeting Date:** January 17, 2017**Public Hearing:** N/A**Advertising Date:** November 9, 2016**Advertised By:** Purchasing Division**Attachments:** Bid Recommendation

PURPOSE:

As part of our ongoing water system maintenance, the City of High Point wishes to replace old/obsolete and or broken valves in various strategic locations throughout the city. Council is asked to approve contract 2016-010 for Water Valve Replacement.

BACKGROUND:

This contract work is to replace existing broken water valves on the City of High Point system. Replacing these valves will give the City better operational control of the water system and improved emergency response. The work includes: 42 individual water valves ranging in size from 6 inches to 12 inches, ductile iron water pipe, iron fittings, and other incidental items required to complete the work. Most of these water valves are in excess of 50 years old. Engineering Services will inspect the work and administer the contract.

BUDGET IMPACT:

Funding is available in the FY 2016-2017 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department and Public Services Department recommend that Council approve this contract award to Breece Enterprises, Inc. in the amount of \$275,620.00 and authorize the appropriate city official to execute all necessary documents.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Engineering Services**

COUNCIL AGENDA DATE: **January 17, 2017**

BID NO.: **31-121416**

CONTRACT NO.: **ENG2016-010**

DATE OPENED: **Dec 14, 2016**

DESCRIPTION:

This contract work is to replace existing broken water valves on the City of High Point system. Some are broken in the fully open position, some in the closed position and others at various points in between. Replacing these valves will give us better operational control and emergency response.

PURPOSE:

As part of our ongoing water system maintenance, the City of High Point wishes to replace old/obsolete and/or broken valves in various strategic locations throughout the city. Council is asked to approve contract 2016-010 for Water Valve Replacement.

COMMENTS:

The work includes: 42 individual water valves ranging in size from 6 inches to 12 inches, ductile iron water pipe, iron fittings, and other incidental items required to complete the work. Engineering Services will inspect the work and administer the contract.

RECOMMEND AWARD TO: **Breece Enterprises, Inc.**

AMOUNT: **\$275,620.00**

JUSTIFICATION:

After re-advertisement, we received two competitive/responsive bids; Breece Enterprises, Inc. and BRS, Inc. (\$400,000.00).

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421001010205	40202	\$275,620.00
TOTAL BUDGETED AMOUNT				\$275,620.00

DEPARTMENT HEAD: **B. Keith Pugh, PE PWLF**

Digitally signed by B. Keith Pugh, PE PWLF
DN: cn=B. Keith Pugh, PE PWLF, o=City of High Point,
ou=Engineering Services, email=b.Keith.pugh@highpointnc.gov, c=US
Date: 2017.01.04 13:29:59 -0500

DATE: **Jan 4, 2017**

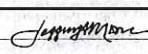
The Purchasing Division concurs with recommendation submitted by the **Engineering Services** and recommends award to the lowest responsible, responsive bidder **Breece Enterprises, Inc.** in the amount of \$ **275,620.00**.

PURCHASING MANAGER: **Erik Conti**

Digitally signed by Erik Conti
DN: cn=Erik Conti, o=City of High Point,
ou=Financial Services Director,
email=erik.conti@highpointnc.gov, c=US
Date: 2017.01.04 14:22:09 -0500

DATE: **Jan 4, 2017**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: 

Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jffmoore@highpointnc.gov, c=US
Date: 2017.01.09 10:31:57 -0500

DATE: **Jan 9, 2017**

CITY MANAGER: **Greg Demko**

Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2017.01.09 10:42:53 -0500

DATE: **Jan 9, 2017**

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 908 Richardson Ave.

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

Meeting Date: 9/20/2021

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 908 Richardson Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/3/2020. No action occurred by the compliance date of 2/3/2020. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

908 Richardson Ave.

OWNER:

Clarence Izzard (purchased 11/17/2020)
Lis Pendens record 10/8/2020

**REASON FOR
INSPECTION:**

Received complaint about hole in roof of house

**FIRST
INSPECTION:**
10/8/2019

Summary of Major Violations
1. Repair or replace roof framing, sheathing & roof covering
2. Repair or replace flooring, ceiling & walls throughout
3. Repair or replace damaged floor & floor covering throughout
4. Repair or replace heating system *-

**HEARING
RESULTS:**
12/5/2019

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

**ORDER(S)
ISSUED:**
1/3/2020

Order to Repair or Demolish
Date of Compliance 2/3/2020

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector found contact information and called Mr. Izzard on 1/5/2021. The inspector verified that Mr. Izzard was aware of the violations and he stated that he was just finishing repairs on 910 Richardson Avenue. He stated he had some delays due to Covid

affecting his crew, but plans were to rehab 906, 908 and 910 Richardson (all houses on one lot). The inspector advised that due to the hole in the roof of this house there is some urgency in the need to repair over the other two houses. Mr. Izzard stated he understood and would be working as quickly as possible.

Lori returned a call to Mr. Izzard on 8/19/2021 and then spoke with him on 8/24/2021. Mr. Izzard again stated he was having a difficult time with contractors due to Covid. I advised him that I would taking this case to City Council on 9/20/2021. If between these dates he is able to obtain permits and start repairs, we will work with him. I reviewed with him that the permit for the gas package at 906 Richardson was not completed (it was inspected and completed after we spoke on 8/27/2021) and that the permit for 910 Richardson Avenue hadn't been completed yet (he made original application 2/26/2021). My decision to move forward with the case to council was based on his plans and statements for repairing, but no repairs have been started or completed. He asked if he could appeal to someone. I let him know that he would be notified and would be able to speak at the City Council meeting. He asked if he could submit something to me in writing asking for additional time. I told him I didn't plan to change my recommendation to council and provided him my name, title and mailing address.

A Lis Pendens was recorded on 10/8/2020. Mr. Izzard purchased the property on 11/17/2020.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

908 Richardson Ave.

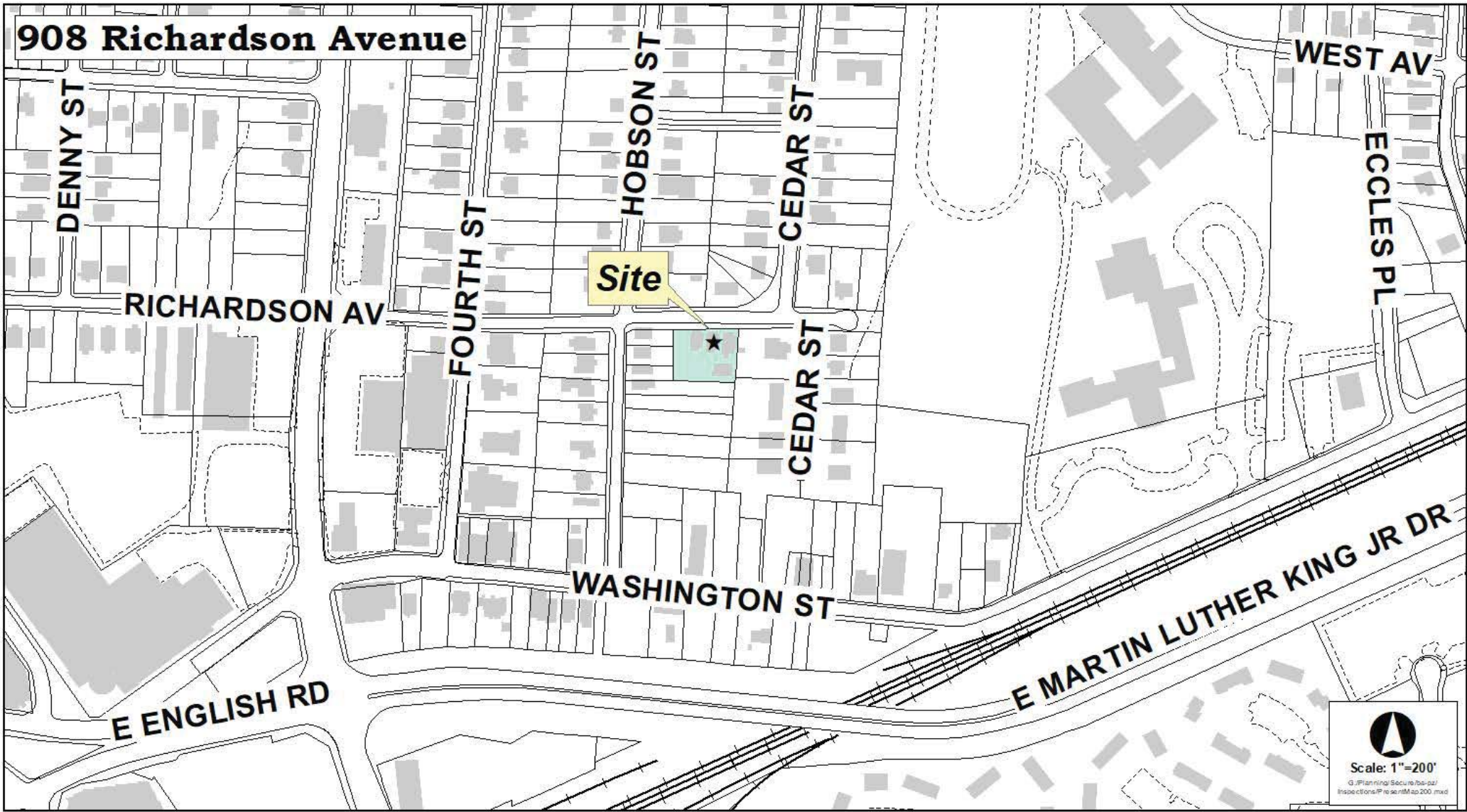
Clarence Izzard
13743 Bravante Aly
Windermere, FL 34786-7439

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 20th day of September, 2021

Lisa B. Vierling, City Clerk



908 Richardson Avenue

DENNY ST

RICHARDSON AV

FOURTH ST

Site

HOBSON ST

CEDAR ST

CEDAR ST

WASHINGTON ST

E ENGLISH RD

E MARTIN LUTHER KING JR DR

WEST AV

ECCELES PL

Scale: 1"=200'
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CITY OF HIGH POINT

AGENDA ITEM

**Title: Temporary Reduction In Parking Rates****From:** Randy E. McCaslin, Deputy City Manager**Meeting Date:** September 20, 2021**Public Hearing:** N/A**Advertising Date /**
Advertised By: N/A**Attachments:** N/A

PURPOSE:

Due to the COVID pandemic, the Furniture Market attendance has declined considerably. In order to provide incentives for Market participants to return to the Fall 2021 Furniture Market, we have been requested to temporarily reduce parking fees in the City's parking decks.

BACKGROUND:

In July of 2020, the City implemented a parking fee increase after many years without any increase. The City has 53 parking clients, that lease 487 spaces year round, in order to have a reserved space for the two annual Furniture Markets. The fee went from \$25 to \$35 per month.

BUDGET IMPACT:

The impact of the City's annual revenue budget will be \$29,220 for this 6 month reduction.

RECOMMENDATION / ACTION REQUESTED:

It is requested that City Council approve the temporary reduction in parking rates at the City's (3) three parking decks for the time period of July through December, 2021. The rate for this (6) six month period will be \$25 per space per month. In January of 2022, the monthly per space fee for all parking decks will return to \$35.

CITY OF HIGH POINT

AGENDA ITEM



Title: Firewall for New Data Center

From: Eric Xavier, Assistant Director of IT Services

Meeting Date: February 01, 2021

Public Hearing: No

**Advertising Date /
Advertised By:**

Attachments: SHI_QUOTE_19927774

PURPOSE:

The City's new Data Center, located within its new Police Department Headquarters at 1730 Westchester Drive, requires a firewall to isolate and protect the City's mission-critical, sensitive data & technological assets.

BACKGROUND:

The Department of IT Services is relocating the City's primary Data Center to the new Police Department Headquarters located at 1730 Westchester Drive, and converting the current Data Center—located within City Hall—to a fully-replicated disaster recovery ("DR") site. As such, the new Data Center requires its own firewall hardware & software to isolate and secure the City's technological assets from the public internet and defend its mission-critical and sensitive data against cyberattack.

The firewall is composed of two physical, specialized servers [hardware] that host a Government-grade, TAA-Compliant network-traffic control system [software] and is deployed between the City's technological network ("CityNET") and the public internet.

The City's firewall is its primary defense against malicious infiltration, data exfiltration, and cyberattack (e.g., viruses, malware, and ransomware).

BUDGET IMPACT:

The City of High Point will use funds from the Department of IT Service's computer replacement program to source the new firewall from SHI International, Inc. (SHI) under the Charlotte Cooperative Purchasing Alliance (CCPA) Technology Products & Related Services purchasing contract #2020000547. The total cost of the required hardware and software is \$216,003.16, which is contract price.

RECOMMENDATION / ACTION REQUESTED:

The Department of IT Services recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents.



Pricing Proposal
Quotation #: 19927774
Created On: 1/14/2021
Valid Until: 2/11/2021

NC - CITY OF HIGH POINT

Scott White

211 S Hamilton St
Room 103
High Point, NC 27260
UNITED STATES
Phone: (336) 883-3392
Fax:
Email: scott.white@highpointnc.gov

Inside Account Manager

Corinne Walsh

290 Davidson Ave.
Somerset, NJ 08873
Phone: 800-715-3197
Fax: 732-868-6055
Email: Corinne_Walsh@shi.com

[Click here](#) to order this quote

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 1YR SUB 7000 PLUS APPL W PERP SANDBLAST PACKAGE Check Point Software Technologies - Part#: CPAP-SG7000PLUS-SNBT Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547	2	\$73,733.70	\$147,467.40
2 EXTENDED SLIDE RAILS FOR ACCS 6000/7000 SERIES Check Point Software Technologies - Part#: CPACRAILEXT6000/7000 Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547	2	\$154.42	\$308.84
3 MOBILE ACCESS BLADE UNLIMITED LICS CONCURRENT CONNECTIONS Check Point Software Technologies - Part#: CPSB-MOB-U Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547	2	\$7,141.75	\$14,283.50
4 CHECK POINT ENTERPRISE SUPPORT SLIC SUPP PRICING VARIES Check Point Software Technologies - Part#: CPES-SS-PREMIUM Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547	1	\$40,285.14	\$40,285.14
			*Tax \$13,658.28
			Total \$216,003.16

*Tax is estimated. Invoice will include the full and final tax due.

Additional Comments

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



**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:



DEPARTMENT RECOMMENDATION
Informal Bid(s)

DEPARTMENT:

COUNCIL DATE:

BID #:

DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:

AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

DATE:

PURCHASING MANAGER:

DATE:

FINANCIAL SERVICES DIRECTOR:

DATE:

(\$30,000 - \$89,999)

CITY MANAGER:

DATE:

(\$90,000+)

**RESOLUTION SUPPORTING THE RE-ELECTION OF
RANDY E. McCASLIN TO THE ELECTRICITIES BOARD OF
DIRECTORS**

WHEREAS; Randy E. McCaslin has served the past three (3) years as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors, and is eligible to serve a second three (3) year term; and

WHEREAS; Randy E. McCaslin has served as an Assistant City Manager, Deputy City Manager, and Interim City Manager for the City of High Point for the past fifteen (15) years and has supervised the City's Electric Distribution Department for those fifteen (15) years; and

WHEREAS; Randy E. McCaslin is willing to serve a second three (3) years term representing the City of High Point on the Board of Directors for ElectriCities, and is willing to contribute his experience, knowledge, and leadership abilities to represent the City of High Point on the Board of Directors for ElectriCities; and

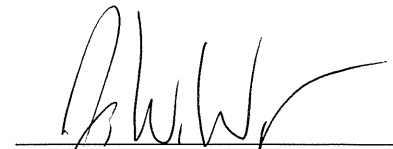
NOW THEREFORE BE IT RESOLVED; that the High Point City Council supports the candidacy of Randy E. McCaslin to serve a second three (3) year term as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors;

And furthermore, urges the Commissioners of the North Carolina Municipal Power Agency One to support the candidacy of Randy E. McCaslin to the "weighted" seat representing North Carolina Municipal Power Agency One on the Board of Directors for ElectriCities.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of September, 2021


Lisa B. Vierling
City Clerk




Jay W. Wagner
Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution – Re-Election of Randy E. McCaslin to the ElectriCities Board of Directors

From: Jay W. Wagner, Mayor

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: Resolution

PURPOSE:

Randy E. McCaslin is willing to serve a second three (3) years term representing the City of High Point on the Board of Directors for ElectriCities, and is willing to contribute his experience, knowledge, and leadership abilities to represent the City of High Point on the Board of Directors for ElectriCities.

BACKGROUND:

Randy E. McCaslin has served the past three (3) years as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors and is eligible to serve a second three (3) year term, even though he is retiring from employment with the City. In a similar situation, former City Council Member Latimer Alexander completed his second term on the ElectriCities Board of Directors, after having left the High Point City Council.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to adopt the resolution and support the candidacy of Randy E. McCaslin to serve a second three (3) year term as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors.

**RESOLUTION SUPPORTING THE RE-ELECTION OF
RANDY E. McCASLIN TO THE ELECTRICITIES BOARD OF
DIRECTORS**

WHEREAS; Randy E. McCaslin has served the past three (3) years as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors, and is eligible to serve a second three (3) year term; and

WHEREAS; Randy E. McCaslin has served as an Assistant City Manager, Deputy City Manager, and Interim City Manager for the City of High Point for the past fifteen (15) years and has supervised the City's Electric Distribution Department for those fifteen (15) years; and

WHEREAS; Randy E. McCaslin is willing to serve a second three (3) years term representing the City of High Point on the Board of Directors for ElectriCities, and is willing to contribute his experience, knowledge, and leadership abilities to represent the City of High Point on the Board of Directors for ElectriCities; and

NOW THEREFORE BE IT RESOLVED; that the High Point City Council supports the candidacy of Randy E. McCaslin to serve a second three (3) year term as one of the North Carolina Municipal Power Agency One's six (6) directors on the ElectriCities Board of Directors;

And furthermore, urges the Commissioners of the North Carolina Municipal Power Agency One to support the candidacy of Randy E. McCaslin to the "weighted" seat representing North Carolina Municipal Power Agency One on the Board of Directors for ElectriCities.

Adopted this 20th day of September, 2021

Lisa B. Vierling
City Clerk

Jay W. Wagner
Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Amendment 2– Watershed Assessment Framework, Phase 3
Tetra Tech

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Scope of Services – Amendment to Watershed Assessment Framework- Phase 3-Flood and Stormwater Modeling

PURPOSE:

This amendment modifies the original agreement entered on July 24, 2020 (PO Number 103547) with Tetra Tech for Phase I of the project. The purpose of Phase 3 is to assist the City with flood model development, stormwater water model development, and support compliance with water supply protection regulations.

BACKGROUND:

The City of High Point is responsible to its citizens and businesses for managing water quantity and quality while maintaining compliance with state and federal regulations. This involves managing stormwater runoff, treating wastewater, protecting water quality, providing water supply for drinking water and a recreational destination for people interested in boating, fishing, golfing, camping, and other outdoor activities. Water is recognized as a lifeline for current citizens and businesses, and the projected growth of the community, and therefore maintaining an effective and efficient water management framework is essential for the City of High Point. Phase 1 was started in July 2020 and the team (Tetrattech, Engineering Services, Parks and Recreation, and Public Services) established goals of assessment across the departments, specified objectives under each goal, identified water quantity and water quality indicators related to each objective. Phase 2 was initiated in March 2021 which included the construction of watershed models to support watershed planning and management. Under Phase 3, Tetra Tech will assist the City with three primary tasks:

Task 1 – Flood model development for the headwaters of Richland Creek which has experienced frequent flooding and significant instream erosion. The resulting model will then be used in the next project phase to perform a flooding analysis to provide the hydrologic foundation for designing multiple stream restoration projects in Blair Park identified as high priority by the Parks and Recreation Department.

Task 2 – Stormwater model development for selected regions of the City experiencing problems related to excessive stormwater runoff volume. The resulting models will then be used in the next project phase to perform evaluations of proposed CIP projects or other mitigation measures including under future climate conditions.

Task 3 –Identify and locate Potential Contaminant Sources (PCSs) and evaluate their relative threat to the City's water supply to comply with G.S. 130A – 320 source water protection requirements (15A NCAC 18C .1305).

BUDGET IMPACT:

Funds for this are available in the adopted budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of Amendment No. 2 to Tetra Tech for \$ 150,000.

Amendment to Watershed Assessment Framework Project PO #103547 - Scope of Work for Flood and Stormwater Modeling

August 24, 2021

TO BE PERFORMED FOR

City of High Point

Public Services
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High Point, NC 27260

BY

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EXECUTIVE SUMMARY

This Amendment is required to continue developing the Watershed Assessment Framework co-designed by a team of City staff and Tetra Tech to meet multiple program needs for water-related project planning and program compliance. The original contract framework design phase was completed in March 2021, and in April 2022 the contract was amended to begin the development of HSPF watershed models for the entire City Planning Area and watersheds draining to it. Under this Scope amendment, Tetra Tech will assist the City in three primary additional tasks:

Task 1 – Flood Model Development: develop a HEC-RAS model for the headwaters of Richland Creek which has experienced frequent flooding and significant instream erosion. The resulting model will then be used in the next project phase to perform a flooding analysis to provide the hydrologic foundation for designing multiple stream restoration projects in Blair Park identified as high priority by the City Parks Department, and help ensure that any such projects are designed to withstand extreme storm events in light of anticipated impacts of a changing climate in the region.

Task 2 – Stormwater Model Development: develop SWMM models for selected regions of the City experiencing problems related to excessive stormwater runoff volume. The resulting models will then be used in the next project phase to perform evaluations of proposed CIP projects or other mitigation measures including under future climate conditions.

Task 3 – Support Compliance with 15A NCAC 18C .1305: identify and locate Potential Contaminant Sources (PCSs), and evaluate their relative threat to the City's water supply to comply with G.S. 130A – 320 source water protection requirements. Information must be approved by the NC Department of Environmental Quality (NCDEQ) and implemented as part of the City's Source Water Resiliency and Response Plan (SWRRP) by December 31, 2022.

The cost for this phase of the Watershed Assessment Framework development is \$150,000 with anticipated completion by June 30, 2022. Meeting this schedule assumes timely review and response from NCDEQ regarding SWRRP material submittals.

1.0 BACKGROUND

The purpose of this Scope of Work (SOW) is to continue developing the Watershed Assessment Framework development initiated in July 2020. Under Phase 1 of the project, the City team and Tetra Tech worked collaboratively to establish overarching goals of watershed assessment across each of the participating departments, specify objectives under each goal, identify water quantity and water quality indicators related to each objective, select models that would support the objectives and produce the indicators to support decision-making for capital projects or operations, review the data available for developing the models, and identify gaps, and produce a model development plan optimized for the City of High Point. The Model Development Plan was completed in March 2021.

Under the watershed assessment framework design, a linked watershed-lake modeling system is proposed for the City of High Point. The modeling system is envisioned to become the foundation for supporting water-related regulatory compliance and water infrastructure planning for the City of High Point. Tetra Tech began Phase 2 of the project in April 2021 initiating construction of HSPF watershed models that cover the City of High Point Planning Area and watersheds draining to it.

This SOW describes additional tasks to be performed under Phase 2 as a continuation of the framework elements that were defined by a City team representing multiple departments and the project consulting team under Phase 1 of the project. Tasks include developing flood and stormwater models for specific areas in the City that experience frequent flooding to evaluate the extents and magnitudes of the problems, and develop and evaluate flood mitigation strategies. The SOW presented herein identifies focus areas for flood and stormwater model development, and describes the modeling platforms and methods to determine the extent, magnitude and causes of flooding. The proposed methodology and models lay the foundation for development of future measures for flood mitigation.

Additionally, under this SOW, Tetra Tech will support the City in taking the final step needed to achieve compliance with 15A NCAC 18C .1305 regulations under G.S. 130A – 320 source water protection requirements. Although the City has received approval by NCDEQ for its completion of a Risk & Resilience Assessment and Emergency Response Plan which were required by the federal American Water Infrastructure Act of 2018, the City must supplement those materials with a list of PCSs in source water protection zones, a map showing their location, and an assessment of their relative risk.

The three technical tasks are outlined below along with a corresponding project management and coordination task.

2.0 SCOPE OF WORK

2.1 TASK 1 - FLOOD MODEL DEVELOPMENT

The objective of this task is to develop a model to support flooding analysis for a focus area in the City that has experienced frequent flooding. The flood modeling lays the foundation for future work to develop conceptual level designs for mitigation measures. Based on discussions with the City, the headwaters region of Richland Creek has been identified as a candidate for this study. Tetra Tech will develop hydrology and hydraulic (H&H) models using the U.S. Army Corps of Engineers (USACE) Hydrologic Engineering Center (HEC) Hydrologic Modeling System (HMS) and River Analysis Package (RAS), respectively. The extent of the proposed analysis is the headwaters of Richland Creek to immediately upstream of Interstate 74, as shown in Figure 1.

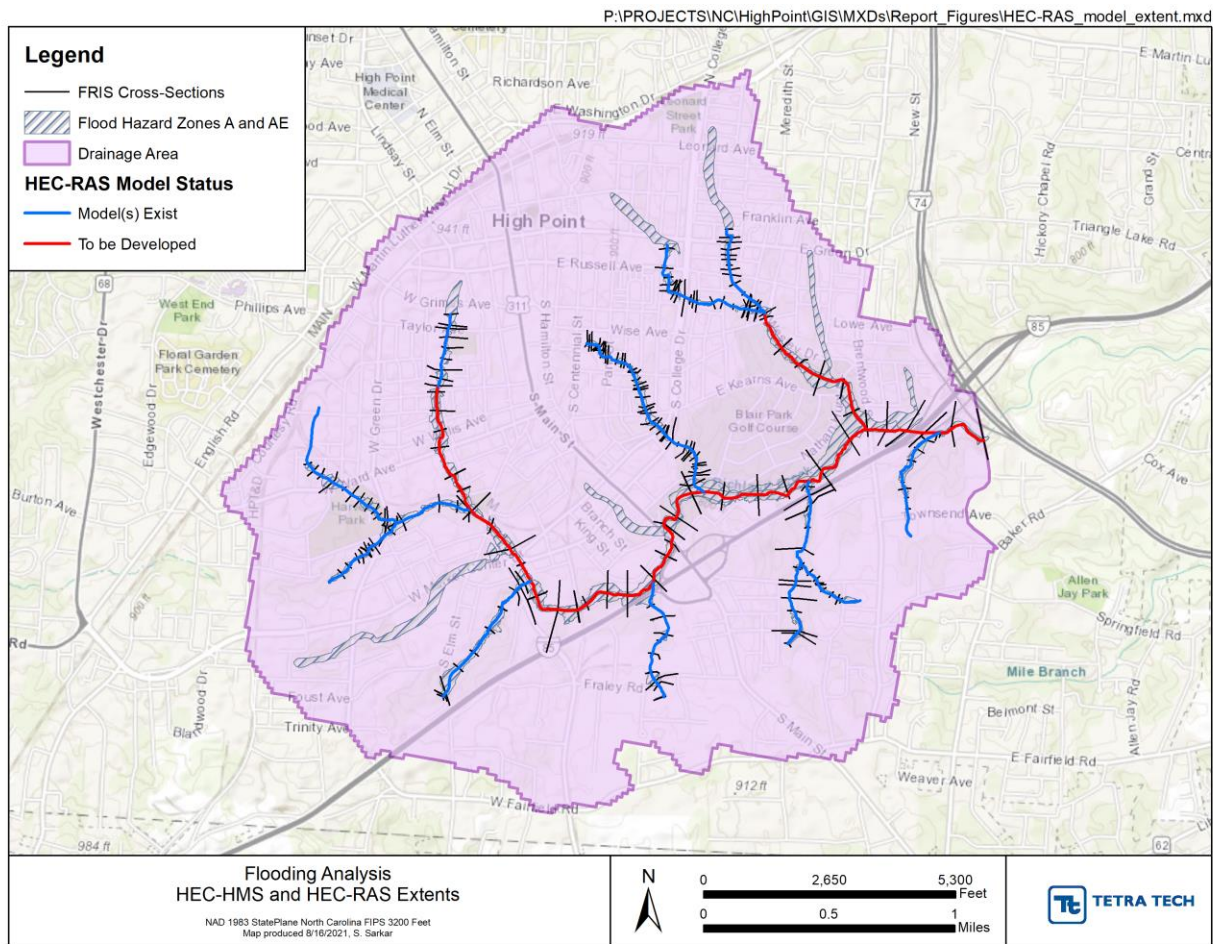


Figure 1. Proposed Extent of the Flood Study.

2.1.1 Model Development

Tetra Tech recommends conducting the H&H analysis for the 25-, 50- and 100-year recurrence interval storms derived from the National Oceanographic and Atmospheric Administration (NOAA) Atlas 14, and two historic storms to be determined based on consultation with the City. We recommend using the Soil Conservation Service (SCS) Unit Hydrograph method in a HEC-HMS model for runoff generation from the drainage area. Lag time at the subbasin scale for the SCS Unit Hydrograph method will be calculated using the watershed lag method as described in the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) National Engineering Handbook. The lag time (in hours) for each subbasin will be calculated using the equation below.

$$L = \frac{l^{0.8}(S + 1)^{0.7}}{1,900Y^{0.5}}$$

where,

l = flow length, ft

Y = average watershed slope, %

$$S = \text{maximum potential retention, in} = \frac{1,000}{CN} - 1$$

where,

CN = composite curve number

To maintain consistency with the watershed water quality model, the composite curve numbers at the subbasin scale will be determined based on the hydrologic response units (HRUs) developed for the Hydrological Simulation Program Fortran (HSPF) watershed model. HRUs are unique combinations of landuse and soil infiltration properties in the watershed model, shown in Figure 2 for the drainage area. The subbasin delineation for the HEC-HMS model will be based on the HEC-RAS model for Richland Creek (described below). The runoff time-series generated by the HEC-HMS model will be used as boundary conditions in the HEC-RAS hydraulic model.

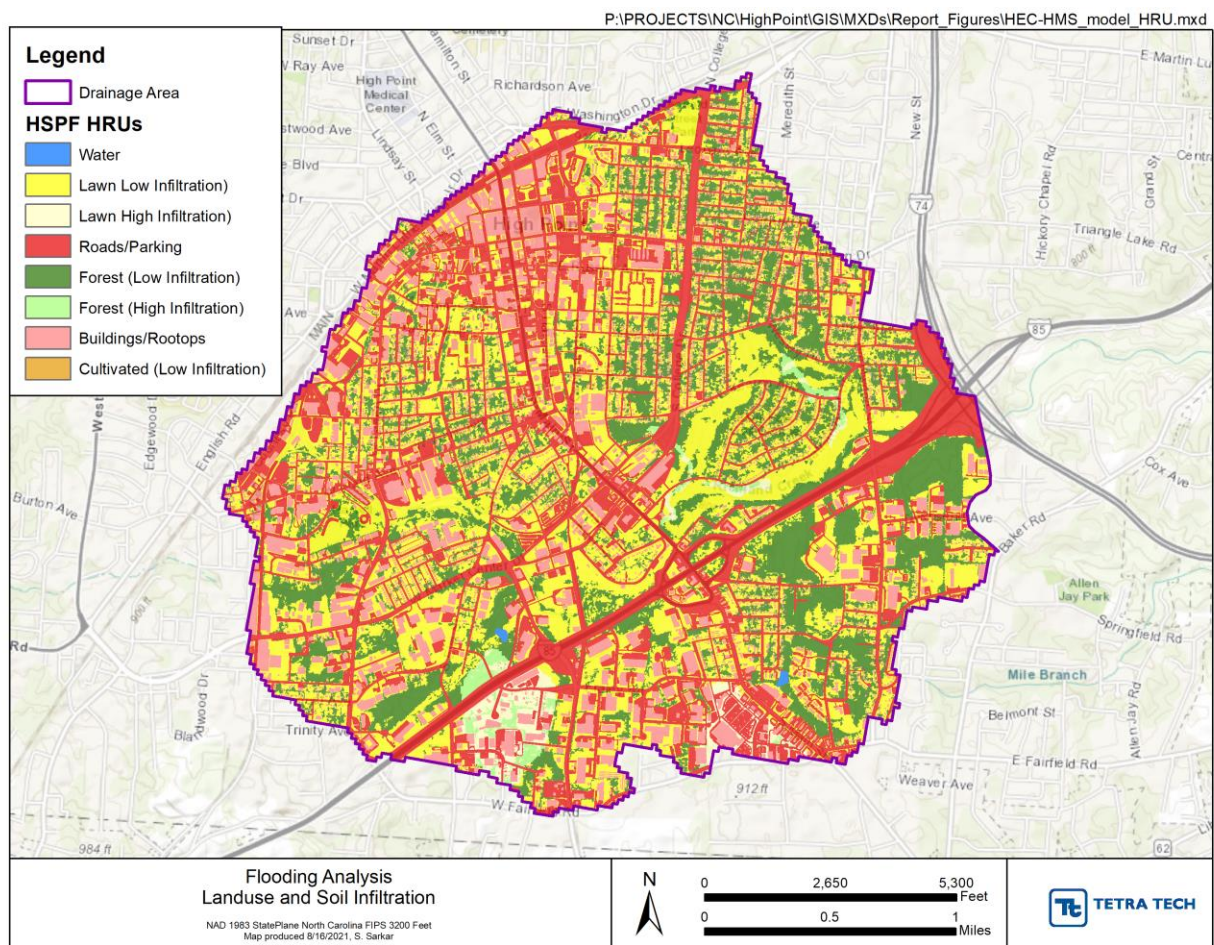


Figure 2. Drainage Area Landuse and Soil Infiltration.

Hydraulic analysis of the Richland Creek and its tributaries within the proposed extent will be conducted using the most recent official release of HEC-RAS. Older versions of HEC-RAS models for several tributaries of Richland Creek are readily available (and have been acquired) from the North Carolina Flood Risk Information System (FRIS). However, a considerable extent of the mainstem Richland Creek

and Stream No. 33 (a tributary to Richland Creek from Wise Ave to Brentwood St) do not have existing HEC-RAS models (as shown in Figure 1). Tetra Tech proposes to develop a single unified HEC-RAS model combining existing models, and incorporating portions of the Richland Creek and Stream No. 33 that do not currently have HEC-RAS models. HEC-RAS models for the missing extents will be parameterized based on available cross-section information (as shown in Figure 1) from the FRIS augmented with field-based cross-sections and LiDAR data, and old HEC-2 models.

Unsteady flow analysis will be performed using the HEC-RAS model for the 25-, 50- and 100-year and two historic events. While we generally expect that a one-dimensional (1D) model will be sufficient to analyze flooding, specific areas (such as the Blair Park Golf Course) may be converted to two-dimensional (2D) for a more detailed assessment. The key data requirement for a 2D model is ground surface elevation. We propose to use the best resolution LiDAR-based digital elevation model (DEM) to generate the 2D surface for the HEC-RAS model for the Blair Park area.

2.1.1.1 Field Work

Field work under this task will generally consist of augmenting the FRIS stream cross-sections with as needed additional cross-sections and hydraulic details associated with road crossings. Road crossings identified along the Richland Creek and Stream No. 33 that do not currently have existing models and may require survey are as follows (also shown in Figure 3):

- 1) Richland Creek (red pins shown in Figure 3)
 - a. Vail Ave
 - b. Tryon Ave
 - c. W Willis Ave
 - d. W Ward Ave
 - e. Railroad Track nr Cassell St
 - f. S Elm St
 - g. W Market Center Dr, S College Dr
 - h. Access Road on Woodmark Originals, 1920 Jarrell St
 - i. Jarrell St
 - j. Railroad Track nr Jarrell St
 - k. Road from Nathan Hunt Dr to 300 R 1 Nathan Hunt Dr
 - l. S Main St
 - m. Brentwood St
 - n. I-85 Exit Ramp
 - o. I-85
- 2) Stream No. 33 (green pins shown in Figure 3)
 - a. Wise Ave
 - b. Nathan Hunt Dr
 - c. Golf Cart Crossing (3 locations)

Dimensions of the culverts or bridges at the above road crossings may be determined from as-built drawings and a LiDAR-based DEM. Subsequent field survey will be used to validate these dimensions, and collect at least one stream cross-section each immediately upstream and downstream of the road crossings. In the event that as-built information is not available for a road crossing, dimensions of the associated culvert or bridge will also be collected during the field survey.

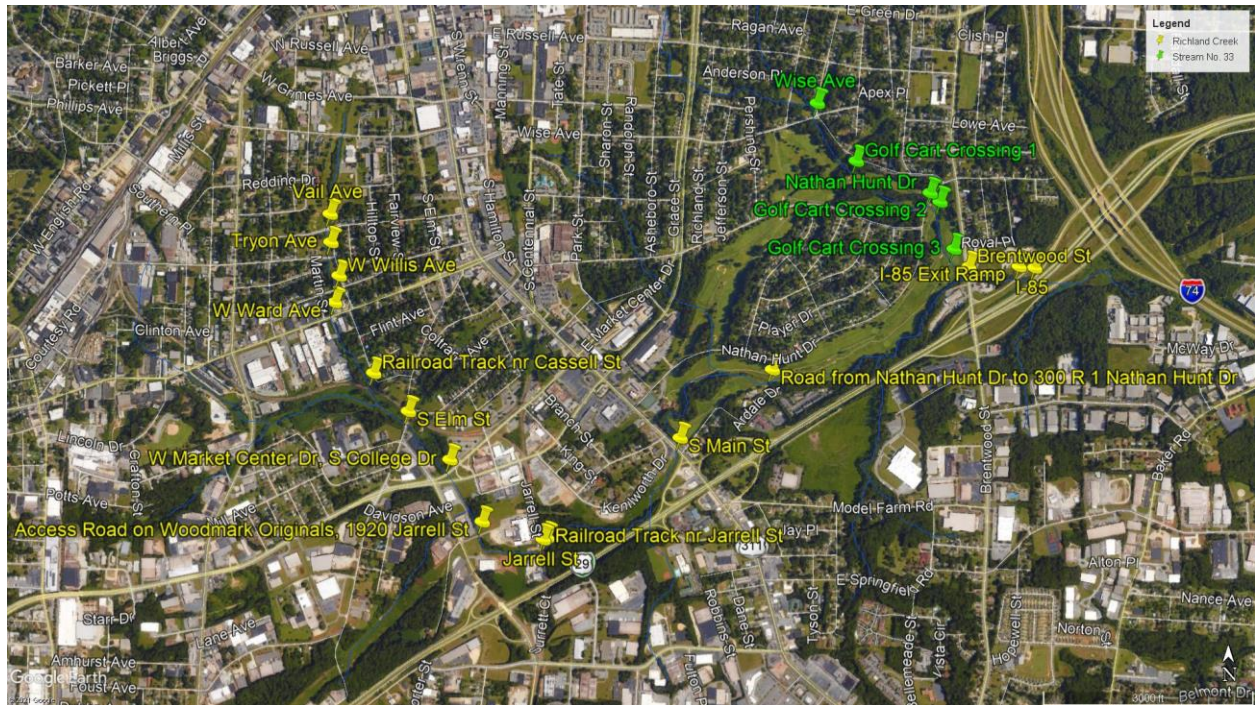


Figure 3. Proposed Stream Survey Locations.

2.1.2 Model Calibration

Calibration rigor of the H&H models will depend on the availability of observed data. Since observed runoff are rarely available, calibration of the H&H modeling system will largely rely on comparison of simulated water surface elevations and flood depths against high water marks or other anecdotal information. Flood hazard zones A and AE shown in Figure 1 represent areas that are subject to inundation by a 1% annual exceedance probability event or a 100-year recurrence interval storm. The floodplain extent simulated by the HEC-RAS model for the 100-year recurrence interval will be compared against the flood hazard zones A and AE as an additional check on the accuracy of the H&H models.

2.1.3 Model Application (to be performed in next stage of project)

The HEC models will be used in the next stage of the project to evaluate projected flooding under key scenarios including future climate conditions. It is anticipated that results will be summarized in tabular, graphical and map formats. A model report will be prepared documenting the methods used to develop the models and results of the simulated storm events. The following results will be reported:

- 1) Peak runoff rate
- 2) Runoff volume
- 3) Peak stream discharge
- 4) Maximum flood depth
- 5) Maximum water surface elevation

Proposed Task 1 Deliverables (schedule)

- 1A - HEC-HMS development status update (within 60 days of NTP)
- 1B - HEC-RAS development status update (within 120 days of NTP)
- 1C - Flood model development memorandum (within 240 days of NTP)

2.2 TASK 2 - STORMWATER MODEL DEVELOPMENT

Stormwater modeling for focus areas in the City will be performed using the Storm Water Management Model (SWMM). The objective of the stormwater modeling is to determine the causes of flooding in frequently flooded areas of the City related to stormwater and eventually develop mitigation measures. Tetra Tech will also evaluate Capital Improvement Projects (CIPs) in design phase for flooding concerns under this task. The City has identified several “stormwater problem areas” (Figure 4) which will be used as the primary basis for selection of candidate locations for stormwater model development.

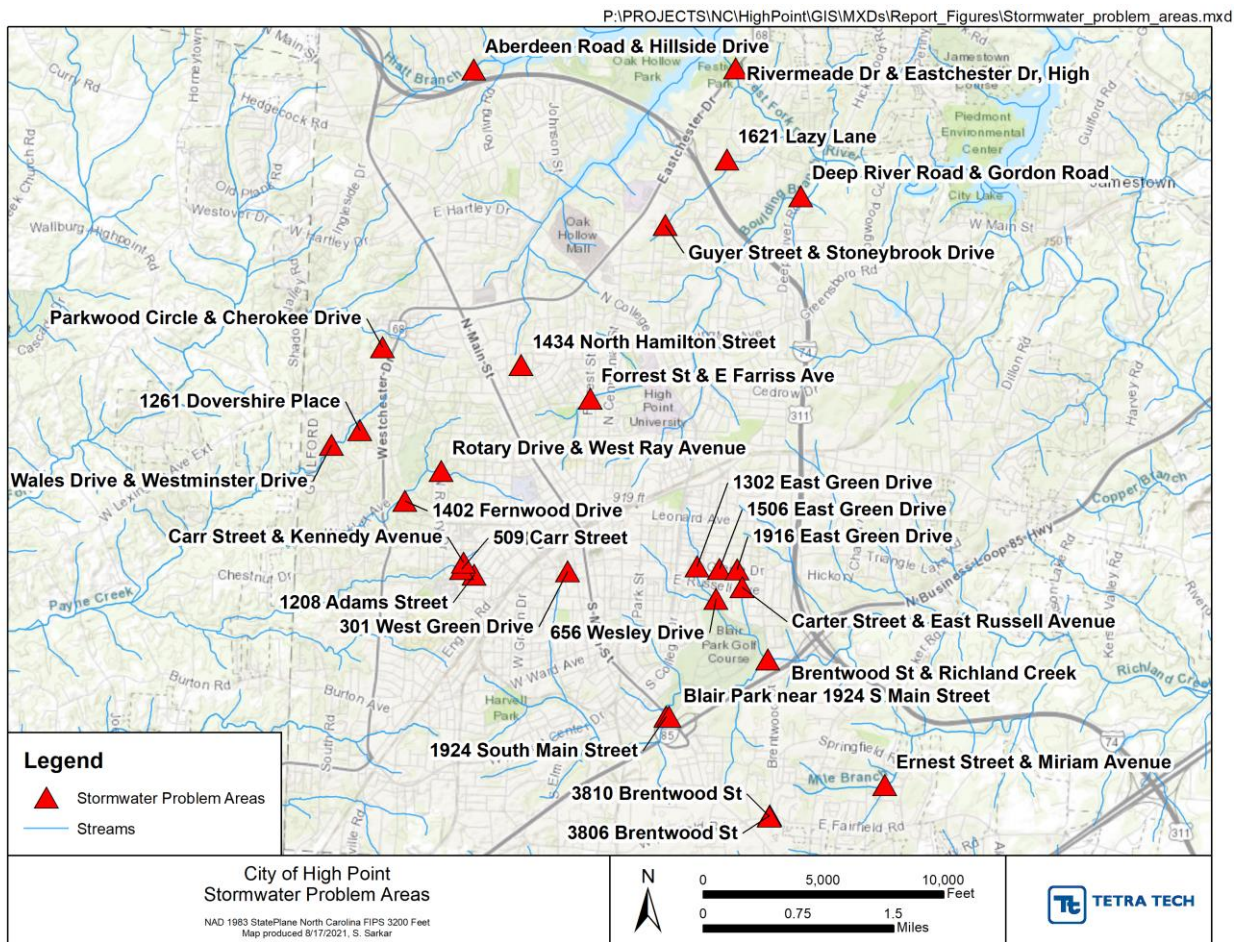


Figure 4. City of High Point Stormwater Problem Areas.

Candidate locations for stormwater modeling will also be selected based on the following list of CIPs (in different stages of design) provided to Tetra Tech by the City to evaluate stormwater flooding:

- 1) Jacob's Place JP-1 and JP-5 Stormwater Improvement (70% design)
- 2) Stream Stabilization and Infrastructure Improvements for Kensington Drive and Dovershire Place (preliminary design)
- 3) Hamilton-Montlieu Monroe Place Stream Restoration (100% design)
- 4) West Ray Drainage Improvements (70% design)

2.2.1 Model Development

Based on the above information and any additional information from the City, Tetra Tech will identify up to 3 focus areas for stormwater model development. Stormwater models will be primarily developed using U.S. Environmental Protection Agency (EPA) SWMM. The SWMM model will be used for the hydraulic analysis only. We propose to use HEC-HMS for the development of runoff hydrographs based on the SCS Unit Hydrograph method, as discussed above (section 2.1.1). The runoff hydrographs generated by the HEC-HMS model will be used as boundary condition inputs to the SWMM models. Development of the stormwater network in the SWMM models is a data intensive exercise that requires detailed information on stormwater infrastructure elements. Typical information required for the development of a SWMM model are as follows:

- 1) Junctions - Invert elevation, depth, storage capacity, ponding type.
- 2) Conduits - Material, shape, dimensions, invert elevation, slope

We believe that the City has a GIS database of its stormwater assets, that can be readily used to identify the stormwater elements in the focus areas. Information pertaining to the stormwater elements (such as those identified above) will be acquired from as-built drawings. In the event that as-builts are not available, a survey may be necessary.

2.2.2 Model Calibration

Calibration rigor of the SWMM models will depend on the availability of observed data. Since observed runoff are rarely available, calibration of the stormwater modeling system will largely rely on comparison of simulated water surface elevations and flood depths against high water marks or other information.

2.2.3 Model Application (to be performed in next stage of project)

For the next stage of the project (currently scheduled for after July 1, 2022), the SWMM models will be used to simulate up to 3 design storms and 2 historic storms. We propose stormwater modeling for the 25-, 50- and 100-year recurrence interval design storms derived from NOAA Atlas 14. The historic storms for simulation will be determined based on consultation with the City.

Note that EPA SWMM is a 1D model and is only capable of providing an estimate of the magnitude of flooding associated with a storm event. The model cannot provide a graphical representation of the resulting areal extent of flooding. We therefore propose using XPSWMM (a proprietary version of the EPA SWMM model that has 2D capabilities) for areas where a more detailed assessment is required. Stormwater modeling with XPSWMM in a 2D setting will provide more detailed results such as the areal extent of flooding, number of properties flooded, and depth of water on flooded properties. The 2D grid associated with an XPSWMM model will be generated using a LiDAR-based DEM.

Model results will be summarized in tabular, graphical and map formats. A model report will be prepared documenting the methods used to develop the models and results of the simulated storm events. It is anticipated that the following results will be reported:

- 1) Peak runoff rate
- 2) Runoff volume
- 3) Peak discharge rate in conduits
- 4) Locations of surcharging junctions
- 5) Duration of surcharge and flooding
- 6) Magnitude of flooding
- 7) Maximum flood depth and extent (2D)
- 8) Maximum water surface elevation and extent (2D)
- 9) Number of properties flooded and flood depth (2D)

Proposed Task 2 Deliverables (schedule)

2A - Present up to 3 locations to the City to conduct stormwater modeling (within 60 days of NTP)

2B - SWMM model development status update (within 120 days of NTP)

2C - Stormwater modeling development memorandum (within 240 days of NTP)

2.3 TASK 3 – SUPPORT POTENTIAL CONTAMINANT SOURCE IDENTIFICATION IN COMPLIANCE WITH 15A NCAC 18C .1305

2.3.1 Identify Potential Contaminant Sources (PCSs)

Tetra Tech will work with City staff and other government agencies to identify PCSs in compliance with 15A NCAC 18C .1305 section (b) requirements. The rule calls for listing PCSs that are located “within the critical area snf 1,000 feet from perennial streambanks within the protected area” for both class WS-II and WS-IV which apply to City Lake and Oak Hollow Lake, respectively. NCDEQ’s Public Water Supply Section published a Source Water Assessment Program (SWAP) report in 2014 that listed PCSs from earlier data sets which will provide a starting point. Tetra Tech will follow NCDEQ’s updated information guide published on its website for data sets to examine which include:

- Aboveground Storage Tank (AST) Incidents (NCDEQ)
- CERCLA-Federal Remediation Sites (USEPA)
- Contaminated Dry-Cleaning Sites (NCDEQ)
- Hazardous Waste Sites (NCDEQ)
- Inactive Hazardous Sites (NCDEQ)
- Non-Discharge Permits (NCDEQ)
- NPDES Stormwater Permits (NCDEQ)
- NPDES Wastewater General Permits (NCDEQ)
- NPDES Wastewater Individual Permits (NCDEQ)
- PCB Sites (USEPA)
- Permitted Animal Facilities (NCDEQ)
- Pre-regulatory Landfill Sites (NCDEQ)
- Septage Disposal Sites (NCDEQ)
- Soil Remediation Sites (NCDEQ)
- Solid Waste Facilities (NCDEQ)
- State Stormwater Post-Construction Permits (NCDEQ)
- Tier II Sites (NC Department of Public Safety, Division of Emergency Management)
- Underground Injection Control (UIC) Program Permits (NCDEQ)
- Underground Storage Tank (UST) Incidents (NCDEQ)
- UST Permits (NCDEQ)

2.3.2 Map PCSs and Evaluate Risk

PCSs found to be located within the regulated areas will be quality assured and maintained in a geospatial database. Locations will be mapped using an ESRI-based geospatial information system (GIS).

The HSPF watershed models being prepared by Tetra Tech for the City will be used to estimate time-of-travel from the various PCS locations under one or two flow conditions determined to be critical (i.e., high enough to deliver the pollutant quickly to each lake, yet low enough to not dilute the pollutant to levels that would not pose a threat to public health and safety). The relative volatility of the pollutant will be considered, for example whether the pollutant is conservative and is transported in full mass to the

drinking water supply or whether the pollutant may experience some level of decay prior to reaching the water supply lakes. Additionally, Tetra Tech will consider factors used by the NCDEQ to assign Inherent Vulnerability Rating and Susceptibility Rating values for each water supply lake.

Relative risks (e.g., Higher, Lower, Moderate) will be assigned to the PCSs for consideration by the City and NCDEQ in implementing its Source Water Resiliency and Response Plan (SWRRP).

2.3.3 Assist with NCDEQ Approval of SWRRP Requirements

Tetra Tech will assist the City in making its submittal of the supplement PCS-related materials required under 15A NCAC 18C .1305 section (b) requirements. Contact will be made with appropriate NCDEQ staff to ensure that the content and format provided will be acceptable to the agency. Tetra Tech will monitor NCDEQ review status and assist the City in responding to NCDEQ requests for clarification or modification during the review and approval process.

Proposed Task 3 Deliverables (schedule)

- 3A – Draft list of PCSs for City review and discussion (target 1st quarter of 2022 calendar year)
- 3B – Final list of PCSs (30 days following review and discussion with City staff)
- 3C – Draft map of PCSs for City review and discussion (target 1st quarter of 2022 calendar year)
- 3D – Final map of PCSs (30 days following review and discussion with City staff)
- 3E – Draft assessment of relative threat from PCSs for City review and discussion (target 2nd Qtr 2022)
- 3F – Draft compilation of submittal materials for City review and discussion (target 2nd Qtr 2022)
- 3G – Draft submittal to NCDEQ (30 days following review and discussion with City staff)
- 3H – Revisions to materials as needed to obtain NCDEQ approval (as needed)

2.4 TASK 4 - QUALITY ASSURANCE/QUALITY CONTROL, MEETINGS, CORRESPONDENCE, AND CONTRACT COORDINATION WITH THE CITY OF HIGH POINT

2.4.1 Quality Assurance/Quality Control

Throughout implementation of this scope of work, Quality Assurance/Quality Control (QA/QC) will be conducted by the technical team. To support and document QA/QC activities, a QA/QC spreadsheet will be maintained for the flood and stormwater model development. It will contain records of data sources used in model development, processing notes, QA/QC review requirements, QA/QC events led by a senior scientist/engineer/modeler, and QA/QC outcomes for the project.

2.4.2 Meetings

Tetra Tech will participate in up to 6 meetings with the City of High Point regarding the flood and stormwater modeling effort. These could potentially include a model development and calibration status presentations, and periodic project update meetings. Tetra Tech will collaborate with the City of High Point regarding the timing and content of these project meetings.

2.4.3 Correspondence and Contract Coordination

Tetra Tech will coordinate with the City of High Point to manage this contract and plan work under its provisions. This includes corresponding with City staff, planning work, estimating level of effort, tracking accounting, and preparing work summaries to accompany billing invoices.

Proposed Task 4 Deliverables (schedule)

4A – Quality Assurance/Quality Control documentation (as requested by the City)

4B – Contract documents (as requested by the City)

4C – Project presentations and meeting summaries (via email within 1-5 days following calls/meetings)

4D – Invoices and progress reports (monthly or as invoiced)

3.0 PROPOSED BUDGET

The proposed budget amendment for this SOW is \$150,000, bringing the total cost approved for the Watershed Assessment Framework project PO #103547 to \$300,000. The amount represents a total not-to-exceed value without written approval from City contract manager. It is anticipated this will cover the development of the flood and stormwater models, and the assistance to obtain approval from NCDEQ for compliance with source water protection regulations. Flood mitigation scenarios which will be conducted under another scope for the 2022-23 fiscal year. Billing will be based on the following staff and rates as outlined in the master services contract for Tetra Tech with the City.

Time and Material rates for proposed staff (per Master Services Agreement)

Person	Role	Billing Category	Yr 4 - 5 (\$/hr)
1. Trevor Clements	PM/Principal Manager	Principal Contract Manager	188
2. Jon Butcher	Principal Engineer	Principal Engineer	260
3. Holly Miller	Senior Planner	Senior Planner	183
4. Sam Sarkar	Project Engineer	Senior Engineer	150
5. Michelle Schmidt	Project Engineer	Project Engineer	150
6. Hillary Yonce	Project Scientist	Project Scientist	150
7. Allison Barker	Contract Administration	Contract Administration	100
8. Christina Buxton	Editor/Technician	Science Technician	90

Other direct costs (local travel, equipment/supplies) will be billed at cost plus 15% fee

4.0 SCHEDULE

HEC model and SWMM model development, including data acquisition will occur simultaneously. Therefore, the schedule is shown integrating the steps for both flood and stormwater model development. Model application and final report for both the flood modeling and stormwater modeling scenario applications will occur in the next stage of framework, with estimated schedule shown in green for future planning purposes.

Task #	Task Description	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Tasks 2.1 and 2.2 Schedules are Integrated																	
.1.1	Data Acquisition																
a.	Digital Data Acquisition																
b.	Field Work																
c.	Data Conversion to Model Ready Format																
d.	Memorandum																
1.2	Model Development																
a.	HEC-RAS Model Development																
b.	SWMM Model Development																
c.	Memorandum																
.1.3	Model Calibration																
a.	HEC-RAS Model Development																
b.	SWMM Model Development																
c.	Memorandum																
2.3	Support PCS Identification Under 15A NCAC 18C .1305																
2.3.1	Identify Potential Contaminant Sources (PCSs)																
2.3.2	Map PCSs and Evaluate Risk																
2.3.3	Assist with NCDEQ Approval of SWRRP Requirements																
2.4	Project Management and Contract Administration																
	<u>Next Stage of Framework Model Development</u>																
	Results Assessment and Scenario Planning																
a.	HEC-RAS Model Scenarios (5)																
b.	SWMM Model Scenarios (5)																
c.	Memorandum																
	Report and Presentation																
a.	Draft Report																
b.	Final Report																
c.	Presentation																

CITY OF HIGH POINT

AGENDA ITEM

**Title: Appointments/Reappointment– Citizens Advisory Council (CAC)****From:** City Clerk's Office**Meeting Date:** September 20, 2021**Public Hearing:** N/A**Advertising Date /
Advertised By:** N/A**Attachments:** Application to Serve- Tim Andrew

PURPOSE:

To confirm the reappointment of Robert Sims to the Citizens Advisory Council; reappointment to be effective immediately and will expire 5/31/2022; to confirm the appointment of Tim Andrew to the Citizens Advisory Council, appointment to be effective immediately and will expire on 5/31/2023. And, to confirm the appointment of Jason Hicks to the Citizens Advisory Council, appointment to be effective immediately and will expire 5/31/2023.

BACKGROUND:

Councilwoman Monica Peters is recommending the reappointment of Robert Sims to the Citizens Advisory Council as her Ward 3 appointee. Mr. Sims' term expired on 5/31/2020 but he has been serving since that time and is eligible for reappointment.

Councilman Victor Jones is recommending the appointment of Tim Andrew to the Citizens Advisory Council as his Ward 5 appointee. Mr. Andrew will replace Clodagh Leszinski; her term expired on 5/31/2021.

Mayor Pro Tem Moore is recommending the appointment of Jason Hicks to the Citizens Advisory Council as his At Large appointee. Mr. Hicks will replace Jim Bronnert, whose term has expired and is not seeking reappointment.

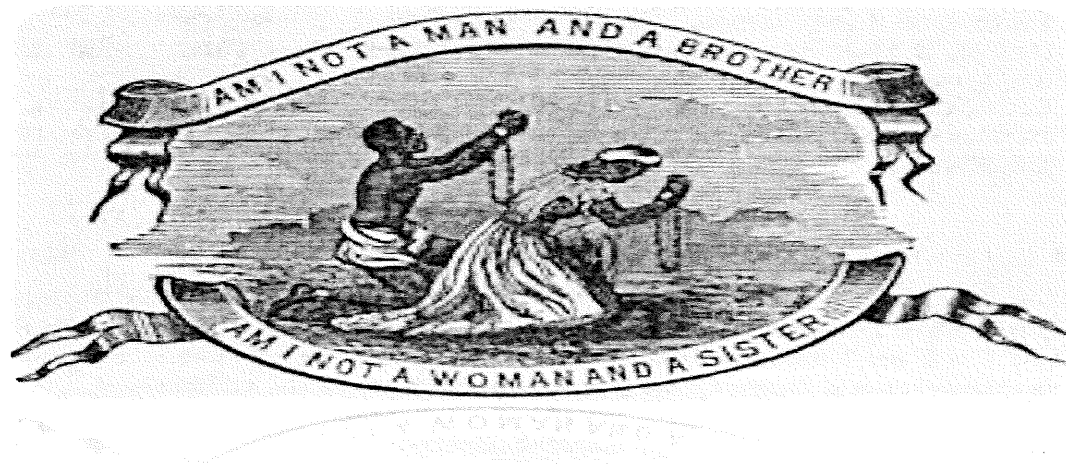
BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

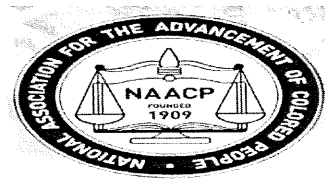
Council is requested to confirm the reappointment of Robert Sims to the Citizens Advisory Council as Councilwoman Peters' Ward 3 appointee. Appointment to be effective immediately and will expire on 5/31/2022; to confirm the appointment of Tim Andrew to the Citizens Advisory Council as Councilman Jones' Ward 5 appointee, appointment to be effective immediately and will expire on 5/31/2023; and to confirm the appointment of Jason Hicks to the Citizens Advisory Council as Mayor Pro Tem Moore's At Large appointee, appointment to be effective immediately and will expire 5/31/2023.

A Resolution for the Creation of a City Commission to Explore Community Reparations for the African American Citizens of High Point, North Carolina



Presented before the
Prosperity and Livability Committee
High Point City Council
August 4, 2021

By James P. Mayes, M.A., J.D.
Chair, Reparations Committee
High Point Branch NAACP
James Adams, President



One High Point, One Community

Summary Disposition:

- On May 17, 2021 James Adams, President of the High Point Branch, National Association for the Advancement of Colored People (NAACP), presented a resolution asking the City to approve the creation of a commission to explore reparations for High Points' African American citizens.
- The city council unanimously approved considering the resolution and referred it to its Prosperity and Livability Committee, chaired by council member Wesley Hudson. This committee will deliberate the resolution and make a recommendation the full city council.
- Wesley Hudson scheduled this hearing for August 4th.

What does the Resolution ask for?

- The purpose of the Resolution is, “to study and consider a municipal apology and proposal for *reparations* for the institution of slavery, its subsequent de jure and de facto racial and economic discrimination against African Americans.” Resolution, Section 1, Summary.
- The purpose of the Resolution, “is to establish a commission to study and develop *Reparation* proposals...[to] identify, compile and synthesize the relevant corpus evidentiary documentation.” Resolution, Sections 2(B) and 3(A)(1).

What is Reparations?

- *Reparations* is a legal remedy at law and equity that seeks to “compensate for the harm of a wrongful act inflicted upon an individual or group of individuals.”
- *Reparations* seeks to restore or repair a person to a sound, healthy or otherwise favorable condition; seeks to make a person “whole”.
- *Reparations* is a well established principle in tort law, contract law, property law and criminal law.

Types of Legal Remedy:

At Law - Damages

- Compensatory Damages
- Consequential Damages (special Damages)
- Punitive Damages
- Incidental Damages
- Nominal Damages
- Liquidated Damages
- Statutory Damages

At Equity

- Injunction
- Accounting for Profits
- Constructive Trust
- Subrogation
- Equitable Lien
- Specific Performance
- Reformation
- Equitable Rescission
- Declaratory Relief

The Right of *Reparations* in International Law:

- The concept of reparations has a long historical record, e.g., dating back to the Punic Wars (Rome and Carthage conflict).
- The principle in international law “affirming the obligation to provide reparation” dates back to the Factory at Chorzlow Case, Permanent Court of International Justice (1927 and 1928). This principle is considered *jus cogens*.

Under International Law *Reparations* consists of five key elements:

- Restitution;
- Compensation
- Rehabilitation;
- Satisfaction (disclosure of the truth);
- Guarantees of non-repetition.

See *International Law Commission's Draft Article on State Responsibility* (2001) and the *Basic Principles on the Right to Reparation for Victims* (2005). See also United Nations Resolution 60/147, *Basic Principles and Guidelines on the Right to a Remedy and Reparation for Victims of Gross Violations of International Human Rights Law and Serious Violations of International Humanitarian Law* (2005).

Historic examples of International *Reparations:*

- West Germany agreed to pay *reparations* to the State of Israel for the Holocaust. By 2012 Germany's total reparations payments approximated \$89 billion.
- Argentina, National Commission on the Disappearances of Persons (1984) Paid to families of victims in the form of pensions.
- Canada, land given to First Nations and Inuit, 250,000 square miles (1988).
- The government of the Republic of South Africa committed to pay *reparations* to victims of the apartheid regime. The amount recommended varied from \$360 million to \$85 billion. By 2003 only a small portion had been paid.
- Japan, \$8.3 million to provide old-age care to Korean "Comfort Women" survivors (2015).

The United States and *Reparations*:

- The principle of *Reparations* is well established in United States' civil and criminal law. The U.S., however, is not a signatory to all the conventions contained in the Universal Declaration of Human Rights adopted by the United Nations.
- Both common law and statutory law recognize the legal and equitable remedies of restitution, compensation, rehabilitation, satisfaction (declaratory relief) and guarantee of non-repetition (specific performance).

Examples of Reparations in U.S. history:

- Belinda Sutton (AKA Royal or Royall) sued former estate of owner. Awarded pension (1783). See also Henrietta Wood sue for enslavement and won damages (1878).
- General Sherman issued Special Field Order No. 15 for South Carolina and Georgia awarding 40 acres and a army mule (1863). District of Columbia Emancipation Act (1862) authorized payment to loyal slave owners for freeing of slaves.
- First Nations remedies, Pueblo Lands Act 1924, Shoshones (1927), Indian Reorganization Act (1934), Indian Claims Commission (1946), Navajo-Hopi Rehabilitation Act (1950), House Resolution 471 restoring Blue Lake to Taos Pueblo (1970),

Examples of Reparations in U.S. history continued:

- Tuskegee Experiment, victims and heirs awarded damages (1974).
- Civil Liberties Act of 1988, compensation to survivors of Japanese internment camps.
- Rosewood, Florida massacre (1923) survivors awarded damages (1994).
- Forced sterilizations, North Carolina, survivors awarded damages (2014).
- Numerous educational and religious institutions have elected to pay damages for past wrongful conduct with respect to slavery, Jim Crow and discrimination.

Does North Carolina recognize the legal principle of *Reparations*?

- North Carolina recognizes the concept of restitution in its civil and criminal law. In the criminal law reparative justice, in some cases, is statutorily mandated. See North Carolina General Statutes § 15A-1340.34 and § 14-43.20.
- Eugenics Compensation Task Force, awarded damages to living victims of forced sterilization (2012). Guilford County sterilized 167 persons between 1946 and 1968; on average 7.6/year.

Why do we need a *Reparations Commission* now?

- CONVERGENCE OF CONTEMPORARY EVENTS;
- PERSISTENCE OF HISTORIC INTRACTABLE CHALLENGES;
- EMERGENCE OF AN OPPORTUNITY FOR CHANGE.

High Point, NC has followed the historic pattern and practice of the United States and the State of North Carolina.

- It was a slave jurisdiction and maintained and enforced the racial caste system.
- It was a Jim Crow jurisdiction and maintained and enforced the racial caste system.

There is a proximate cause relationship between slavery and Jim Crow and the current socio-economic conditions of African-Americans.

- The civil wrongs inflicted on African-Americans reverberated through multiple generations.
- The criminal acts suffered by African-Americans harmed the individual victim(s) and intentionally terrorized entire communities.

Similarly, multiple generations of whites benefited from the maintenance and enforcement of the racial caste system.

The racial caste system redistributed resources, benefits and privileges to create and enable pathways to wealth and socio-economic status.

The Durban Declaration (2001)

“the formal abolition of slavery and colonialism has not addressed the ongoing racially discriminatory structures built by those practices...many contemporary manifestations of racial discrimination must be understood as a continuation of insufficiently remediated historical forms and structures of racial injustice and inequality. Accordingly, United Nations Member States and organs have rightly emphasized that colonialism and the transatlantic slave trade are a cause of numerous contemporary harms and human rights violations. The Durban Declaration identifies both colonialism and transatlantic slavery as evils that remain contemporary sources of racial discrimination and persistent inequality... and also emphasized that the harmful effects of those practices continue into the twenty-first century.”

Conclusion

- The High Point Branch of the NAACP asks this committee to approve and endorse its request for a Reparations Commission and thereby recommend the creation of a commission to the full city council.
- The High Point Branch of the NAACP asks this committee to lead the effort to create a commission by recommending a timetable for city council's approval, a process for the creation of a commission and a date certain for the commencement of the commission's work.

Thank you!

One High Point, One Community

Q & A



FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
August 11, 2021 – 4:30 p.m.

CALL TO ORDER

Chairman Moore called the meeting to order at 4:30 p.m.

Following roll call by Chairman Moore, the following Committee Members were **Present (3)**:

Chairman Britt W. Moore
Committee Member Michael Holmes
Committee Member Victor Jones

Absent (1) Committee Member Monica Peters

Staff Members Present:

Tasha Long Ford, City Manager; Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Jeron Hollis, Managing Director; Stephen Hawryluk, Budget & Performance Manager; Bobby Fitzjohn, Financial Services Director; Travis Stroud, Chief of Police; Thomas Reid, Fire Chief; Terry Houk, Public Services Director; Derrick Boone, Public Services Assistant Director; Adam Ward, IT Network & Security Manager, Information Technology Services Angela Kirkwood, Human Resources Director; Kim Thore, ROW Coordinator; Bob Martin, Customer Service Director; Annette Smith, Senior Customer Service Analyst; Steve Lingerfelt, IT Services Director; Robby Stone; Deputy Public Services Director; Ashley Grindstaff, Treasury Manager; Nawfal Shujaa, P/S Projects Engineer; Roslyn McNeill, Budget Analyst; Lisa B. Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS**2021-350 Contract - MobileDoc - High Point Police Department - Annual Physicals**

City Council is requested to award a 3-Year Agreement for Services Contract to MobileDoc in the amount of \$260,898 for High Point Police Department employee annual physicals.

Travis Stroud, Chief of Police, reported that the contract was a three-year Agreement for Services with MobileDoc medical services to include on-site/as-needed physicals for the Police Department. Physicals would be conducted on annual schedules as needed. This contract would also include services for the Parks & Recreation Department's Park Rangers and Chief. MobileDoc had been under contract to provide these services to the City for several years. This contract was not bid since service contracts such as this were not subject to competitive bidding laws and the Purchasing Manager declared this a non-biddable service. Staff is recommending approval for a 3-year Agreement for Services contract with MobileDoc in the amount of \$260,898.00.

Chairman Moore inquired on backup plans in the event that COVID-19 restrictions would increase preventing in person visits. Chief Stroud replied that there would be discussions with the provider on that matter; and said that physicals would be scheduled starting in 2022.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-351 Sole Source Contract - United Systems - Itron 100W ERT's (Encoder Receiver Transmitter)

City Council is requested to award a sole source contract to United Systems in the amount of \$468,000 for the purchase of Itron software for the Customer Service Department.

Bob Martin, Customer Service Director reported that the Customer Service Department used Itron software to collect both electric and water meter readings; said that the department had recently upgraded from Itron's MVRS to their FCS; explained how the devices worked; said that Itron ERT's were the only encoder compatible with our meter reading software; and that United Systems was the only distributor for Itron in North Carolina. Staff is recommending the approval of the contract with United Systems in the amount of \$468,000.00.

Committee Member Jones inquired on a water meter that would notify the city of any leaks. Mr. Martin replied that the city was working on a project called AMI regarding that; and that there would be further discussion on said project at a later date.

Committee Member Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-352 Primary Banking Services Provider 2021-2022

Council is requested to award the contract for Primary Banking Services to Bank of America for the period of January 1, 2022 to December 31, 2026 and authorize the appropriate city officials to execute all necessary documents.

Bobby Fitzjohn, Financial Services Director reported that the City Council was required by General Statute 159-31 to authorize depositories for official receipts and transactions of the local government. As a matter of practice, the Financial Services staff periodically solicits Requests for Proposals from financial institutions who had a branch presence within the city limits and who are registered with the State Treasurer's Office. The City's current primary banking services provider, Bank of America (BOA), was originally approved in a competitive solicitation process in 2004. Both the Financial Services Department and Customer Services Department were satisfied with BOA. The renewal of the city's contract would allow Treasury staff to immediately implement ACH payments, reducing costs and improving the vendor experience. While BOA was not the lowest cost proposal, implementation and conversion costs have previously been estimated at \$25-30 thousand and would put additional strain on Finance, Customer Service, and IT resources. The selection committee recommended a 5-year contract with BOA. In addition to maintaining current rates, BOA had agreed to waive our first year of analysis fees (approximately \$80,000-\$90,000) and credit the cost of a courier service (up to \$7,000 per year). BOA had enhanced their services over the life of our partnership and had additional improvements on the horizon. The Financial Services Department is recommending awarding a contract with Bank of America for the City's primary banking service for the period of January 1, 2022 to December 31, 2026.

Chairman Moore inquired on the calculation comparison cost difference for BOA-\$320,476 and Pinnacle Bank-\$270,000. Mr. Fitzjohn replied that staff calculated and extended those unit prices in a 5-year comparison, using the most recent annual volume.

Committee Member Holmes inquired on the efficiency for ACH payments to vendors if the city were to change banks; and asked for a justification for taking a higher bid with BOA.

Mr. Fitzjohn replied that switching banks would not slow down payments to vendors, said that if the city used Pinnacle bank, the city would have to use a third party for this process, changing banks would add additional work for staff; and that the ACH process was already set up with BOA.

Chairman Moore commended staff for their incredible work; and spoke to local banks in the community compared to BOA.

Committee Holmes moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 2-1 vote:

Aye (2): Committee Member Holmes, and Committee Member Jones

No (1): Chairman Moore,

Absent (1): Committee Member Peters

Note: Due to the 2-1 split vote, this matter will appear on the city council's regular agenda for further discussion.

2021-353 Contract - Graybar Inc. - High Point City Lake Park

City Council is requested to award an Omnia US Communities Purchasing Contract # EV2370 in the amount of \$160,687.68 to Graybar Inc. for the purchase of network infrastructure equipment as part of the High Point City Lake Park Renovation and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Adam Ward, IT Network & Security Manager, Information Technology Services reported that the purchase would provide structured optical network cabling, rack equipment, battery backup, and paging speakers. The equipment would be installed at City Lake Park as part of the renovation occurring at 602 West Main Street, Jamestown, NC. Information Technology Services is recommending the City of High Point purchase network infrastructure equipment from Graybar Inc. for a purchase price of \$160,687.68.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-354 Contract - Motorola Solutions Inc. - Radio Purchase High Point Fire Department

City Council is requested to award a contract to Motorola Solutions Inc. in the amount of \$449,049.90 for the purchase of one hundred and two (102) portable radios as part of the annual eight (8) year radio replacement cycle and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Steve Lingerfelt, Information and Technology Services Director reported the Department of IT Services was recommending the City of High Point purchase one hundred and two (102) portable radios as part of the annual eight (8) year radio replacement cycle. The radios purchased would be replacing radios in the Fire Department. The City of High Point would use existing funds in the FY 21-22 budget to purchase the radios from Motorola Solutions, Inc. Staff is recommending the approval of a contract with Motorola Solutions, Inc. in the amount of \$449,049.90.

Committee Member Jones asked if this purchase of the new radios were to replace the old ones. Mr. Lingerfelt replied yes; and that the radios were replaced on an eight-year cycle to fit in the city's budget.

Committee Member Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-355 Contract - (NCLM) NC League of Municipalities - TPA Worker's Compensation

City Council is requested to award a contract to North Carolina League of Municipalities (NCLM) as the third-party administrator for workers' compensation services in the amount of \$109,362 and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Angela Kirkwood, Human Resources Director reported that the City of High Point was currently under contract with Compensation Claims Solutions (CCS) to provide third party workers' compensation claims administration for an annual fee of \$60,900 from September 1, 2020 to August 31, 2021. Based upon the analysis of the Proposals, a recommendation was made that the City of High Point begin a new partnership with the North Carolina League of Municipalities (NCLM) as the overall lowest bidder. The NCLM cost for a three-year contract was \$109,362. Contract effective date would be September 1, 2021 to August 31, 2022, renewable on a year-to-year basis. Vendors were known within the industry and for

working with local governments and municipalities. Each vendor provided a proposal and presentation of services. If approved, it would save the city \$73,492 over a three-year period. Staff is recommending approval of a contract with (NCLM) NC League of Municipalities in the amount of \$109,362.00.

Committee Member Holmes inquired on services that was offered from the highest bidder. Ms. Kirkwood replied that the city was currently under contract with the highest bidder; and explained how the competition with other providers were.

Chairman Moore asked when was the last time that the city sent out bids for this contract; and if the NCLM was a government entity. Ms. Kirkland replied that the city typically bids it out every three years; however due to limited staff, the current contract was extended; that it had been six years since the last bid was put out; and replied “yes”, that NCLM is a government entity.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-356 Resolution - Sale of City Owned Property - 521 W. English Road

City Council is requested to adopt a resolution authorizing the sale of 521 W. English Road at a purchase price of \$275,000 to VanDessel Properties, LLC and authorize the Mayor, City Attorney, City Manager or designee to execute any and all documents associated with the sale pursuant to the provisions of N.C.G.S. 158-7.1.

JoAnne Carlyle, City Attorney reported that this item would not go under the consent agenda; a notice was sent out regarding the Public Hearing that was required pursuant to N.C.G.S. 158-7.1, that would be held along with the adoption of a resolution authorizing the sale of 521 at English Road on Monday, August 16, 2021 at 5:30 p.m.; and that this item was for informational purposes only for today’s Finance Committee meeting.

Kim Thore, Right of Way Coordinator reported that On April 3, 2017 City Council adopted the implementation of procedures relating to the Downtown Catalyst Project (“Project”) which included the purchase of land, site and multi-use stadium design. On March 4, 2019 City Council approved the purchase of 521 W. English Road (“Property”) in the amount of \$275,000 as part of the Project. VanDessel Properties, LLC (“Company”) owns 515 W. English Road (Adjoining Parcel”) and operates NC Splashworks, which is a year-round showroom and complete production facility located in a 100-year old hosiery warehouse. The warehouse has been made over giving it a fresh modern vibe through an \$850,000

investment. The Company would like to purchase the property to expand its business. The Company plans to invest \$750,000 to \$1,000,000 into the expansion of their current facility located at 515 W. English Rd. conditioned on the conveyance of the property. The expansion of Splashworks, an already established and thriving business, will further enhance the revitalization efforts and help transform a key corridor and intersection in the multi-use stadium district. Surplus of \$275,000. Staff recommends adoption of the resolution authorizing the Mayor, City Attorney, City Manager or designee to execute any and all documents associated with the sale of property located at 521 W. English Road pursuant to the provisions of N.C.G.S. 158-7.1.

2021-359 Property Acquisition - 3538 Running Cedar Trail - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to approve the purchase of property located at 3538 Running Cedar Trail in the amount of \$275,000 for the Foxwoode Meadows Stormwater Alternate Access Project.

Kim Thore, Right of Way Coordinator reported that the Foxwoode Meadows Stormwater Alternate Access Project is to provide an alternative access road for residents of the subdivision located off Eastchester Drive across to the Williams Grove subdivision, which leads out to Deep River in the event of flash flooding that has been a continuing problem. The owner has agreed to accept a fair market offer of \$275,000 for the property. Staff recommends approval to proceed with the purchase of 3538 Running Cedar Trail for the Project.

Committee Member Jones inquired on the timeframe for the project. Ms. Thore replied that the project would begin at the end of November.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-360 Contract - Garney Inc. - Richland Creek Sanitary Aerial Sewer Pipe Replacement Project

City Council is requested to award a contract to Garney Companies Inc. in the amount of \$16,387,400 to demolish, safely dispose and replace the existing 48-inch diameter Richland Creek sanitary sewer aerial segments.

Terry Houk, Public Services Director reported that this request was to demolish, safely dispose of and replace the existing 48-inch diameter Richland Creek sanitary sewer aerial segments. The City of High Point owns and operates the 48-inch diameter Richland Creek sanitary sewer outfall pipe that conveys approximately five (5) million gallons per day of sewage to the East Side WWTP to be treated and safely disposed to the environment. The line includes sixteen (16) aerial segments of steel pipes on concrete pillars. Recent inspections identified over one hundred (100) leaks on the segments which require frequent inspections and temporary repairs to be done by city crews. To protect the environment from a potential future sewage spillage and to reduce the maintenance costs of the gravity sewer replacement; the areal segments of the 48" gravity sewer with the required engineering works to repair the concrete pillars is needed. The Public Services Department recommends approval and asks for Council to award the contract to Garney Companies Inc. in the amount of \$16,387,400.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-361 Contract CDM-Smith - Engineering Services & Contract Administration - Richland Creek Sewer Outfall

City Council is requested to amend a contract with CDM-Smith in the amount of \$ 857,291 for Engineering Services and Contract Administration for the aerial sewer pipe replacement of the Richland Creek Outfall.

Terry Houk, Public Services Director reported that this request was to amend the contract with CDM-Smith to include Engineering Services and Contract Administration for the aerial sewer pipe replacement of the Richland Creek Outfall. The Richland Creek sewer outfall is one of the two primary sewer lines that discharge into the Eastside Wastewater Treatment Plant. The 48-inch Richland Creek sewer was constructed in the 1970s. It is comprised of concrete buried sections and aerial sections of spiral-weld steel pipe (WSP) elevated on concrete pillars. The aerial sections are in poor condition with many temporary repairs. To protect the environment from a wastewater spill and to reduce the maintenance costs, the 16 aerial crossings (approximately 5,600 feet) are to be replaced with new spiral-weld steel pipe

(WSP). The Public Services Department recommends approval and asks for the Council to amend the professional engineering services contract with CDM Smith in the amount of \$ 857,291

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2021-362 Budget Ordinance - Richland Creek Sewer Outfall

City Council is requested to adopt a capital project ordinance to appropriate \$18,244,691 for the Richland Creek Sewer Outfall Aerial Sewer Pipe replacement project.

Stephen Hawryluk, Budget and Performance Manager reported that a capital project ordinance was needed to appropriate \$18,244,691 for the Richland Creek Sewer Outfall Aerial Sewer Pipe replacement project. The project would be funded by water and sewer revenue bonds. Staff is recommending approval to adopt the capital project ordinance to appropriate \$18,244,691.00 for the Richland Creek Sewer Outfall Aerial Sewer Pipe replacement project.

Committee Holmes commended and thanked staff for their hard work and efforts regarding the Foxwoode Meadows Project.

Chairman Moore echoed Committee Member Holmes appreciation toward staff; and thanked staff for all that they do.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the August 16, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 5:05 p.m.

Respectfully Submitted,

Britt Moore, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

CITY OF HIGH POINT AGENDA ITEM



Title: **Annexation 20-08**
 (James Martin and Shirley Martin)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: February 1, 2021

Public Hearing: Yes

Advertising Date: January 22, 2021

Advertised By: Planning & Development

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance Adoption

PURPOSE:

A request by James Martin and Shirley Martin for a voluntary contiguous annexation of approximately 4.21-acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road. The property is known as Guilford County Tax Parcel 196054 (portion) and 158007 (portion).

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

With the exception of water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 20-08.

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

**STAFF REPORT
ANNEXATION 20-08
February 1, 2021**

Request	
Applicant: James Martin and Shirley Martin	Owners: James Martin and Shirley Martin
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: None, the site is within the City of High Point's Extraterritorial Jurisdictional (ETJ).

Site Information	
Location:	The site is located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road.
Tax Parcel Number:	Guilford County Tax Parcels 196054 (portion) and 158007 (portion)
Site Acreage:	Approximately 4.21 acres
Current Land Use:	Undeveloped
Current Zoning:	Residential Single Family – 5 (R-5) District (City of High Point ETJ)
Current Fire District:	The site is currently within the Guil-Rand Special Fire District.
Proposed Development:	One single family dwelling
Proposed Unit Type, Number and Average Value:	No information has been provided as to size or value of the proposed single family home to be developed on the site.
Proposed Build-out Schedule:	No information has been provided.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 3. If approved, the annexation area will be part of Ward 3.
Physical Characteristics:	The site is partially wooded and has a moderately sloping terrain.
Water and Sewer Proximity:	An 8-inch City water line lies adjacent to the site along E. Springfield Road. No sewer lines are adjacent to the site, the nearest is an 8-inch line approximately 240 feet to the west at the intersection of E. Springfield Road and Ingram Road.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the Randleman Lake General Watershed Area requirements. Engineered stormwater measures are required for residential development that is greater than one dwelling unit per acre or for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area.

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family – 5 District	Undeveloped parcel and single family dwelling
South:	R-5	Residential Single Family – 5 District	Undeveloped parcel
East:	R-5	Residential Single Family – 5 District	Undeveloped parcel
West:	R-5	Residential Single Family – 5 District	Single family dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Springfield Road	Local Street	272 ft.
Vehicular Access:	Via driveway access from E. Springfield Road.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a single family dwelling. This property located within the City's ETJ and is within the Residential Single Family – 5 District. The site abuts the City's corporate limits along its western boundary, which has developed with a single family subdivision.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts the City's corporate limits and City services and service vehicles are already present in this area. The annexation of this parcel will not negatively impact the City's ability to provide services in this area.

Report Preparation

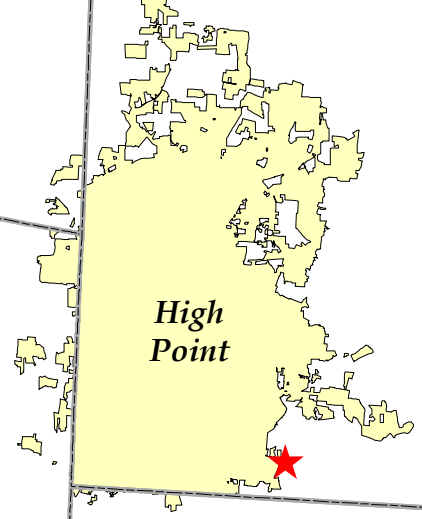
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION CASE: AN-20-08

Applicant: James & Shirley Martin

Vicinity Map



City of High Point

S MAIN ST

BAKER RD

E FAIRFIELD RD

ARCHDALE RD

NC 62

I-74

Guilford County

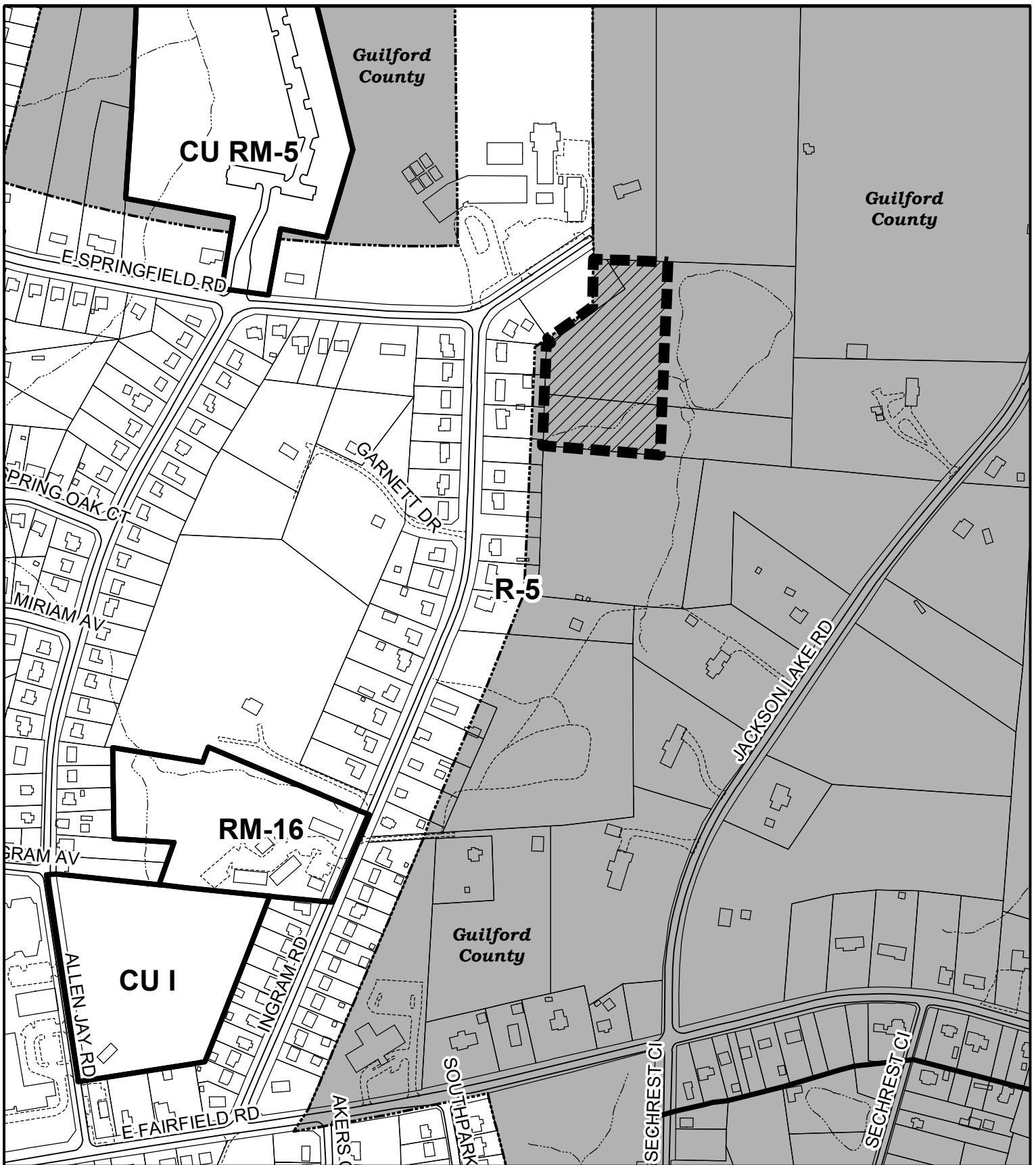
Site

Randolph County

Trinity

Archdale





PROPOSED ANNEXATION REQUEST

Applicant: James Martin and Shirley Martin

Area: 4.21 acres (approximate)

Existing Zoning Boundary —————

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



Scale: 1"=400'

G:\Planning\Secure\BAC\Anx1
2020\MXDs\lan-20-xx E Springfield

Return to: JoAnne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 1st day of February, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **February 3, 2021**.

ANNEXATION DESCRIPTION

James Martin and Shirley Martin - **Annexation Case 20-08 (AN-20-08)**

Parcel Description: Approximately 4.21 acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road, and being more particularly described as follows:

Beginning at an existing 1/2" iron pipe, said being the southwest corner of Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158009, D.B. 8122, Pg. 2098, Tract 1) and a corner of James L. and Shirley R. Martin (Parcel No. 196054, D.B. 7364, Pg. 2214, Tract II); Thence along said Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158009, D.B. 8122, Pg. 2098,

Tract 1) and Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158008, D.B. 8122, Pg. 2098, Tract 2) southern line and along said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I) northern line S 88°32'06" E 231.57 feet to a new iron pipe, said new iron pipe being in the southern said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I); Thence leaving said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I) southern line S 02°11'57" W 592.67 feet to a new iron pipe, said iron pipe being on the northern line of Charles A. Boyles, Sr. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548, Thence along Charles B. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548) northern line N 85°05'54" W 363.35 feet to an existing 1/2" iron pipe, said iron pipe being on the eastern line of Cynthia Pope Fritts (Parcel No. 196049, D.B. 7873, Pg. 680, P.B. 37, Pg. 12, Lot 3); Thence leaving said Charles B. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548) line and along said Fritts eastern line N 02°03'47" E 9.80 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Mukhtiar Begum (Parcel No. 196050, D.B. 7873, Pg. 678, P.B. 37, Pg. 12, Lot 4); Thence leaving said Fritts and along said Begum N 02°03'47" E 107.86 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Wayne D. and Wanda R. Hedrick (Parcel No. 196051, D.B. 3538, Pg. 2106, P.B. 37, Pg. 12, Lot 5); Thence leaving said Begum and along said Hedrick N 01°38'12" E 92.00 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Nam Ngoc Thach and Suong Thi Tran (Parcel No. 196052, D.B. 5080, Pg. 1835, P.B. 37, Pg. 12, Lot 6); Thence leaving said Hedrick and along said Tran line N 01°42'49" E 100.21 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Sinane and Khambouane Chanthammavong (Parcel No. 196053, D.B. 5330, Pg. 1529, P.B. Pg. 37, Pg. 12 Lot 7); Thence leaving said Tran and along said Chanthammavong N 54°43'34" E 15.01 feet to an existing iron pipe, said iron pipe being said James L. and Shirley R. Martin (Parcel No. 196054, D.B. 7364, Pg. 2214, Tract II); Thence leaving said Chanthammavong and along said Martin the following two (2) courses and distances: 1) N 55°09'40" E 158.21 feet to a computed point; 2) N 00°28'12" E 158.34 feet to the point of **Beginning**; Containing 4.21± acres.

SECTION 2. Upon and after **February 3, 2021** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The 3rd day of **February, 2021.**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

**RESOLUTION IN SUPPORT OF THE STATE OF NORTH CAROLINA BUILDING REUSE
GRANT FOR MICKEY TRUCK BODIES EXPANSION IN HIGH POINT, NC**

WHEREAS, the State of North Carolina ("State") intends to approve a Building Reuse Grant ("Grant") in the amount of \$100,000 for Mickey Truck Bodies, Inc. ("Company"), which will be received by the City and passed on to the Company upon performance, as approved by the State; and

WHEREAS, the High Point City Council supports the State of North Carolina funding a Building Reuse Grant for the Company which has conducted business in High Point, NC, since 1904, to expand operations to meet customer demand; and

WHEREAS, the funding will allow the company to utilize a vacant building located at 1135 Foust Avenue, High Point and create 25 jobs paying greater than Guilford County average wages within the first two years of the Company's operation; and

WHEREAS, the State requires that a resolution of support be adopted by the High Point City Council proclaiming its support for the Company and the funding; and

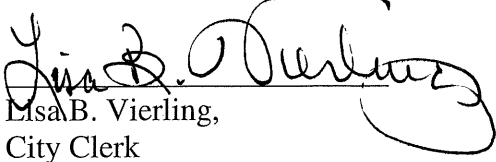
WHEREAS, the City believes that it is in the best interests of the citizens of High Point to encourage and support economic development within the City through the recruitment of new industries to the City and the expansion of existing industries in the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

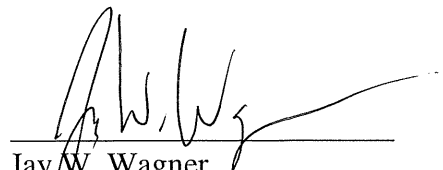
1. The High Point City Council hereby adopts this Resolution of Support for the State of North Carolina to provide a Building Reuse grant to Mickey Truck Bodies, Inc. for its expansion in High Point, NC.
2. The Mayor and the City Clerk are hereby authorized to sign all necessary documents on behalf of the City.
3. This resolution shall become effective upon adoption.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of September, 2021

ATTEST


Lisa B. Vierling,
City Clerk




Jay W. Wagner,
City of High Point Mayor

CITY OF HIGH POINT

AGENDA ITEM

**Title: Appointments/Reappointment– Citizens Advisory Council (CAC)****From:** City Clerk's Office**Meeting Date:** September 20, 2021**Public Hearing:** N/A**Advertising Date /
Advertised By:** N/A**Attachments:** Application to Serve- Tim Andrew

PURPOSE:

To confirm the reappointment of Robert Sims to the Citizens Advisory Council; reappointment to be effective immediately and will expire 5/31/2022; to confirm the appointment of Tim Andrew to the Citizens Advisory Council, appointment to be effective immediately and will expire on 5/31/2023. And, to confirm the appointment of Jason Hicks to the Citizens Advisory Council, appointment to be effective immediately and will expire 5/31/2023.

BACKGROUND:

Councilwoman Monica Peters is recommending the reappointment of Robert Sims to the Citizens Advisory Council as her Ward 3 appointee. Mr. Sims' term expired on 5/31/2020 but he has been serving since that time and is eligible for reappointment.

Councilman Victor Jones is recommending the appointment of Tim Andrew to the Citizens Advisory Council as his Ward 5 appointee. Mr. Andrew will replace Clodagh Leszinski; her term expired on 5/31/2021.

Mayor Pro Tem Moore is recommending the appointment of Jason Hicks to the Citizens Advisory Council as his At Large appointee. Mr. Hicks will replace Jim Bronnert, whose term has expired and is not seeking reappointment.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of Robert Sims to the Citizens Advisory Council as Councilwoman Peters' Ward 3 appointee. Appointment to be effective immediately and will expire on 5/31/2022; to confirm the appointment of Tim Andrew to the Citizens Advisory Council as Councilman Jones' Ward 5 appointee, appointment to be effective immediately and will expire on 5/31/2023; and to confirm the appointment of Jason Hicks to the Citizens Advisory Council as Mayor Pro Tem Moore's At Large appointee, appointment to be effective immediately and will expire 5/31/2023.

Profile

Tim

First Name

Andrew

Last Name

tpbandrew@gmail.com

Email Address

3719 Village Springs Drive

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Home: (336) 880-8308

Primary Phone

Alternate Phone

GDMS

Employer

Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

Ward you reside in?

5

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

MBA, Project Management Professional, retired Marine Corps officer

Upload a Resume

Have you participated in Leadership High Point?☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender☒ Male

Profile

Jason

First Name

Hicks

Last Name

jason.ehicks@icloud.com

Email Address

4105 Braddock Rd

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Mobile: (336) 858-1422

Primary Phone

Alternate Phone

DS Miller INC.

Employer

Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

Ward you reside in?

Ward 5

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

I'm an active member of my community in many ways. I have volunteered and organized several community clean-ups, distribution of necessities to the houseless, and routinely speak to members of the community about their needs.

[Jason Hicks Resume.pdf](#)

Upload a Resume

Have you participated in Leadership High Point?☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender☒ Male

Jason E. Hicks

4105 Braddock Rd
High Point, NC 27265
336-858-1422
Jason.ehicks@icloud.com

Profile:

CNC Machinist

Self-Motivated Machinist dedicated to discovering a cost-saving approach to every drawing I touch. My thought process is very analytical with proven results. Write, comprehend, and proof G and M codes. Properly measure manufactured parts with appropriate equipment. Program, Fixture, Setup, and Operate any Vertical or Horizontal Mill. Setup and Operate most Lathes.

Professional Experience:

DS Miller Inc, High Point, NC

Lathe Manager

September 2017 – Present

As a Lathe Manager at DS Miller I'm responsible for the program, setup, and quality inspection of CNC parts. The program process includes a detailed understanding of all aspects of the blueprint. The setup process would include selecting the appropriate work holding, tooling, and machine. The quality inspection process requires a strong understanding of GD&T. Responsibilities also include maintenance, cleaning, and inspection of the machine.

Key Accomplishments:

- Leadership Skills
- Understanding of GD&T
- Understanding of CMM
- Close tolerance Machining

Metal Works, High Point, NC

CNC Lead Machinist

October 2015 – September 2017

As a CNC Lead Machinist at Metal Works I was responsible for the program, setup, and schedule of the CNC shop. I programmed according to the blueprints given by customers. I used Mastercam programming software and basic G & M codes. I setup all machines and assured proper operation before approving for production. I also scheduled production for all CNC machines.

Key Accomplishments:

- Diversified
- Mastercam Certification
- Scheduling
- Working under pressure
- Analytical thought process

Bartimaeus By Design, Thomasville, NC**CNC Machinist****October 2011 – October 2015**

As a CNC machinist I'm responsible for the program, setup, and operation of a CNC machine. The setup process would include selecting the appropriate work holding, tooling, and program. The operation process requires one to be detail oriented and conscience of tolerances and print dimensions. Responsibilities also include maintenance, cleaning, and inspection of the machine.

Key Accomplishments:

- Self Motivated
- Understanding of tolerances
- Detail Oriented
- CNC-VF1,VF2, EC300, GR512, SL20
- Manual-Protrak, Acer, Jet, Bridgeport
- Analytical thought process

Education and Certifications:**Davidson County Community College** **May 2014**

Career Readiness Level Gold

Davidson County Community College **May 2013**

CNC Certifications

Thomasville Senior High School **June 2007**

HS Diploma

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1999 / 21-44

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 20th DAY OF SEPTEMBER, 2021, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 21-01

(abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue)

WHEREAS, Fitesa High Point, Inc. has petitioned the City Council of the City of High Point to permanently abandon (close) all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of way runs in a general east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337), and is more specifically described as follows.

Per right-of-way deed recorded in Deed Book 2942 Page 631. All of that certain tract or parcel containing 0.401 acres, more or less, and designated as AREA "B" DEDICATED, as per a plat recorded in Plat Book 60, Page 104, Guilford County Registry.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 16th day of August, 2021, at 5:30 p.m. setting the 20th day of September, 2021 at 5:30 p.m., in the Council Chambers of the Municipal

Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning August 19 & 26, 2021 and September 2 & 9, 2021; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described unimproved right-of-way; and

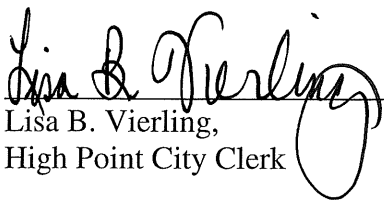
WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

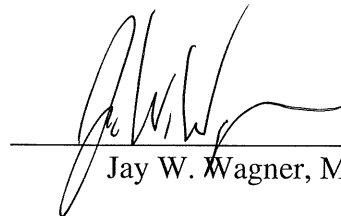
1. That all of the 60 foot wide ROW designated as Area "B" Dedicated, as depicted on the plat map recorded in Plat Book 60, Page 104, Guilford County Registry, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 20th day of September, 2021

ATTEST:


Lisa B. Vierling,
High Point City Clerk




Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM

**Title: Selection of Primary Banking Services Provider**

From: Bobby Fitzjohn, Financial Services Director
Ashley Grindstaff, Treasury Manager

Public Hearing: N/A

Meeting Date: September 20, 2021

Advertising Date: N/A

Advertised By: NA

Attachments: Banking RFP Memo
Banking Services Follow-up

PURPOSE:

The City Council is required by General Statute 159-31 to authorize depositories for official receipts and transactions of the local government. As a matter of practice, the Financial Services staff periodically solicits Requests for Proposals from financial institutions who have a branch presence within the city limits and who are registered with the State Treasurer's Office.

BACKGROUND:

The City's current primary banking services provider, Bank of America, was originally approved in a competitive solicitation process in 2004. City Council awarded its depository relationship services to them again in the last proposal process completed in 2016. Both the Financial Services Department and Customer Services Department are satisfied with Bank of America.

The attached memorandum describes the solicitation and selection process. The selection committee has recommended a 5-year contract with Bank of America. In addition to maintaining current rates, Bank of America has agreed to waive our first year of analysis fees (approximately \$80,000) and credit the cost of a courier service (up to \$7,700 per year). Bank of America has enhanced their services over the life of our partnership and have additional improvements on the horizon.

The renewal of our contract will allow Treasury staff to immediately implement ACH payments, reducing costs and improving the vendor experience. While Bank of America was not the lowest cost proposal, implementation and conversion costs are estimated to be \$76,410 in vendor/consultant fees as well as 1,259 hours of staff time valued at approximately \$55,647.

BUDGET IMPACT:

There will be no analysis fees for the first year, however, analysis fees are included in the annual operating budget.

RECOMMENDATION / ACTION REQUESTED:

The Financial Services Department recommends that City Council select Bank of America for the City's primary banking service for the period of January 1, 2022 to December 31, 2026 and authorize the appropriate city officials to execute all necessary documents.



Memorandum

August 5, 2021

To: Tasha Logan Ford, City Manager
Eric Olmedo, Assistant City Manager

From: Bobby Fitzjohn, Financial Services Director
Ashley Grindstaff, Treasury Manager

RE: Recommendation for Primary Banking Services

Professional service contracts such as banking services are not required to be bid, but we continue to believe conducting a competitive bid process utilizing a formal request for proposal is the preferred process where there are opportunities for better pricing through competition. Almost all large units of government in North Carolina put their financial institutions through a periodic competitive bid process. This provides better pricing of services and many times better services than negotiated contracts. A longer contract period also encourages a better partnership with the financial institution.

The City has retained Bank of America for banking services for 17 years and the contract is set to expire December 31, 2021. A Request for Proposal was distributed to local financial institutions and posted on the City's website with 7 banks responding. Those include Bank of America, Wells Fargo, Truist, First Citizens, First National, First Bank and Pinnacle Bank.

A committee with representatives from Financial Services and Customer Services reviewed all responses to the RFP and scored each bank based on their responses to the City's requirements, the bank's services and cost. Bank of America and Pinnacle Bank were the two highest scoring banks and were invited to participate in the demonstration phase of the selection process. Both banks conducted a demonstration of their online banking capabilities for Financial Services and Customer Services staff. Bank of America scored the highest in the committee's evaluation of demonstrations.

Each institution responded with their costs to provide services based on volume averages of the types of transactions the City of High Point has currently. In order to fairly evaluate the variety of services, we calculated and extended those unit prices in a 5-year comparison, using our most recent annual volume. The costs below exclude any costs of conversion and implementation.

Bank of America \$320,476
Pinnacle Bank \$270,000

Accounting- Reporting
336.883.3240

Administration
336.883.3123

Accounting-Operations
336.883.3239

Purchasing
336.883.3219

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA

Fax: 336.883.8572 Phone: 336.883.3237 TDD 336.883.8517

Bank of America's proposal includes no analysis fees for the first year of the contract along with a credit for an additional courier stop at the City's Northpoint location. This pick-up is now conducted by the City's Park Rangers. The continuation of Bank of America's contract will allow the City to add ACH payments as another payment option for the City's vendors. This will decrease the cost of issuing checks and allow the City to take advantage of BOA's state contract rate for ACH transactions. The proposed rates are in-line with the City's current banking analysis fees and the additional courier represents a \$35,000 value over the life of the contract.

For additional information, City staff has been pleased with the current banking services relationship with Bank of America, and the service they have provided for the past 17 years.

We request City Council to award a contract relationship with Bank of America to provide the City's primary banking services for the period of January 1, 2022 to December 31, 2026.

Banking Services Follow-up

RFP Overview

RFP Response

Bank	Evaluation Score
Wells Fargo San Francisco, CA	79/100
Bank of America Charlotte, NC	95/100
Truist Charlotte, NC	84/100
Pinnacle Bank Nashville, TN	89/100
First National Hermitage, PA	69/100
First Bank Southern Pines, NC	73/100
First Citizens Raleigh, NC	68/100



Demonstration

Bank	Evaluation Score
Bank of America Charlotte, NC	74/80
Pinnacle Bank Nashville, TN	59/80

Staff Recommendation

- Continue our relationship with Bank of America
 - Satisfied with current service
 - Technology improvements
 - No analysis fees for 1 year (estimated \$80,000 value)
 - Additional courier (approx. \$7,700 per year)
- Estimated cost difference of approximately \$10,000/yr between the two respondents invited to the demonstration phase.
- Implementation and conversion costs were previously estimated at \$25-30 thousand.
- The workload of IT, Customer Service, and Finance Staff was also considered.

Recent Banking Activity

- 2020 GO Refunding Bond - \$13,158,000
 - Pinnacle Bank Nashville, TN
- 2020 Limited Obligation Bond (PD) - \$18,175,000
 - Pinnacle Bank Nashville, TN
- 2021 Installment Financing Agreement - \$1,846,000
 - Bank of America Charlotte, NC

Cost of Transition

Phases of Transition (4-6 months)

- Define – 127 hours
- Design – 441 hours
- Deliver – 562 hours
- Review – 129 hours
- Total – 1,259 hours (estimated \$55,647)

Direct costs of consultants/vendors

- RPI (ERP Consultant) - \$68,910
- BoA Analysis Fees - \$6,000
- Check 21 Conversion - \$1,500
- Total - \$76,410

Project Interruption

The following projects/improvements will be affected by redirecting IT/Finance/Customer Service resources:

- Lawson ERP upgrade
- ObjectiveONE (City Inventory System)
- CallBox 2.0 (FD Staffing System)
- Beacon (City-wide Personnel System)
- City API (Endpoints for City-wide data from all Systems)
- Cayenta SQL migration/Cognos migration
- SmartRec and TouchPass integration
- Finance Activity Reports
- New City Vendor Portal
- ACH Vendor Payments
- Paymentus Cashiering Portal

High Point City Council Meeting 9/20/21
Clarence Izzard
908 Richardson Ave

- 11/20 I closed on the Richardson Ave properties.
- A couple weeks later I met with Enforcement Officer Jimmy Mullins in front of my properties. I approached him and introduced myself. He asked me "are you the owner" and I said that "I am".
- Officer Mullins asked me "what are plans for the houses"? I responded by saying "I am going to renovate them and create some desperately needed affordable housing in High Point".
- I further explained we are going to start on 906 Richardson after the Christmas holidays and continue the renovations with 910, 910 ½ and 908 Richardson Ave. He mentioned his colleague had written a violation order against 908. I asked for her number and called her and informed her of my plans to renovate all 4 properties including 908. She thanked me for calling her and making her aware. I gave Mr. Mullins my business card and asked him to call me anytime if he had any questions or concerns about the properties.
- We completed 906 in April and it was occupied in May.
- We installed new roofs on 910 and 910 ½ Richardson Ave.
- We received a STOP WORK ORDER shortly after starting cosmetic work on 910 Richardson Ave.
- I called Ms. Loosemore on 8/17/21 and requested more time to get a crew to work on the house. The last two previous Contractors were wiped out by COVID 19. She quickly denied my request.
- I have been in constant in contact with Officer Mullins and as recent as last week.
- I want nothing more than to help beautify High Point and provide affordable quality housing. I have dedicated my entire adult life keeping people safe. I am a former Police Officer, Firefighter, and with 30 plus year keeping people safe around the globe. I am currently the Global Director of Safety & Security for Marriott Vacations Worldwide. I would NEVER deliberately create a situation that will put someone in harms way.

Please grant me the opportunity to get to house totally rehabbed. Regardless of COVID 19 challenges I am committed to getting these houses done. Thank you all for what you do!







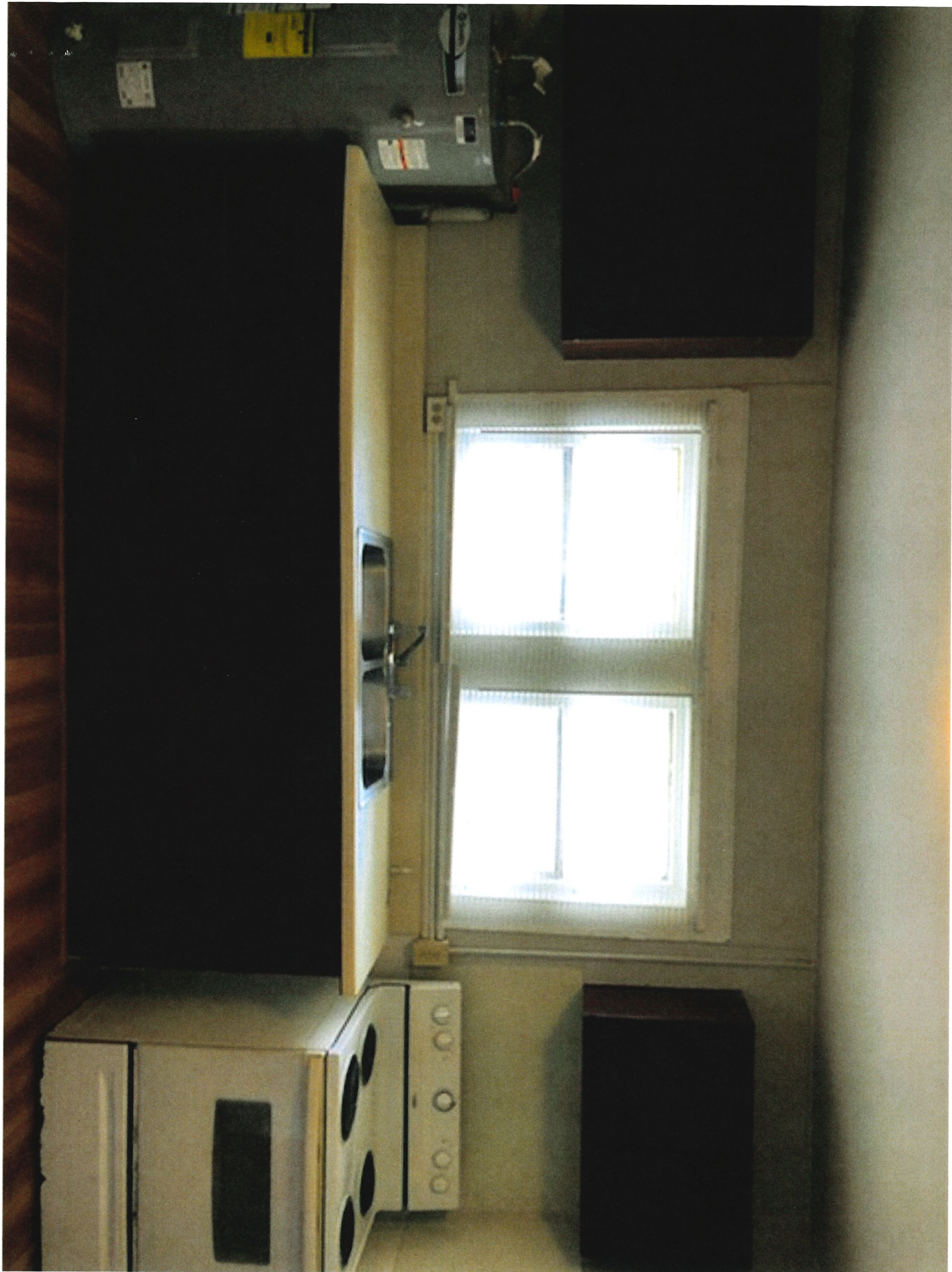














CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-16
(City of High Point)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: September 20, 2021

Public Hearing: Yes

Advertising Date: September 9, 2021, and
September 15, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the High Point City Council to rezone 108 properties, totaling approximately 63.7 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 97 properties, totaling approximately 55.6 acres, from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District. The properties lie east of Baker Road, along both sides of Nance Avenue, Gain Avenue, and Knightdale Avenue (private drive).
- b) To rezone 10 properties, totaling approximately 1.07 acres, from a Conditional Use Residential Multifamily – 16 (CU RM-16 District) to the Residential Multifamily – 16 (RM-16 District). The properties lie north of the intersection of Belmont Drive and Belmont Court.
- c) To rezone a 7-acre parcel from a Conditional Zoning Institutional (CZ-I) District to the Residential Multifamily - 16 (RM-16) District. The property is located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road (2759 Allen Jay Road).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their August 24, 2021 public hearing. All members of the Commission were present except for Mr. Mark Walsh and Mr. Mark Morgan. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

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 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 21-16 is consistent with the City's adopted policy guidance because the zoning map amendments for these residential neighborhoods and institutional uses are supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserve established neighborhoods. Furthermore, the amendments are needed to match the manner in which these neighborhoods have developed and to remove unneeded restrictions on the properties.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-16
August 27, 2021**

Request

A request by the High Point City Council to rezone 108 properties, totaling approximately 63.7 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on evaluating various residential subdivisions in the southeast portion of the City along Baker Road and E. Fairfield Road.

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 current fourth round of zoning evaluations, associated with this request, in December 2020.

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.

From	To	Development/Use	Location
RM-16	R-5	David H. Baker Subdivision as depicted in Plat Book 7 Page 18 and a portion of the Springfield Oaks Subdivision, Sec. 1, as depicted Plat Book 38 Page 3.	The properties lie east of Baker Road, along both sides of Nance Avenue, Gain Avenue.
CU RM-16	R-5	Crossover Community Church	Located east of Baker Road along both sides of Knightdale Avenue (711 and 723 Knightdale Avenue).
CU RM-16 (CU-98-34)	RM-16	Southeastern portion of the Belmont Condominiums – Phase III as depicted in Condo Book 7 Page 144.	The properties lie north of the intersection of Belmont Drive and Belmont Court.
CU I (CU-10-12)	RM-16	Islamic Society of High Point	Located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road (2759 Allen Jay Road).

Analysis

The requested rezoning of these various residential and institutional uses is intended to update zoning to match the way these areas have developed and to remove outdated zoning conditions. See attached evaluations 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 zoning map amendment for these residential neighborhoods and institutional uses are supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserve established neighborhoods.

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 match the manner in which these neighborhoods have developed and to remove unneeded restrictions on the properties.

Recommendations

Staff recommends approval of the following zoning map amendments:

- 1) Rezone land lying east of Baker Road, along both sides of Nance Avenue and Gain Avenue from the RM-16 Districts to the R-5 District.
- 2) Rezone land lying east of Baker Road, along Knightdale Avenue (private drive), from the RM-16 District to the R-5 District. Crossover Church - 711 & 723 Knightdale Avenue (Guilford County Tax Parcels 180543 & 180544).
- 3) Rezone land associated with Phase III of the Belmont Condominium development, from the CU RM-16 District to the RM-16 District
- 4) Rezone land lying along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road, from a CU-I District to the RM-16 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

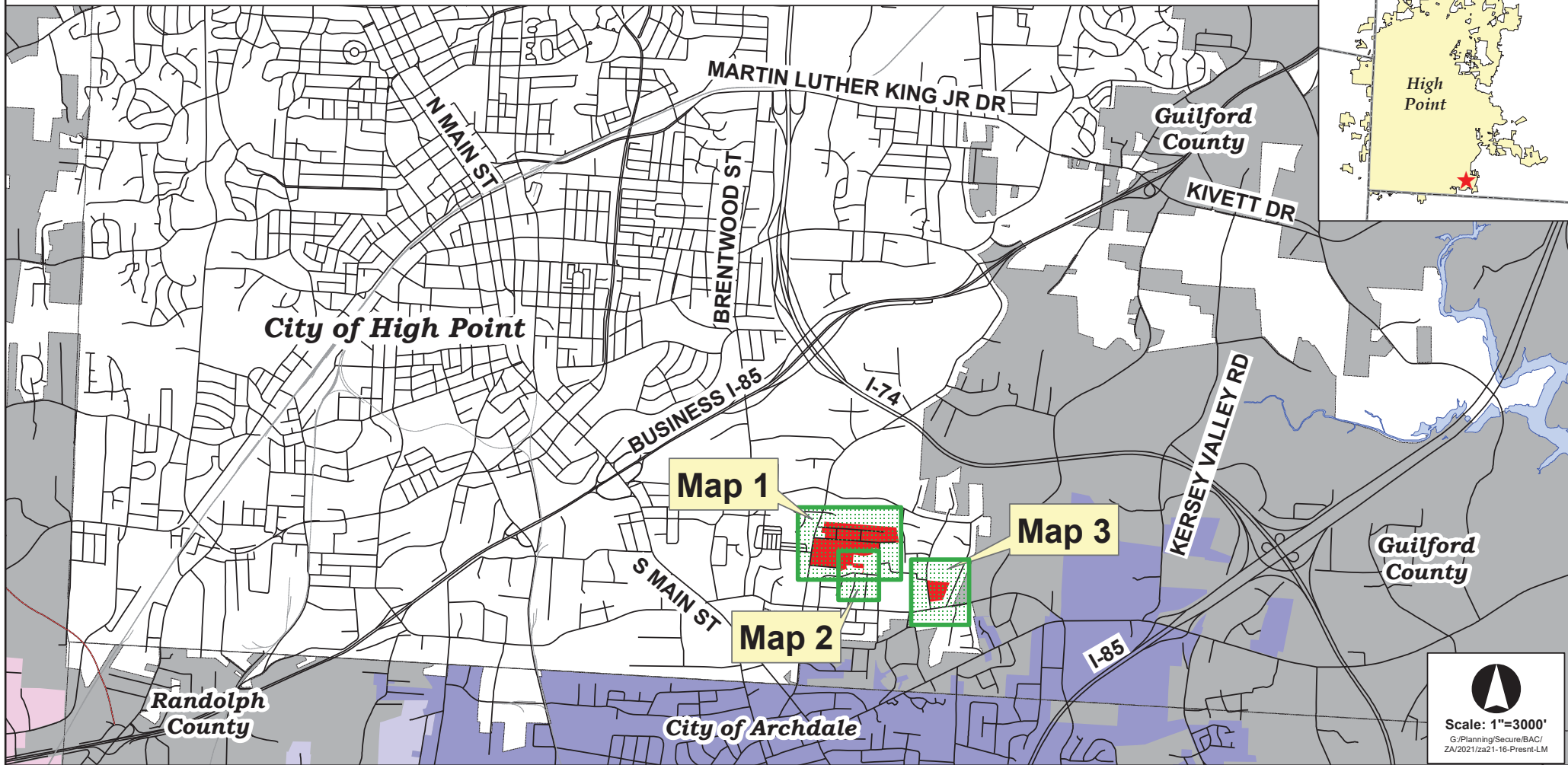
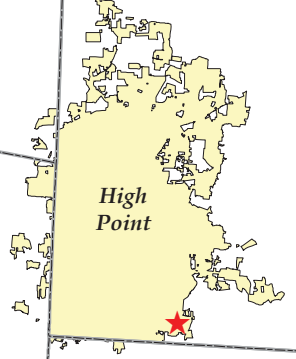
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-16

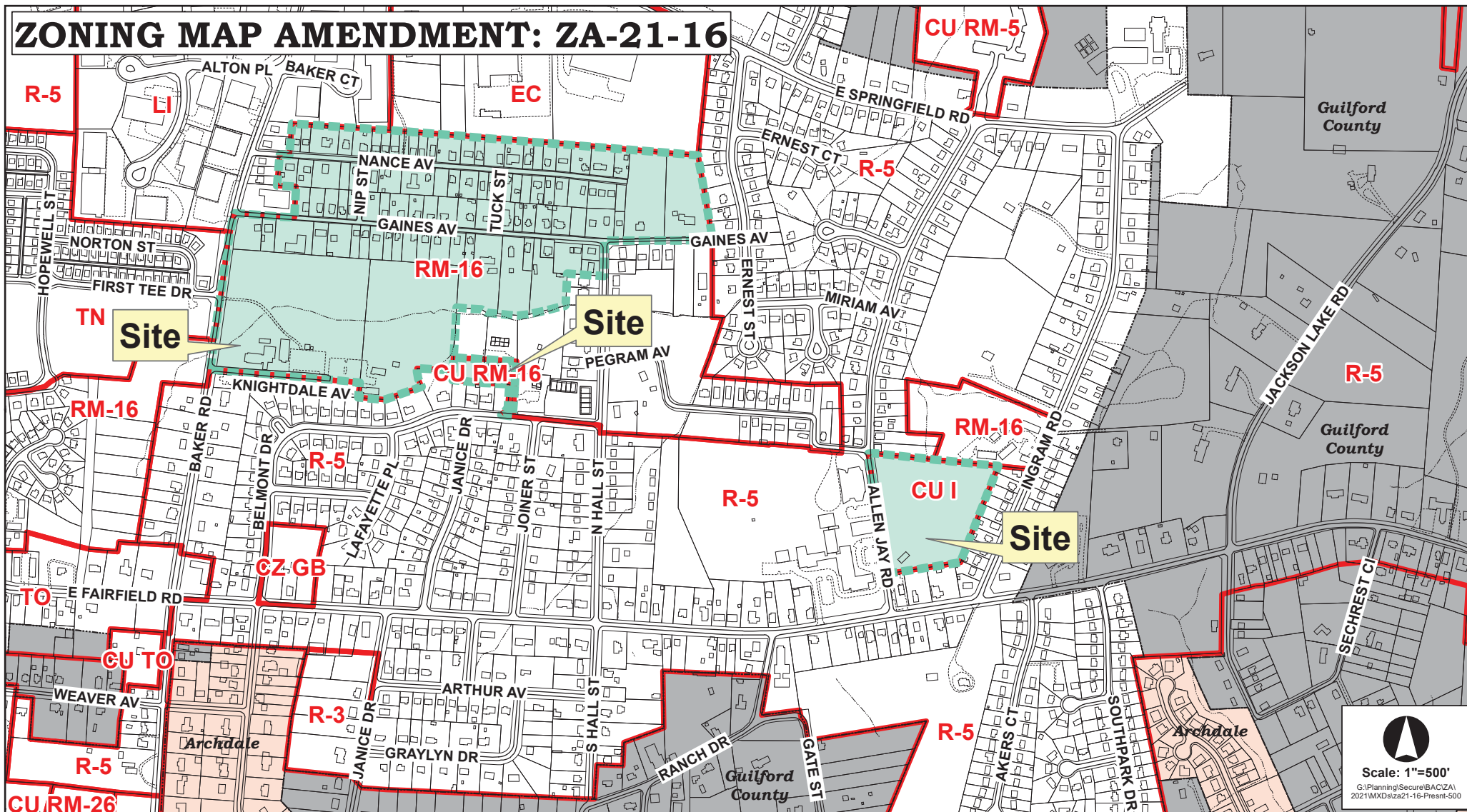
Applicant: City of High Point

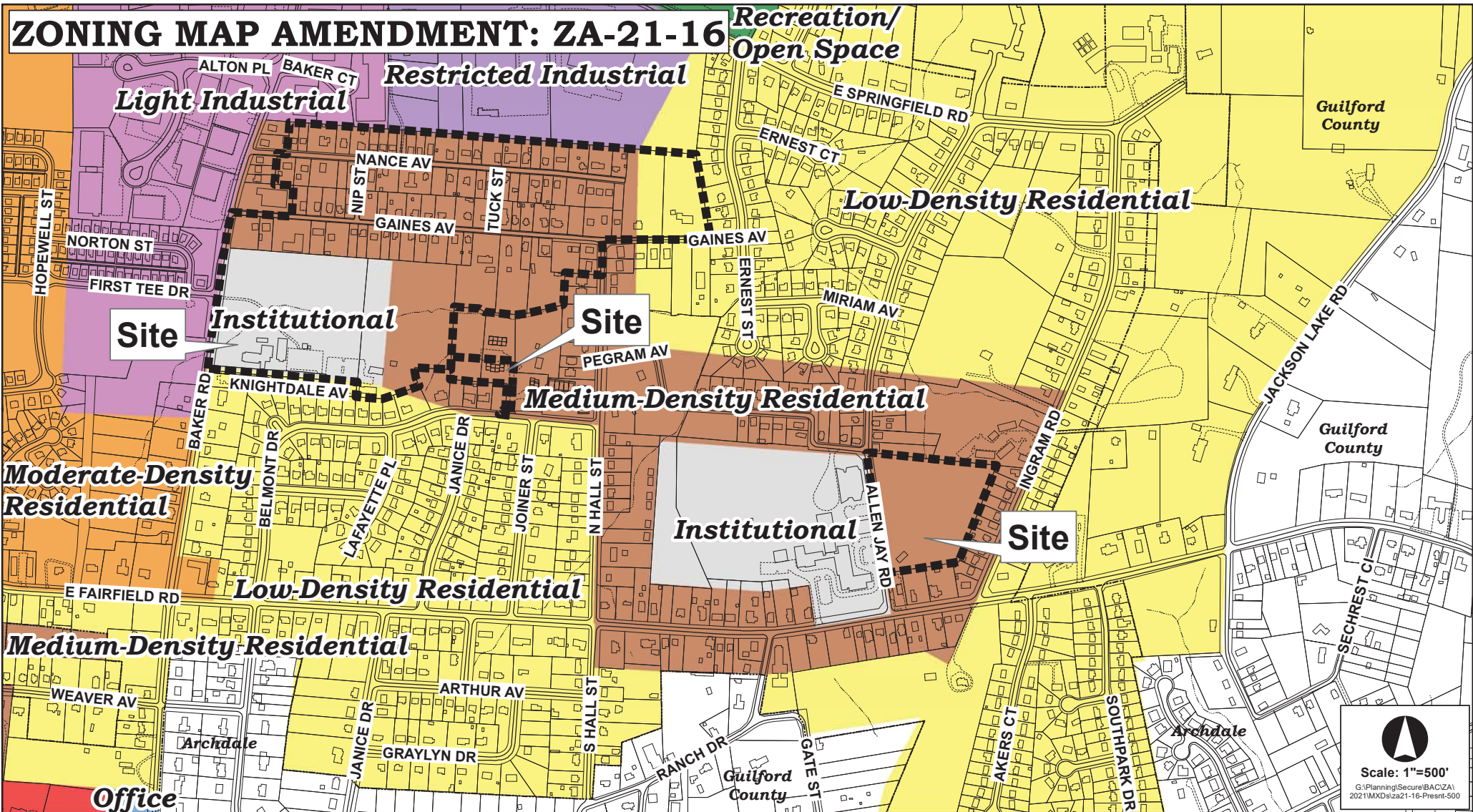
Vicinity Map



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ZONING MAP AMENDMENT: ZA-21-16





MAP #1

Location: **David H. Baker Subdivision and portion of the Springfield Oaks Subdivision
Property of Crossover Community Church**
Located east of Baker Road, along both sides of Nance Avenue, Gain Avenue, and
east of the intersection of Baker Road and Knightdale Avenue

Current Use: Single family detached dwellings, duplexes, triplexes and religious institutions.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Multifamily – 16 (RM-16) District	Residential Single Family – 5 (R-5) 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>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.
<i>Current Uses:</i>	Permitted	<u>Permitted</u> Single family detached dwellings Church <u>Not Permitted</u> Duplexes/triplexes structures Multifamily structures
<i>Conditions</i>	None	None

	Adjacent Zoning	Adjacent Land Use
North:	Employment Center (EC) District Light Industrial (LI) District	Warehouse and distribution facilities
South:	Residential Single Family–5 (R-5) District	Single family dwellings
East:	Residential Single Family–5 (R-5) District Residential Multifamily–16 (RM-16) District	Single family dwellings, multifamily dwellings and duplexes
West:	Traditional Neighborhood (TN) District Light Industrial (LI) District	Single family dwellings and a vacant warehouse structure

Land Use Plan Classification

The area is designated as follows:

- **Low-Density Residential:** The site has a Low-Density Residential land use designation. 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.
- **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

Except for a parcel within the Springfield Oaks Subdivision and two parcels associated with the Crossover Community Church, lands within Map 1 are all part of the David H. Baker Subdivision that was platted in 1926. There are 107 developed parcels consisting of 98 single family dwellings, two churches and a total of six duplex/triplex/nonconforming uses.

The RM-16 District that currently governs land uses in this area permits multifamily development at a density of 16 units per acre. The introduction of high density residential development along Nance Avenue and Gains Avenue, in the middle of an established single family neighborhood, would not be compatible with the manner in which this area has developed. Thus, this application proposes rezoning to the R-5 District as it more accurately reflect the manner in which this area has developed and will assist in ensuring the long-term stability of this this single family neighborhood.

Staff has identified six duplex/triplex structures in this neighborhood. The proposed R-5 District does not permit these residential use types outside the Core City Area. If this rezoning request is approved the existing duplexes/triplexes would become non-conforming uses. As a nonconforming use they can continue to operate; however, any building expansion would be limited, and any redevelopment would only be for a single family detached dwelling or other permitted uses within the R-5 District. It should be noted that two of the duplex parcels were developed in a manner so that the land could be subdivided, and these structures could become single family detached dwellings on individual lots. Finally, rezoning to the R-5 District would not impact the existing churches in this area that are located along Nance Avenue and at the intersection of Baker Road and Knightdale Avenue.

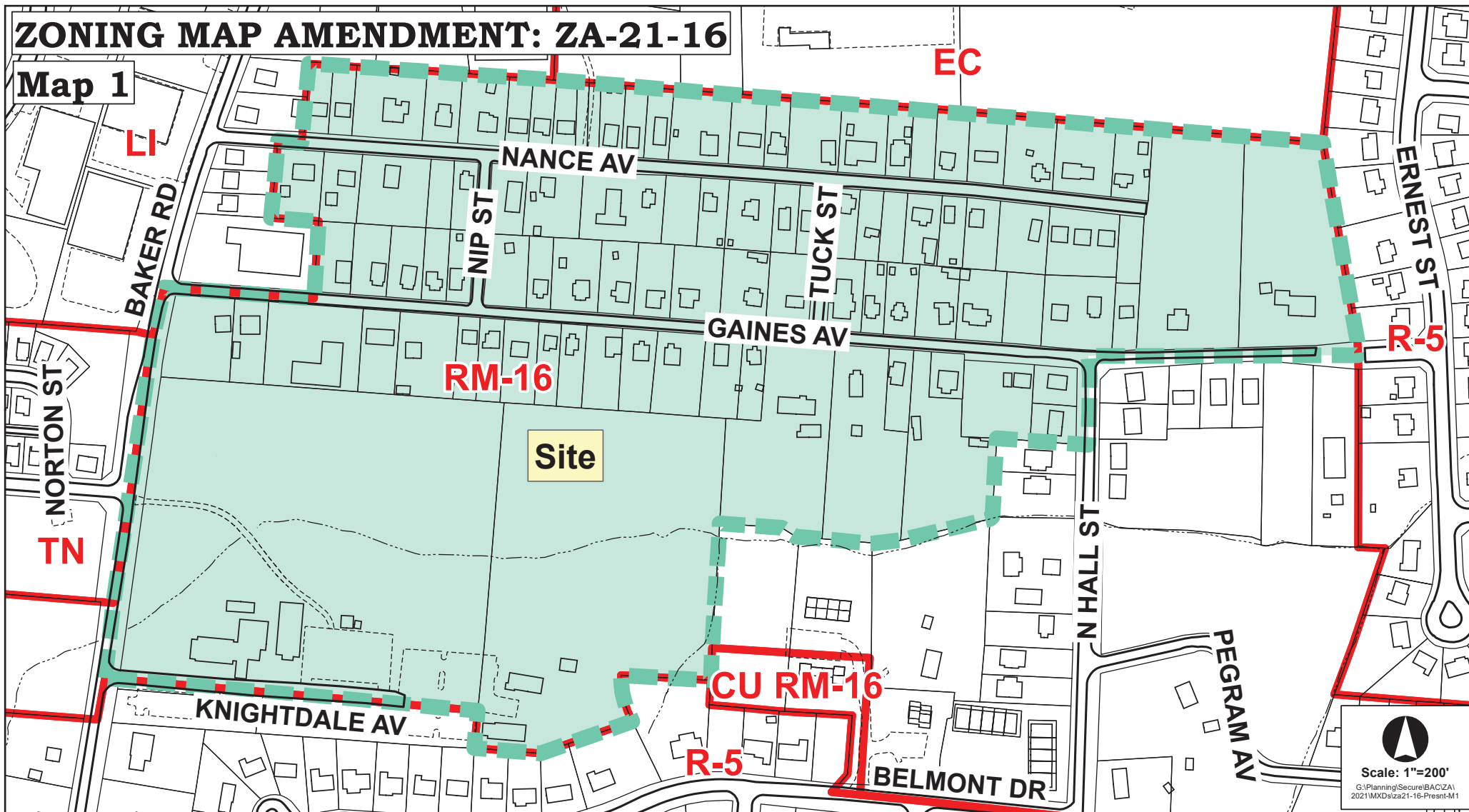
Recommendation

Staff recommends approval of the following zoning map amendments:

1. Rezone land lying east of Baker Road, along both sides of Nance Avenue and Gain Avenue from the RM-16 Districts to the R-5 District.
2. Rezone land lying east of Baker Road, along Knightdale Avenue (private drive), from the RM-16 District to the R-5 District. Crossover Church - 711 & 723 Knightdale Avenue (Guilford County Tax Parcels 180543 & 180544).

ZONING MAP AMENDMENT: ZA-21-16

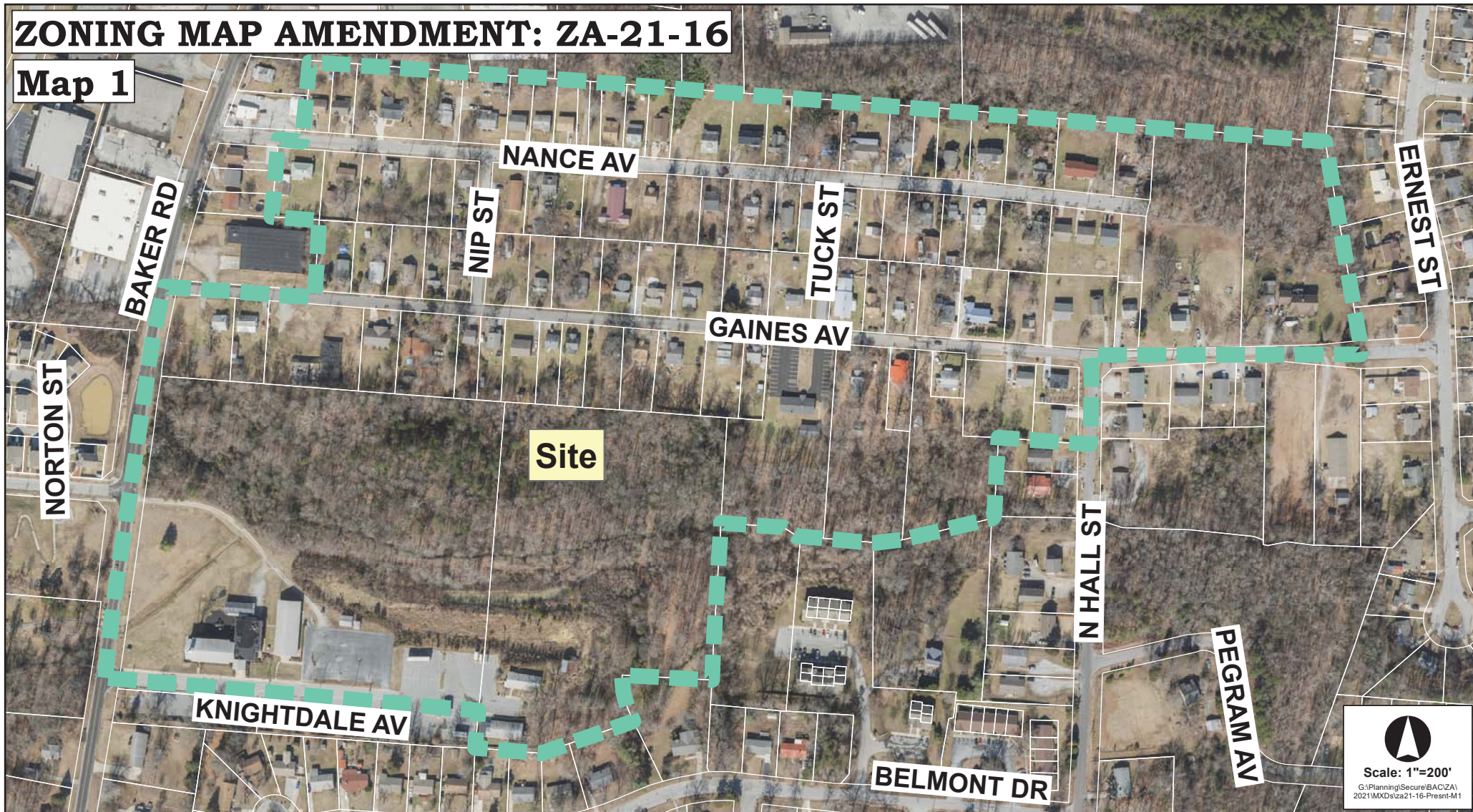
Map 1



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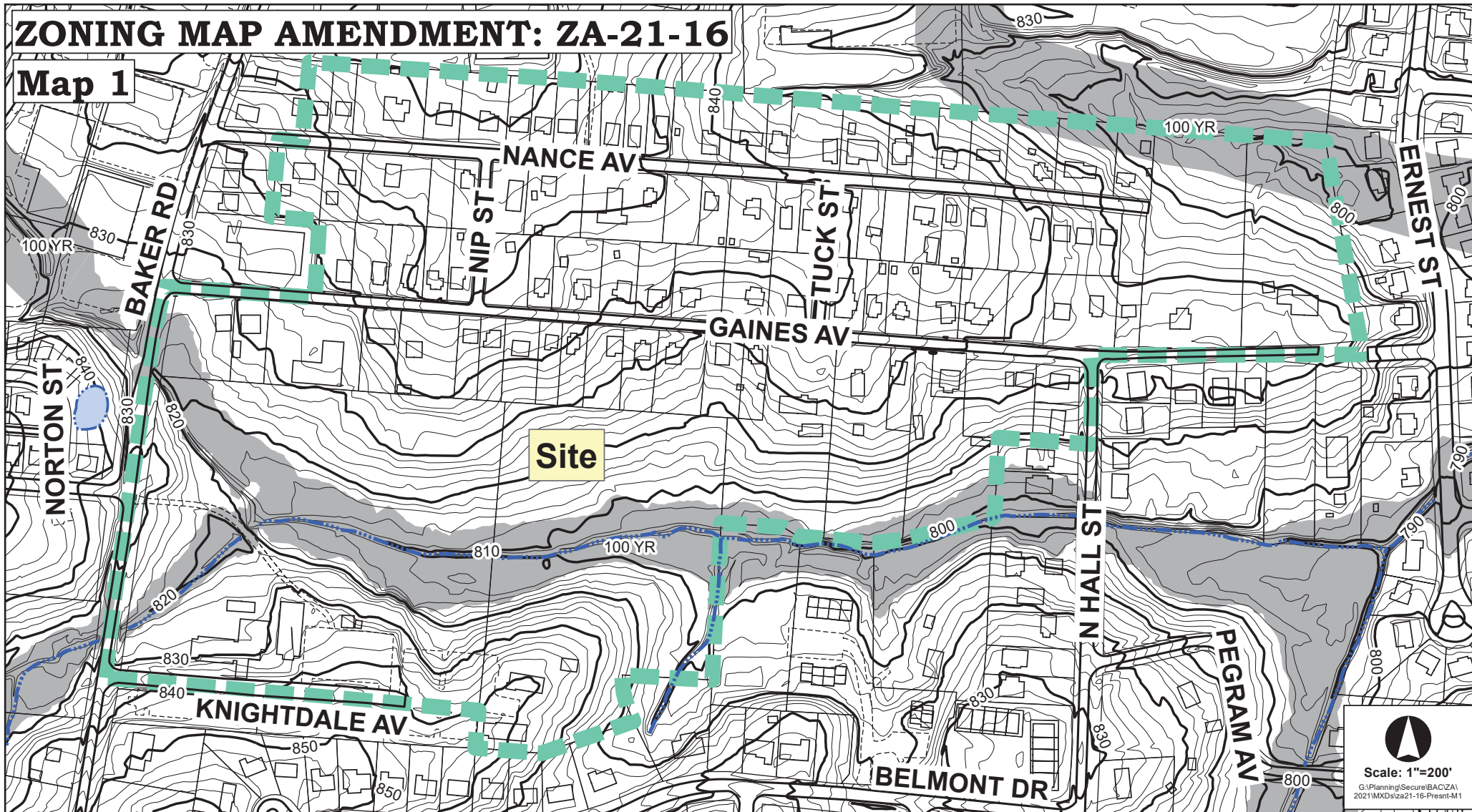
ZONING MAP AMENDMENT: ZA-21-16

Map 1



ZONING MAP AMENDMENT: ZA-21-16

Map 1



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MAP #2

Location: **Belmont Condominiums – Phase III**

Located north of the intersection of Belmont Drive and Belmont Court.

Current Use: Multifamily 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>Belmont Condominiums – Phase III</u> (1998) CU-98-34 notes uses to be townhomes or condominiums.	None

	Adjacent Zoning	Adjacent Land Use
North:	Residential Multifamily – 16 (RM-16) District	Multifamily development (Belmont Condominiums – Phase IV)
South:	Residential Single Family–5 (R-5) District	Single family dwellings
East:	Residential Multifamily – 16 (RM-16) District	Multifamily development (Belmont Condominiums – Phase II)
West:	Residential Single Family–5 (R-5) District	Single family dwelling and religious institution

Land Use Plan Classification
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

The rezoning area for Map 2 is a small portion of the Belmont Condominium development that lies along the north side of Belmont Drive, between N. Hall Street and Belmont Court. This project has developed in several phases with a mixture of multifamily and townhome dwellings. All of the

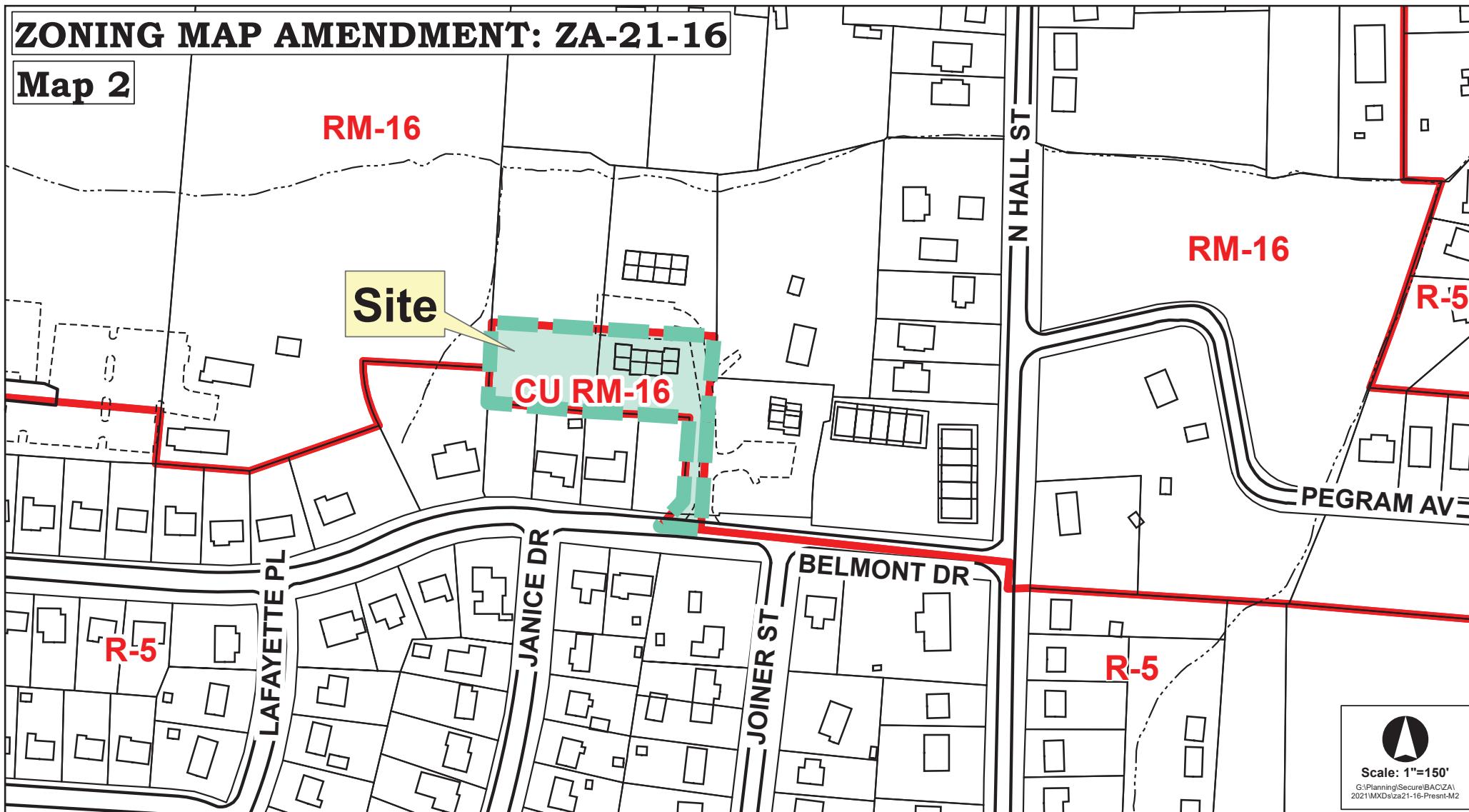
Belmont Condominium development is governed by the RM-16 District regulations, but only Phase III has a CU zoning, which was established in 1998. The primary purpose of this rezoning is to remove the CU designation as the use condition in this permit, to only allow a condominium type multifamily structures, was met upon the completion of that structure in Phase III. Furthermore, staff no longer has the authority to regulate the type of multifamily uses (condominium multifamily versus apartment multifamily structures) that can be developed.

Recommendation

Staff recommends approval to rezone land associated with Phase III of the Belmont Condominium development, from the CU RM-16 District to the RM-16 District.

ZONING MAP AMENDMENT: ZA-21-16

Map 2



ZONING MAP AMENDMENT: ZA-21-16

Map 2

Site

LAFAYETTE PL

JANICE DR

JOINER ST

BELMONT DR

N HALL ST

PEGRAM AV

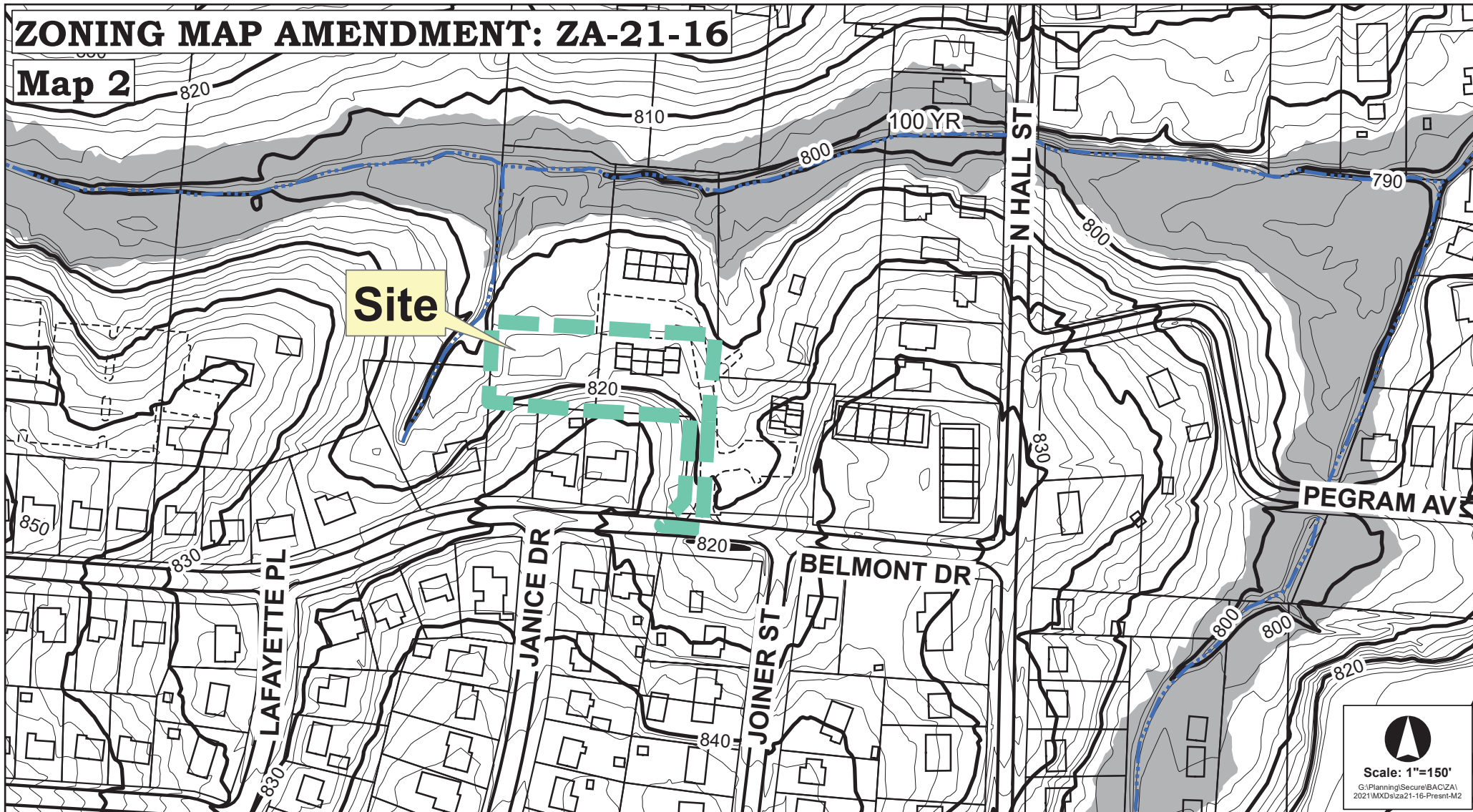


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ZONING MAP AMENDMENT: ZA-21-16

Map 2

Site



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MAP #3

Location: **Islamic Society of High Point**

Located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road. – 2759 Allen Jay Road).

Current Use: Religious institution

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Institutional (CU I) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & Intent:</i>	<u>I District</u> The I district is established to accommodate large-sized public, quasi-public, and institutional uses such as colleges, universities, or hospitals in a campus-like setting. Uses in the I district can have substantial land use impacts or traffic impacts on surrounding uses. This district is not intended to accommodate those smaller public and institutional uses that are typically found in residential districts. The district allows a limited range of residential and institutional development as support uses.	<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.
<i>Current Uses:</i>	Permitted with development standards	Permitted with development standards
<i>Conditions</i>	<u>Islamic Society of High Point</u> (2010) CU-10-12 restricts allowable uses to a religious institution and RM-16 District uses	None

	Adjacent Zoning	Adjacent Land Use
North:	Residential Multifamily – 16 (RM-16) District Residential Single Family–5 (R-5) District	Multifamily development and a single family dwelling
South:	Residential Single Family–5 (R-5) District	Single family dwellings and convenience store with fuel sales
East:	Residential Single Family–5 (R-5) District	Single family dwellings
West:	Residential Single Family–5 (R-5) District	Major educational facility (Allen Jay Middle School)

Land Use Plan Classification
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

Map 3 depicts the site of a religious institution, the Islamic Society of High Point, off Allen Jay Road that was granted Conditional Use Institutional (CU-I) District zoning in 2010. At the time of rezoning in 2010, a 22,500 square foot religious facility was proposed to be developed. However, as of today only a fraction of that intended development, 1,700 square feet, has been completed. With the adoption of the

current Development Ordinance in 2017, the purpose and intent of the I District has changed, and it is now reserved for larger institutional and quasi-institutional land uses in a campus-like setting of 20 acres or larger.

Conditions adopted in 2010 focused on limiting allowable uses to a religious institution and residential uses of the RM-16 District. Since a multifamily development has previously been established in this area, directly north of the zoning site, and religious institutions are a permitted use in all residential district with development standards, staff recommends the site be rezoned to the RM-16 District.

Recommendation

When this site was initially initiated for rezoned in December 2020, the proposal was to rezone this property from a CU-I District to the I District. The City Council has the authority to amend the zoning district that was initiated in December 2020, subject to the new district being a less intensive zoning district. Staff recommends rezoning to a RM-16 District, which would be a less intensive zoning district.

ZONING MAP AMENDMENT: ZA-21-16

Map 3

RM-16 PEGRAM AV

RM-16

Site

CU I

R-5

Guilford County

ALLEN JAY RD

INGRAM RD

E FAIRFIELD RD

AKERS CT

SOUTHPARK



ZONING MAP AMENDMENT: ZA-21-16

Map 3

PEGRAM AV

Site

ALLEN JAY RD

INGRAM RD

E FAIRFIELD RD

AKERS CT

SOUTHPARK

Guilford County

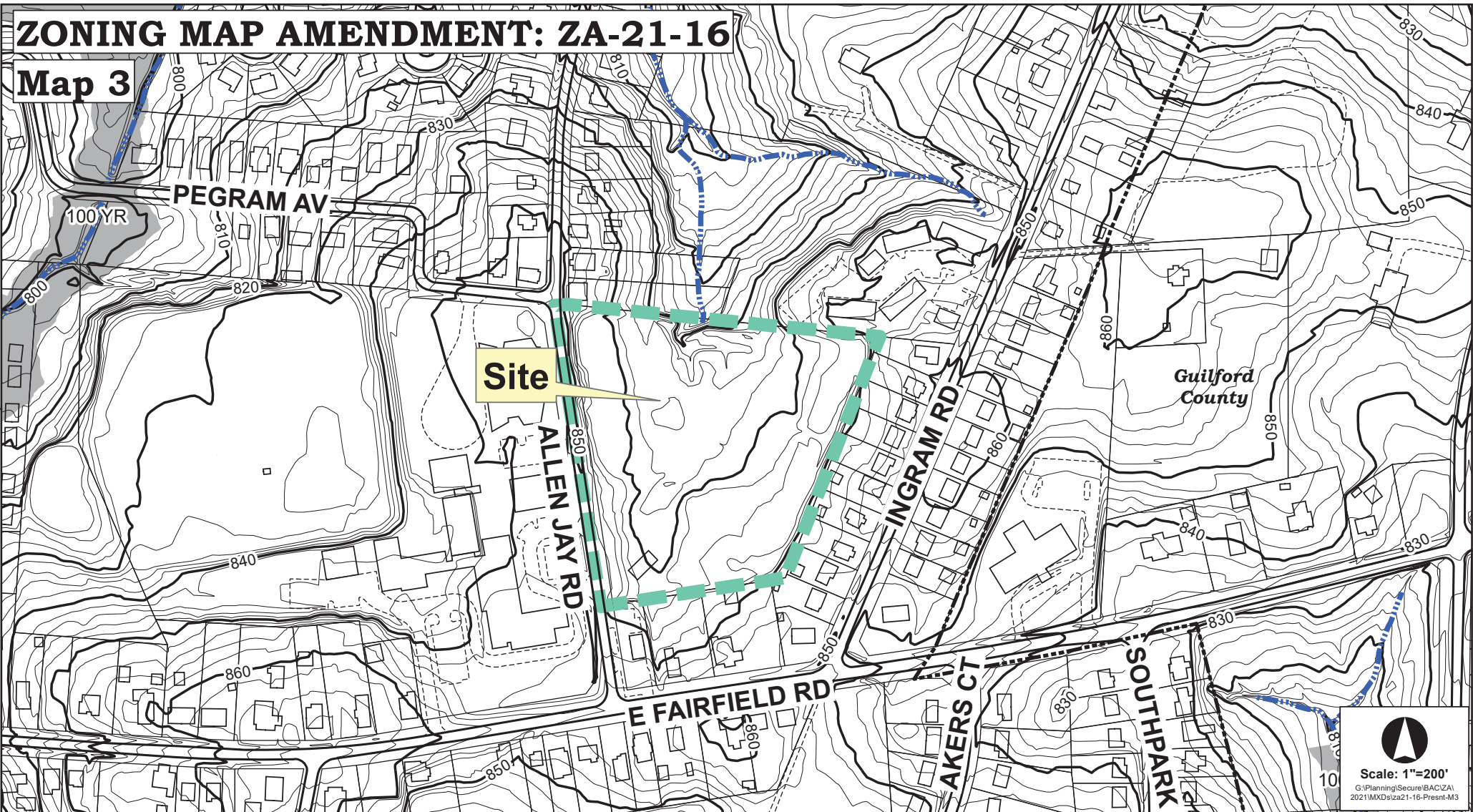


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ZONING MAP AMENDMENT: ZA-21-16

Map 3



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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, 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 August 24, 2021 and before the City Council of the City of High Point on September 20, 2021 regarding **Zoning Map Amendment Case 21-16 (ZA-21-16)** 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 August 15, 2021, for the Planning and Zoning Commission public hearing and on September 8, 2021 and September 15, 2021, for the City Council public hearing pursuant to Chapter 160D-602 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 September 20, 2021.

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

SECTION 1

David H. Baker Subdivision and portion of the Springfield Oaks Subdivision, Section One Property of Crossover Community Church (711 and 723 Knightdale Avenue).

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 55.64 acres located east of Baker Road, along both sides of Nance Avenue, Gain Avenue, and east of the intersection of Baker Road and Knightdale Avenue. A description of this land is recorded in Map of David H. Baker Property PB 7 - PG 18, Lot 49 of Springfield Oaks Subdivision, Section One and (Tax Parcels 196238 and 196239) and 711 & 723 Knightdale Avenue (Tax Parcels 180543 and 180544) and of the Guilford County Register of Deeds Office. The lands are also known as Guilford County Tax Parcels 179834, 179835, 179836, 179837, 179838, 179839, 179840, 179841, 179842, 179843, 179844, 179845, 179846, 179847, 179848, 179849, 179850, 179851, 179852, 179853, 179854, 179855, 179856, 179857, 179858, 179859, 179860, 179861, 179862, 179863, 179864, 179865, 179866, 179867, 179868, 179869, 179870, 179871, 179872, 179873, 179875, 179876, 179877, 179878, 179879, 179880, 179881, 179886, 179887, 179888, 179889, 179890, 179891, 179892, 179893, 179894, 179895, 179896, 179897, 179898, 179899, 179900, 179901, 179902, 179903, 179904, 179905, 179906, 179907, 179908, 179909, 179910, 179911, 179912, 179913, 179914, 179915, 179916, 179917, 179918, 179919, 179920, 179921,

179922, 179923, 179924, 179925, 180545, 180546, 180553, 180554, 180562, 196238, 196239, 228531, 180543 and 180544.

SECTION 2

Belmont Condominium Phase III

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. Approximately 1.4 acres located north of the intersection of Belmont Drive and Belmont Court. A description of the development is recorded in Belmont Condominiums – Phase III, a portion of Phase II (entrance drive) and a portion of area depicted on this map as “Future Development – Future Building #815 ” as recorded in Condo Book 7 Page 143 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 180547 (portion), 202020 (portion), 202021, 202022, 202023, 202024, 202025, 202026, 202027, 202028.

SECTION 3

2759 Allen Jay Road

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. Approximately 7 acres located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road. The parcel is addressed as 2759 Allen Jay Road and also known as Guilford County Tax Parcel 196001.

SECTION 4

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 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of **September, 2021**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Community Development & Housing Department

CDBG - CV

C.A.R.E.S Act

&

Affordable Housing Updates

Community Development Committee

January 5, 2021

CDBG-CV Funding recap

CDBG-CV must be used to prevent, prepare for, and respond to the coronavirus pandemic.

- Contracts issued totaled \$354,363 leaving a balance of \$198,343
 - \$176,370.43 reimbursed to date as of November 30th
 - \$22,023.53 pending reimbursement
 - \$155,969.04 balance to expend on existing contracts (including pending reimbursements)
- Staff will recommend allocating remaining 198,343 balance to existing contracts.
- Total uncommitted CDBG-CV balance = \$787,024 (both allocations).
- Staff is exploring possibility of using 2nd allocation funds on a public facility
- Total CDBG-CV allocation from 2 awards = \$1,141,357
- NC HOPE (Housing Opportunities And Prevention Of Evictions) program has been restarted
- Pandemic relief bill extended deadline for spending down the \$150 billion in coronavirus relief funds by a year.

Agency	Project Description	Amount Awarded	Amount Spent to Date	Project Update
Open Door Ministries	Emergency expansion of men's homeless shelter to increase social distancing and put in place other COVID-19 preventative measures.	\$28,800.00	\$28,800.00	Project is complete. 11 homeless men were assisted with emergency shelter. The temporary shelter was staffed 24 hours a day, 7 days a week. 12 part time staff were paid using grant funds. Funding also provided meals, supplies, and case management.
Growing High Point	Increase food access in low- and moderate-income neighborhoods via "Mobile Market" project.	\$40,150.00	\$0.00 (Pending reimbursement \$12,906.95)	Growing High Point is in the process of finalizing the mobile market locations - all in low-income neighborhoods that are also considered "food deserts". They plan on placing "bus stop" signage at each of these locations to further promote the program and drive sales. Launch date is expected to be early 2021. Pending reimbursement for \$12,906.95. Awaiting additional documentation from agency.
Hayden Harman Foundation	Provide sanitizing stations in low- and moderate-income neighborhoods. Stations will be equipped with portable toilets and handwashing stations. They will be cleaned and serviced daily.	\$31,090.00	\$7,944.29	Current locations include: 1. Superior Foods - 220 N. Centennial Street (Portable Toilet/Sink) 2. Helping Hands - 2301 S. Main Street (Portable Toilet/Sink) 3. West End Ministries' Bountiful Harvest - 1004 W. English Road (Sink) 4. Superior Foods – 'Ladies only' toilet 5. High Point Community Against Violence – 792 N. Main Street (Portable Toilet/Sink) 6. Chosen Generation Center – 2240 Brentwood Street (near Fairfield) (Sink) All stations have been well-utilized as evidenced from visual inspection and replenishing of paper products, and removal of trash.
Housing Consultants Group	Provide emergency rent and mortgage assistance targeting those that are unemployed or underemployed as a result of the COVID-19 pandemic.	\$50,000.00	\$18,908.26	Applications are being accepted, review, and processed as completed. 75 applications have been received. 20 applications are complete and payments have been made. Of the completed payments, 13 were for rent assistance and 7 were for mortgages. 32 applications are pending additional information. 27 are for rental assistance and 5 are for mortgage assistance. 9 have been denied because they are not delinquent. 14 approved and pending payment in the amount of \$6,291.58.

Agency	Project Description	Amount Awarded	Amount Spent to Date	Project Update
Macedonia Family Resource Center	Provide emergency food assistance and essential supplies to anyone who has experienced hardships related to the <u>COVID-19</u> pandemic.	\$44,160.00	\$26,515.60	This project is providing food & supplies for the community and one hot meal per month. (Groceries, Detergent, Bleach, Hand Sanitizers, Masks, etc.) This grant has enabled Macedonia to hire additional staff members to supply the food and essentials daily until 6:30 pm. They offer hot meals once per month to over 100 individuals within the community. Donations from their caterer allow the agency to serve more individuals than originally anticipated each month.
Open Door Ministries	Provide emergency rent and utility assistance to those impacted by the <u>COVID-19</u> pandemic. Housing assistance to move shelter residents into permanent housing more quickly.	\$21,200.00	\$0.00 (Pending reimbursement \$2,825.00)	The Shelter to Housing Program goal is to house 20 men by end February 2021. Case manager and shelter staff works with every resident on goals of employment and housing. To date, 5 shelter residents have been transitioned into permanent housing. Case manager continues to work with every resident and develop a discharge plan which may include treatment, family, or own housing. Pending reimbursement for \$2,825.00. Awaiting additional documentation from agency.
Piedmont Health and Sickle Cell Agency	Assistance to equip the organization with personal protective equipment and office supplies to ensure a safe environment for their staff and clients receiving health services. Provide emergency rent and utility assistance to household impacted by <u>COVID-19</u> .	\$20,826.00	\$9,417.20	This project has two main objectives: to increase the safety of individuals who receive food from the emergency food pantry and those who come into the office to get free health screenings and counsel with case managers and to provide emergency assistance (rent/utility) to those in need. During the month of November, the office was cleaned and sanitized twice, and 20 masks were distributed. In addition to their normal testing services, the agency is also providing <u>COVID-19</u> testing. To date, 9 clients have been assisted with emergency utility assistance and 11 have been assisted with rent payments.
Salvation Army Boys and Girls Club	Provide educational programming, distance learning support, and childcare assistance for families impacted by <u>COVID-19</u> .	\$39,000.00	\$23,530.00	Services have been provided to 64 children. The summer learning camp was held beginning in June with structured activity all day. Children were provided swim lessons, had science, math, and engineering projects weekly, held healthy cooking classes, planted a "community" garden, had art projects, and were provided breakfast, lunch and snack every day.

Agency	Project Description	Amount Awarded	Amount Spent to Date	Project Update
Senior Resources of Guilford	Increasing food access by delivering meals to 25 homebound seniors. This is in response to the increased need for access to food and transportation experienced by seniors during the <u>COVID</u> -19 health crisis.	\$29,137.00	\$19,344.57	As of November 30, 2020, Senior Resources has delivered 1,627 meals total to fifty (50) homebound seniors in the High Point Community. In addition to meals, 31 wheelchair rides have been provided to 12 seniors. This service helps seniors get to important health care appointments and other vital appointments.
West End Ministries	Provide funding for operating costs and increased case management services for homeless women with a goal of moving them from the shelter and into permanent housing quicker.	\$50,000.00	\$41,910.51	To date, 35 homeless women have been provided emergency and supportive services. The grant has enabled West End to hire extra staffing to provide increased case management. As a result, the agency has been better able to help the women become self-sufficiency quickly. This means that they are ready to move into permanent housing quicker, opening up beds at Leslie's House. One struggle that the agency has experienced has been everything that comes with the restrictions and requirements caused by the <u>COVID</u> -19 pandemic.
		Total Allocated: \$354,363.00	Total Reimbursed To Date: \$176,370.43	Total Pending Reimbursement: \$22,023.53
Current CDBG-CV grant expenses through November 30, 2020.				

Recent Guilford County C.A.R.E.S Act funding

- Approved \$5 million for a housing and rental assistance program
- Approved up to \$21 million from its general fund for COVID-19 relief assistance:
 - Up to \$10 million to implement a countywide COVID-19 vaccination program.
 - Up to \$5 million for assistance requests from Guilford County Schools.
 - Up to \$5 million for the Guilford County Health Department's COVID-19 rules enforcement.
 - \$500,000 for childcare programs.
 - \$300,000 to fight food insecurity during the pandemic.
 - \$200,000 for assistance to arts agencies.

2021 Qualified Allocation Plan (QAP) for LIHTC

- QAP schedule milestones:
 - January 22 - Submission of preliminary applications
 - March 26 - Notification of final site scores
 - May 14 - Full applications due
 - August - Notification of tax credit awards
- Tiebreakers
 - 1st tiebreaker: The county with the least number of 9% tax credit units produced over the last 5 years
 - 2nd tiebreaker: The project requesting the least amount of federal tax credits per low-income unit
 - 3rd tiebreaker: The project with the lowest average income targeting.
 - 4th tiebreaker: Tenants with Children
 - 5th tiebreaker: Tenant Ownership
 - Poverty rate has been eliminated as a tie breaker

Avondale Trace - Wynnefield



Abbey Crossing

- Approved by NCHFA August 2020
- 48 units of elderly housing
 - 1 bedroom = 36 units
 - 2 bedroom = 12 units
- Currently under redesign to meet development ordinance requirements
- Redesigned building will be 4 story
- Construction expected to begin late Spring/ early Summer 2021





Highland Creek

- 12.5 acre site located at 3023 South Main St
- Site plan & design underway
- 120 unit multi-family development
- Will utilize 4% NCHFA Tax-exempt bond financing
 - CHP would issue bonds but have no liability
 - Also eligible for 4% federal tax credits if approved
- Final unit mix to be determined

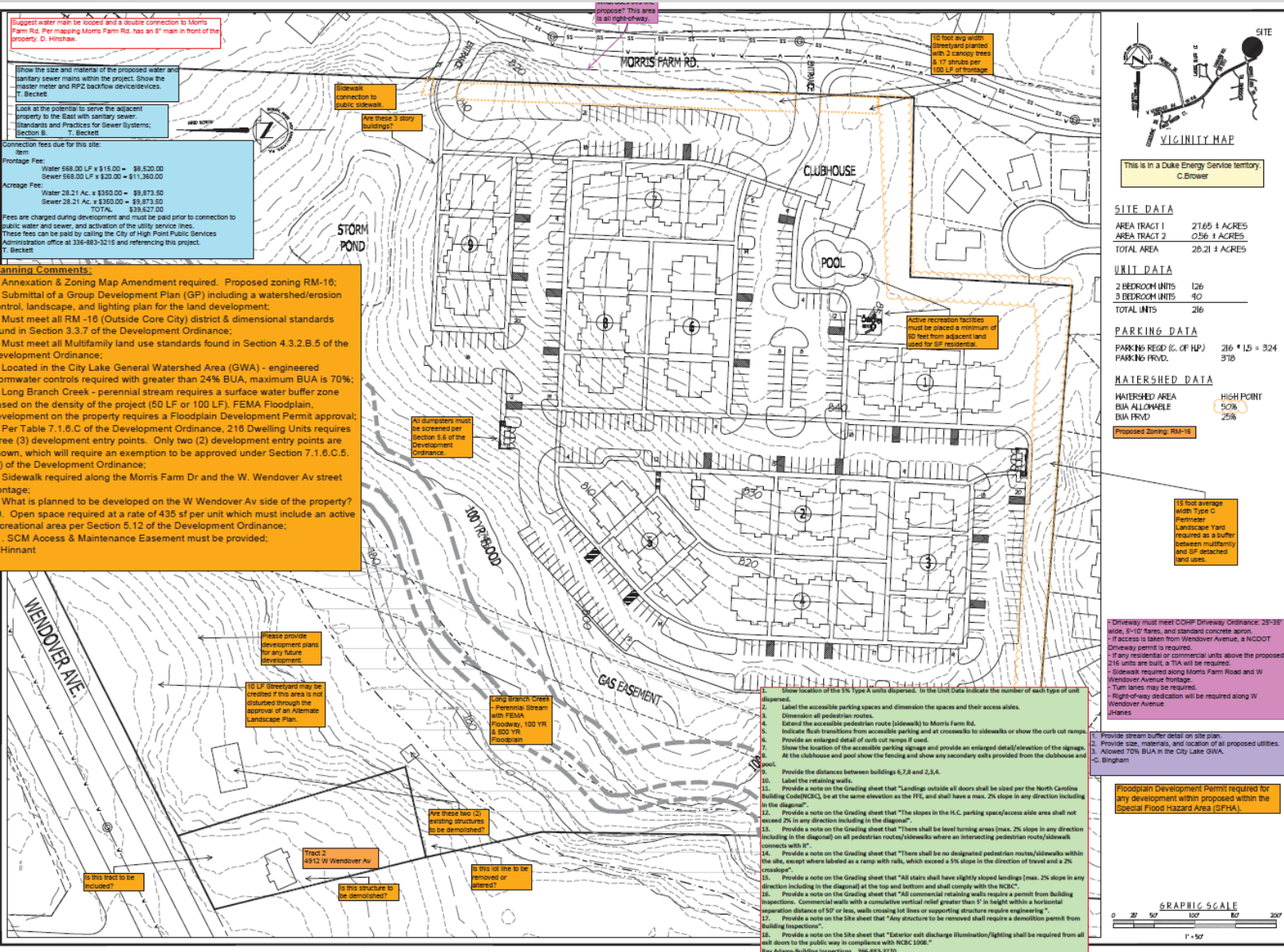
Walnut Ridge

- 5.8 acre site located at 1559 Skeet Club
- 84 - 120 elderly units
- Site plan & design underway
- Will utilize 9% NCHFA Tax credits
- Will require section 108 loan subsidy (amount to be determined)
- Final unit mix to be determined



5000 W Wendover Avenue

- 28.2 acre site off Morristown Rd
- 216 units of multifamily housing
- Site plan & design underway
- 120 unit multi-family development
- Will utilize 4% NCHFA Tax-exempt bond financing:
 - CHP would issue bonds but have no liability
 - Also eligible for 4% federal tax credits if approved
- Final unit mix to be determined



Thank You

Michael E. McNair, M.P.A.

Director, Community Development & Housing Department

336-883-3676

michael.mcnair@highpointnc.gov

CITY OF HIGH POINT

AGENDA ITEM

**Title: Cigna Contract Renewal – Employee Health Care**

From: Angela Kirkwood, Director of Human Resources

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date:
Advertised By:

Attachments: Cigna Healthcare Contract

PURPOSE:

Renew the contract between Cigna Healthcare and the City of High Point for employee healthcare coverage for plan year of January 1, 2022 to December 31, 2022.

BACKGROUND:

The City of High Point offers healthcare coverage to its employees that include medical and dental care products. The plan year runs from January 1st to December 31st. On Monday, August 16, 2021, Mark Browder of Mark III Employee Benefits, briefed the City Council on the Medical Plan and Dental Plan Renewal options.

BUDGET IMPACT:

Cigna Healthcare medical costs increased by 5.61 %. The annual costs are \$19,647,459. There is also a 5.61% increase in the Cigna's dental coverage, and the annual cost are \$1,141,798. Staff will initiate conversations with healthcare providers during the first quarter of 2022, and present options to City Council in the Summer for the January 1, 2023 to December 31, 2023, plan year. Funds are available in the recently adopted FY 2021-22 budget to cover this contract.

RECOMMENDATION / ACTION REQUESTED:

Council is requested to authorize the City Manager to execute a twelve (12) month contract with Cigna Healthcare for healthcare coverage for city employees. Contract will be effective January 1, 2022, to December 31, 2022.

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment- Human Relations Commission (HRC)

From: City Clerk's Office

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: Application to Serve- Maritza Gomez

PURPOSE:

To confirm the appointment of Maritza Gomez to the Human Relations Commission; appointment to be effective immediately and will expire 11/1/2023.

BACKGROUND:

Councilman Victor Jones is recommending the appointment of Maritza Gomez to the Human Relations Commission as his Ward 5 appointee. Ms. Gomez will replace Betsy Clark, who has resigned. Her term will be effective immediately and will expire 11/1/2023.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Maritza Gomez to the Human Relations Commission as Councilman Victor Jones' Ward 5 appointee. Appointment to be effective immediately and will expire on 11/1/2023.

Profile

Maritza

First Name

Gomez

Last Name

marigo091@gmail.com

Email Address

4021 Trappers Run Ct

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Mobile: (336) 442-3736

Primary Phone

Alternate Phone

Employer

Which Boards would you like to apply for?

Human Relations Commission: Submitted

Ward you reside in?

5

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

[Resume_MGomez.docx](#)

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender

☒ Female

Maritza Gomez

High Point, NC | 336-442-3736 | marigo091@gmail.com

PROFESSIONAL PROFILE

Native/fluent Spanish/English speaker with 10+ years' experience in credit/collections, small business ownership and other industries which have included accountability for receivables upwards of \$1M.

Organized, disciplined, self-starter known for attention to detail and analytical skills coupled with extensive customer service, collections, and skip tracing expertise.

AUDIT SUPPORT ANALYST EXPERIENCE

Spine and Scoliosis Specialists

Greensboro, NC

Patient Referral Coordinator/Human Resources Specialist

2015-Present

- Process inbound referrals based on levels of urgency to specialty offices.
- Answer patient and specialty office calls. Enter outbound referrals online into Nextgen Electronic Medical Records system.
- Bilingual Customer Service as needed.
- Records Referral System Processed layoffs and severance packages during reduction in force.
- Developed an internship program, including creating requisitions and salary guidelines.
- Scheduled and administered pre-hire training classes for potential candidates adhering to OSHA and HIPAA guidelines

Vinny's Auto Service, Inc.

High Point, NC

Owner/Operator/Bookkeeper

2000-Present

- Oversee business operations from beginning to end (i.e.: licensing, insurance, incorporation articles, city ordinance compliance, vendors, customer service, etc.)
- Establish and maintain customer database and administrative protocols.
- Bookkeeping: Accounts payable/receivable, sales tax payable, payroll.
- Increase brand awareness by designing, printing and distributing custom promotional marketing brochures and coupons.
- Maintain accurate customer accounts, monitor data, personnel information, inspections, audits, and local and state policy changes
- 20-year presence as a staple in High Point with a history of excellent customer service
- Manage costs during fluctuating economy to keep small business afloat.
- Purchasing agent

American Express

Miami, FL

Bilingual Preferred International Client Analyst

1987-1995

- Reviewed new accounts applications from International Banks which included analyzing credit reports to determine possible risk and eliminate potential fraud.
- Bilingual Customer Service on a daily basis.
- Responsible for auditing card embossing and timely preparation for courier shipment.
- Performed skip tracing process for delinquent accounts.

Monitored fraud concerns and conducted fraud investigations.

ADDITIONAL PROFESSIONAL EXPERIENCE

Kyrie Global, Inc.

Greensboro, NC

Office Manager

2013-2014

Maritza Gomez page 2

EDUCATION

University of North Carolina at Greensboro

Greensboro, NC

Bachelor of Arts in Spanish, summa cum laude

2018-2019

- GPA: 3.92 (GPA: 4.0 in major)
- Dean's List
- Chancellor's List
- Jeannette Rankin Women's Scholarship Recipient

Guilford Technical Community College

Jamestown, NC

Associate of Arts in General Studies, summa cum laude

2016-2017

- GPA: 4.0
- Dean's List
- President's List

COMMUNICATION & SPANISH INTERPRETATION EXPERIENCE

ESL Assistant

Greensboro, NC

UNCG Real World English Program for English Language Learners

2018

- Screened new students to ascertain their level of English proficiency and which level class to place them in.
- Assisted professors teaching classwork, translating when appropriate.

Interpreter/Translator

Lexington, NC

Davidson County Lexington Health Department

1999-2000

- Served as medical interpreter at the Free and Income Based Clinic.
- Verbally interpreted as well as translated written documents to/from Spanish and English.
- Maintained zero language barrier between patients and providers.

LANGUAGES

- English – Native fluency
- Spanish – Native fluency

PROFESSIONAL SKILLS

- Solid grasp of accounting principles as well as proficiencies in Microsoft Office Suite, Quickbooks and an extraordinary ability to learn proprietary software.
- Adept at and thrives in a fast-paced work environment while maintaining a keen eye for detail and a passion to work efficiently.
- Enterprising, reliable and quick learner who excels in time management while consistently carrying out responsibilities to a successful conclusion despite any sudden deadlines or changing priorities.
- Excellent communicator with strong written and verbal skills (fluent in Caribbean, Central American, South American and Mexican Spanish) allowing for effective communication through multi-mode interactions that convey a clear understanding of the unique needs of different audiences.
- Critical thinker with strong analytical skills and the ability to reach independent solutions and solve problems.

- Superior customer service skills both in Spanish and English, handling 50+ customer interactions per day, giving detailed, personalized, friendly and polite service to ensure customer retention.

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



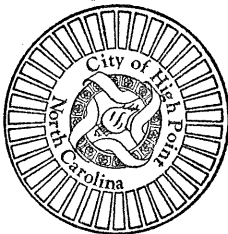
NORTH CAROLINA'S INTERNATIONAL CITY™

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 February 1, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7687/21-4, page 4, Legislative File No. 2021-38 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 2nd day of February 2021.



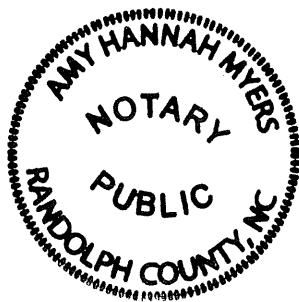
Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, 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 2nd day of February 2021.



Amy Hannah Myers

Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025

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

1336 Cox Ave.

OWNER (S)

Floro Ungos Jr & Catalina Ungos
3831 Hunt Chase Dr.
Greensboro, NC 27407

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 1st day of February, 2021

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Support for Building Reuse Grant

From: Sandra V Dunbeck, Director
Sarah Stevenson, Economic Development Manager
High Point Economic Development

Meeting Date: September 20, 2021

Public hearing: N/A

Advertising Date: NA

Attachments: Resolution

Advertised by: NA

PURPOSE:

The High Point City Council is asked to approve a resolution of support for Mickey Truck Bodies receiving a \$100,000 Building Reuse Grant from the State of North Carolina.

PROJECT & BACKGROUND:

Mickey Truck Bodies will create 25 new jobs and invest \$819,366 in the upfit of 23,750sf at 1135 Foust Avenue, High Point North Carolina in order to meet increased product demand.

BUDGET IMPACT: N/A

RECOMMENDATION / ACTION REQUESTED:

The High Point Economic Development staff recommends that City Council approves a resolution of support for Mickey Truck Bodies being awarded a Building Reuse Grant from the State of North Carolina.

**RESOLUTION IN SUPPORT OF THE STATE OF NORTH CAROLINA BUILDING REUSE
GRANT FOR MICKEY TRUCK BODIES EXPANSION IN HIGH POINT, NC**

WHEREAS, the State of North Carolina (“State”) intends to approve a Building Reuse Grant (“Grant”) in the amount of \$100,000 for Mickey Truck Bodies, Inc. (“Company”), which will be received by the City and passed on to the Company upon performance, as approved by the State; and

WHEREAS, the High Point City Council supports the State of North Carolina funding a Building Reuse Grant for the Company which has conducted business in High Point, NC, since 1904, to expand operations to meet customer demand; and

WHEREAS, the funding will allow the company to utilize a vacant building located at 1135 Foust Avenue, High Point and create 25 jobs paying greater than Guilford County average wages within the first two years of the Company’s operation; and

WHEREAS, the State requires that a resolution of support be adopted by the High Point City Council proclaiming its support for the Company and the funding; and

WHEREAS, the City believes that it is in the best interests of the citizens of High Point to encourage and support economic development within the City through the recruitment of new industries to the City and the expansion of existing industries in the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The High Point City Council hereby adopts this Resolution of Support for the State of North Carolina to provide a Building Reuse grant to Mickey Truck Bodies, Inc. for its expansion in High Point, NC.
2. The Mayor and the City Clerk are hereby authorized to sign all necessary documents on behalf of the City.
3. This resolution shall become effective upon adoption.

This 20th day of September 2021.

ATTEST

Lisa B. Vierling,
City Clerk

Jay W. Wagner,
City of High Point Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Noncontiguous Annexation
Annexation 21-06 (*Jay Patrick Short and Dawn M. Short*)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: September 20, 2021

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 21-05
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of November 1, 2021, to consider a voluntary noncontiguous annexation of approximately 74 acres located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

BACKGROUND:

Resolution of Intent for Annexation 21-05 is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, November 1, 2021 for this request.

PUBLISH ONCE: Thursday, October 14, 2021

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY NON-CONTIGUOUS ANNEXATION
(AN-21-05)**

WHEREAS, the City Council has been petitioned to annex the property of Jay Patrick Short and Dawn M. Short. The proposed annexation site is approximately 74 acres, located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, November 1, 2021, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 20th day of September, 2021

Lisa B. Vierling, City Clerk

LOCATION MAP

ANNEXATION CASE: AN-21-05

Applicant: Jay Patrick Short and Dawn M. Short

Vicinity Map

High
Point

City of High Point

Site

COX AV

Guilford
County

I-74

JACKSON LAKE RD

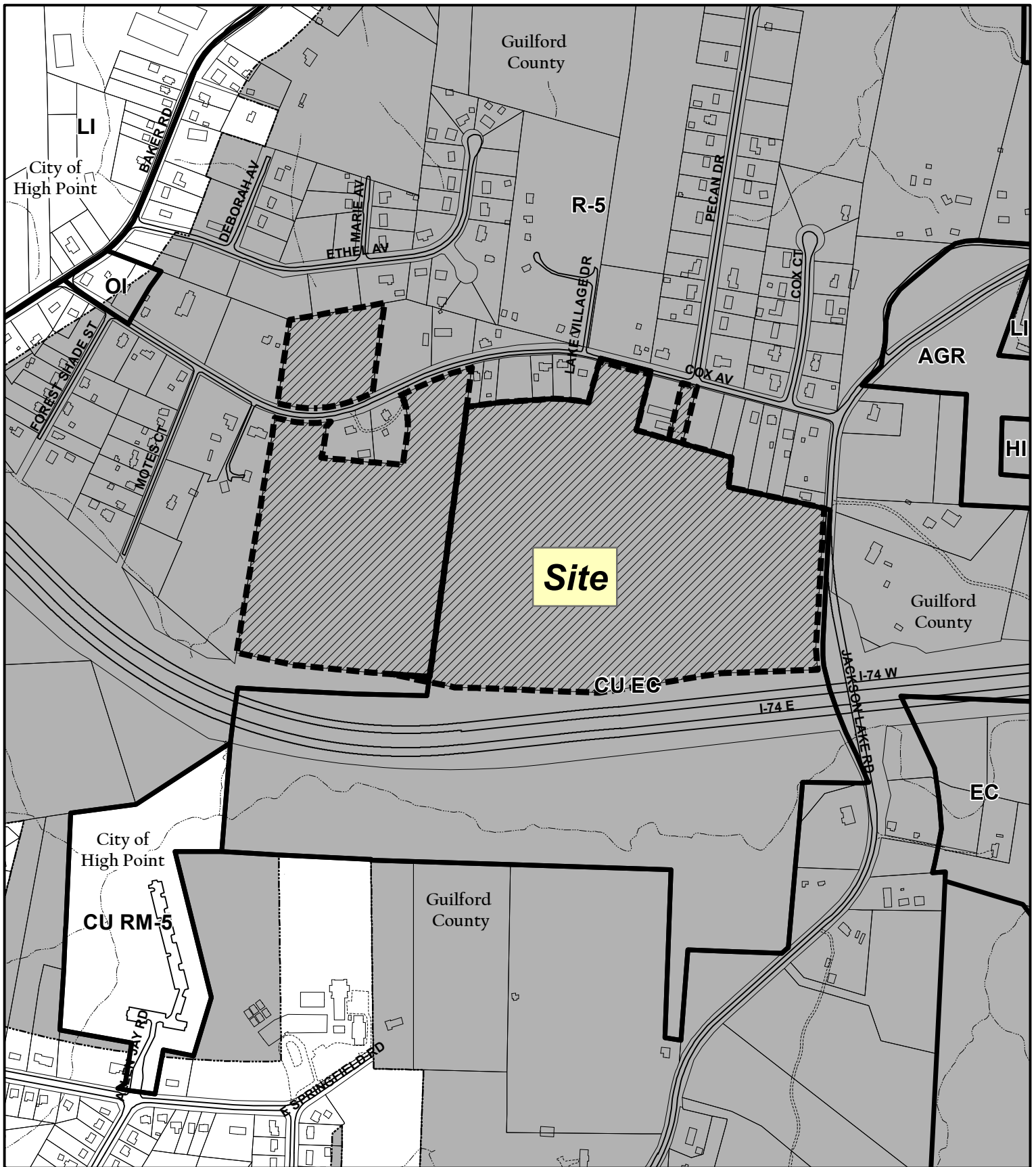
E FAIRFIELD RD

Randolph
County

Trinity

Archdale





ANNEXATION REQUEST: AN-21-05

Applicant: Leoterra Development, Inc.
Area: 74 acres

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

**Planning & Development
Department**

City of High Point



Scale: 1"=600'
G:/Planning/Secure/BAC/
AN/2021/MXD/an21-05

CITY OF HIGH POINT

AGENDA ITEM



Title: Riverdale Forcemain Repairs

From: Terry Houk – Public Services Director
Trevor Spencer – Projects Engineer

Meeting Date: January 17, 2017

Public Hearing: N/A

Advertising Date: Oct. 28 – Nov. 28, 2016
Advertised By: Purchasing

Attachments: Attachment A – Award Recommendation
Attachment B – Pictures of Forcemain Failure & Temporary Repair
Attachment C – Aerial of Proposed Forcemain Repairs and New Alignment

PURPOSE:

The City has budgeted for the permanent repairs of the Riverdale forcemain that failed in December of 2013. This project will connect the Riverdale force main to two (2) lines at the Eastside WWTP. This design will allow for a primary and a redundant backup for the forcemain.

BACKGROUND:

In December of 2013 the forcemain from High Point's largest pump collapsed at the Eastside WWTP. Temporary repairs were accomplished until a full evaluation for the permanent repair could be completed. At the October 28th bid opening, BRS, Inc. was the low bidder of the two qualified bidders that submitted a bid. BRS, Inc. is a properly licensed utility contractor that is familiar with the project area, having installed the original Riverdale forcemain.

BUDGET IMPACT:

Funds for this project are available in the FY 2016-2017 budget .

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to BRS, Inc. in the amount of \$676,850.⁰⁰.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services - Water/Sewer**

COUNCIL AGENDA DATE: **January 17, 2017**

BID NO.: **19-101816** CONTRACT NO.: DATE OPENED: **Dec 14, 2016**

DESCRIPTION:

Riverdale forcemain permanent repairs.

PURPOSE:

The City has budgeted for the permanent repairs of the Riverdale forcemain that failed in December of 2013. This project will connect the Riverdale force main to two (2) lines at the Eastside WWTP. This design will allow for a primary and a redundant backup for the forcemain.

COMMENTS:

In December of 2013 the forcemain from High Point's largest pump collapsed at the Eastside WWTP. Temporary repairs were accomplished until a full evaluation for the permanent repair could be completed.

RECOMMEND AWARD TO: **BRS, Inc.** AMOUNT: **676,850.00**

JUSTIFICATION:

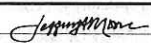
At the October 28th bid opening, BRS, Inc. was the low bidder of the two qualified bidders that submitted a bid. BRS, Inc. is a properly licensed utility contractor that is familiar with the project area, having installed the original Riverdale Forcemain.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	42117102805	40202	743,953.00
TOTAL BUDGETED AMOUNT				743,953.00

DEPARTMENT HEAD: **Terry Houk** Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2017.01.04 10:46:18 -0500 DATE: **Jan 4, 2017**

The Purchasing Division concurs with recommendation submitted by the **Public Services** and recommends award to the lowest responsible, responsive bidder **BRS, Inc.** in the amount of \$ **676,850.00**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=City of High Point, ou=Public Services, email=erik.conti@highpointnc.gov, c=US
Date: 2017.01.06 14:56:15 -0500 DATE: **Jan 6, 2017**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, ou=Financial Services Director, email=jfmoore@highpointnc.gov, c=US
Date: 2017.01.09 10:48:45 -0500 DATE: **Jan 9, 2017**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2017.01.09 10:48:45 -0500 DATE: **Jan 9, 2017**

December 9, 2016

Re: City of High Point, NC
Riverdale Forcemain Repairs
Bid No. 19-101816
DMP Project No. 140039 (AL)

Mr. Tyler Berrier, PE
Public Services Department
City of High Point
PO Box 230
High Point, NC 27261

Dear Tyler:

Bids were received by the Purchasing Department on October 18, 2016 for the above referenced project. This opening was a re-bid due to original bid only receiving one (1) price. A total of two (2) bids were submitted and read, as summarized below.

Contractor	Bid Amount
BRS, Inc. Richfield, NC	\$ 676,850.00
Yates Construction Company, Inc. Stokesdale, NC	\$ 825,700.00

The lowest bidder on the project, BRS, Inc., is a properly licensed utility contractor and is capable of performing the work required by the Contract. BRS is very familiar with the project area, having installed the original Riverdale forcemain.

Based upon the information presented above, DMP recommends the City of High Point City Council consider awarding this contract to BRS, Inc. in the amount of \$676,850.00.

Upon City Council's approval, we will prepare the Construction Contracts and schedule a pre-construction conference. We have enclosed the certified bid tabulation, the original bid documents from all bidders and the low bidder's MBE documentation (Affidavit C) has been requested.

If you have any questions or need additional information, please feel free to call.

Sincerely,

DAVIS • MARTIN • POWELL & ASSOCIATES



Ben Palmer, PE

c: Mr. Erik Conti (enc)
File (enc)

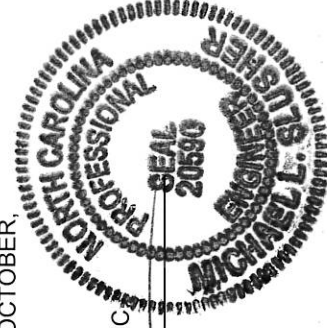
P:\2014\140039\Doc\140039-Award Recommendation.docx

B.R.S. Inc. 208 Hwy 49 Richfield, NC 28137			Yates Construction Co., Inc. 9220 NC 65 Stokesdale, NC 27357		
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Base Bid					
1	Mobilization (maximum of 3% of Bid)	1	LS	\$17,000.00	\$17,000.00
2	36" FRP forcemain, SN 46/PC100	170	LF	\$1,255.00	\$213,350.00
3	36" Gate Valve w/box	2	Ea	\$70,000.00	\$140,000.00
4	10' dia. FRP Doghouse MH (20-22' cut)	1	Ea	\$120,000.00	\$120,000.00
5	120"x72" FRP Reducer (MH Transition)	1	Ea	\$36,000.00	\$36,000.00
6	72" FRP Vertical Riser	10	VF	\$2,000.00	\$20,000.00
7	Manhole top w/24" ring & cover	1	Ea	\$7,000.00	\$7,000.00
8	36"x36" FRP Wye	1	Ea	\$38,000.00	\$38,000.00
9	36" FRP Bulkhead	1	Ea	\$12,000.00	\$12,000.00
10	36" S.S. Coupling	2	Ea	\$7,500.00	\$15,000.00
11	Remove Ex. Doghouse MH	1	Ea	\$33,500.00	\$33,500.00
12	6" Air Release/Vacuum Valve	1	Ea	\$25,000.00	\$25,000.00
TOTAL BASE BID (sum of above items)					\$676,850.00
				UNIT PRICE	AMOUNT
				\$24,000.00	\$24,000.00
				\$1,500.00	\$255,000.00
				\$140,000.00	\$280,000.00
				\$41,800.00	\$41,800.00
				\$41,200.00	\$41,200.00
				\$4,000.00	\$40,000.00
				\$20,400.00	\$20,400.00
				\$35,100.00	\$35,100.00
				\$25,300.00	\$25,300.00
				\$10,000.00	\$20,000.00
				\$26,400.00	\$26,400.00
				\$16,500.00	\$16,500.00
					\$825,700.00

THIS IS TO CERTIFY THAT THIS TABULATION IS
CORRECT AND A TRUE AND ACCURATE COPY OF THE
BIDS SUBMITTED, THIS THE 28TH DAY OF OCTOBER,
2016.

DAVIS-MARTIN-POWELL & ASSOCIATES, INC.

By: 
Michael L. Skasher, PE



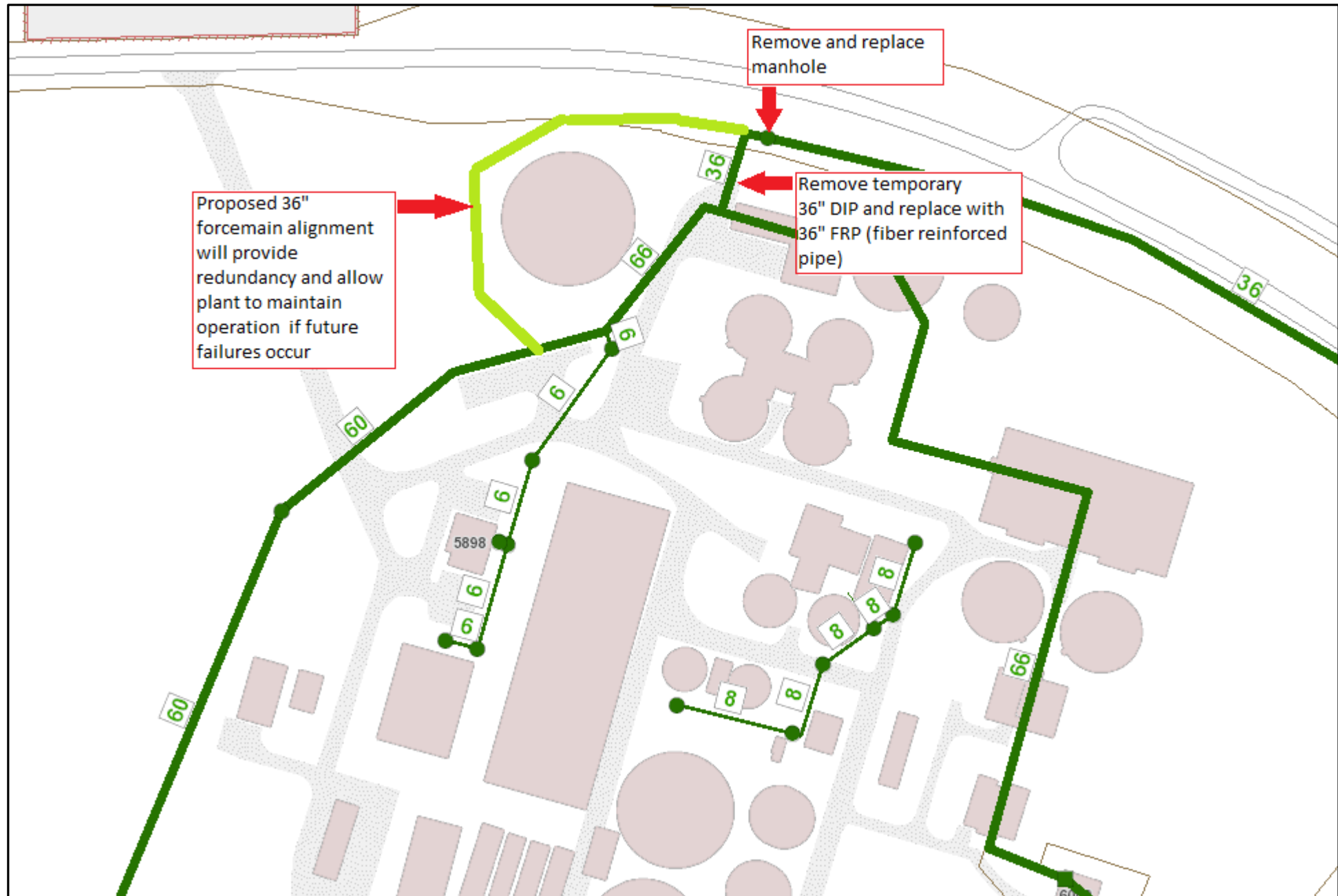


FORCEMAIN FAILURE



TEMPORARY REPAIR

PROPOSED FORCEMAIN REPAIRS AND NEW ALIGNMENT LOCATION



CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Contiguous Annexation
Annexation 20-10 (*Seldon E. Patty*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 1, 2021

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 20-10
B. Map of property proposed to be annexed

PURPOSE:

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

BACKGROUND:

Resolution of Intent for Annexation 20-10 is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, February 15, 2021 for this request.

PUBLISH ONCE: Thursday, February 4, 2021

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-20-10)**

WHEREAS, the City Council has been petitioned to annex the property of Seldon E. Patty. The proposed annexation site is approximately 9.5 acres, and located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. The property is addressed as 775 and 771 S. Chimney Rock Road, and also known as Guilford County Tax Parcels 153576 and 153577.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, February 15, 2021, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

As part of the City of High Point's COVID-19 mitigation efforts, the City Council will hold a remote public hearing and in-person public attendance will not be allowed at this meeting. Once the City Council is in session, please use the following link to listen to the meeting live. www.HighPointNC.gov/VirtualPublicMeeting.

The public can submit comments to the City Council by emailing comments to build@highpointnc.gov and/or publiccomment@highpointnc.gov or by calling 336-883-3522 and leaving a message. Written comments can also be placed 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. We request that you include the case number at the top of the notice with your comment so it can be applied to the correct case. Public comments are being accepted now and will be until 24 hours after the close of the public hearing.

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

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

By order of the City Council,
This the 1st day of February, 2021

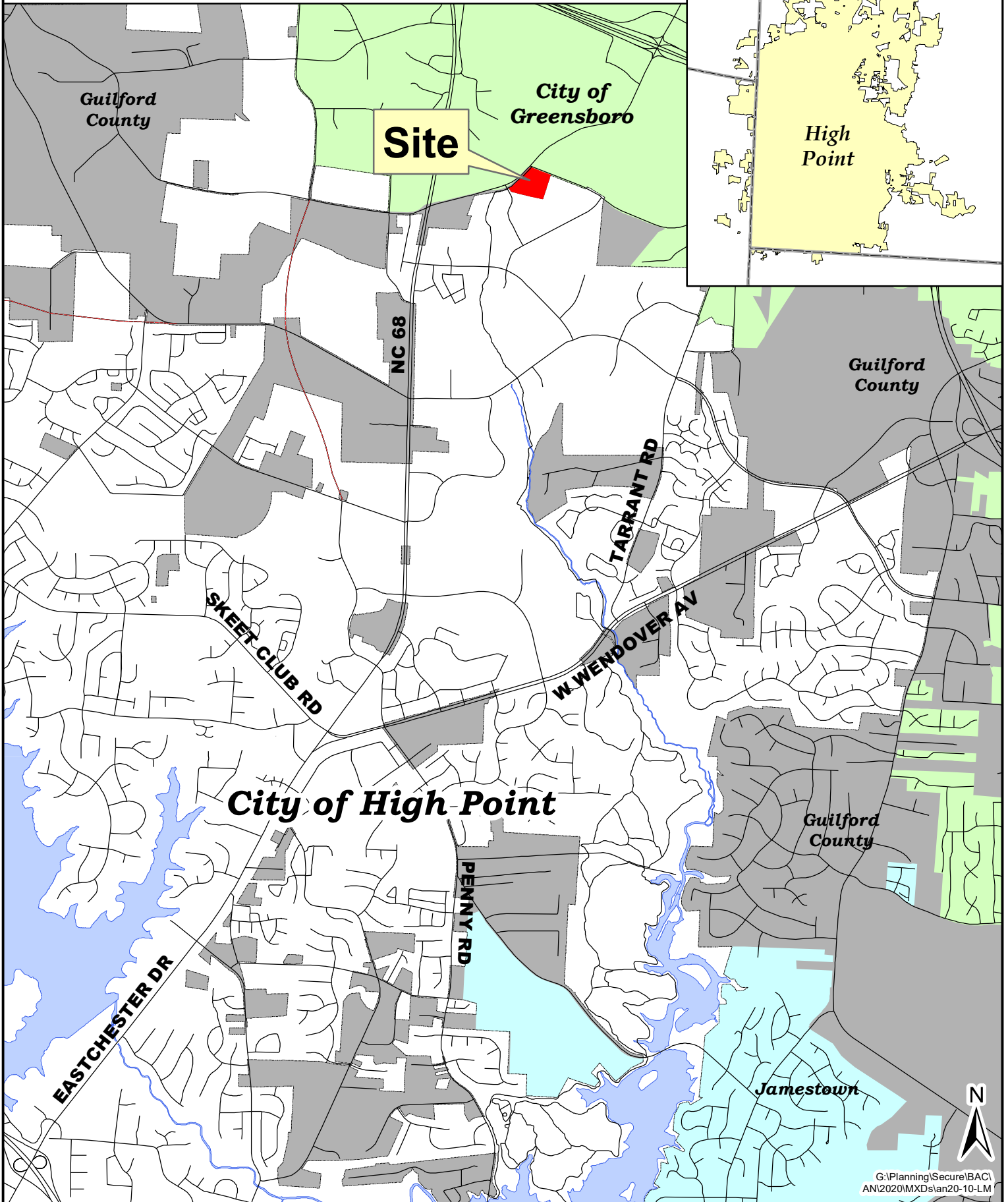
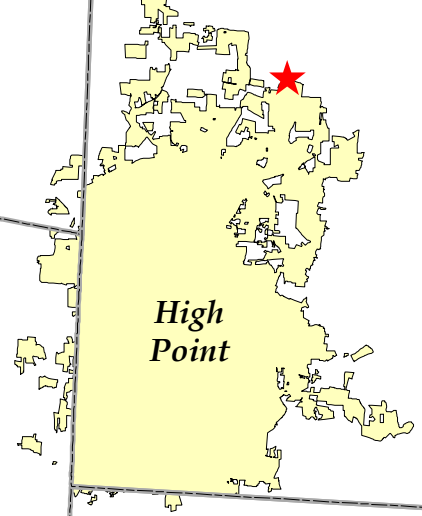
Lisa B. Vierling, City Clerk

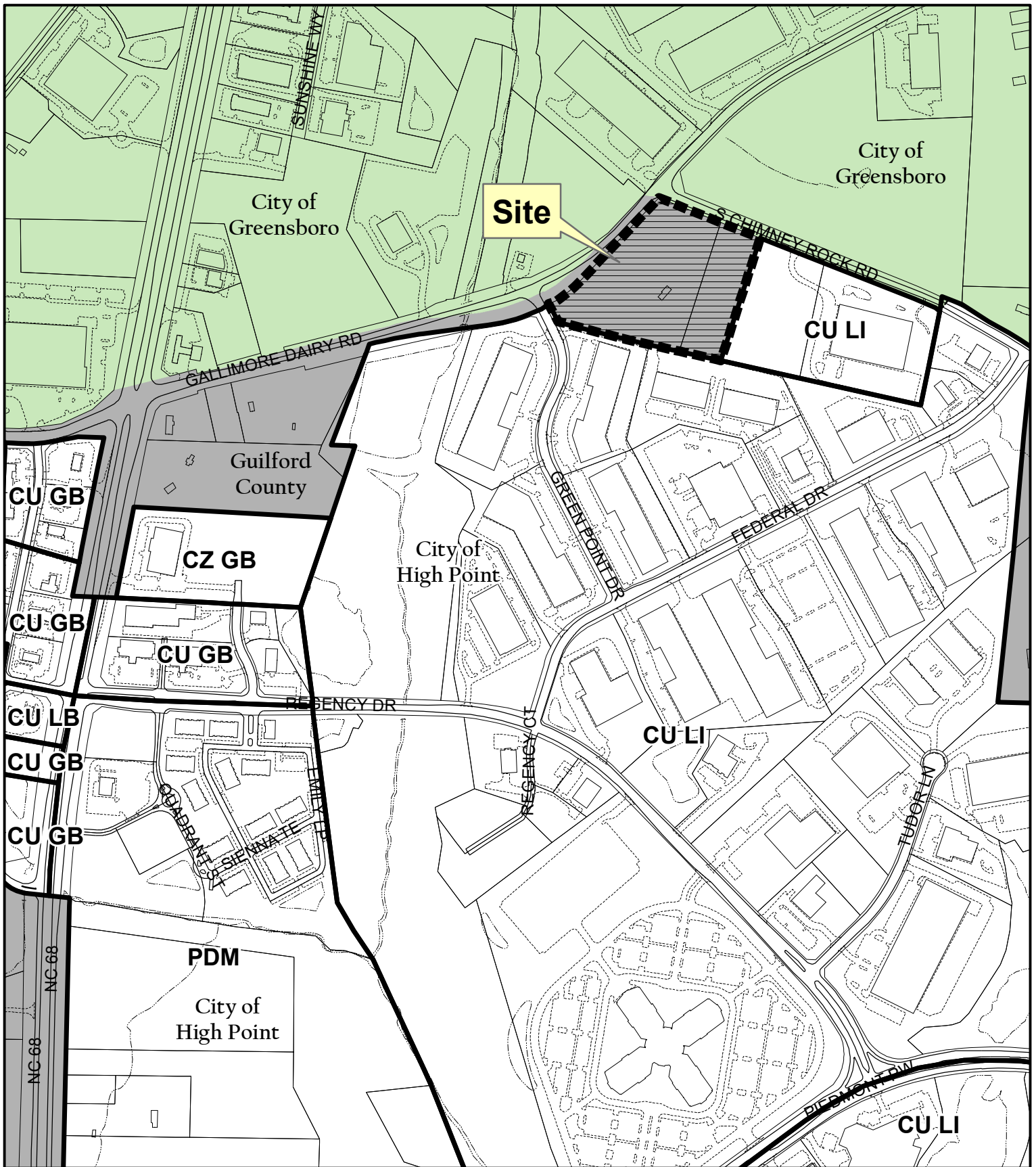
LOCATION MAP

ANNEXATION CASE: AN-20-10

Applicant: Patty E. Sheldon

Vicinity Map





ANNEXATION REQUEST: AN-20-10

Applicant: Patty E. Sheldon
Area: 9.5 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=600'
 G:/Planning/Secure/BAC/
 AN/2020/MXD/an20-10

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1336 Cox Ave.

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

Meeting Date: 2/1/2021

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 1336 Cox Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/15/2019. No action occurred by the compliance date of 3/8/2019. 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:**

1336 Cox Ave.

OWNER:

Floro Ungos Jr & Catalina Ungos

**REASON FOR
INSPECTION:**

Inspector observed property unsecured while on another inspection

**FIRST
INSPECTION:
1/3/2019**

Summary of Major Violations

1. Repair or replace roof sheathing & roof covering
2. Repair or replace damaged/missing wall covering throughout
3. Repair or replace damaged subfloor and floor covering throughout
4. Repair or replace any damaged framing throughout
5. Repair or replace rear porch

**HEARING
RESULTS:
2/5/2019**

The owner did appear for the Hearing. Mr. Ungos stated that he was going to check into having the fire department burn the house down for training, he didn't want to pay taxes on the house since he is only interested in it for the land. 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:
2/5/2019**

Order to Repair or Demolish
Date of Compliance 3/8/2019

APPEALS:

None

**OWNER
ACTIONS:**

None

1336 Cox Avenue

BAKER RD

ETHEL AV

LAKE VILLAGE DR

COX AV

FOREST SHADE ST

MOTES CT

Site


Scale: 1"=200'
G:\Planning\Secure\ba-02\Inspections\PresentM to 200.mxd



1326













CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Retire and Sell K-9 Gunner

From: Travis Stroud, Chief of Police

Meeting Date: September 20, 2021

Public Hearing: N/A

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

Attachments: Photo & Resolution

PURPOSE:

The Police Department is requesting consideration for approval to retire (declare surplus) Police K-9 Gunner.

BACKGROUND:

The High Point Police Department purchased Canine Gunner from Vohnne Liche Kennels located in Denver, Indiana in April 2015 at a price of \$7,500. Gunner was purchased to maintain the appropriate level of the K-9 Unit's working animals. K9 Gunner served from April 2015 until October of 2021 as a dual-purpose patrol canine in the High Point Police Department K9 Unit. Generally, work life for a K-9 is approximately eight-to-ten years. Gunner has reached near retirement age, and training Gunner, at his age, to work with a new handler could be problematic and increase liability with little gain. Therefore, the Department wishes to retire him.

BUDGET IMPACT:

As a result of this K-9 reaching near retirement age, the Department will be required to purchase a replacement canine. The expense of the new purchase is anticipated to be between \$10,000- \$12,000 and budgeted funds have been identified in FY22

RECOMMENDATION / ACTION REQUESTED:

The Police Department requests that K-9 Gunner be declared surplus property and be allowed to retire him to Officer Zachary Wilkins who will purchase and assume all responsibility and liability for his upkeep.



RESOLUTION AUTHORIZING THE SALE OF
RETIRE K-9 GUNNER

WHEREAS, the City Council for the City of High Point finds that Police K-9 Gunner has reached near the age of retirement for a working K-9 and his handler, Officer Zach Wilkins, has been promoted to Lieutenant. K-9 Supervisor has recommended that Gunner be retired from the High Point Police Department; and

WHEREAS, N.C.G.S. 160A-266(d) permits the City Council to authorize the disposition of personal property that is without value; and

WHEREAS, Officer Zach Wilkins has agreed to purchase retired K-9 Gunner from the City of High Point in the amount of \$1.00 and upon accepting custody of the dog will assume all liability and responsibility for the care of the animal for the remainder of its life.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of High Point authorizes the purchase of K-9 Gunner by Officer Zach Wilkins for the amount of \$1.00 effective September 20, 2021.

Adopted: _____

Jay W. Wagner, Mayor

ATTEST

Lisa B. Vierling, MMC
City Clerk

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

- WHEREAS,** mental health and substance use disorder treatment are an essential part of health and one's overall wellness; and
- WHEREAS,** recovery from alcohol and other drug use occurs every day through a variety of recovery support resources and treatment programs; and
- WHEREAS,** prevention efforts are essential, evidence based, treatment is effective, and people recover across High Point, throughout North Carolina and around the nation; and
- WHEREAS,** millions of people across the United States are in long-term recovery living happy, healthy, and productive lives; and
- WHEREAS,** we must encourage family and friends of individuals with mental and/or substance use disorder to implement preventive measures, recognize the signs of a problem, and guide those in need to appropriate treatment and recovery support services; and
- WHEREAS,** education about addiction and recovery is critical to combating the stigma and discrimination faced by individuals in recovery and individuals who are still struggling with substance use disorder ; and
- WHEREAS,** the Recovery Month observance continues to recognize the importance of work to support the lives of those affected by mental health and/or substance use disorders by raising awareness and educating communities about the evidence based services which are available in High Point,

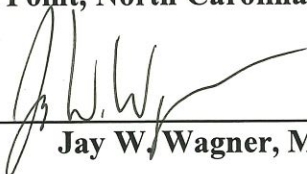
NOW, THEREFORE, BE IT RESOLVED that I, Jay W. Wagner, Mayor of the City of High Point, do hereby proclaim the month of September 2021 as

NATIONAL RECOVERY MONTH

in High Point, North Carolina and call upon the residents of High Point to observe this month with appropriate programs, activities, and ceremonies to support National Recovery Month.



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 20th day of September 2021.


Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM

**Title: City Lake Park Renovations**

From: Greg Ferguson, Assistant City Manager
Lee Tillery, Parks and Recreation Director

Meeting Date: September 20, 2021

Public Hearing: N/A

Advertising Date: n/a

Advertised By: n/a

Attachments: Samet Corporation – Attachment - Pool and Concrete Photos
Samet Change Orders

PURPOSE:

Approve Change Orders #2 and #3 with Samet Corporation (CMAR) to authorize additional concrete demolition in pool area and installation of Life Flooring (cushioned surface in Kids play area) at City Lake Park located at 602 W. Main Street, Jamestown, NC.

BACKGROUND:

High Point City Council approved Samet Corporation, Greenboro, NC as the Construction Manager at Risk (CMAR) for the City Lake Park Phase 1 Renovation project at the April 5, 2021 meeting. City of High Point Owner's Contingency was set up for the project in the amount of \$795,750 (4% of project cost) to address any unforeseen project costs with a facility originally constructed in the 1930s.

Change Order #2 and #3 will result in \$451,334.16 of costs that need to be covered from the Owner's Contingency. The balance of Owner's Contingency will be \$344,415.84. Additionally, Samet has identified \$100,000 of General Allowances that will not be needed (Irrigation changes, Slab on Grade Mech Pool rooms, Temporary access to pool equipment room) for the project. These items will result in a cost savings from the original contract.

Photos show the extra depth of concrete that was poured as pool renovations in the past were layered on top of the previous. Total depth of concrete was unknown and exceeded the amount estimated for demolition.

BUDGET IMPACT:

Funding is available from City Lake Park Renovations Capital Project Ordinance.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council approve Project Change Order #2 and #3 with Samet Corporation (CMAR) in the amount of \$451,334.16 to address extra demolition and small changes during renovations at the City Lake Park Renovation project located at 602 W. Main St, Jamestown, NC.



Potential Change Order

To: City of High Point NC

Project Name: HP City Lake Park & Pool

PCO No: 002

From: Samet Corporation

Project No: 21-054

Date: 08/10/2021

Reason: Change Condition

Days Requested: 0 days

The Contract Documents for the above referenced project are hereby changed as set forth below. To avoid any schedule delays in the work that could impact the cost and schedule, the Contractor is directed to proceed with this work immediately upon Owner's authorization in the space provided below. Unless otherwise noted this pricing shall remain valid for 30 calendar days, after which it is subject to repricing or void. Only those items listed below are included in the cost of this change.

DESCRIPTION OF WORK: PCCO # 2 Change Events # 5,7,9,10,&11

CE #005 - Demolition of Kiddie Pool

Demolition of Kiddie Pool concrete floor and foundations for installation of the base of the new water slide.

CE #007 - Women's Locker Room Additional Column

Pricing to add an additional column, footing, and temporary scaffolding to construct new column in Women's Locker Room where 1/2 column discovered during demolition activities.

CE #008 - Life Floor

Pricing to add cushioned surface to the Life Floor in Kids play area.

CE #009 - Skylight Deletion Credit

Cost for credit of omitted skylight which conflicted with the steel beam located within the Men's Locker Room.

CE #010 - Additional IT Communication Conduit & Trenching

Additional Cost to provide and install two (2) - 2" Conduits from the Event Center to existing building within the City Lake Park.

CE #011 - Electrical Cabinets

Cost to provide new cabinets in place of reusing existing per requirements of Duke Energy that systems be updated to meet code.

Item #	Description	Amount
1	Demolition of Kiddie Pool	\$15,420.00
2	CM Fee	\$693.90
3	Steel Column	\$1,105.00
4	Additional Scaffolding	\$3,762.30
5	Column Footing	\$2,659.33
6	CM Fee	\$338.70
7	Life Floor	\$85,125.00
8	CM Fee	\$3,830.65
9	Skylight Credit	-\$1,785.00
10	CM Fee	-\$80.33
11	IT Conduit(s)	\$13,739.06
12	CM Fee	\$618.26
13	CT Cabinets, Racks, & Panels	\$18,152.00
14	CM Fee	\$816.84
Total:		\$144,395.71



Potential Change Order

SUBMITTED BY:

Samet Corporation
Contractor

AUTHORIZATION

City of High Point NC
Owner

DocuSigned by:

Maurice McNeal

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DocuSigned by:

Gregory H. Ferguson

881B24483FB64B6...

By:

By:

Date:

8/16/2021

Date:

8/16/2021



Potential Change Order

To: City of High Point NC

Project Name: HP City Lake Park & Pool

PCO No: 003

From: Samet Corporation

Project No: 21-054

Date: 08/11/2021

Reason: Unforeseen Condition

Days Requested: 35 days

The Contract Documents for the above referenced project are hereby changed as set forth below. To avoid any schedule delays in the work that could impact the cost and schedule, the Contractor is directed to proceed with this work immediately upon Owner's authorization in the space provided below. Unless otherwise noted this pricing shall remain valid for 30 calendar days, after which it is subject to repricing or void. Only those items listed below are included in the cost of this change.

DESCRIPTION OF WORK: PCCO # 3 - Additional Pool Concrete DemolitionCE #012 - Additional Pool Concrete Demolition

Cost to provide additional demolition of second below grade level 14" reinforced concrete subfloor of the pool in the Lifestyle pool area and increased concrete wall thickness to 2' due to double wall condition.

This work is required to complete the underground utilities and concrete work for the construction of the new Lifestyle pool.

Item #	Description	Amount
1	Pool Concrete Demolition	\$159,621.00
2	Additional ABC Stone Backfill	\$26,100.00
3	Concrete Loading & Disposal	\$24,000.00
4	General Conditions	\$84,000.00
5	CM Fee	\$13,217.45
Total:		\$306,938.45

SUBMITTED BY:**AUTHORIZATION**

Samet Corporation

City of High Point NC

Contractor

Owner

DocuSigned by:

Maurice McNeal

2E280B2663EC4CF...

DocuSigned by:

Gregory H. Ferguson

884B24483FB64B6...

By:

By:

Date:

8/16/2021

Date:

8/16/2021

City Lake Park Phase 1**Expenses Not Included in Samet's Scope of Services****16-Jun-21**

<u>Item</u>	<u>Cost</u>	<u>Notes</u>
IT Services (AV Needs, Security, Networking/Cabling)	\$280,000	Also includes Point of Sale Equip, Projector Screens, Audio Visual
HH Architecture Final Contract (Construction Administration & Close-Out)	\$415,300	Will recognize savings here if entire scope of the Project is not funded
Furniture, Fixtures and Equipment	\$310,000	Interior and Exterior Furniture Included
City of High Point Contingency	\$795,750.00	4% of Total Project Cost
Hazardous Material Removal and Abatement	\$23,400	Complete and cost already encumbered
Site Furnishings (Tables, Benches)	\$75,000	
Slide for Tiered Rock Area Near Entrance	\$5,000	
Deck Fabric Canopies	\$50,000	
Duke Power Lighting Package	\$75,000	
Materials Testing	\$61,335	SM&E Contract already in Place
Total	\$2,090,785	
 <u>Project Budget</u>		
Architect	\$ 1,144,831	
Asbestos	\$ 23,389	
Samet	\$ 19,893,743	
Non-Samet Expenses	\$ 2,090,785	
Total - Expenditures	\$ 23,152,748	
2019 GO Bonds	\$ 9,500,000	
2022 Two-Thirds Bonds	\$ 5,500,000	
Interfund Loan	\$ 8,152,748	
Total - Revenues	\$ 23,152,748	



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Kenneth Buck

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Kenneth Buck

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Kenneth Buck

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Samet Corporation

Printed on Mon Aug 16, 2021 at 03:24 pm EDT

Job #: 21-054 HP City Lake Park & Pool
602 W Main St
jamestown, North Carolina 27282



Description

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08/06/2021 at 09:54 am

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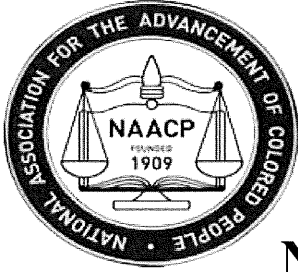
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N.A.A.C.P. HIGH POINT BRANCH

A Call to Action: Commission on the Status of Black High Point

Summary

High Point is positioned for a call to action to join other municipalities around the country who have taken on the charge of the long-suffering of Black people under the cost of building America and this City. Our goal is to show that the redistribution of resources in High Point is good business for High Point, as we grow together as one community. A Commission charged with the responsibility to identify the needs of the Black community to determine disparity that exists will bring to bear how we right the wrongs of the past, leveling the field for Blacks in High Point which pave the way for equity on all fronts.

History

For many years, Black Americans have fought for human rights and our fair share of the economic abundance that the United States has enjoyed off our backs. Having suffered through slavery and the agony of being free, our lineage shares a unique and centuries-long story of plunder by means of exclusion, violence, and theft of our identity, person, and privilege. We are painfully aware that “forty acres and a mule” no longer represents the promise. In the modern context, the true promise lies in not merely providing a promise to us of the same opportunities, access, and participation afforded to whites, but also in the *redistribution of tangible resources* that make up for the *244-year head start* in the building and transference of *generational wealth*.

The African American community has long been disparaged from participation in home ownership opportunities, access to affordable housing, business ownership, career opportunities, educational opportunities, affordable health care and jobs that pay living wages. As we shed light on these concerns and others, we are requesting that the High Point City Council partner with us in creating a new culture in our City by opening the doors of generational wealth to its Black citizens, especially the descendants of American slaves. We want to build a bridge to the next generation for continued home and business ownership for the next generation.

THE NAACP ON BEHALF OF THE BLACK COMMUNITY OF HIGH POINT ADVOCATES:

- For housing solutions that mitigate displacement of our families, the elimination of exclusion from participation in housing ownership opportunities, the ending of segregated communities, creation of housing that is affordable not “affordable housing” and expanded grant opportunities for first time owners.
- For the elimination of food deserts by creating food co-ops, mobile food markets, bus stop farmer’s markets, and employee-owned co-op markets.
- For the promotion and increase in more academically qualified citizens with advanced degrees in our African American community by encouraging on-line degree programs, increased opportunities to obtain GED’s, support of reverse trends in mass incarceration, enforcing employment anti-discrimination laws, boosting public sector employment and instituting equity initiatives as a part of our workforce development strategies.
- For ensuring that all citizens in our community have access to quality healthcare that lowers infant mortality, and the implementation of a comprehensive plan to address chronic illnesses that plague the African American community such as high blood pressure, diabetes, obesity, and heart disease, and in particular COVID-19.
- For ensuring that equal opportunity be afforded Black business in at least 34% of all City purchasing, contracting, grants and loans (both in number and dollars) and that the aforementioned be transacted directly with Black businesses where the owner(s) (at least 51%) are descendants of American slaves. If businesses (that would otherwise meet the City's needs) are not eligible to contract with the City for reasons of purchasing power, capacity, insurance, bonding and/or licenses; the City shall supplement the contract with additional resources that will help those businesses to bridge the gap.
- For review of current funding of our police department and allocate/redistribute funding for community-based solutions which ensure that law enforcement is applied without malice and pre-judgment to citizens of High Point.
- For seeking and providing more substantial investment in Black communities in High Point so that our neighborhoods will be safe, decent, economically sound and have equal access to food and nutrition.

WE THEREFORE RESOLVE:

That a “Commission on Reparations”, supported by the City of High Point, and approved by the Black Community, be enjoined to identify reasonable and responsible measures to establish and address a reparation and repair agenda for the Black citizens of High Point.

The Commission will focus on ONE High Point, bringing to bear the necessary resources to redress our ongoing struggle. We envision Black families filling our baseball stadiums and participating in the viability of our downtown. We envision Black businesses occupying offices in Congdon Yards. The Commission will show that full participation of the entire community makes our community stronger and creates ecosystems focused on making High Point a great place to work, live, and raise our families. The Commission will be given a timeline for recommendations to the City and the life of the Commission will end at such time as mutually agreed upon goals are met.

Approved and ratified by the High Point Branch of the National Association for the Advancement of Colored People, otherwise referred to as the NAACP., this 15th day of May 2021; to be presented to the High Point City Council at its first convening following the adoption of the attached resolution.

A RESOLUTION FOR THE CREATION OF A CITY COMMISSION TO
EXPLORE COMMUNITY REPARATIONS FOR THE AFRICAN AMERICAN
CITIZENS OF HIGH POINT, NORTH CAROLINA

Section 1. Summary.

The City of High Point is positioned for a call to action to join other municipalities around the state and country which have taken on the charge of seeking remedies for the long-suffering of black people. This Resolution, presented on behalf of the African American citizens of High Point, seeks to address the fundamental injustice, cruelty, brutality, and inhumanity of slavery in High Point, North Carolina between 1750 and 1865 and to establish a commission to study and consider a municipal apology and proposal for reparations for the institution of slavery, its subsequent de jure and de facto racial and economic discrimination against African Americans, and the impact of these forces on living African-Americans, to make recommendations to the City on appropriate remedies, and for other purposes.

Section 2. Findings and Purpose.

(A) Findings—The African American citizens of High Point find that—

(1) approximately 4,000,000 Africans and their descendants were enslaved in the United States and colonies that became the United States from 1619 to 1865 and in 1850 the State of North Carolina had 288,548 enslaved persons;

(2) the institution of slavery was constitutionally and statutorily sanctioned by the Government of the United States and the State of North Carolina from 1789 through 1865;

(3) the slavery that flourished in the United States, the State of North Carolina, and the City of High Point constituted an immoral and inhumane deprivation of Africans' life, liberty, African citizenship rights, and cultural heritage, and denied them the fruits of their own labor;

(4) a preponderance of scholarly, legal, community evidentiary documentation and popular culture markers constitute the basis for inquiry into the on-going effects of the institution of slavery and its legacy of persistent systemic structures of discrimination on living African-Americans and society in the United States, the State of North Carolina, and the City of High Point; and

(5) following the abolition of slavery, the governments of the United States, the State of North Carolina, and the City of High Point, continued to perpetuate, condone and often profit from practices that continued to brutalize and disadvantage African Americans, including share cropping, convict leasing, Jim Crow, redlining, unequal education, and disproportionate treatment at the hands of the criminal justice system; and

(6) as a result of the historic and continued discrimination, African Americans in the City of High Point continue to suffer debilitating economic, educational, and health hardships including but not limited to having nearly 1,000,000 black people incarcerated; an unemployment rate more than twice the current white unemployment rate; and an average of less than $\frac{1}{16}$ of the wealth of white families, a disparity which has worsened, not improved over time.

(B) Purpose—The purpose of this Resolution is to establish a commission to study and develop Reparation proposals for African Americans as a result of—

(1) the institution of slavery, including both the Trans-Atlantic and the domestic “trade” which existed from 1565 in colonial Florida and from 1619 through 1865 within the other colonies that became the United States, and which included the Federal government, the State of North Carolina, and the City of High Point, which constitutionally and statutorily supported the institution of slavery;

(2) the de jure and de facto discrimination against freed slaves and their descendants from the end of the Civil War to the present, including economic, political, educational, and social discrimination, in which the City of High Point is complicit;

(3) the lingering negative effects of the institution of slavery and the discrimination described in paragraphs (1) and (2) on living African Americans, especially the African American citizens of High Point;

(4) the manner in which textual and digital instructional resources and technologies are being used to deny the inhumanity of slavery and the crime against humanity of people of African descent in the public schools, colleges and public institutions in the City of High Point;

(5) the direct benefits to societal institutions, public and private, including higher education, corporations, religious and associational in the City of High Point;

(6) and thus, recommend appropriate ways to educate the Citizens of High Point of the Commission’s findings;

(7) and thus, recommend appropriate remedies in consideration of the Commission’s findings on the matters described in paragraphs (1), (2), (3), (4), (5), and (6); and

(8) submit to the City of High Point the results of such examination, together with such recommendations.

Section 3. The Resolution.

BE IT RESOLVED THAT -

(A) Establishment—There is established the Commission to Study and Develop Reparation Proposals for African Americans (hereinafter in this Resolution referred to as the “Commission”).

(B) Duties—The Commission shall perform the following duties:

(1) Identify, compile and synthesize the relevant corpus of evidentiary documentation of the institution of slavery in the State of North Carolina and the City of High Point, which existed from 1750 through 1865. The Commission’s documentation and examination shall include but not be limited to the facts related to—

(a) the capture and procurement of Africans for slavery in the State of North Carolina and the City of High Point;

(b) the sale and acquisition of Africans as chattel property in interstate and intrastate commerce as it pertains to slavery in the State of North Carolina and the City of High Point.

(c) the treatment of African slaves in the State of North Carolina and the City of High Point, including the deprivation of their freedom, exploitation of their labor, and destruction of their culture, language, religion, and families; and

(d) the extensive denial of humanity, sexual abuse and the chattelization of persons in the State of North Carolina and the City of High Point.

(2) The role which the State of North Carolina and the City of High Point supported the institution of slavery in constitutional and statutory provisions, including the extent to which such governments prevented, opposed, or restricted efforts of formerly enslaved Africans and their descendants to repatriate to their homeland.

(3) The State of North Carolina laws and those of the City of High Point that discriminated against formerly enslaved Africans and their descendants who were deemed United States citizens from 1868 to the present.

(4) In the State of North Carolina and the City of High Point the other forms of discrimination in the public and private sectors against freed African slaves and their descendants who were deemed United States citizens from 1868 to the present, including redlining, educational funding discrepancies, and predatory financial practices.

(5) The lingering negative effects of the institution of slavery and the matters described in paragraphs (1), (2), (3), (4), (5), and (6) on living African Americans in the City of High Point.

(6) Recommend appropriate ways to educate the Citizens of High Point of the Commission's findings.

(7) Recommend appropriate remedies in consideration of the Commission's findings on the matters described in paragraphs (1), (2), (3), (4), (5), and (6). In making such recommendations, the Commission shall address among other issues, the following questions:

(a) How such recommendations comport with international standards of remedy for wrongs and injuries caused by the State and City, that include full reparations and special measures, as understood by various relevant international protocols, laws, and findings.

(b) How the City of High Point will offer a formal apology on behalf of the African American citizens for the perpetration of gross human rights violations and crimes against humanity on African slaves and their descendants.

(c) How High Point City ordinances, laws and policies that continue to disproportionately and negatively affect African Americans as a group, and those that perpetuate the lingering effects, materially and psycho-social, can be eliminated.

(d) How the injuries resulting from matters described in paragraphs (1), (2), (3), (4), (5), and (6) can be reversed and provide appropriate policies, programs, projects and recommendations for the purpose of reversing the injuries.

(e) How, in consideration of the Commission's findings, any form of compensation to the descendants of enslaved African can be calculated.

(f) What form of compensation should be awarded, through what instrumentalities and who should be eligible for such compensation.

(g) How, in consideration of the Commission's findings, any other forms of rehabilitation or restitution to African American citizens of High Point is warranted and what the form and scope of those measures should take.

(C) Report to City Council—The Commission shall submit a written report of its findings and recommendations to the City of High Point not later than the date which is one year after the date of the first meeting of the Commission.

Section 4. Membership.

(A) Number and Appointment— (1) The Commission shall be composed of 13 members, who shall be appointed, within 90 days after the date of enactment of this Resolution as follows:

(1) Two members shall be appointed by the Mayor.

(2) Three members shall be appointed by the City Council.

(3) Eight members shall be selected from African American civil rights and civic organizations that have historically championed the cause of justice in the City of High Point.

(4) All members of the Commission shall be persons who are especially qualified to serve on the Commission by virtue of their education, training, activism or experience, particularly in the field of African American studies and reparatory justice.

(B) Terms—The term of office for members shall be for the life of the Commission. A vacancy in the Commission shall not affect the powers of the Commission and shall be filled in the same manner in which the original appointment was made.

(C) First Meeting—The Mayor of the City of High Point shall call the first meeting of the Commission within 120 days after the date of the enactment of this Act or within 30 days after the date on which legislation is enacted making appropriations to carry out this Act, whichever date is later.

(D) Quorum—Nine (9) members of the Commission shall constitute a quorum, but a lesser number may hold hearings.

(E) Chair and Vice Chair—The Commission shall elect a Chair and Vice Chair from among its members. The term of office of each shall be for the life of the Commission.

(F) All members of the Commission shall be reimbursed for travel, subsistence, and other necessary expenses incurred by them in the performance of their duties to the extent authorized.

Section 5. Powers of the Commission.

(A) Hearings and Sessions—The Commission may, for the purpose of carrying out the provisions of this Resolution hold such hearings and sit and act at such times and at such places in the City of High Point, and request the attendance and testimony of such witnesses and the production of such books, records, correspondence, memoranda, papers, and documents, as the Commission considers appropriate.

(B) Powers of Subcommittees and Members—Any subcommittee or member of the Commission may, if authorized by the Commission, take any action which the Commission is authorized to take by this section.

(C) Obtaining Official Data—The Commission may acquire directly from the head of any department, agency, or instrumentality of the City of High Point Government, available

information which the Commission considers useful in the discharge of its duties. All departments, agencies, and instrumentalities of the City of High Point Government shall cooperate with the Commission with respect to such information and shall furnish all information requested by the Commission to the extent permitted by law.

Section 6. Administrative Provisions.

(A) Staff—The High Point City Council may, appoint such personnel as the Commission considers appropriate.

(B) Applicability of Certain Civil Service Laws—The staff of the Commission may be appointed without regard to the provisions of the City of High Point's civil service provisions.

(C) Experts and Consultants—The Commission may procure the services of experts and consultants.

(D) Administrative Support Services—The Commission may enter into agreements for procurement of financial and administrative services necessary for the discharge of the duties of the Commission. Payment for such services shall be made by reimbursement from funds of the Commission in such amounts as may be agreed upon by the Chairman of the Commission.

(E) Contracts—The Commission may—

(1) procure supplies, services, and property by contract in accordance with applicable laws and regulations and to the extent or in such amounts as are provided in appropriations; and

(2) enter into contracts with departments, agencies, and instrumentalities of the City of High Point and the State of North Carolina, private firms, institutions, and agencies, for the conduct of research or surveys, the preparation of reports, and other activities necessary for the discharge of the duties of the Commission, to the extent or in such amounts as are provided in appropriations.

Section 7. Termination.

The Commission shall terminate 90 days after the date on which the Commission submits its report to the Council under section 3(C).

Section 8. Authorization of Appropriation.

To carry out the provisions of this Act, there are authorized to be appropriated \$100,000.

CITY OF HIGH POINT

AGENDA ITEM



Title: Street Abandonment 21-01
(Fitesa High Point Inc)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: September 20, 2021

Public Hearing: Yes

Advertising Date: August 19 & 26, 2021, and
September 1 & 9, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Fitesa High Point Inc. to abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of-way runs generally in an east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their August 24, 2021 public hearing. All members of the Commission were present except for Mr. Mark Walsh and Mr. Mark Morgan. Mr. Chris Andrews AICP, Interim Planning & Development Director, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

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

The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

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

**STAFF REPORT
STREET ABANDONMENT CASE 21-01
August 24, 2021**

Request	
Applicant: Fitesa High Point Inc.	Proposal: To abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345).

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
Ennis Street	Local street	ROW has a varying width 23-foot wide ribbon paved street

Adjacent Property Zoning and Current Land Use		
North	Heavy Industrial (HI) District	Undeveloped parcels
East	Heavy Industrial (HI) District	Ennis Street ROW
South	Heavy Industrial (HI) District	Minor manufacturing use (Fitesa)
West	Heavy Industrial (HI) District	Minor manufacturing use (Whitewood)

Analysis

Fitesa High Point Inc. is requesting to all of a 60-foot wide unimproved right-of-way that lies adjacent to the northeastern property line of their property at 200 S. West Point Avenue in the southwest portion of the city. The street right-of-way was recorded in 1978 on a map entitled “Exception Map for Recordation Property of J.P. Stevens & Co, Inc.” in Plat Book 60 – Page 104 in the Guilford County Register of Deeds Office, and labelled as Area “B”, after having received approval from City Council on January 5, 1978. A right of way deed was then recorded in Deed Book 2942 – Page 631 in the Guilford County Register of Deeds Office on April 25, 1978, conveying Area “B” to the City of High Point “for street purposes only.” No street has been constructed.

Fitesa High Point Inc. desires to expand their current operations into other areas of their property, as well as the area within the unimproved street right-of-way. Since the street has not been improved, and no properties are accessed by the right-of-way, the abandonment of the City’s interest will not deprive any owner of access to their property. Fitesa High Point Inc. met with the only other landowners who are adjacent to the proposed abandonment, Whitewood Holdings LLC, where it was acknowledged that Fitesa High Point Inc. desired to retain the entirety of the abandoned street. Whitewood Holdings LLC is in agreement with this altered arrangement.

The Technical Review Committee (TRC) reviewed this request and identified no concerns related to the abandonment of this right-of-way.

Findings & Recommendation

This abandonment of the public's interest and conveyance of the right-of-way to abutting property owners, as provided by State statutes, is found not to be contrary to the public's interest. This proposed street abandonment will not deprive any property owners in the vicinity of this request reasonable means of ingress and egress to their property.

The Planning and Development Department recommends approval of the requested street abandonment with the reservation of the following easements:

- A 30-foot wide Duke Energy utility easement, which also includes City fiber optic lines, cable TV lines and NorthState Communication lines, centered over all existing overhead electric lines within and crossing all the impacted rights-of-way; and
- A 15-foot wide NorthState telecommunications easement for NorthState telecommunications utility lines that are separate from Duke Energy electric lines, centered over these separate NorthState utility lines within and crossing all the impacted rights-of-way.

Report Preparation

This report was prepared by Chris Andrews AICP, Development Administrator.

Attachments: Photographs (August 2021) and Aerial (February 2018)

View of the ROW to be abandon

Looking eastward near the intersection of Ennis Street and Redding Drive.



**View of the right-of-way to be abandoned,
eastward from Millis Street**

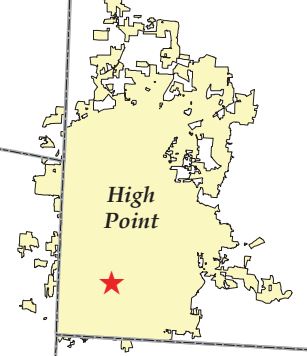


LOCATION MAP

STREET ABANDONMENT: SA-21-01

Applicant: Fitesa High Point Inc.

Vicinity Map



High
Point

City of High Point

Site

**Davidson
County**

**Guilford
County**

Archdale

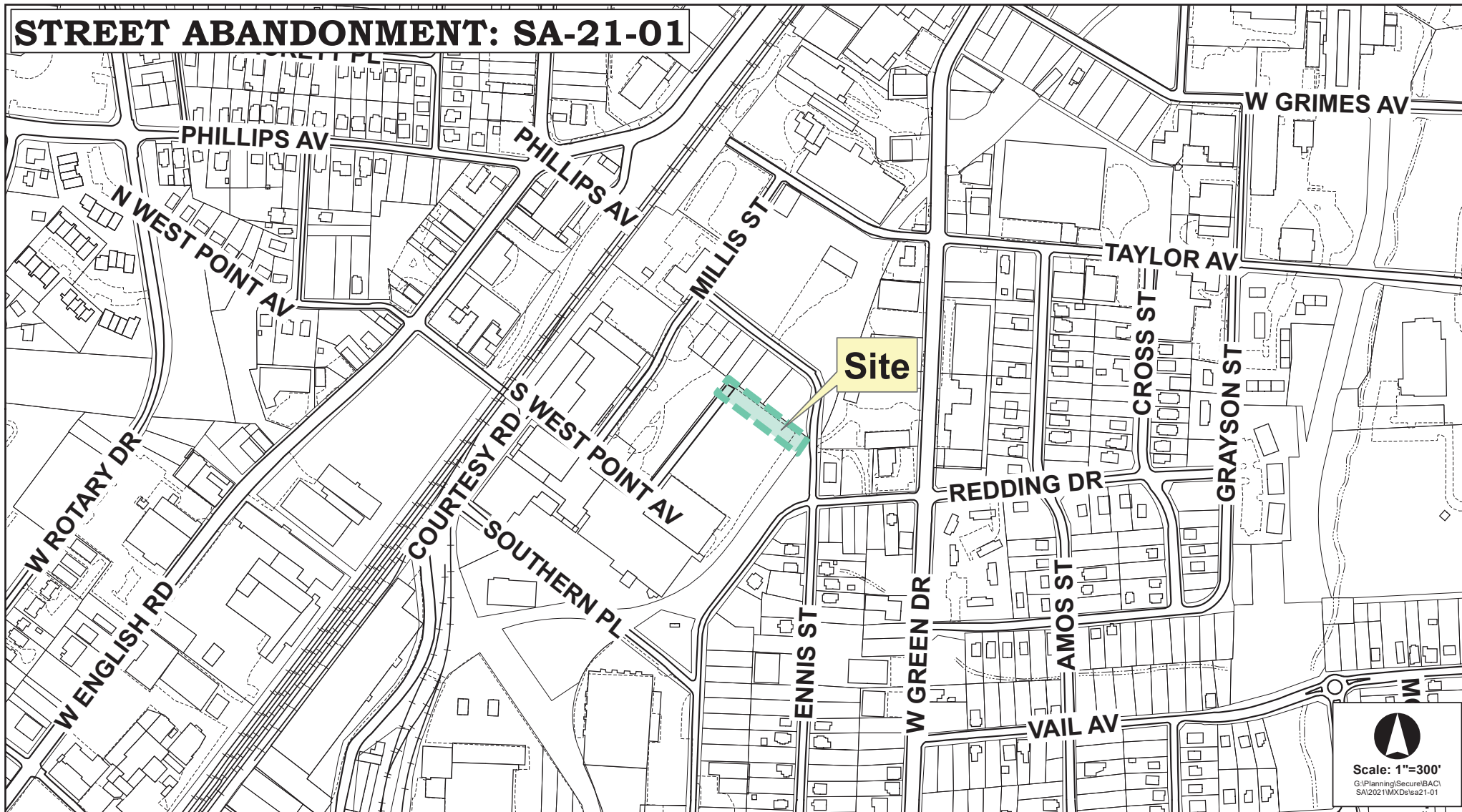
Thomasville



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STREET ABANDONMENT: SA-21-01



STREET ABANDONMENT: SA-21-01



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Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. xxxx / 21-xx

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 20th DAY OF SEPTEMBER, 2021, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 21-01

(abandon all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue)

WHEREAS, Fitesa High Point, Inc. has petitioned the City Council of the City of High Point to permanently abandon (close) all of a 60-foot wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of way runs in a general east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337), and is more specifically described as follows.

Per right-of-way deed recorded in Deed Book 2942 Page 631. All of that certain tract or parcel containing 0.401 acres, more or less, and designated as AREA "B" DEDICATED, as per a plat recorded in Plat Book 60, Page 104, Guilford County Registry.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 16th day of August, 2021, at 5:30 p.m. setting the 20th day of September, 2021 at 5:30 p.m., in the Council Chambers of the Municipal

Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning August 19 & 26, 2021 and September 2 & 9, 2021; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described unimproved right-of-way; and

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That all of the 60 foot wide ROW designated as Area "B" Dedicated, as depicted on the plat map recorded in Plat Book 60, Page 104, Guilford County Registry, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. A 30-foot wide Duke Energy utility easement, which also includes City fiber optic lines, cable TV lines and NorthState Communication lines, centered over all existing overhead electric lines within and crossing all the impacted rights-of-way; and
3. A 15-foot wide NorthState telecommunications easement for NorthState telecommunications utility lines that are separate from Duke Energy electric lines, centered over these separate NorthState utility lines within and crossing all the impacted rights-of-way.
4. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 20th day of September, 2021
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Noncontiguous Annexation
Annexation 21-06 (Maria T. Montoya-Couch, *et al*)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: September 20, 2021

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 21-06
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of November 1, 2021, to consider a voluntary noncontiguous annexation of approximately 27 acres located at the southeast corner of W. Wendover Avenue and Penny Road. The property site is also known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

BACKGROUND:

Resolution of Intent for Annexation 21-06 is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, November 1, 2021 for this request.

PUBLISH ONCE: Thursday, October 14, 2021

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-21-06)**

WHEREAS, the City Council has been petitioned to annex the property of Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK. The proposed annexation site is approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road, and also known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, November 1, 2021, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

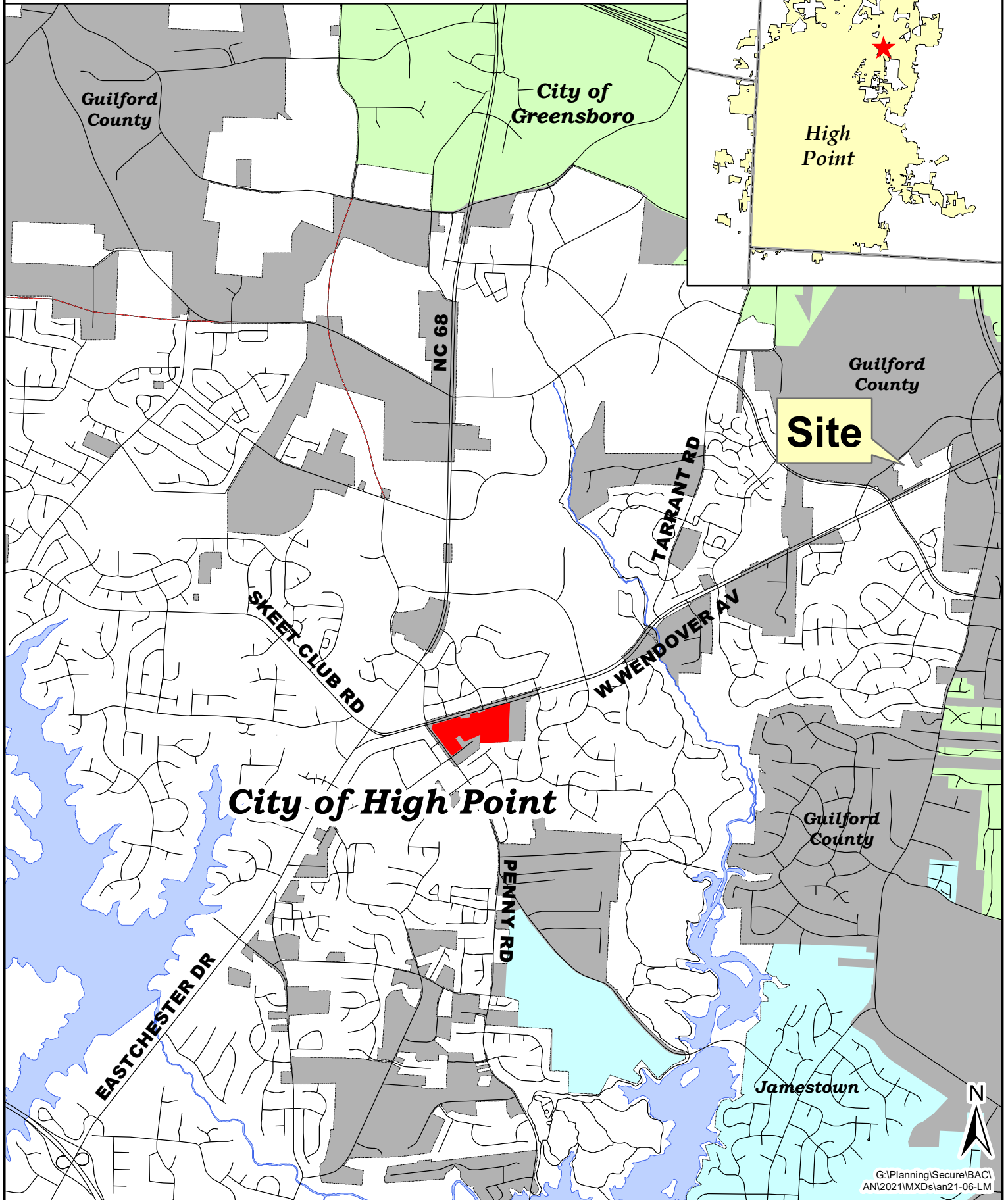
By order of the City Council,
This the 20th day of September, 2021

Lisa B. Vierling, City Clerk

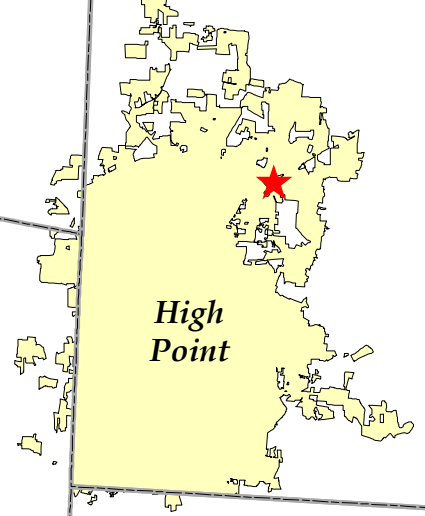
LOCATION MAP

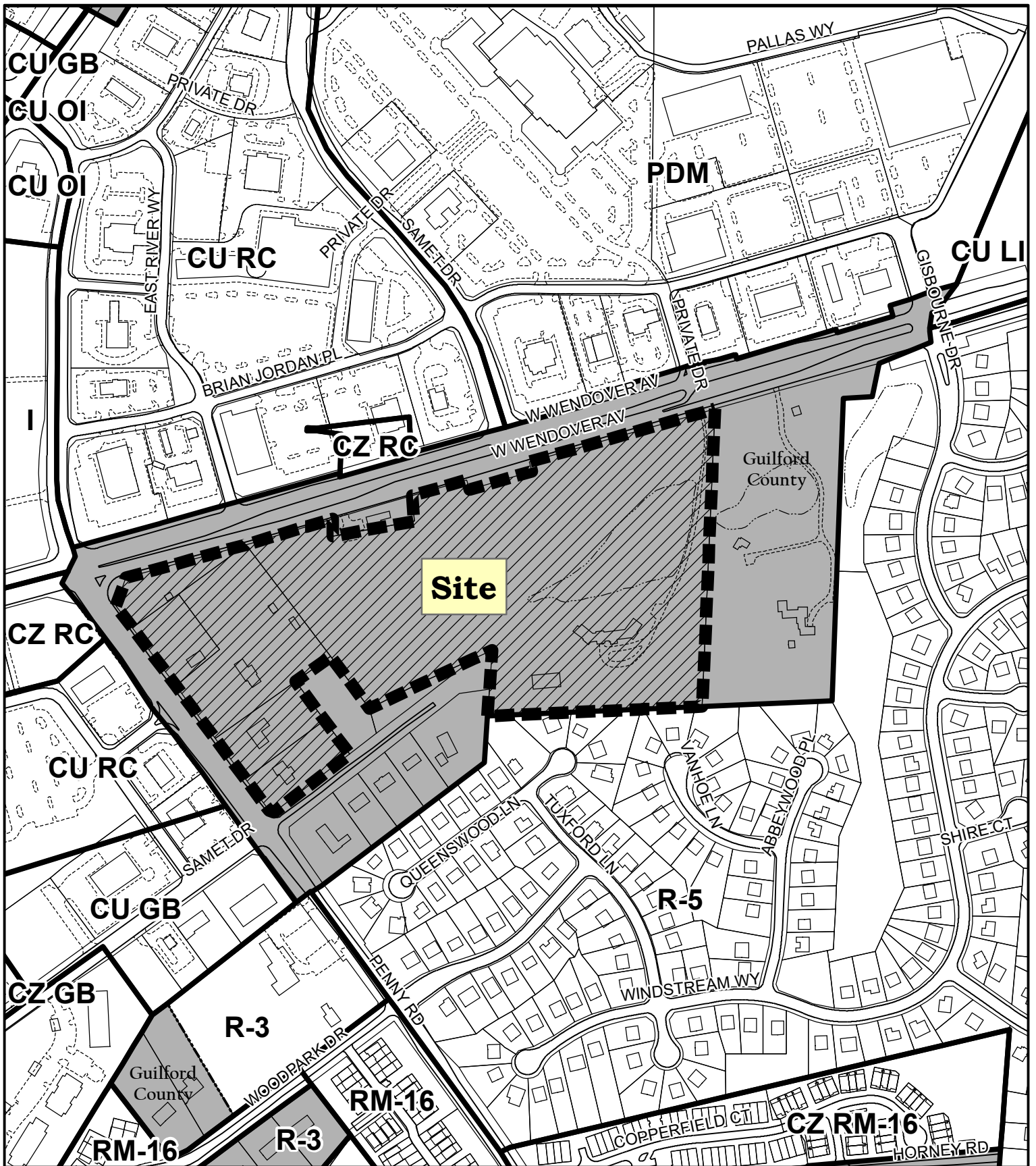
ANNEXATION REQUEST: AN-21-06

Applicant: Maria T. Montoya-Couch et al



Vicinity Map





ANNEXATION REQUEST: AN-21-06

Applicant: Maria T. Montoya-Couch et al
Area: 26.8 acres (approximately)

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=400'
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 AN/2021/MXD/ans21-06