City of High Point

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

Meeting Agenda

Monday, September 16, 2013

4:45 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

REGULAR MEETING ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

130239 Ordinance - Budget Ordinance - Continuum of Care Funds
Council is requested to adopt a budget ordinance amending the 2013-2014 Budget Ordinance to appropriate funds in the amount of $42,552.00 received from a grand award of Continuum of Care Funds from HUD through Open Door Ministries of High Point.
Attachments: Budget Ordinance Amendment - Continuum of Care Permanent Supportive Hou

130240 Contract - Bid No. 11 - Pad Mount Switches
Approval of award of contract for Bid No. 11 for the purchase of eight (8) pad mount switches for use by the Electric Department. Purchasing and the Electric Department recommends that contract be awarded to Trayer Engineering in the amount of $324,430.00 which is the lowest responsive and responsible bidder meeting specifications.
Attachments: Bid No. 11 - Electric Switches

130241 Contract - Bid No. 13- Electric Distribution Crews
Approval of contract awarding Bid No. 13 for Electric Distribution Crews. Purchasing and the Electric Department recommends that contract be awarded to Pike Electric in the amount of $2,152,544.64 which is the lowest responsive and responsible bidder meeting specifications.
Attachments: Contract - Bid No. 13 - Electric Distribution Crews

130242 Contract - Kubota Mini Excavator
Approval of contract for the purchase of a new Kubota Mini excavator for use by the Water Sewer Mains Department. Purchasing and Fleet Services recommends that contract be awarded to Kubota Tractor at the NJPA contract price of $113,562.81.
Attachments: Contract - Purchase of Kubota Mini Excavator

130243 Contract - Tandem Axle Dump Trucks
Approval of contract for the purchase of two (2) new tandem axle dump trucks to be used at the Landfill and Water and Sewer Plant. Purchasing and Fleet Services recommends that these trucks be purchased from Piedmont Truck Center at the contract price of $122,224.00 each for a total contract of $224,448.00.
Attachments: Contract - Purchase of Dump Trucks

130244 Contract Extension - Sewer Line Chemical Root Control
Consideration of approval of extension of contract to Municipal Sales, Inc. for Sewer Line Chemical Root Control in the amount of $110,450.00.

Attachments: Contract Extension - Chemical Root Control

130245 Purchase of Property - Future Westchester Park - 910 Burton Road
Council is requested to authorize the City Attorney's office to proceed with the purchase of property located at 910 Burton Road belonging to Billy Hardy and R. Diane Fann in the amount of $26,000.00. This property is being purchased for the Parks and Recreation Department for the development of the proposed Westchester Park.
Attachments: Purchase of Property - Future Westchester Park

130256 Ordinance Amendment - Concealed Carry Restrictions - Parks & Recreation Facilities
Council is requested to adopt an amendment to the City of High Point Code of Ordinance Sec. 12-1-5 to follow new revisions to the Concealed Carry restrictions included in State Law (H.937, S.2013-369). These restrictions regulate where concealed weapons can legally be carried in Parks and Recreation Facilities.
Attachments: Memo concealed carry 2013 09 12.pdf
AMENDMENT TO THE ORDINANCE REGARDING CONCEALED HANDGUN I

Pending Items

130230 Review of Health Insurance Coverage for City Council Members
At the request of Council Member Mendenhall, Council is being asked to review the current council-established policy regarding health insurance coverage and costs associated with the same.

130217 Budget Ordinance Amendment - Planning and Development Inspections Staff
Adoption of an ordinance amending the 2013-2014 Budget Ordinance to appropriate funds in the amount of $88,000.00 for additional Planning and Development Inspections Staff.
Attachments: Budget Ordinance Amendment - Additional Inspections Staff

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130246 Resolution of Intent - Street Abandonment Case 13-14 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of Monday, October 21, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon a partially improved portion of the Davidson Avenue right-of-way, lying approximately 290 feet south of S. College Drive and east of Surrett Drive.
Attachments: 02. ROI SA13-14

130247 Resolution of Intent - Street Abandonment Case 13-15 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date

of Monday, October 21, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon an unimproved portion of the W. Springfield Road right-of-way lying west of Robbins Street.
Attachments: 03. ROI SA13-15

130255 Resolution - Residential Building Permit Process
Council is requested to adopt a Resolution directing the establishment of a residential building permit process for NC Licensed General Contractors.
Attachments: Resolution-GC Residential Process.pdf

PUBLIC HEARINGS - 5:30 P.M.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

130248 Public Hearing - EDC Incentives - Buzzispace - 1200 Redding Drive
Monday, September 16, 2013 at 5:30 p.m. is the date and time established to receive public input on a respective funding request by a company that expects to expand at 1200 Redding Drive, High Point, NC.
Attachments: Economic Dev Incentive Public Hearing September 16 2013

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130249 High Point University - Amendment to Zoning Case 12-06
A request by High Point University to amend Conditional Zoning Case 12-06 (CZ12-06) to:
Add a 0.22 acre parcel lying northeast of the intersection of Boundary Avenue and Meadowbrook Boulevard. Rezone a 0.22 acre parcel from the Residential Single Family-9 (RS-9) District to a Conditional Zoning Public & Institutional (CZ-PI) District.
Attachments: 04. Z12-06

130250 Resolution - Street Abandonment Case 13-11 - High Point University
A request by High Point University to abandon all of the remaining right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue.
Attachments: 05. Staff Report SA13-11

130251 Resolution - Street Abandonment Case 13-12 - City of High Point
A request by the Technical Review Committee to abandon an unimproved right-of-way, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place.
Attachments: 06. Staff Report SA13-12

130252 Resolution - - Street Abandonment Case 13-13 - City of High Point
A request by the Technical Review Committee to abandon the

unimproved portion of the Oaklawn Street right-of-way lying south of Meridian Avenue.

Attachments: 07. Staff Report SA13-13

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

130253 Approval of the following Minutes
Joint Meeting the Planning and Zoning Commission held Tuesday, August 27th @ 3:00 p.m.
Finance Committee meeting held Tuesday, September 3rd @ 4:00 p.m.
High Point City Council Regular Meeting held Tuesday, September 3rd @ 4:45/5:30 p.m.
Adjourned Session of City Council held Thursday, September 5th @ 9:00 a.m.
City Manager's Briefing Session held Thursday, September 5th @ 9:20 a.m.

Attachments: August 27 2013 Joint Meeting HPCC and P & Z (DO Rewrite Update).pdf
September 3 2013 Finance Committee.pdf
September 3 2013 High Point City Council.pdf
september 5 23013 adjourned session minutes.pdf
september 5 2013 city manager's briefing minutes.pdf

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

130254 Boards and Commissions - Vacancies
Attached is the current list of vacancies for all Boards and Commissions.

Attachments: Vacancy Report (September 16 2013 agenda).pdf

ADJOURNMENT

A RESOLUTION DIRECTING THE ESTABLISHMENT OF A RESIDENTIAL BUILDING PERMIT PROCESS FOR NC LICENSED GENERAL CONTRACTORS

WHEREAS, the City of High Point is given the responsibility under North Carolina law to administer the NC State Building Code, including reviewing building construction plans, issuing permits, performing building inspections and certifying the occupancy of buildings; and

WHEREAS, the City Council is concerned with the timeliness of processing building permits for new single-family dwellings and wants to insure timely issued permits; and

WHEREAS, the NC Licensing Board of General Contractors licenses general contractors in accordance with North Carolina law and grants them the authority to practice general contracting;

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

SECTION 1. That in order to improve the timeliness of residential building permit issuance the City Manager is hereby directed to establish a separate building permit application process for all building permit applications pertaining to a single-family detached dwelling that are submitted by a NC licensed general contractor.

SECTION 2. That such permit applications shall be processed without a plan or document review prior to building permit issuance, provided the application is complete and applicable submittal requirements are met.

SECTION 3. That to obtain the building permit, the applicant must have a valid NC general contractor license and must have a valid City of High Point privilege license.

SECTION 4. That the permit application is for single-family detached residential construction, including new structures, additions, alterations and repairs, on a lot of record with a valid address.

SECTION 5. That staff shall measure the effectiveness of this application process and shall report to City Council on a periodic basis or as needed.

SECTION 6. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 7. That the process begins October 1, 2013.

Adopted by the High Point City Council
this 16th day of September, 2013

Lisa Vierling, City Clerk

Fleet Services Department

Gary L. Smith
DIRECTOR

DATE: August 6, 2013

TO: Randy McCaslin, Assistant City Manager

FROM: Gary L. Smith, Director of Fleet Services Gary L. Smith

SUBJECT: Agenda Item – Dump Trucks

I respectfully request that the following be included for consideration on the next Council Agenda:

The piggyback purchase of two new tandem axle dump trucks from Piedmont Truck Center at a price of $122,224 each. Similar trucks were purchased by Onslow County and these have an excellent record of service and reliability. The trucks will be used at the Landfill and Water and Sewer plant.

These trucks will replace a dump truck that is eleven years old and has over 153,000 miles and the second will replace a dump truck that was seventeen years old and over 112,000 miles. The first truck is in poor overall condition and life maintenance costs have exceeded the original purchase price. The second truck would not pass NC inspection and the emissions equipment was not available. The new trucks will provide better service capability, improved fuel economy, and cleaner emissions.

Funding for this equipment will come from the vehicle replacement account.

pc: Cindy Duncan-Smith, Executive Assistant
pc: Jeff Moore, Finance Director
pc: Tarinda Chappell, Purchasing Manager

Fleet Services Department

Gary L. Smith
DIRECTOR

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point, P.O. 230, 3524 Triangle Lake Road, High Point, NC 27260 USA
Phone: 336.883.3598 Fax: 336.883.6699

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fleet Services

COUNCIL AGENDA DATE: Sep 16, 2013

BID NO.: 100-12H CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Two 2013 Western Star 4700 Dump Trucks at a price of $122,224 each

PURPOSE:

These trucks will replace a dump truck that is eleven years old and has over 153,000 miles. The second will replace a dump truck that was seventeen years old and over 112,000 miles.

COMMENTS:

Piggyback purchase from a Onslow County bid

RECOMMEND AWARD TO: Piedmont Truck Center AMOUNT: $244,448

JUSTIFICATION:

Six vendors submitted bids. Onslow County accepted the lowest, most responsive bid submitted by Piedmont Truck Center.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			$244,448
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Gary Smith Digitally signed by Gary Smith DN: cn=Gary Smith, o=City of High Point Fleet Services, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US Date: 2013.09.06 08:56:04 -04'00' DATE: $244,448

The Purchasing Division concurs with recommendation submitted by the Gary Smith and recommends award to the lowest responsible, responsive bidder Piedmont Truck in the amount of $ 244,448.00.

PURCHASING MANAGER: Tarinda Chappell Digitally signed by Tarinda Chappell DN: cn=Tarinda Chappell, o=City of High Point, ou=Purchasing, email=tarinda.chappell@highpoint.gov, c=US Date: 2013.09.11 14:46:35 -04'00' DATE: Sep 11, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130620-173418 Digitally signed by Jeffrey Moore 20130620-173418 DN: c=Bank of America, ou=Bank of America Client Certificate CA - 02, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA13113, cn=Jeffrey Moore 20130620-173418, email=jeff.moore@highpointnc.gov Date: 2013.09.11 15:18:47 -04'00' DATE: Sep 11, 2013

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.09.11 16:29:58 -04'00' DATE: Sep 11, 2013

AMENDMENT TO THE ORDINANCE REGARDING THE REGULATION OF CONCEALED HANDGUNS AND THE CARRY AND DISPLAY OF FIREARMS AND WEAPONS

(strike-thru text will be deleted; bolded and underlined text will be added)

WHEREAS, the North Carolina General Assembly has amended the General Statutes of the State that establish limitations on municipal regulations related to the carrying of concealed handguns; and

WHEREAS, North Carolina General Statute §160A-189 authorizes municipalities to regulate the display of firearms on streets, sidewalks and other public property; and

WHEREAS, the changes in the concealed handgun laws have required the City to fully evaluate its regulation of both concealed handguns as well as the display of firearms and carrying of other weapons; and

WHEREAS, the City Council has determined that it is in the best interest of the City of High Point to modify its ordinances to reflect the changes in the concealed handgun laws and to enact regulations regarding the open display of firearms and other weapons.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of High Point that the Code of Ordinances is hereby amended as follows:

1. The title of Section 12-1-5 is amended to "Possession and discharge of firearms, weapons."

2. Section 12-1-5 (a)(b)(c)and (d) are amended to:

Except as provided in subsection (b) below, it shall be unlawful for any person to possess a weapon, as defined in G.S. section 14-269, in or upon any building, park or other property, or their appurtenant premises, which is owned or otherwise under the legal control of the City of High Point.

(b) This prohibition shall not apply to the following persons:

(1) Officers and enlisted personnel of the armed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;

(2) Civil officers of the United States while in the discharge of their official duties;

(3) Officers and soldiers of the militia and the national guard when called into actual service;

(4) Sworn law enforcement officers;

(5) City of High Point Animal Control Officers;

(6) Private security officers under contract with the city, while in the actual performance of their required duties.

(c) A conspicuous notice shall be posted upon property set forth in subsection (a) above stating: "~~Possession of weapons or carrying a concealed handgun is prohibited."~~ **"Possession of firearms or carrying a concealed handgun is prohibited as authorized by State law."**

(d) Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined $500.00 or imprisoned for thirty (30) days, or both

(e) The carrying of a concealed handgun in accordance with North Carolina General Statute 14-415.11 is prohibited in any building owned, leased as lessee, operated, occupied, managed or controlled by the City, and in or upon the recreational facilities operated by the City and specifically identified herein. **"Recreational facilities" includes only athletic fields and any appurtenant facilities such as restrooms during an organized athletic event scheduled through the City; a swimming pool and any appurtenant facilities used for dressing, storing of personal items, or other uses related to use of the swimming pool; or a gymnasium or similar facility used for athletic events. "Recreational facilities" do not include any areas exempted from prohibition of concealed handguns by G.S. 14-415.23.** Notice of this prohibition shall be posted in a conspicuous location at each entryway available to the general public at all buildings and at the primary points of public access to all other covered locations. Violation of this prohibition shall be prescribed by the applicable North Carolina General Statutes.

ALLEN JAY PARK
1073 E. SPRINGFIELD ROAD
Recreation Center, Playground, Athletic facilities, Athletic fields

ARMSTRONG PARK
305 E. PARKWAY AVENUE
Playground, Athletic field

BARKER STREET PARK
1301 BRADSHAW STREET
Playground

BLAIR PARK GOLF COURSE
1901 S. MAIN STREET
Athletic facility

BRENTWOOD ATHLETIC FIELDS
1300 BLOCK BRENTWOOD STREET
Athletic fields

BROCKETT STREET PARK
1801 BROCKETT AVENUE / HERBERT PLACE
Playground

CEDROW PARK
1718 CEDROW DRIVE
Playground, Athletic field

CITY LAKE PARK
602 W. MAIN STREET (JAMESTOWN,NC)
Playground, Swimming pool

COUNCIL STREET PARK
1013 COUNCIL STREET / QUAKER LANE
Playground

DEEP RIVER PARK
1525 SKEET CLUB ROAD
Recreation Center, Playground, Athletic Fields

EASTWOOD PARK
1601 WHITMAN PLACE /ROSECREST AVENUE
Playground

FESTIVAL PARK
1841 EASTCHESTER DRIVE

FIVE POINTS PARK
1114 GORDON STREET
Playground

GARRY G. BURNETT PARK(School Property)
1051 MONTLIEU AVENUE
Playground, Athletic fields

GOLDSTON PARK
1200 CASSELL STREET / 1302 S. ELM STREET
Playground

HARVELL PARK
1215 LINCOLN DRIVE
Playground, Athletic field

HEDGECOCK PARK
300 W. PARRIS AVENUE / 2307 JUNE PLACE
Playground, Athletic field

HIGH POINT ATHLETIC COMPLEX
2920 SCHOOL PARK ROAD
Athletic facilities

JOHNSON STREET PARK (Disc golf course)
3824 JOHNSON STREET
Athletic Facility

JOHNSON STREET ATHLETIC COMPLEX
4515 JOHNSON STREET
Playground, Athletic fields

MACEDONIA PARK
306 WISE AVENUE/S. CENTENNIAL STREET
Playground, Athletic Field

MCCAIN PARK
1200 E. LEXINGTON AVENUE
Athletic Facilities

MEREDITH STREET PARK
1437 FURLOUGH AVENUE/700 BLOCK MEREDITH STREET
Athletic Facility

MOHAWK PARK
617 PARKWOOD AVENUE
Playground, Athletic Facility

MOREHEAD RECREATION CENTER
101 PRICE STREET
Recreation Center, Playground, Athletic fields

NORTH OVERLOOK (OAK HOLLOW LAKE)
1917 EASTCHESTER DRIVE
Playground

NORTH RAMP
3700 WATERVIEW ROAD

OAK HOLLOW CAMPGROUND
3415 N. CENTENNIAL STREET
Building, Playground, Swimming Pool

OAK HOLLOW MARINA
3431 N. CENTENNIAL STREET
Building, Playground

OAK HOLLOW RECREATIONAL COMPLEX
OAK HOLLOW TENNIS CENTER
3401 N. CENTENNIAL STREET
Athletic Facilities

OAK HOLLOW GOLF COURSE
3400 N. CENTENNIAL STREET
Athletic Facility

OAKVIEW RECREATION CENTER
503 JAMES ROAD
Recreation Center, Playground, Athletic fields

PARKSIDE PARK
1401 BLAIN STREET
Playground, Athletic facility

PERSHING STREET PARK
1812 PERSHING STREET / LAKE AVENUE
Playground

SOUTHSIDE RECREATION CENTER
401 TAYLOR AVENUE
Recreation Center, Playground, Splashpad, Athletic Facilities

TRIANGLE PARK
498 COLONIAL DRIVE / COUNCIL STREET
Playground

VERNON STREET PARK
1217 VERNON STREET / EVANS PLACE
Athletic Facility

WALNUT STREET PARK
421 WALNUT STREET
Playground

WASHINGTON TERRACE PARK
101 GORDON STREET
Community Center, Playground,
Athletic facilities, Swimming Pool

WEST END PARK
1701 EDGEWOOD DRIVE
Athletic Facilties

WINDLEY PARK
WINDLEY STREET / OLIVIA PLACE
Playground

9. This Ordinance shall become effective upon adoption.

Adopted by the High Point City Council
This 16th day of September, 2013.

_____
Bernita Sims, Mayor

Attested to:

_____
Lisa B. Vierling, City Clerk

JOINT MEETING
COMPREHENSIVE PLANNING COMMITTEE
(COMMITTEE OF THE WHOLE)
& PLANNING & ZONING COMMISSION
AUGUST 27, 2013 – 3:00 P.M.
THIRD FLOOR CONFERENCE ROOM

MINUTES

CITY COUNCIL PRESENT:
Mayor Sims, Council Members Davis, Ewing, Moore, & Wagner

ABSENT:
Council Members Smothers, Golden, Douglas, Mendenhall

PLANNING & ZONING COMMISSION MEMBERS PRESENT:
Cynthia Davis, Chair; Commissioners John McKenzie, Andrew Putnam, Mark Walsh, and Martha Shepherd

STAFF PRESENT:
Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; Jeron Hollis, Public Information; Lee Burnette, Director of Planning; Heidi Galanti, Senior Planner; Bob Robbins, Development Administrator; Lisa Vierling, City Clerk; Dawn Sparks, Deputy City Clerk

OTHERS PRESENT:
Nicole Arnold, Government Affairs Director, HPRAR
Chad Meadows, Clarion
Craig Richardson, Clarion

Development Ordinance Update

The project is divided into three parts:

- Process and Procedures
- Zoning
- Development Standards

Today's meeting is to get agreement from the Planning Commission and City Council before moving on to the second module.

Craig Richardson stated they received a number of comments from the UAC about the Module 1 draft. They met with the UAC and resolved all of the comments, with just a few outstanding issues. Module 2 is to be available in late fall for review by the UAC. Module 3 will be available between late fall and early winter. A similar review process with the UAC will be done as well as some testing on the draft regulations after they receive those comments. Preparation of a Procedures Manual will also be done to include things such as application content requirements with very detailed information about how the ordinance functions as an administrative level.

The process was started by the preparation of a code assessment where Clarion identified six overriding themes for the project. Module 1 identifies three of those themes and consists of five chapters:

- Making the code more user friendly
- Making the code more customer friendly
- Creating additional flexibility and incentives in the development process

With respect to Module 1 it is important to look at it in terms of how these five chapters fit into the overall development code. The code assessment proposed that the development ordinance include ten chapters. Module 1 includes:

- Chapter 1: General Provisions
- Chapter 2: Administration, which is the heart of Module 1 and is a consolidation of all the development review procedures.
- Chapter 8: Nonconformities, which is a consolidation of all the rules dealing with nonconformities.
- Chapter 9: Enforcement, which are the rules about how the ordinance will be enforced.
- Chapter 10: Definitions and Rules of Measurement

As they go through the process, the definition section in Chapter 10 will continue to be built.

With respect to the review of Module 1, they delivered the draft of Module 1 to the UAC in April, followed by two meetings with the UAC in May. The UAC provided written comments. Those comments were summarized after which they went through and were able to reconcile 134 of the 159 comments. (A summary of the UAC Comments are attached to and made part of these minutes.)

Chapter 1 includes some of the fundamental issues with respect to the review of the Development Code:

- There are provisions for the name of the ordinance.
- There is a provision for the authorization of state legislature that the city has to adopt the ordinance.
- There is included and expanded upon the purpose and intent statement for the ordinance based upon plan policy documents.
- It authorizes the establishment of a Procedures Manual.
- It contains rules that deal with how the new ordinance regulations apply to existing approved developments, or where there is an application in the process of being reviewed at the time of adoption of the ordinance.
- There is a section on transition of the zoning districts from the old ordinance to the new ordinance.
- Also included are vested right provisions.

One of the issues that was raised by the UAC involved the Procedures Manual and whether or not the Procedures Manual should be adopted as part of the ordinance and treated like an ordinance or whether the Planning Development Director should be authorized to establish the manual and treat it as an administrative document. Most of the communities in North Carolina that are using these manuals increasingly are using it as an administrative document. A number of the members of the UAC had a concern about this and felt like it needed to be adopted by ordinance of the council. Clarion is suggesting that the council defer any kind of decision about whether the manual should be adopted by ordinance or established administratively until later in the process.

Another issue of the UAC was whether there will be a transition period after the adoption before it becomes effective. Most communities in North Carolina do have some period of transition. The UAC is recommending a full one year transition period. The typical transition period for most communities is six months. This is an issue that will be decided before the new ordinance is adopted.

There was discussion at the UAC level about attempting to make the zoning districts conform as much as reasonably possible to the Greensboro LDO. The residential districts that are in Module 2 will be closely related and they will try to closely match them to the Greensboro LDO.

They have created a procedure for vested right certificates under the North Carolina statutes and it really applies to situations where the subdivision under the current ordinance as well as the new ordinance is approved by an administrative body or the TRC. The North Carolina statutes require a public hearing for that. A process was set up where someone with vested rights under the statute can be heard by the council and approved, and they also allowed that someone could request a vested right for up to five years.

Chapter 2 is the heart of Module 1. Key issues in Chapter 2 are:

- At the beginning of the article they have included a summary table of all the development review procedures, which shows the type of development, approval and permit, what review body is responsible for reviewing and making the recommendation for approving, who is going to act as an appellate body, and whether or not there is a public hearing required.
- They have consolidated all the powers, duties and rules of procedure for each of the review boards and the city in this chapter.
- They have established a set of standard review procedures. The standard procedures basically consolidate in one place a set of review procedures that apply to every development application. It takes the applicant from the pre-application conference to any kind of community or neighborhood meeting, to the submission of the application, staff review, public notification requirements, through the whole review process. It is a consistent application of the review procedures that apply to all development permits. If there are exceptions to that, they are noted in this chapter.
- Three new procedures were added: planned developments, administrative adjustments, and beneficial use determination. The beneficial use determination is a non-judicial administrative procedure for any property owner who believes the application of any development regulations in the city is taking land under the Fifth Amendment. The property owner can apply for a review for a determination and remedies are set down.
- Codification of eight procedures the city is currently using that aren't in the current development ordinance.
- Removal of minor subdivision and minor site plan in the IMUD processes, which are replaced with just a subdivision procedure and site plan procedure. IMUD is integrated into several of the other existing current procedures. This was done primarily because there was confusion with respect to the minor subdivision and minor site plan which was actually taking longer to get through the process than a regular subdivision procedure.
- Clarification of some of the procedures.
- Some modifications were made in the appeals procedure due to the adoption of House Bill 276 by the Legislature, which allows for more than the Board of Adjustment to hear an appeal. On technical issues such as infrastructure it authorizes the city manager to be the appellate person, but allows the development applicant to take that decision to city council if they want to.
- Further clarifications of the rules and procedures for the various decision making bodies, which have been streamlined and made consistent.

- Revision of citizen information meeting standards. The requirements have been softened and made to conform with current public informational meeting process procedures.
- Removal of the land use compliance certificate process, which was based on discussion with the update to the Advisory Committee and discussion with staff and the department's computerization that is happening.
- The technical appeals process created was to handle those very technical processes instead of the Board of Adjustment.
- Removal of the Planning & Zoning Commission review of vested right certificates. Planning & Zoning review of vested rights is not statutorily required and it is not clear that part of the review would be necessary.
- Removal of the Planning & Zoning review of street abandonments has been in discussion with the City Council. The notifications statutory requirements associated with street abandonment are somewhat more restrictive and more lengthy than a lot of other processes. This will not change the amount of time the process will take due to the notice requirements.

Chapter 8 – Nonconformities

The current ordinance imbeds nonconformities into another chapter. The new ordinance pulls that out into its own chapter. These include provisions related to uses, structures, lots, signs and sites.

- More formalization in the language of nonconforming, how it is determined, what it means, and how it should be maintained. There are also additional provisions added in the new material for setback, relocation and alteration provisions for nonconforming structures. This is to try and create more flexibility for those structures that are occupied but might not meet setbacks, which would be better than having a nonconforming structure that is vacant.
- There will be more modifications to Chapter 8 as they begin to review Module 2 which covers the districts and uses.
- Addition of a nonconforming site feature provision. The new ordinance will contain new development standards, which in some cases will be more restrictive than current regulations. This provision gives flexibility not to require every single site feature to come into compliance, but rather it can be keyed to the level of investment being made.

Chapter 9 – Enforcement.

- Specific violations are listed in this chapter.
- There is a section that identifies parties that are responsible for a violation.

- Consolidation of the soil erosion sediment control enforcement provisions which are being brought up to state requirements with respect to fees, fines, and violations.

Chapter 10 – Definitions and Measurement

All of the definitions are consolidated in this chapter as well as a variety of other provisions.

- Clarification of the definition of of “shall”, “may”, and “can”.
- Rules of how to measure height should a site not be flat, etc.

Based on input from today and what is received from the UAC they will be preparing the public hearing draft version of Module 1. Review of Module 2 with the UAC will be in late Fall. There will be a public forum on Modules 1 and 2 following that review.

ADJOURNMENT

The meeting adjourned at 4:00 p.m. on a motion duly made and seconded.

Respectfully Submitted,

_____

Dawn J. Sparks, CMC
Deputy City Clerk

Right of Way

RIGHT OF WAY DEPARTMENT

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMO

Sept. 9, 2013

To: JoAnne Carlyle, City Attorney

From: Henry T. Moon

Subject: 910 Burton Rd.

Please request Council approval at their 9/16/2013 meeting to purchase 910 Burton Rd. for inclusion as a part of the Future Westchester Dr. Park. The property has a tax value of $41,800. The agreed purchase price is $26,000. Mr. Allen Oliver will be at the finance and council meetings to answer any questions.

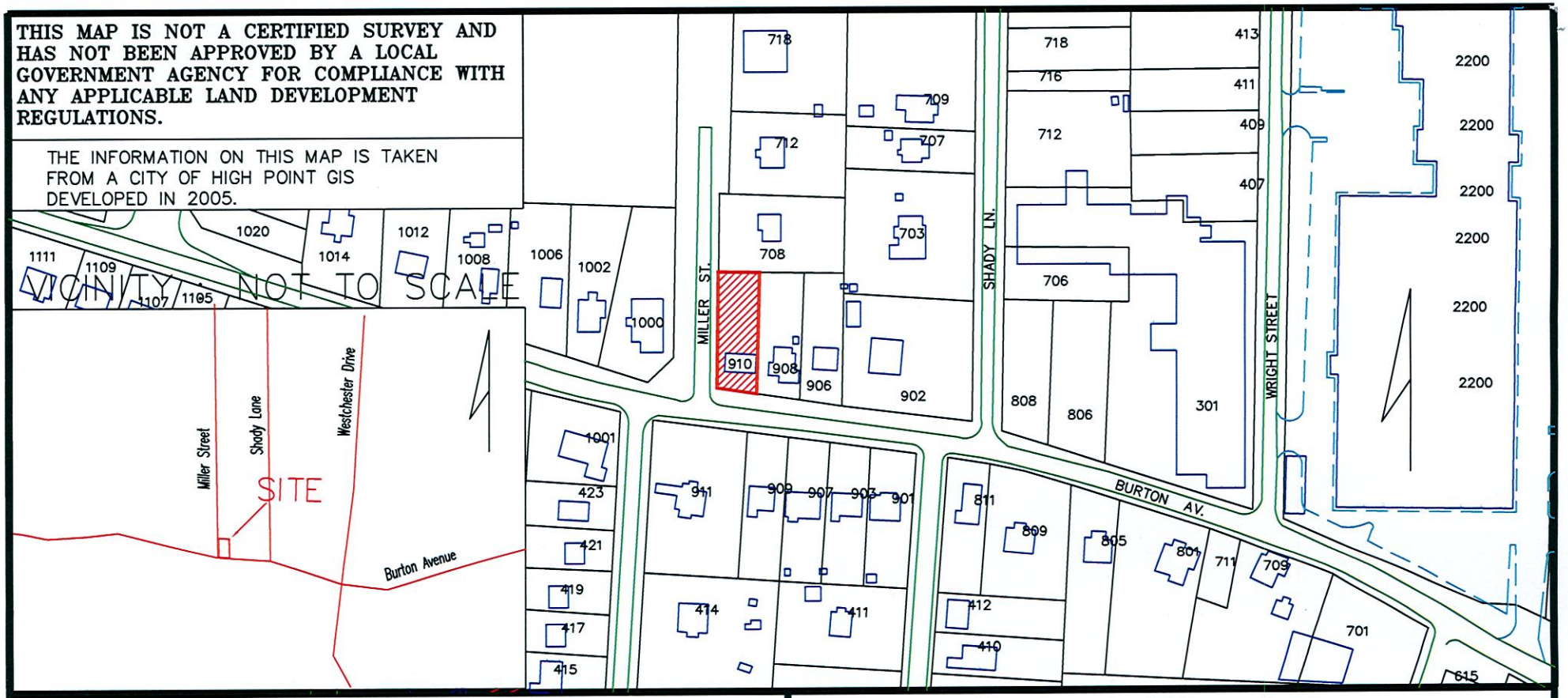
I will have the map to Cindy hopefully today.

If you have any questions, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3247
E-mail: henry.moon@highpointnc.gov

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN APPROVED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE INFORMATION ON THIS MAP IS TAKEN FROM A CITY OF HIGH POINT GIS DEVELOPED IN 2005.



CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

SCALE: 1"=180' BY: MBN

Purchase of Property for Park

Property of Davis and Fann
910 BURTON AVENUE
For Parks and Recreation
TM 18000103000020015 APPROXIMATELY 0.17 ACRES

PROJECT: Burton DATE: Sept. 2013

PUBLISH ONE TIME
THE HIGH POINT ENTERPRISE
Thursday, September 5, 2013

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held on Monday, September 16, 2013 at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC for the purpose of receiving public input on a respective funding request by a company that expects to expand at 1200 Redding Drive, High Point, NC. The company proposes to create 113 full-time jobs, and add $1.6 million to the local tax base. The High Point City Council will consider authorizing up to $162,000 with the source of funding being the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's completion of building improvements and upfit, pursuant to an incentive performance agreement containing benchmarks and schedule for the payment of such financial assistance.

High Point Economic Development Corporation

P.O. 230
High Point, NC 27261 USA

336.883.3116 / Fax: 336.883.3057
www.highpointedc.com

NEWS RELEASE: For immediate release on Sept. 5, 2013
For more info, contact Loren Hill, president, High Point Economic Development Corp., 336-883-3116

Furniture manufacturer considering High Point mill for 113-job facility

HIGH POINT, NC – A European furniture company is considering southern High Point for its US manufacturing operations.

BuzziSpace is a Belgian company which designs and manufactures furniture and acoustical treatments.

- The company makes products for a collaborative/open-plan office environment.
- BuzziSpace prides itself on being a "green" company, using recycled and recyclable materials.

The company is considering the empty 105,000-sq. ft. building at 1200 Redding Dr. The approximately 100-year-old building is best known as the former Pickett Cotton Mill, which most recently was home to Claude Gable Co.

"The facility fits in perfectly with the company's green focus by 'recycling' an older, unused mill," said Loren Hill, president of the High Point Economic Development Corporation.

If the company picks High Point for this expansion:

- 113 fulltime jobs would be added in High Point over five years. The average wage of those new jobs would be approximately $41,011. Two-thirds of the jobs would be in manufacturing and distribution. Other jobs to be filled include customer service, office, and management positions.
- The company would add $1.6 million to the local tax base – in addition to its purchase of the facility.

High Point is being considered for the project along with two out-of-state locations. Local public hearings will be held to consider authorizing performance-based financial incentives for the project. Any such incentives would be subject to the company meeting benchmarks to receive installments of the incentives.

- The High Point City Council will consider authorizing up to $162,000 at a public hearing on Monday, Sept. 16, 2013, at 5:30 p.m. at the High Point Municipal Building, 211 S. Hamilton St., High Point.
- The Guilford County Board of Commissioners will consider authorizing up to $113,000 at its public hearing on Sept. 19, 2013, at 5:30 p.m. at the Old County Courthouse, 301 W. Market St., Greensboro.

The State of North Carolina is also considering participating in the project.

FINANCE COMMITTEE
SEPTEMBER 3, 2013 – 4:00 P.M
CITY MANAGER'S CONFERENCE ROOM

MINUTES

PRESENT:
Chairman Moore, Council Members Wagner, Davis, and Sims

OTHERS PRESENT:
Council Members Smothers, Douglas, Ewing, and Golden

STAFF PRESENT:
Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; Jeron Hollis, Public Information; Jeff Moore, Director of Finance; Eric Olmedo, Budget Officer; Chris Thompson, Director of Public Services; Terry Houk, Assistant Director of Public Services; Bill Frazier, Laboratory Manager; Garey Smith, Director of Fleet Services; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk, Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:
Pat Kimbrough, *High Point Enterprise*
News 2

OTHERS PRESENT:
Cynthia Davis, Planning & Zoning Commission

Finance Items

130231 **Contract – Purchase of Side Loading Refuse Truck**

Council is requested to authorize the Fleet Service Division to purchase a new side loading refuse truck chassis from Transource, Inc. in the amount of $127,200.00 and approve contract in the amount of $120,828.34 with Scranton Manufacturing for a New Way 31 yard sidewinder refuse body. Total Cost of truck and body, including installation will be $248,238.34.

Garey Smith advised that they went out for bids for two of these trucks last year, to buy one in the fall and one in the spring. Due to other priorities, the budget did not have enough to purchase the truck in the spring, so this was put on hold. The vendor can still hold the truck with the same pricing. The truck is to replace a 2007 model that has 83,000 miles and over 7,500 hours. Fleet Services wishes to retain the old truck as a spare for the department to use while vehicles are being serviced. Using the truck as a spare will also help save using overtime hours for maintenance.

Council Member Douglas asked what the life expectancy of the truck body was. Mr. Smith stated the life is about seven years. Mr. Smith stated that they have done a good job at keeping their PM Program up which can extend the life. Things like recyclables, glass, etc. can really wear on the bodies until the point where you have to replace the whole body.

A motion was made by Council Member Moore, seconded by Council Member Wagner, to forward this matter to council with a favorable recommendation of approval. Motion passed unanimously.

130232 **Change Order – Sharpe Brothers – Paving/Resurfacing Contract**

Council is requested to approve change order Number 2 to the Sharpe Brothers 2013-2014 Paving/Resurfacing Contract in the amount of $123,174.70 to add Guyer Street from E. Lexington Avenue to Chatham Drive. The change order is necessary to complete repairs resulting from a water main break on Guyer Street.

Chris Thompson advised that due to a large issue with the water main break on Guyer Street the water pressure actually lifted up the pavement for 600 feet. They have gone in and performed ground penetration radar to see if there were voids under the road. The pavement condition rating for this section of roadway was already rated comparatively low so staff is recommending that they go ahead and do the resurfacing of the road at the same time of the repair of the roadway.

A motion was made by Council Member Moore, seconded by Council Member Sims that this matter be forwarded to council with a favorable recommendation for approval. Motion passed unanimously.

130233 **Sole Source Authorization – Lachat Flow Injection Analyzers – Water Laboratory Services**

Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of Lachat Flow Injection Analyzers for the Water Laboratory Services Division in the amount of $35,644.20.

Bill Frazier advised that they have an opportunity due to a change in the market to purchase two analyzers for the price of one. There are funds in the budget through savings and another capital items to cover the purchase. Mr. Frazier stated the department was going to request this equipment next year anyway. Mr. Houk stated they have had these instruments for almost fifteen years.

A motion was made by Council Member Moore, seconded by Council Member Sims to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously.

OTHER ITEMS

City Council Travel Policy

Strib Boynton stated that he met with the Finance Committee Chair, Council Member Mendenhall, Council Member Wagner, and Council Member Golden last week to discuss the council travel policy. Council Member Ewing also made some suggestions to the policy.

Mr. Boynton advised that this is a council policy that does require discussion in Finance Committee.

The policy states that the travel must benefit the city and that council members must be current with no outstanding obligations to the city.

Council Member Moore stated he does not have any problems with the draft policy. Council Member Ewing stated that his suggestions were the eliminating the language "*whenever possible*" under the first General Travel Guidelines, and adding a guideline "*Councilmembers will be responsible for cancellation and no show fees incurred because of change in travel plans except in the case of health, death or business-related emergencies.*" Council Member Ewing felt there should be recourse to recoup the fee when someone cancels a trip simply because they decide not to go.

Council Member Sims stated that in some parts of the draft policy she felt it needs to refer back to *if you rent a vehicle that you cannot get mileage reimbursement on top of the rental fee*, and asked if there is something in the city policy that speaks to that. Mr. Boynton stated the he could assure that would they could not claim mileage on top of rental car fees.

Council Member Davis asked with regard to the policy language, "*Councilmembers must be current with no outstanding, delinquent and unpaid taxes*", would just apply to his personal home or to all his rent houses. Mr. Boynton stated that the Finance Department went through that and for the most part all property taxes are current, there are some on some vehicles that are behind and all utility bills are current.

Council Member Smothers stated that the two paragraphs that precede the actual guidelines don't really belong in the policy. Council Member Ewing felt the sentence in the second paragraph, *"Travel must benefit the City, and Council Members must be current with no outstanding, delinquent and unpaid taxes, privilege licenses, utility bill, judgment, or other obligations due the City."* should remain in the policy. Mr. Boynton stated that the reason they put this language into the policy is to state the type of travel that is allowed.

Council Member Douglas stated that the first two paragraphs, and primarily the second paragraph creates a financial policy for anyone that would want to serve on the council, and they would be precluded from running just because they are late on a couple of things, and this could easily be misconstrued as socioeconomic in certain communities. Council Member Douglas stated that if that was one of the determining factors for the election board or for the legislature that created that it would have been put in there, and right now he felt this wasn't the place for it.

Council Member Wagner stated council should keep in mind that this is just a policy and they are not creating law here. Council Member Ewing added that travel is not a requirement of holding the office.

Council Member Smothers agreed that this is just a policy so there will be no ambiguity about what is not allowable.

Council Member Douglas stated he felt the policy is limiting one's ability to serve their community, and when you go to the NLC meetings you learn a lot.

Council Member Moore stated that this came out of a discussion that was held a couple of weeks ago where some indiscretions were brought up and we were asked to form a committee to try to come up with a policy, and further stated that he did not see how the policy will limit someone's ability or directing anyone that they shouldn't go to certain meetings. Council Member Moore stated that there has been discussion that the amount of money and the things that are currently set, and asked where the limitation was. Council Member Douglas stated the limitation was in the second paragraph in the language that creates a policy of depending on what socioeconomic class you are coming out of. Council Member Smothers stated that she did not think it was saying that.

Council Member Smothers stated that given the list of properties that were covered in the paper for lack of payment of taxes, if you glanced down it there were a lot of names listed that were recognizable and those people were certainly not construed to be of some depressed socioeconomic situation. Council Member Smothers felt the real limitation is the amount of money the council approves annually in the budget and you cannot go if the money is not there.

Mayor Sims stated that mainly they should leave the first sentence in the policy, take out the middle, and leave the last sentence in, that would state what they would not allow, and what they are encouraged to attend.

Council Member Ewing stated the one thing that is not in the policy is the amount of money in the budget. Mr. Boynton stated that was controlled when they approve the budget.

Council Member Davis asked if he does not use his budgeted travel allowance are they allowed to share it with another council member. Council Member Moore stated that was discussed and all the members stated they did not have a problem with that.

Council Member Ewing asked what would happen if someone exceeds or maxes out on their travel. Mr. Boynton stated that the practical thing is that the City Manager Administrator monitors the travel expenses and they should know beforehand if that was going to happen.

Mayor Sims felt there should be something in the policy that provides an opportunity for council members who want to serve in other capacities, because there are opportunities to be parts of committees and boards. Strib Boynton stated that over the years the council had the policy and they try to manage as best they could, that if somebody is on the National League of Cities board or a major committee, or on the State League board there is some extra travel and it is just understood it will cost a little more. Council Member Moore felt that this was a valid concern. Council Member Smothers stated she could not recall anyone who has run for a seat on any board if there was not a resolution of the city council supporting that nomination. Strib Boynton stated that if there is a resolution supporting it will also recognize that there will be more expense.

A motion was made by Council Member Wagner, seconded by Council Member Moore, to forward this matter to council with a favorable recommendation of approval. Motion passed on a vote of 8 to 1, Council Member Douglas voting against the policy.

***(Note:** Since this item is not on tonight's Council Agenda, it will require a motion to suspend the rules for consideration of the Council Travel Policy before it can be considered.)*

ADJOURNMENT

The meeting adjourned at 4:30 p.m. on a motion duly made and seconded.

Respectfully Submitted,

_____
Dawn J. Sparks, CMC
Deputy City Clerk

_____
Council Member Britt Moore

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

Date: September 10, 2013

To: Pat Pate, Asst. City Manager

From: Terry Houk, Asst. Director of Public Services (TLH)

Re: Agenda Item

I respectfully request that the following be included for consideration on the next Council Agenda:

Approval for extension of contract to Municipal Sales, Inc. for Sewer Line Chemical Root Control (FY 13-14)

Public Services is recommending that the extension to Municipal Sales, Inc. be accepted for:

Sewer Line Root Control: $110,450.00

This extension will allow the City to chemically treat approximately 99,400 feet of sewer line in areas that are experiencing problems with root invasion. This type of treatment should help prevent sewer line backups and possible sanitary sewer overflows in the treated areas. This is the last year for the extension.

Funding for this will come from account number: 621754-527101

Cc: W. Chris Thompson
Jeff Moore
Tarinda Chappell
Tracey Adams
Robby Stone
File

COMMUNITY DEVELOPMENT & HOUSING

Michael E. McNair
DIRECTOR OF COMMUNITY DEVELOPMENT & HOUSING

MEMORANDUM

DATE: **September 9, 2013**

TO: Randy McCaslin, Assistant City Manager

FROM: Michael E. McNair, Director

SUBJECT: Continuum of Care Permanent Supportive Housing Project

The City has received a grant award of Continuum of Care funds from HUD through Open Door Ministries of High Point (Open Door Ministries) in the amount of $42,552. This project, a collaborative effort between Open Door Ministries and the City of High Point, will provide permanent housing for disabled, chronically homeless persons who need ongoing supportive services. Funding from the program to the City will be used to provide permanent housing (rent and utilities) for 9 persons. Funding from the program to Open Door Ministries will be used to provide access to necessary medical services (including mental health and substance abuse treatment), transportation, employment training and disability/social security benefits. No matching funds are required to receive the grant. Staff requests Council's favorable consideration of the attached budget amendment to recognize the funding in the City's budget.

"AN ORDINANCE AMENDING THE 2013-2014 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS FOR THE CONTINUMN OF CARE PROGRAM GRANT

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

Section 1. The City of High Point has received a grant award of Continuum of Care funds from the U.S. Department of Housing and Urban Development through Open Door Ministries of High Point in the amount of $42,552.

Section 2. The 2013-2014 Budget Ordinance of the City of High Point, should be amended as follows:

(A) That the Special Grant Fund of the City of High Point, is hereby amended as follows:

Special Grant Fund Revenues	$ 42,552

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

Special Grant Fund Expenditures	$42,552

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

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

Adopted the 16th day of September, 2013

Licensed General Contractor Residential Building Permit Application Process

Effective October 1, 2013, for a 6-month period, all applications for a single-family detached residential building permit submitted by a NC licensed general contractor will be processed by the Planning & Development Department without a plan or document review prior to the building permit issuance, provided the application is complete and all applicable application submittal standards are met.

Process Applicability:

- Permit applicant:
  - Must have a valid NC general contractor license; and
  - Must have a valid City of High Point privilege license.
- Permit application:
  - Is for single-family detached residential construction, including new structures, additions, alterations and repairs; and
  - Is for a lot of record with a valid address; and
  - Meets the application submittal standards, including any additional applicable information.

Application Submittal Standards:

- One (1) completed copy of the General Contractor Residential Building Permit Application, containing acknowledgements that the submittal meets the current NC State Building Code & City of High Point Development Ordinance, and that the submittal is in compliance with any applicable State & local requirements for the site, including providing applicable information required for driveways, soil erosion and sedimentation control, floodplain development, local historic district & landmarks, airport noise, and well and septic systems.
- Two (2) plot plans prepared in accordance with the "Residential Plot Plan Checklist" depicting the site's compliance with the City's Development Ordinance & Driveway Ordinance, including any proposed driveways.
- Two (2) sets of structural plans adhering to the "Minimum Construction Plan Requirements".
- One (1) copy of a REScheck Energy Worksheet or documentation that the building will adhere to the Prescriptive Building Envelope Requirements, as required by the NC State Building Code for all improvements that will have heated space.
- One (1) completed copy of the "Affidavit of Worker's Compensation Coverage", as required by the NC State Building Code.
- Lien agent information, as required by NCGS 160A-417, if the proposed construction has a value of $30,000 or more; applicant must appoint a lien agent and provide confirming information.

Additional applicable information that may be required with submittal:

- Driveway Permit: Any proposed driveways shall be depicted on the plot plan and shall be constructed in accordance with the High Point Driveway Ordinance; a Driveway Permit is issued concurrently with the residential building permit.
- Land Disturbing Permit: Improvements resulting in any land disturbance that (1) exceeds one acre, (2) are within Tier 1 or Tier 2 of a watershed critical area, or (3) drain into a water quality pond or retention device require the issuance of a Land Disturbing Permit by the Engineering Services Department prior to the issuance of a building permit, as required by NCGS 160A-417. A copy of the Land Disturbing Permit shall be submitted with the building permit application.
- Floodplain Development Permit: Development activity located within a Special Flood Hazard Area requires the issuance of a Floodplain Development Permit by the Engineering Services Department prior to the issuance of a building permit, in accordance with Section 9-7-16 (b) of the Development Ordinance. A copy of the Floodplain Development Permit, along with the Elevation Certificate, shall be submitted with the building permit application.
- Certificate of Appropriateness: A Certificate of Appropriateness (COA) is required for most exterior or structural improvements within a Local Historic District or for a Guilford County Historic Landmark. A copy of the COA shall be submitted with the building permit application.
- Airport Overlay District: New single-family detached dwellings constructed in Zone 3 of the City of High Point Airport Overlay District and located in a non-exempt subdivision shall comply with the noise level reduction performance measure of Section 9-4-4 (d) (7) of the Development Ordinance. Certification of compliance with this performance measure shall be submitted with the building permit application.
- County Health Approval: New single-family detached dwellings on a proposed well or septic system require approval by the respective County Health Department prior to the issuance of a building permit. A copy of the County Health Department approval shall be submitted with the building permit application.

All State and local code requirements applicable to the single-family lot will be verified by the Planning & Development Department prior to or at the footing inspection (i.e. first inspection); no initial inspection approval can be issued nor can construction proceed until all applicable requirements are met.

A RESOLUTION DIRECTING THE ESTABLISHMENT OF A RESIDENTIAL BUILDING PERMIT PROCESS FOR NC LICENSED GENERAL CONTRACTORS

WHEREAS, the City of High Point is given the responsibility under North Carolina law to administer the NC State Building Code, including reviewing building construction plans, issuing permits, performing building inspections and certifying the occupancy of buildings; and

WHEREAS, the City Council is concerned with the timeliness of processing building permits for new single-family dwellings and wants to insure timely issued permits; and

WHEREAS, the NC Licensing Board of General Contractors licenses general contractors in accordance with North Carolina law and grants them the authority to practice general contracting;

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

SECTION 1. That in order to improve the timeliness of residential building permit issuance the City Manager is hereby directed to establish a separate building permit application process for all building permit applications pertaining to a single-family detached dwelling that are submitted by a NC licensed general contractor.

SECTION 2. That such permit applications shall be processed without a plan or document review prior to building permit issuance, provided the application is complete and applicable submittal requirements are met.

SECTION 3. That to obtain the building permit, the applicant must have a valid NC general contractor license and must have a valid City of High Point privilege license.

SECTION 4. That the permit application is for single-family detached residential construction, including new structures, additions, alterations and repairs, on a lot of record with a valid address.

SECTION 5. That documentation shall be maintained during the 6-month period that record code violations found in the field that would have been discovered if plan review had occurred along with other data deemed important in measuring the effectiveness of this application process.

SECTION 6. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 7. That the process begins October 1, 2013, for a 6-month period.

Adopted by the High Point City Council
this ____ day of September, 2013

_____
Lisa Vierling, City Clerk

AN ORDINANCE AMENDING TITLE 12, CHAPTER 1, SECTION 12-1-5 OF THE CITY OF HIGH POINT CODE OF ORDINANCES

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

Section 12-1-5 of the Code of Ordinances of the City of High Point is amended as follows:

Sec. 12-1-5 - Possession and discharge of firearms, weapons.

(a) Except as otherwise provided by state law and this section, ~~in subsection (b) below~~, it shall be unlawful for any person to possess a firearm or other deadly weapon ~~as defined in G.S. Section 14-269,~~ in or upon any building, park or other property, or their appurtenant premises, which is owned or otherwise under the legal control of the City of High Point.

(b) This prohibition shall not apply to the following persons:

(1) Officers and enlisted personnel of the armed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;

(2) Civil officers of the United States while in the discharge of their official duties;

(3) Officers and soldiers of the militia and the national guard when called into actual service;

(4) Sworn law enforcement officers;

(5) City animal control officers;

(6) Private security officers under contract with the city, while in the actual performance of their required duties.

(c) A conspicuous notice shall be posted upon property set forth in subsection (a) above stating: "Possession of firearms ~~weapons~~ or carrying a concealed handgun is prohibited as authorized by state law."

(d) Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined $500.00 or imprisoned for 30 days, or both.

(e) The carrying of a concealed handgun is prohibited in any building owned, leased as lessee, operated, occupied, managed or controlled by the city, THEIR APPURTENANT PREMISES, and in or upon the recreational facilities operated by the city and specifically identified herein. "Recreational facilities" includes only athletic fields and any appurtenant facilities such as restrooms during an organized athletic event scheduled through the City; a swimming pool and any appurtenant facilities used for dressing, storing of personal items, or other uses related to use of the swimming pool; or a gymnasium or similar facility used for athletic events. "Recreational facilities" do not include any areas exempted from prohibition of concealed handguns by G.S. 14-415.23.Notice of this prohibition shall be posted in a conspicuous location at each entryway available to the general public at all buildings and at the primary points of public access to all other covered locations. ~~Violation of this prohibition shall be prescribed by the applicable North Carolina General Statutes.~~

ALLEN JAY PARK
1073 E. SPRINGFIELD ROAD
Recreation center, playground, athletic facilities, athletic fields

ARMSTRONG PARK
305 E. PARKWAY AVENUE
Playground, athletic field

BARKER STREET PARK
1301 BRADSHAW STREET
Playground

BLAIR PARK GOLF COURSE
1901 S. MAIN STREET
Athletic facility

BRENTWOOD ATHLETIC FIELDS
1300 BLOCK BRENTWOOD STREET
Athletic fields

BROCKETT STREET PARK
1801 BROCKETT AVENUE/HERBERT PLACE
Playground

CEDROW PARK
1718 CEDROW DRIVE
Playground, athletic field

CITY LAKE PARK
602 W. MAIN STREET (JAMESTOWN,NC)
Playground, swimming pool

COUNCIL STREET PARK
1013 COUNCIL STREET/QUAKER LANE
Playground

DEEP RIVER PARK
1525 SKEET CLUB ROAD
Recreation center, playground, athletic fields

EASTWOOD PARK
1601 WHITMAN PLACE/ROSECREST AVENUE
Playground

FESTIVAL PARK
1841 EASTCHESTER DRIVE

FIVE POINTS PARK
1114 GORDON STREET
Playground

GARRY G. BURNETT PARK (School Property)
1051 MONTLIEU AVENUE
Playground, athletic fields

GOLDSTON PARK
1200 CASSELL STREET/1302 S. ELM STREET
Playground

HARVELL PARK
1215 LINCOLN DRIVE
Playground, athletic field

HEDGECOCK PARK
300 W. PARRIS AVENUE/2307 JUNE PLACE
Playground, athletic field

HIGH POINT ATHLETIC COMPLEX
2920 SCHOOL PARK ROAD
Athletic facilities

JOHNSON STREET PARK (Disc golf course)
3824 JOHNSON STREET
Athletic facility

JOHNSON STREET ATHLETIC COMPLEX
4515 JOHNSON STREET
Playground, athletic fields

MACEDONIA PARK
306 WISE AVENUE/S. CENTENNIAL STREET
Playground, athletic field

MCCAIN PARK
1200 E. LEXINGTON AVENUE
Athletic facilities

MEREDITH STREET PARK
1437 FURLOUGH AVENUE/700 BLOCK MEREDITH STREET
Athletic facility

MOHAWK PARK
617 PARKWOOD AVENUE
Playground, athletic facility

MOREHEAD RECREATION CENTER
101 PRICE STREET
Recreation center, playground, athletic fields

NORTH OVERLOOK (OAK HOLLOW LAKE)
1917 EASTCHESTER DRIVE
Playground

NORTH RAMP
3700 WATERVIEW ROAD

OAK HOLLOW CAMPGROUND
3415 N. CENTENNIAL STREET
Building, playground, swimming pool

OAK HOLLOW MARINA
3431 N. CENTENNIAL STREET
Building, playground

OAK HOLLOW RECREATIONAL COMPLEX

OAK HOLLOW TENNIS CENTER
3401 N. CENTENNIAL STREET
Athletic facilities

OAK HOLLOW GOLF COURSE
3400 N. CENTENNIAL STREET
Athletic facility

OAKVIEW RECREATION CENTER
503 JAMES ROAD
Recreation center, playground, athletic fields

PARKSIDE PARK
1401 BLAIN STREET
Playground, athletic facility

PERSHING STREET PARK
1812 PERSHING STREET/LAKE AVENUE
Playground

SOUTHSIDE RECREATION CENTER
401 TAYLOR AVENUE
Recreation center, playground, splashpad, athletic facilities

TRIANGLE PARK
498 COLONIAL DRIVE/COUNCIL STREET
Playground

VERNON STREET PARK
1217 VERNON STREET/EVANS PLACE
Athletic facility

WALNUT STREET PARK
421 WALNUT STREET
Playground

WASHINGTON TERRACE PARK
101 GORDON STREET
Community center, playground, athletic facilities, swimming pool

WASHINGTON STREET PARK
738 Washington Street
Playground Area

WEST END PARK
1701 EDGEWOOD DRIVE
Athletic facilities

WINDLEY PARK
WINDLEY STREET/OLIVIA PLACE
Playground

Adopted this the 7th day of October, 2013.

Lisa B. Vierling, City Clerk

A RESOLUTION DIRECTING THE ESTABLISHMENT OF A RESIDENTIAL BUILDING PERMIT PROCESS FOR NC LICENSED GENERAL CONTRACTORS

WHEREAS, the City of High Point is given the responsibility under North Carolina law to administer the NC State Building Code, including reviewing building construction plans, issuing permits, performing building inspections and certifying the occupancy of buildings; and

WHEREAS, the City Council is concerned with the timeliness of processing building permits for new single-family dwellings and wants to insure timely issued permits; and

WHEREAS, the NC Licensing Board of General Contractors licenses general contractors in accordance with North Carolina law and grants them the authority to practice general contracting;

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

SECTION 1. That in order to improve the timeliness of residential building permit issuance the City Manager is hereby directed to establish a separate building permit application process for all building permit applications pertaining to a single-family detached dwelling that are submitted by a NC licensed general contractor.

SECTION 2. That such permit applications shall be processed without a plan or document review prior to building permit issuance, provided the application is complete and applicable submittal requirements are met.

SECTION 3. That to obtain the building permit, the applicant must have a valid NC general contractor license and must have a valid City of High Point privilege license.

SECTION 4. That the permit application is for single-family detached residential construction, including new structures, additions, alterations and repairs, on a lot of record with a valid address.

SECTION 5. That documentation shall be maintained during the 6-month period that record code violations found in the field that would have been discovered if plan review had occurred along with other data deemed important in measuring the effectiveness of this application process.

SECTION 6. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 7. That the process begins October 1, 2013, for a 6-month period.

Adopted by the High Point City Council
this ____ day of September, 2013

_____
Lisa Vierling, City Clerk

Licensed General Contractor Residential Building Permit Application Process

Effective October 1, 2013, for a 6-month period, all applications for a single-family detached residential building permit submitted by a NC licensed general contractor will be processed by the Planning & Development Department without a plan or document review prior to the building permit issuance, provided the application is complete and all applicable application submittal standards are met.

Process Applicability:

- Permit applicant:
  - Must have a valid NC general contractor license; and
  - Must have a valid City of High Point privilege license.
- Permit application:
  - Is for single-family detached residential construction, including new structures, additions, alterations and repairs; and
  - Is for a lot of record with a valid address; and
  - Meets the application submittal standards, including any additional applicable information.

Application Submittal Standards:

- One (1) completed copy of the General Contractor Residential Building Permit Application, containing acknowledgements that the submittal meets the current NC State Building Code & City of High Point Development Ordinance, and that the submittal is in compliance with any applicable State & local requirements for the site, including providing applicable information required for driveways, soil erosion and sedimentation control, floodplain development, local historic district & landmarks, airport noise, and well and septic systems.
- Two (2) plot plans prepared in accordance with the "Residential Plot Plan Checklist" depicting the site's compliance with the City's Development Ordinance & Driveway Ordinance, including any proposed driveways.
- Two (2) sets of structural plans adhering to the "Minimum Construction Plan Requirements".
- One (1) copy of a REScheck Energy Worksheet or documentation that the building will adhere to the Prescriptive Building Envelope Requirements, as required by the NC State Building Code for all improvements that will have heated space.
- One (1) completed copy of the "Affidavit of Worker's Compensation Coverage", as required by the NC State Building Code.
- Lien agent information, as required by NCGS 160A-417, if the proposed construction has a value of $30,000 or more; applicant must appoint a lien agent and provide confirming information.

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 27, 2013 and before the City Council of the City of High Point on September 16, 2013 regarding **Amendment to Zoning Case 12-06** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on August 18, 2013, for the Planning and Zoning Commission public hearing and on September 4, 2013 and September 11, 2013, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on September 16, 2013.

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: **Conditional Zoning Public & Institutional (CZ-PI) District**. The property is approximately 10.7 acres and is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue. The property is also known as Guilford County Tax Parcel 0183270, 0183279 thru 88.

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:

Permitted Uses: Only the following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:

a. Colleges or Universities (SIC 8220).
b. Accessory Uses and Structures (customary)

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. .Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to development and re-subdivision.

2. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

3. Within 100-feet of the Montlieu Avenue, N. College Drive and Boundary Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways.

4. Lighting:
   a. Lighting shall be directed inwards towards the interior of the zoning site to minimize lighting spill-off/glare upon abutting residential property
   b. Where the zoning site abuts a residential use along the north side of Boundary Avenue, lighting shall be setback a minimum 20-foot from the abutting residential parcel(s) property line.

B. Landscaping, Buffers and Screening.

1. Along the Boundary Avenue frontage of the zoning site, where land area on opposite side of public street adjacent to the zoning site has a residential zoning designation, the street planting yard standards shall be increased from 8-foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches within three years of planting.

2. Where parking is located within 50-feet of the Boundary Avenue right-of-way, that row of parking spaces nearest to Boundary Avenue shall be a minimum of 3-feet lower than the Boundary Avenue right of way or a minimum 3-foot high berm shall be installed next to that row of parking spaces. The intent is to provide a low-level screening of the off-street parking area near Boundary Avenue.

3. Opaque fencing shall not be installed along the Boundary Street frontage of the site.

C. Transportation Conditions.

1. Access
   Boundary Avenue: The access point shall be located no more than 170-feet from the intersection of N. College Drive and Boundary Avenue right-of-way.

2. Improvements: The property owner shall install a southbound right turn lane at the intersection of N. College Drive and Boundary Avenue or install an eastbound right turn lane at the existing access point of the parking lot on Montlieu Avenue. This improvement shall be installed in conjunction with expansion of development south of the stream.

3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

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 now required to be approved by the City of High Point.

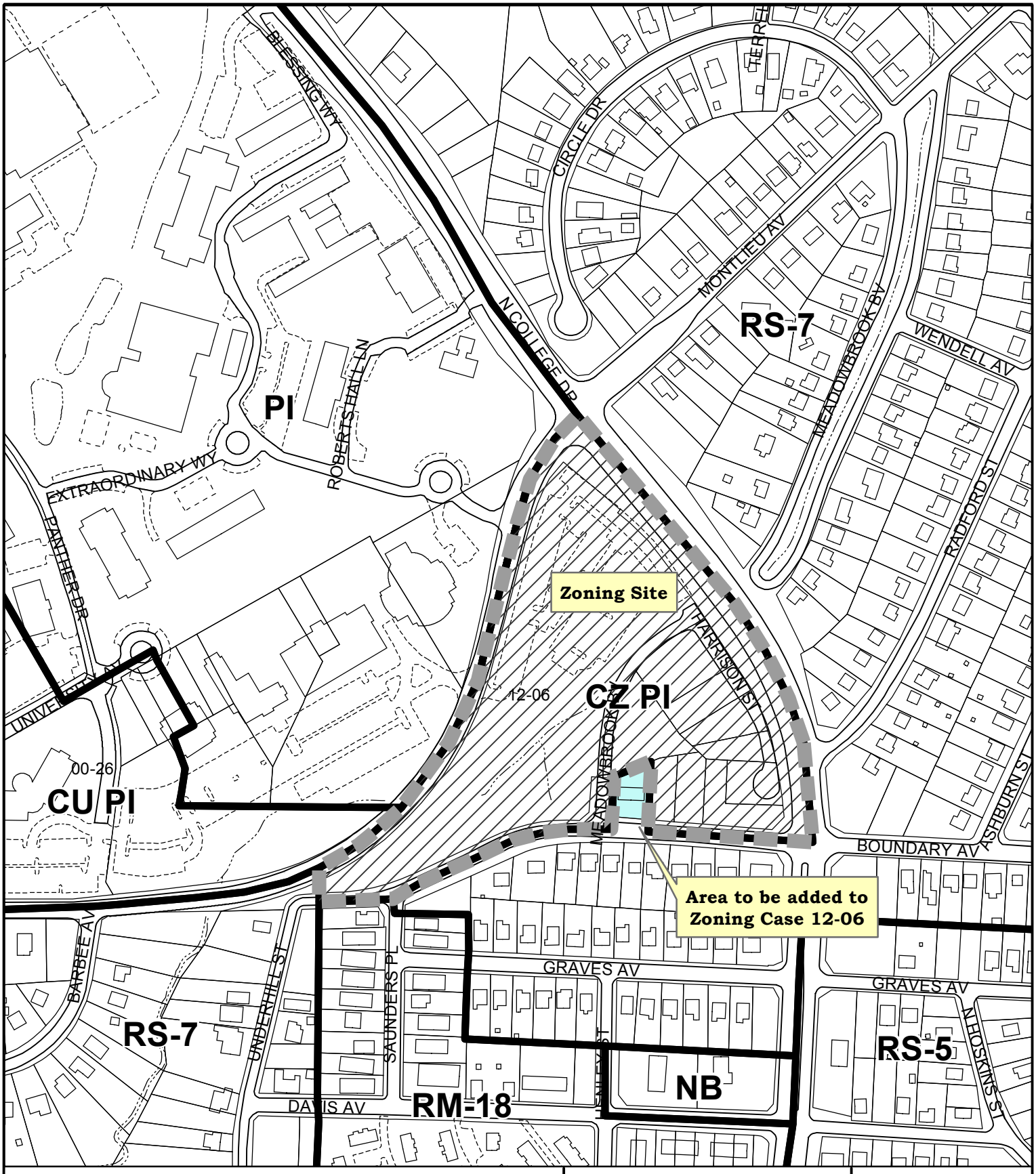
SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

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.
16th day of September, 2013.

Lisa B. Vierling, City Clerk

Conditional Zoning Case 12-06 Supplemental Information	
Initial Zoning Application	Adopted July 16, 2012 (Ordinance # 6937 / 12-54)



AMENDMENT TO CZ12-06

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

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

Planning & Development Department

City of High Point

Date: August 8, 2013

N

Scale: 1'=300'

y:/ba-pz/2013/pz/Az12-06.mxd

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 27, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. John McKenzie, Mr. Ed Spivey and Ms. Marie Stone.

High Point University **Amendment to Zoning Case 12-06**

A request by High Point University to amend Conditional Zoning Case 12-06 (CZ12-06) to:

a. Add a 0.22 acre parcel lying northeast of the intersection of Boundary Avenue and Meadowbrook Boulevard.
b. Rezone a 0.22 acre parcel from the Residential Single Family-9 (RS-9) District to a Conditional Zoning Public & Institutional (CZ-PI) District.

Mr. Herbert Shannon presented the Amendment to Zoning Case 12-06 and recommended approval as outlined in the staff report.

Speaking on behalf of the request was the applicant's representative, Mr. Ron Guerra, Director of Construction, High Point University.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended approval of the requested Amendment to Zoning Case 12-06 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
AMENDMENT TO ZONING CASE 12-06
August 27, 2013

Requests			
Applicant: High Point University	**Owner:** High Point University		
Zoning Proposal: To rezone a 0.22 acre parcel and add this parcel to Conditional Zoning Ordinance CZ12-06 (CZ12-06).	**From:**	**RS-7**	Residential Single Family-7 District
	To:	**CZ-PI**	Conditional Zoning Public & Institutional District

Site Information	
Location:	Lying northeast of the intersection of Boundary Avenue and Meadowbrook Boulevard.
Tax Parcel Numbers:	Guilford County Tax Parcel 0183282
Site Acreage:	Approximately 0.22 acres (9,400± square feet)
Current Land Use:	Single family dwelling
Physical Characteristics:	The site has a gently sloping terrain.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line are lying adjacent to the site within the Boundary Avenue road right-of-way.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% or more of the site.
Overlay District(s):	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CZ-PI	Conditional Zoning Public & Institutional District	High Point University campus
South:	RS-7	Residential Single-Family-7 District	Single family residential dwellings
East:	CZ-PI	Conditional Zoning Public & Institutional District	High Point University campus
West:	CZ-PI	Conditional Zoning Public & Institutional District	High Point University campus

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The site has an Institutional land use designation. This classification is intended to accommodate public, quasi-public and institutional uses on large tracts.

Land Use Plan Goal, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: *(University Area Plan)*	Goal 3: Ensure compatibility between the edge of campus and the surrounding neighborhood. Policy 3.3: Where existing vegetation does not exist, provide landscaping that delineates the campus and residential properties and provides sufficient separation between the university and adjacent residential areas. Policy 3.5: Transition the intensity of uses along the campus edge adjacent to existing residences. ii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iii. A combination of fencing and landscaping can be used to soften the edges, however solid fencing is typically discouraged along public streets. Policy 3.6: New campus development should be contiguous to the existing campus and consist of an entire sub-area. Policy 3.7: Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests.
Community Growth Vision Statement	Goal 1: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Zoning History:	Special Use Permit Case 07-02 permitted the construction of the existing parking lot. The Special Use Permit was amended in 2009 to expand the parking lot to the north side of Meadowbrook Boulevard. Also, the University Area Plan redesignated this area from Low Density Residential to Institutional in 2009. Zoning Case 12-06 and Land Use Plan Amendment Case 12-02 rezoned this area and changed the land use map, respectively, to allow expansion of the University.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Boundary Avenue	Local Street	85 ft.
	Meadowbrook Boulevard	Local Street	90 ft.
Vehicular Access:	Existing conditions in CZ12-06 restricts access to Boundary Avenue to be a minimum of 170 feet west of N. College Drive.		

Traffic Counts: *(Average Daily Trips)*	College Drive Montlieu Avenue			11,000 ADT (2009, 12 hour count) 5,600 ADT (2009, 12 hour count)	
Estimated Trip Generation:	None				
Traffic Impact Analysis:	**Required**			**Comment**	
	Yes		No X	None	
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.				

School District Comment

Not applicable to this zoning case.

Details of Proposal

In 2012, High Point University submitted and was granted approval for a land use plan map amendment and a zoning map amendment for approximately 10 acres lying west of N. College Drive, between Montlieu Avenue and Boundary Avenue. These approvals established an Institutional land use map classification and a Conditional Zoning Public & Institutional (CZ-PI) District to facilitate the expansion of the University in this area. At that time the University owned all of the property between Montlieu Avenue and Boundary Avenue, except for one parcel lying at the northeast corner of Boundary Avenue and Meadowbrook Boulevard (1313 Boundary Avenue). The University recently acquired the property at 1313 Boundary Avenue and submitted this application to rezone this parcel to a CZ-PI District and to add it to Conditional Zoning Ordinance 12-06.

The University Area Plan designates Boundary Avenue as a Transition Area (Permanent Edge) and compatibility with the adjacent properties is of the utmost importance. As a permanent edge of the campus, limiting spillover of light & glare, and providing landscaping to soften the edges to lessen the impact on adjacent properties are important. Therefore, when Conditional Zoning Ordinance 12-06 was adopted it included conditions to address policies of the University Area Plan to ensure compatibility with the adjacent residential neighborhood. Key points of this ordinance are that it:

- Restricts use of the site to College or University uses.
- Requires screening of mechanical equipment, dumpsters and loading areas.
- Establishes perimeter lighting and landscaping standards along the Boundary Avenue frontage of the site.
- Requires low-level screening of parking spaces near Boundary Avenue and restricts where vehicular access to Boundary Avenue may be installed.

This proposed amendment will not change any of the previously adopted conditions; it will simply add this parcel into the legal description of property governed by Conditional Zoning Ordinance 12-06.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

This area has an Institutional Land Use Map classification and is designate in the University Area Plan as a growth area. The requested CZ-PI District is consistent with the objectives of the University Area Plan and the City's Land Use Plan.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: If approved, this parcel will be subject to the conditions of Conditional Zoning Ordinance 12-06. This ordinance restricts the property to University related uses and provides for higher landscaping standards along Boundary Avenue to ensure development of the site will be in harmony with the surrounding area.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: Conditional Zoning Ordinance 12-06 includes requirements to screen any loading areas and mechanical equipment areas, to direct exterior lighting away from residential areas, to provide a higher rate of landscaping along the Boundary Avenue frontage of the site, and to screen impact from vehicular headlights with a berm or lower ground elevation of parking spaces. The proposed amendment will not remove any of these standards and the combination of these conditions will effectively mitigate potential adverse impacts upon adjacent property owners.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: Staff has not identified any environmental impacts based upon the proposed district.

Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The existing single family dwelling at 1313 Boundary Avenue is currently served by City of High Point utilities and municipal services. The requested CZ-PI D will have no impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Based on existing conditions in Conditional Zoning Ordinance 12-06, which are not changing with the inclusion of this one parcel, development of the site will not adversely effect the value of adjacent properties.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

This block was historically a residential neighborhood along the southeastern edge of the High Point University campus. During the mid 2000s, the University began to purchase and raze the residential structures to facilitate the development of a parking lot. In 2009, the University Area Plan was adopted and this area was identified as a Growth Area for future expansion. And in 2012, zoning approval was granted to expand PI District zoning to Boundary Avenue. The character of the area has changed due to the removal of homes north of Boundary Avenue.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

One of the objectives of the University Area Plan was to establish an orderly pattern for the expansion of High Point University and discourage haphazard development that would adversely impact adjacent residential neighborhoods. The zoning site is within a growth area established in the University Area Plan (Growth Area IIIB). The inclusion of this last parcel in this growth area is a logical expansion of the campus and is consistent with the goals and policies of the University Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested CZ-PI District is consistent with the Land Use Plan, 2) Development conditions noted within Conditional Zoning Ordinance 12-06 will ensure the request will be in harmony with the adjacent single family neighborhood; and 3) The inclusion of this last parcel in this growth area into Conditional Zoning Ordinance 12-06 is an orderly expansion of the campus and consistent with the policies of the University Area Plan.

Recommendation

Staff Recommends Approval:

Staff recommends approval of the request to rezone this 0.22 acre parcel to a CZ-PI District and to add it to Conditional Zoning Ordinance 12-06. As conditioned, the requested CZ-PI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

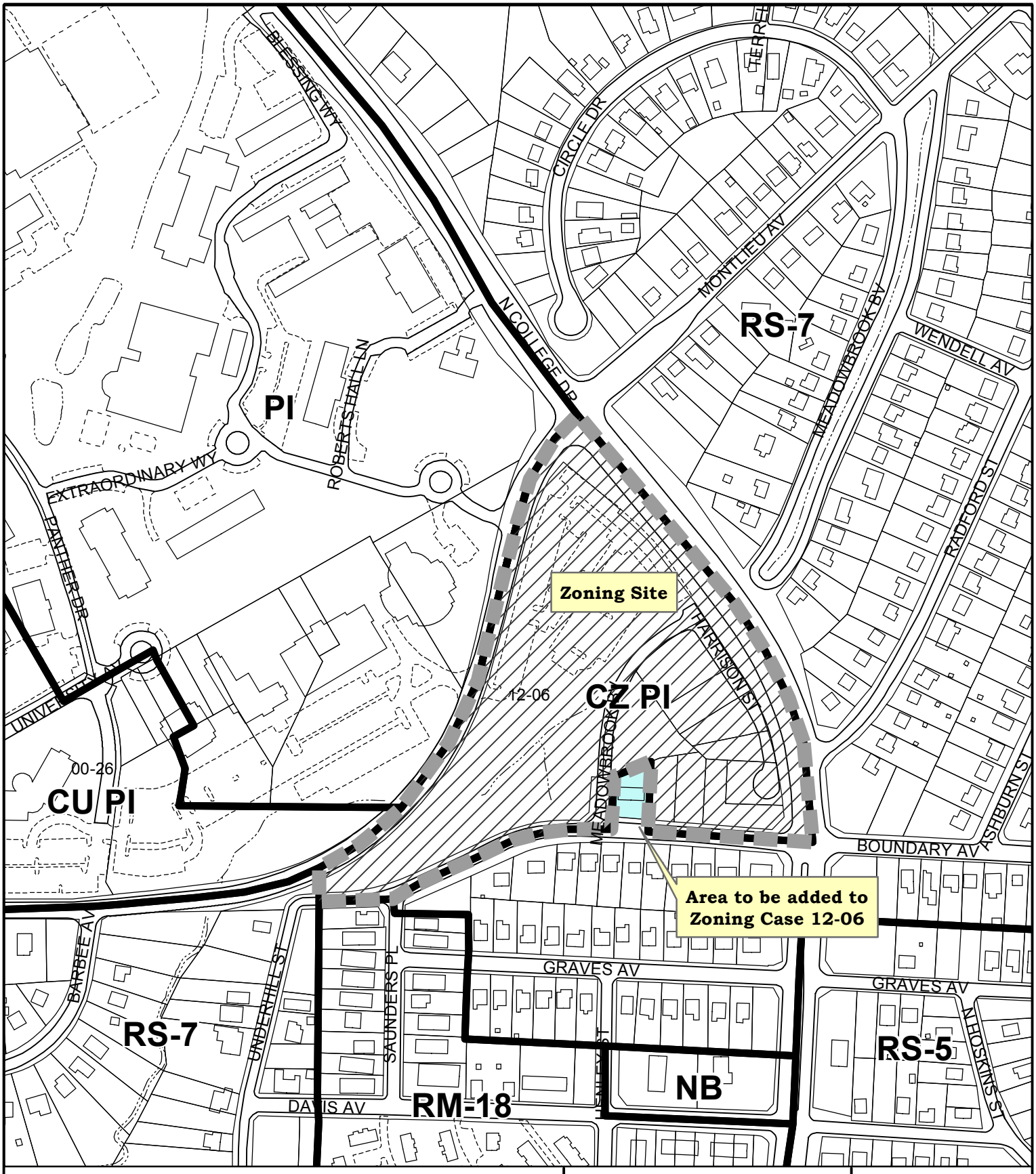
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point 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. 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



AMENDMENT TO CZ12-06

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

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

Planning & Development Department

City of High Point

Date: August 8, 2013

N

Scale: 1'=300'

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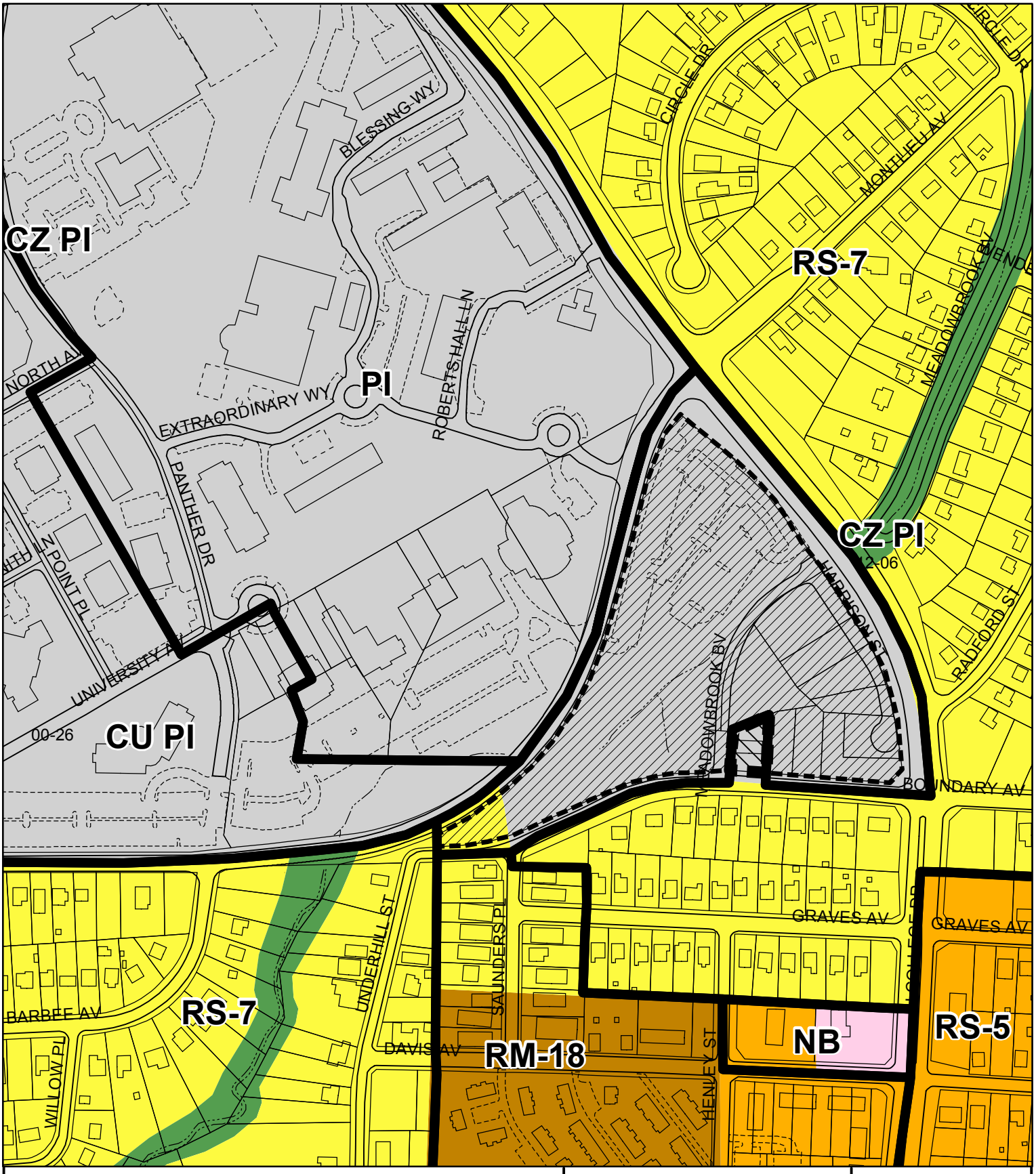

ZONING CASE 12-06

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Local/Convenience Commercial
- Institutional
- Recreation/Open Space

Planning & Development Department

City of High Point

Date: August 21, 2013

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Scale: 1'=400'

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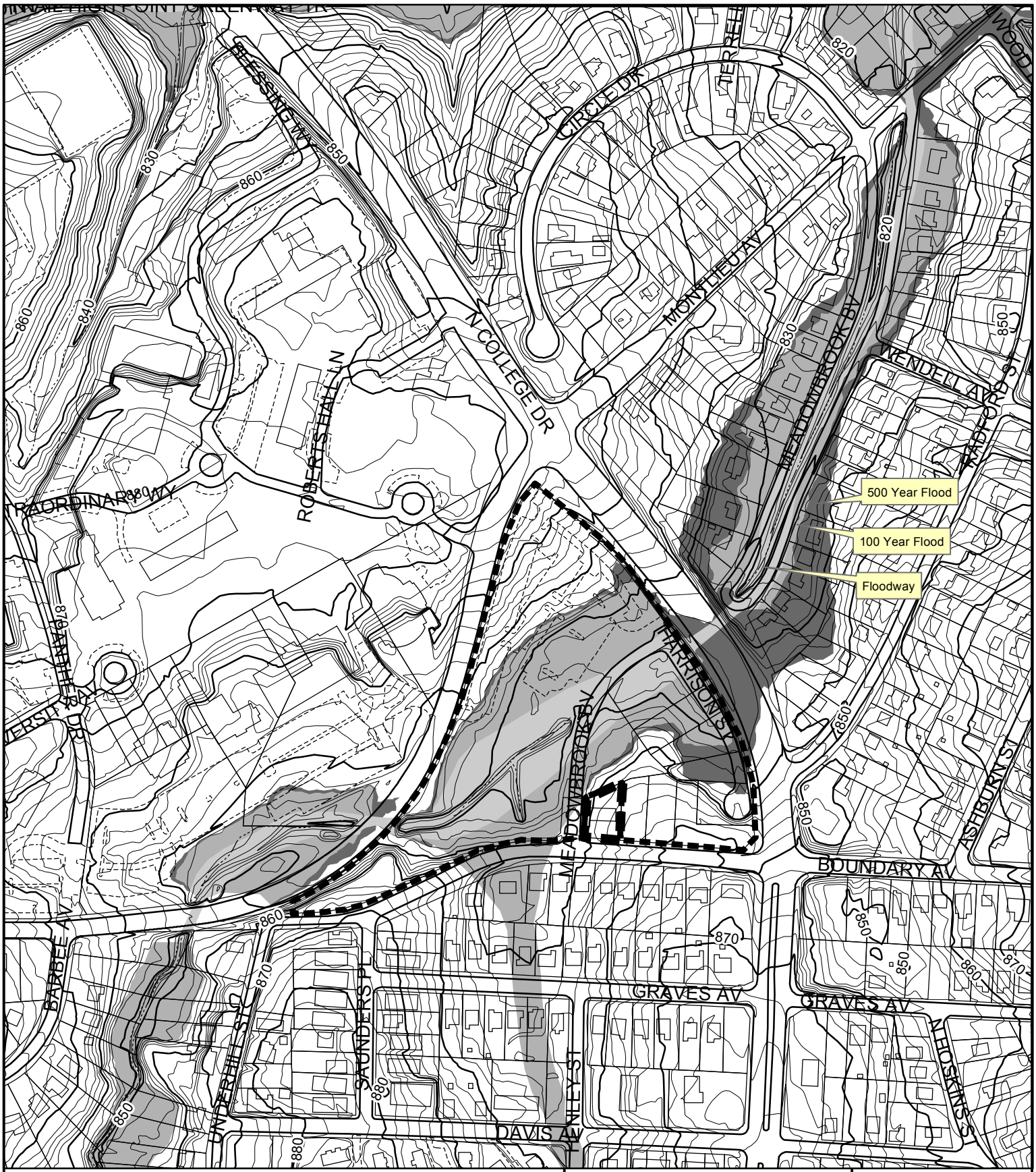

ZONING CASE 12-06

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: August 8, 2013

N

Scale: 1'=300'

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ZONING CASE Az12-06
CIRCLE DR
TERRELL
MONTLIEU AV
N COLLEGE DR
MEADOWBROOK BV
WENDELL AV
RADFORD ST
ROBERTS HALL LN
EXTRAORDINARY WAY
PANTHER WAY
HARRISON ST
ASHBURN ST
BOUNDARY AV
GRAVES AV
GRAVES AV
BARBEE AV
UNDERHILL ST
SAUNDERS PL
DAVIS AV
HENLEY ST
HOSKINS ST
EDMONDSON PL
EDMONDSON PL
BROOKS AV
CRAWFORD AV

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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:
Permitted Uses: Only the following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:
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Part II. CONDITIONS:

A. Development and Dimensional Requirements.

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2. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

3. Within 100-feet of the Montlieu Avenue, N. College Drive and Boundary Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways.

4. Lighting:
   a. Lighting shall be directed inwards towards the interior of the zoning site to minimize lighting spill-off/glare upon abutting residential property
   b. Where the zoning site abuts a residential use along the north side of Boundary Avenue, lighting shall be setback a minimum 20-foot from the abutting residential parcel(s) property line.

B. Landscaping, Buffers and Screening.

1. Along the Boundary Avenue frontage of the zoning site, where land area on opposite side of public street adjacent to the zoning site has a residential zoning designation, the street planting yard standards shall be increased from 8-foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches within three years of planting.

2. Where parking is located within 50-feet of the Boundary Avenue right-of-way, that row of parking spaces nearest to Boundary Avenue shall be a minimum of 3-feet lower than the Boundary Avenue right of way or a minimum 3-foot high berm shall be installed next to that row of parking spaces. The intent is to provide a low-level screening of the off-street parking area near Boundary Avenue.

3. Opaque fencing shall not be installed along the Boundary Street frontage of the site.

C. Transportation Conditions.

1. Access
   Boundary Avenue: The access point shall be located no more than 170-feet from the intersection of N. College Drive and Boundary Avenue right-of-way.

2. Improvements: The property owner shall install a southbound right turn lane at the intersection of N. College Drive and Boundary Avenue or install an eastbound right turn lane at the existing access point of the parking lot on Montlieu Avenue. This improvement shall be installed in conjunction with expansion of development south of the stream.

3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

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 now 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.
16th day of September, 2013.

Lisa B. Vierling, City Clerk

Conditional Zoning Case 12-06 Supplemental Information	
Initial Zoning Application	Adopted July 16, 2012 (Ordinance # 6937 / 12-54)

Citizens Information Meeting Report
Amendment to Zoning Case 12-06

Submitted by: Ron Guerra on behalf of
High Point University

HIGH POINT UNIVERSITY

Ron Guerra, MBA
Director
of
Construction & Renovation

rguerra@highpoint.edu
833 Montlieu Avenue
High Point, NC 27262

Phone: 336-841-9363
Fax: 336-841-4599

Memorandum

To: **Herb Shannon,**
Zoning Coordinator, City of High Point, NC Planning and Development Department

Copy: **Dan Pritchett - President of Jamestown Engineering**

From: **Ron Guerra, MBA - Director of Construction & Renovation, High Point University**

Date: **August 5, 2013**

RE: **Major Amendment: Rezoning Case CZ-PI 12-06**
Community Meeting Report, July 31, 2013, 6:30 P.M.

High Point University conducted a Citizens' Information Meeting, on July 31, 2013, in support of a Major Amendment to Rezoning Case CZ-PI 12-06. The meeting was held at High Point University in Norton Hall, Room 202. Letters of invitation were mailed to 23 residents on July 22, 2013 (letter is attached). The application is for a Major Amendment to Rezoning Case CZ-PI 12-06, which includes the rezoning from RS7 to CZ PI of 1313 Boundary Avenue. Mr. Ron Guerra, Director of Construction and Renovation; and Mr. Dan Pritchett of Jamestown Engineering Group, Inc., represented the University.

Mr. Guerra shared the proposed plans for the use of the property, which will be restricted to surface parking only. In addition, he reviewed the buffering of the property from the residential properties on Boundary Avenue. It was a very positive meeting with specific discussion focused on the following:

- Purpose for the construction and location justifications for the new parking lot
- Property limits of High Point University according to the University Area Plan in relation to Boundary Avenue
- University's purchase of properties outside the boundary limits as shown on the University Area Plan
- Perimeter fencing along N. College Dr. & Boundary Avenue
- Plantings of trees, shrubs & sod along fencing
- Parking lot design considerations (parking lot grades, use of berms, landscape plantings) to minimize headlight impacts to residents along Boundary Avenue
- Overview of the lot lighting on minimizing light diffusion to the surrounding area
- Location and justification of a new parking lot entrance off of Boundary Avenue

A copy of the Sign-in Sheet for this case is also attached.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction & Renovation

July 18, 2013

Ladies and Gentlemen:

Subject: **Citizen Information Meeting, Wednesday, July 31, 2013, 1313 Boundary Avenue**

A Citizen Information Meeting will be held on Wednesday, July 31, 2013, at 6:30 p.m. in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning (from RS 7 to CZ PI) of 1313 Boundary Avenue. The zoning change requested is from RS 7 to CZ PI. The property consists of 1 lot totaling approximately 0.2 acres.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on Tuesday, August 27, 2013, at 6:00 p.m.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University, at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

Ron Guerra, Director of Construction and Renovation
High Point University

Sign-In Sheet

Citizens Information Meeting
Wednesday, July, 31, 2013
High Point University
RS-7 to CZ-PI

Major Amendment Rezoning Case No. 12-06
Rezoning Location: 1313 Boundary Avenue

Name	Address	Phone No./E-Mail Address
Gordon + Louise LeGrande	7 Woodcreek ct., Greensboro NC.	336-275-9288 glegrande@bellsouth.net
Joseph Carter	1320 Boundary Ave.	(336)471-8399/josecart1@yahoo.com

NORTH CAROLINA'S INTERNATIONAL CITY™

Memorandum

TO: Strib Boynton, City Manager

FROM: Randy McCaslin, Assistant City Manager

DATE: August 14, 2013

SUBJECT: Budget Amendment for Additional Inspection Staff

We made a presentation to the City Council's Comprehensive Planning Committee on August 5, at which time Lee Burnette provided an update on our efforts to improve our Building Inspection procedures.

At the present time, 81% of residential plans are reviewed in an average time of 3.6 days, and 96% of commercial plans are reviewed in an average time of 7.4 days. An extra copy of Lee's Plan Review Summary is attached.

It is our goal to reduce the average residential plan review time to no more than 2 days, and to maintain the average commercial plan review time to no more than 10 days. To reach those goals, we stated that we need two (2) additional personnel: one (1) plan reviewer and one (1) permit specialist.

Attached you will find a budget amendment to cover the cost of the two (2) new positions for the remainder of this current fiscal year. The revenue to cover this additional $88,000 expenditure will come from the additional "Hold Harmless Reimbursement" recently approved by the North Carolina General Assembly.

If you have any questions regarding this new personnel or the budget amendment, please advise.

Summary of Plan Review Benchmarking Data for High Point
Comparative Data for 2013

		High Point	Greensboro	Winston-Salem	Asheville	New Hanover County?
# of Plan Reviews	Res	210	137	N/A	?	
	Comm	299	340	446	?	
Time period		Jan-June 2013	Jan-June 2013	Jan – July 23 2013	?	
Benchmark review time	Res	5 days	14 days	N/A	10-15 days (depending on size & type)	
	Comm	20 days	15 days (3 days for expedited reviews)	New = 10 days Upfit/Additions = 5 days	New = 15 days Remodel/ Renovation = 10 days Upfit = 5 days	
% Meeting Benchmark	Res	81.0%	99.3%	N/A	?	
	Comm	96.7%	100%	?	?	
Avg. Plan Review Time	Res	3.6 days	4.2 days	N/A	?	
	Comm	7.4 days	7.2 days	?	?	
# of FT Plan Reviewers		2 (1 vacant)	4.5	3.5	3.5 (1 vacant)	
Breakdown of Plan Reviewers by Trade:						
Building		2 (1 vacant)	3	2	All reviewers qualified for all trades	
Plumbing		Plumbing supervisor	1 plumbing/ mechanical	1 plumbing/ mechanical		
Mechanical		Mechanical supervisor				
Electrical		Electrical supervisor	.5	1 part time reviewer		

Source: Planning & Development Dept. (with data obtained from other jurisdictions)

"AN ORDINANCE AMENDING THE 2013-2014 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS FOR ADDITIONAL PLANNING AND DEVELOPMENT
INSPECTIONS STAFF

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

Section 1. The City of High Point has determined it is in the City's best interest to add two new staff members in the Planning and Development Inspections Department. These additional positions will help increase the efficiency and effectiveness of the building plan review and permitting process.

Section 2. The State of North Carolina 2013-2014 Budget included a one year extension of transitional hold harmless payments at fifty percent of the previous years' level. The previous year allocation was $565,106; therefore the estimate for FY 2013-2014 is $282,553.

Section 2. The 2013-2014 Budget Ordinance of the City of High Point, should be amended as follows:

(A) That the General Fund Planning and Development Inspections expenditures be increased:

Personnel and Benefits	$ 88,000

(B) That the General Fund revenues be increased:

Hold Harmless Reimbursement	$ 88,000

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

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

Adopted this the 19th day of August, 2013

2013072176
GUILFORD CO, NC FEE $26.00
PRESENTED & RECORDED:
10-30-2013 09:04:44 AM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MARY MORGAN
DEPUTY-HP

BK: R 7545
PG: 2281-2284

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1331 / 13-56

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 16th DAY OF SEPTEMBER, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, High Point University has petitioned the City Council of the City of High Point to permanently abandon (close) all of the remaining right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue (remaining Meadowbrook Boulevard public right-of-way lying north of Boundary Avenue and south of previously abandon portion of Meadowbrook Boulevard as described in D.B. 7386 - 2622), and being more fully described as follows:

Street Abandonment Case 13-11

Abandonment (close) of all of the Meadowbrook Boulevard right-of-way, lying west of N. College Drive and north of Boundary Avenue (remaining portion of Meadowbrook Boulevard public right-of-way lying north of Boundary Avenue and south of previously abandon portion of Meadowbrook Boulevard as described in D.B. 7386 - 2622). The area is more specifically described as follows: **POINT OF BEGINNING**; the southwest corner of Guilford County Tax Parcel 0183282 (a.k.a the southwest corner of lot 65 as shown map entitled "High Point North Carolina J.C. Elliott Property Re-Subdivision" as recorded in Plat Book 11 at Page 72); thence North 0° 26' 45" West 100.95 feet to the northwest corner of Guilford County Tax Parcel 0183282 (a.k.a the northwest corner of lot 65 as shown map entitled "High Point North Carolina J.C. Elliott Property Re-Subdivision" as recorded in Plat Book 11 at Page 72); thence North 86° 22' 51" West 56.77 feet; thence South 3° 37' 09" West 82.52 feet; thence South 48° 57' 52" West 28.41 feet to the northern right-of-way line of Boundary Avenue; thence South 87° 36' 00" East 84.15 feet to the point beginning at the southwest corner of Guilford County Tax Parcels 0183282; the right-of way being abandoned (closed) containing approximately 6,318 square feet.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 19th day of August 2013, at 4:45 p.m. setting the 16th day of September, 2013 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 23 & 30, 2013 and September 6 & 13, 2013; 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 permanently abandon (close) all of the remaining portion of the right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue.

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 improved right-of-way known as Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue be closed pursuant to North Carolina G.S. 160A-299; with the retention of a public utility easement over the entire length and width of this right-of-way; and

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 16th day of September, 2013
Lisa B. Vierling, City Clerk

HIGH POINT
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 Resolution adopted by the City Council in official Session on September 16, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution 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 October, 2013.

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

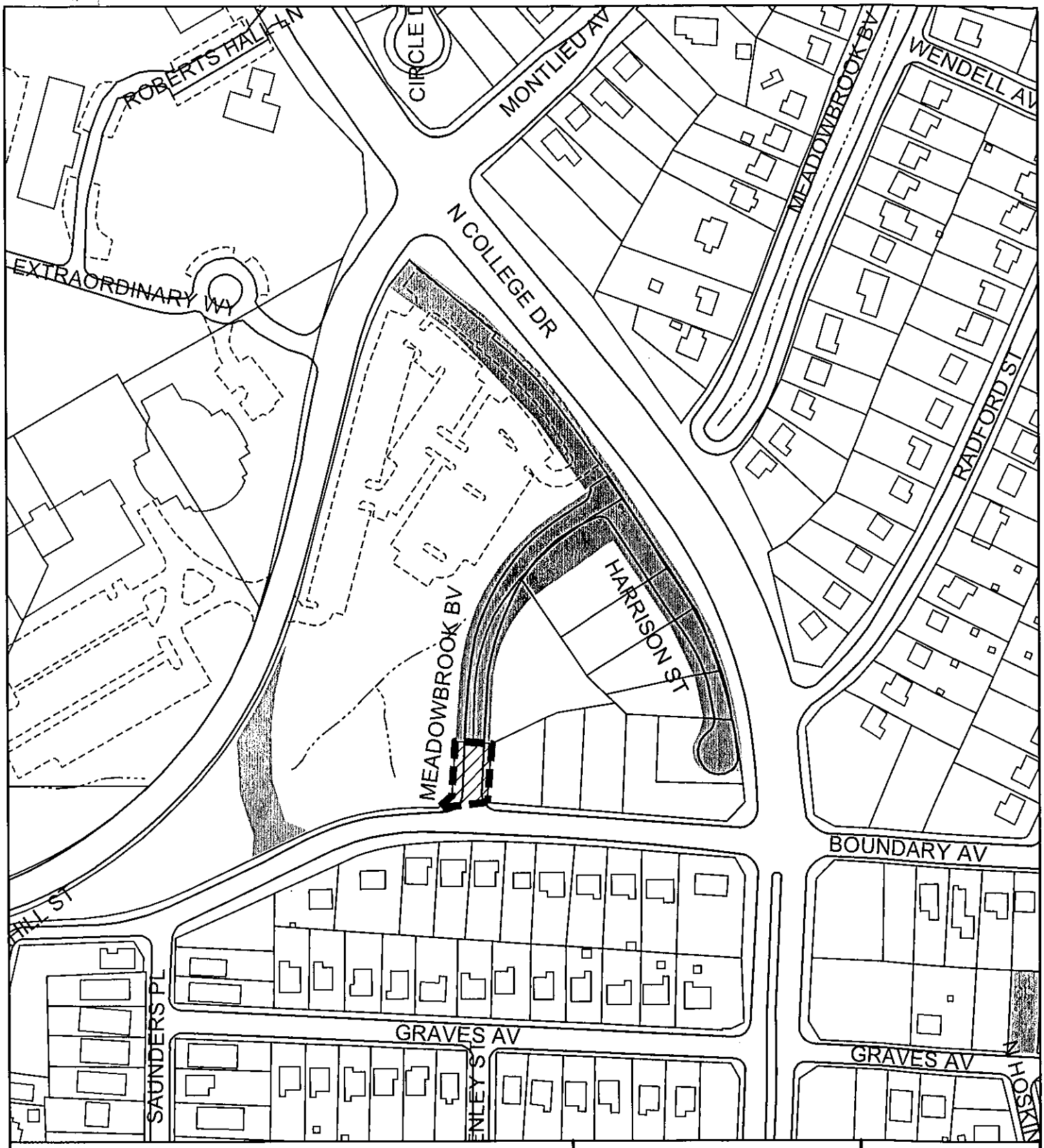
I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed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

WITNESS my hand and official Notarial Seal, this 21st day of October, 2013.

Cynthia C. Duncan-Smith, Notary Public

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Commission Expires: 1/18/2015



STREET ABANDONMENT REQUEST SA13-11

Applicant: High Point University
Area: 0.123 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: August 7, 2012

N

Scale: 1'=200'

y:/ba-pz/2013/pz/sa13-11.mxd

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Publish four (4) consecutive weeks: **September 20 & 27, 2013 and October 4 & 11, 2013**

RESOLUTION OF INTENT TO CONSIDER STREET ABANDONMENTS (Case # SA13-15)

WHEREAS, the City Council has been petitioned to abandon the following right-of-way: An unimproved portion of the W. Springfield Road right-of-way lying west of Robbins Street.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above-described and sets Monday, October 21, 2013, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment case.

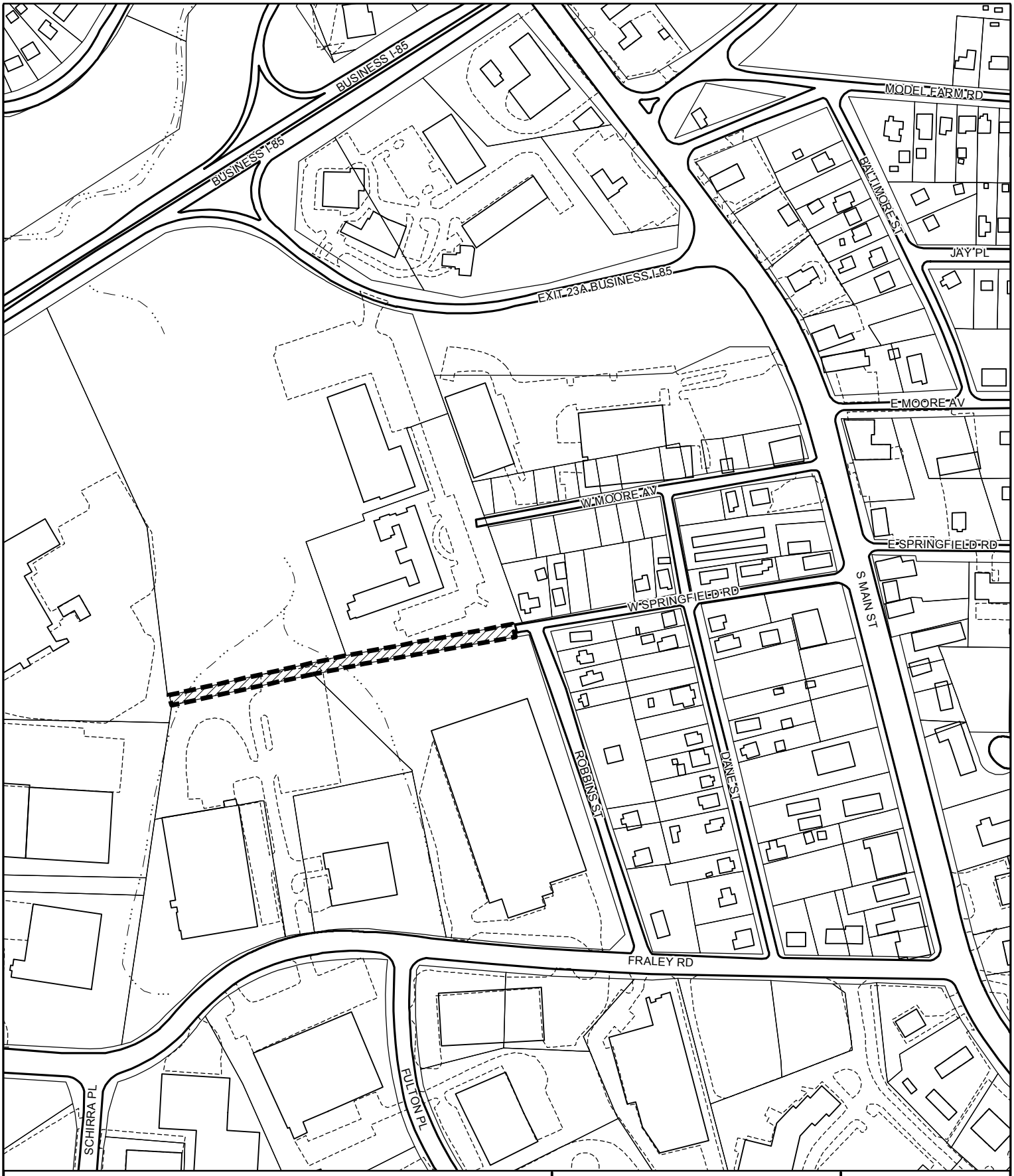
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

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) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 16th day of September, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point



STREET ABANDONMENT REQUEST SA13-15

Applicant: City of High Point

Area: 0.51 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Department of Planning and Development

City of High Point

Date: August 21, 2013

N

Scale: 1"=300'

y:/ba-pz/2013/pz/sa13-15.mxd

High Point Economic Development Corporation

P.O. 230
High Point, NC 27261 USA

336.883.3116 / Fax: 336.883.3057
www.highpointedc.com

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Remarks of Loren Hill
High Point City Council public hearing for BuzziSpace
Sept. 16, 2013

Good evening. I'm Loren Hill, president of the High Point Economic Development Corp.

Senior Vice President Sandy Dunbeck and I are pleased to bring you this evening a project that has excited many people throughout our community.

1. Our office would be happy *just* to be bringing you a furniture manufacturing project.
2. It would be gratifying *just* to bring a 113-job project for your consideration.
3. Bringing you a South High Point project would be important.
4. And if we were to bring you a project that would help restore vitality to a closed 100-year-old factory – and to the surrounding neighborhood – that alone would be an important day for High Point.

But as you've heard, all four of those aspects are part of the project we have before you today.

BuzziSpace is a Belgian company which designs and manufactures furniture and acoustical treatments.

- The company makes products for a collaborative/open-plan office environment.
- BuzziSpace prides itself on being a "green" company, using recycled and recyclable materials.

The company is considering the empty 105,000-sq. ft. building at 1200 Redding Dr., at the corner of Redding and Tryon St. The approximately 100-year-old building in southwest High Point is best known as the former Pickett Cotton Mill, which most recently was home to Claude Gable Company.

The facility fits in perfectly with the company's green focus by "recycling" an older, unused mill.

Sandy selected and took company officials to several buildings in High Point, which they considered carefully.

- When they toured the Pickett Cotton Mill campus, their interest heightened.
- BuzziSpace officials told us that they did not want to wait till the neighborhood begins to revitalize before considering this location … they want their company to lead the way in turning that neighborhood around and bringing life to that magnificent old building.

If the company picks High Point for this expansion:

- 113 fulltime jobs would be added in High Point over five years.
  - The average wage of those new jobs would be approximately $41,011.
  - Two-thirds of the jobs would be in manufacturing and distribution.
  - Other jobs to be filled include customer service, office, and management positions.
- The company would add $1.6 million to the local tax base.

High Point is being considered for the project along with two out-of-state locations.

We are asking you tonight to consider authorizing up to $162,000 in performance-based financial incentives for the project. Any such incentives would be subject to the company meeting benchmarks spelled out in a performance agreement, in order to receive installments of the incentives.

- The Guilford County Board of Commissioners will consider authorizing up to $113,000 at its public hearing this Thursday, Sept. 19.
- The State of North Carolina is also considering participating in the project.

The company understands that – per our incentives policies – it would need to hold a job fair in central High Point to help with the City's goal to employ as many High Pointers as possible. Such a job fair would be coordinated among the company, the Guilford Workforce Board, the state Employment Security office, and the High Point EDC.

After this week's two public hearings, we expect that the company could make its decision within a few weeks. If High Point is chosen, the company may open in the Pickett Cotton Mill as early as March 2014.

I'm pleased now to introduce to you **Tom Van Dessel**, one of the owners of the company. Tom will tell you more about BuzziSpace, its products, this potential project, and why this old mill appeals to them. Ladies and gentleman… **Tom Van Dessel.**

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 27, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. John McKenzie, Mr. Ed Spivey and Ms. Marie Stone.

City of High Point **Street Abandonment Case 13-12**

A request by the Technical Review Committee to abandon an unimproved right-of-way, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place.

Mr. Herbert Shannon presented Street Abandonment Case 13-12 and recommended approval as outlined in the staff report.

No one spoke on behalf or in opposition to this request.

The Planning & Zoning Commission recommended approval of Street Abandonment Case 13-12 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-12
August 27, 2013

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** To abandon an unimproved right-of-way, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Model Farm Road	Collector street	40-foot wide right-of-way; 28-foot wide ribbon paved street with drainage swales
Jay Place	Local street	55-foot wide right-of-way; 30-foot wide paved street with curb & gutter

Adjacent Property Zoning and Current Land Use		
North	Residential Single-Family-7 (RS-7) District	Single-family dwellings
East	Residential Single-Family-7 (RS-7) District	Single-family dwellings
South	Residential Single-Family-7 (RS-7) District	Single-family dwellings
West	Residential Single-Family-7 (RS-7) District	Single-family dwellings

Analysis

The City of High Point Technical Review Committee (TRC) is requesting to abandon an unimproved right-of-way (ROW) that runs between Model Farm Road and Jay Place. This ROW is flanked by existing single family dwellings, one of which (structure at 223 Jay Place constructed in 1947) appears to be encroaching into this ROW. This ROW, identified as Tyson Street, was recorded in 1927 on a map entitled "Springdale Development Company being Subdivision No. 3 of the Rufus King Property". Tyson Street is shown on the 1927 recorded map as extending from Model Farm Road southward to E. Springfield Road (formerly known as Springfield Avenue). However only the southern 1/3 of this roadway was construced, from E. Moore Avenue to E. Springfield Road, and that portion lying south of Jay Place has been previously abandoned.

Early notices to obtain input from abutting property owners were mailed out on July 16, 2013. In addition, regular notice for the public hearing which includes notices mailed to abutting property owners, four public notices in the newspaper, and signs posted at the subject ROW to be abandoned was also performed. Property owners along Model Farm Road and Jay Place have contacted the Planning and Development Department to make inquires; however, to-date staff has not received any objections.

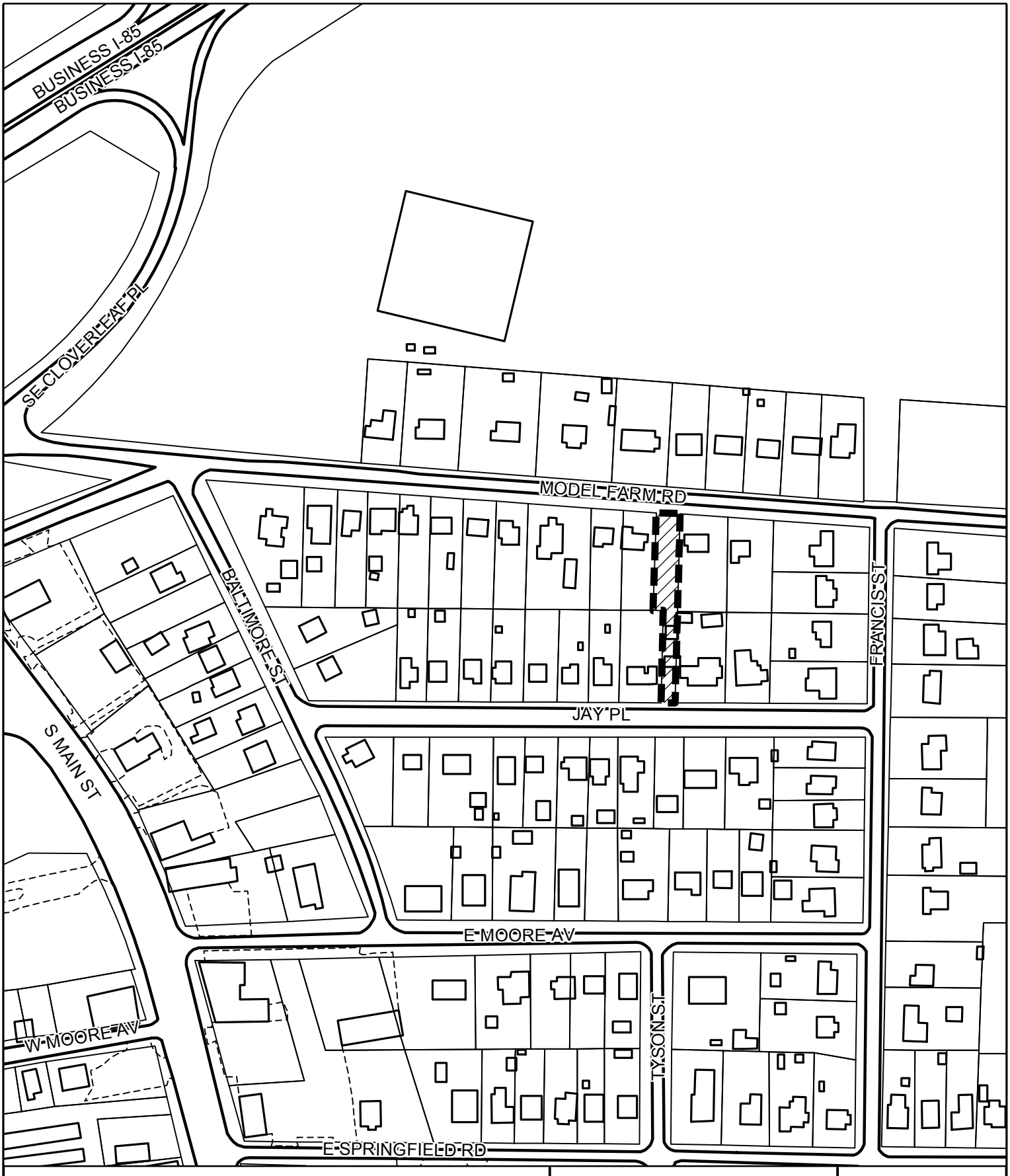
Findings & Recommendations

The Technical Review Committee (TRC) reviewed this request on July 24, 2013 and identified no concerns related to the abandonment of this right-of-way. This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners, as provided by state statutes, is found not to be contrary to the public's interest and is found not to deprive owners in the vicinity of the right-of-way reasonable means of ingress and egress to their property.

The Planning and Development Department recommends approval of this request to abandon the unimproved portion of the Tyson Street right-of-way lying approximately 300 feet west of Francis Street and running in a north to south direction between Model Farm Road and Jay Place.

Report Preparation

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



STREET ABANDONMENT REQUEST SA13-12

Applicant: City of High Point

Area: 0.21 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Department of Planning and Development

City of High Point

Date: August 12, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-12.mxd

Attachments: Photographs (August 2013) and Aerial (February, 2010)

Looking north from Jay Place

Looking south from Model Farm Road

STREET ABANDONMENT REQUEST SA13-12
MODEL FARM RD
JAY PL

BK: R 7565
PG: 809-812
RECORDED:
01-09-2014
03:43:15 PM
BY: MARY MORGAN
DEPUTY-HP

2014001177
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $26.00

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1336 / 13-59

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 7th DAY OF OCTOBER, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, The Technical Review Committee has petitioned the City Council of the City of High Point to permanently abandon (close) an unimproved right-of-way, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place. This unimproved right-of-way is name Tyson Street on Plat Book 8 Page 5 entitled Springdale Development Company being Subdivision No. 3 of the Rufus King Property, and being more fully described as follows:

Street Abandonment Case 13-12 (Tyson Street)
Beginning at the northeast corner of Guilford County Tax parcel 0192905 (Lot 45 as recorded in Plat Book 8 Page 5 entitled Springdale Development Company being Subdivision No. 3 of the Rufus King Property), thence in a southerly direction to the southeast corner of Guilford County Tax parcel 0192905; thence in a easterly direction to the northeast corner to of tax parcel 0192904; thence south to the southeast corner of tax parcel 0192904; thence in a easterly direction along the northern right-of-way line of Jay Place to the southwestern corner of tax parcel 0192889; thence in a northerly direction to the northwestern corner of tax parcel 0192896; thence in a westerly direction along the southern right-of-way line of Model Farm Road to the point of beginning at the northeastern corner of tax parcel 0192905. .

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 19th day of August, 2013, at 4:45 p.m. setting the 16th

day of September, 2013 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 23 & 30 and September 6 & 13, 2013; and,

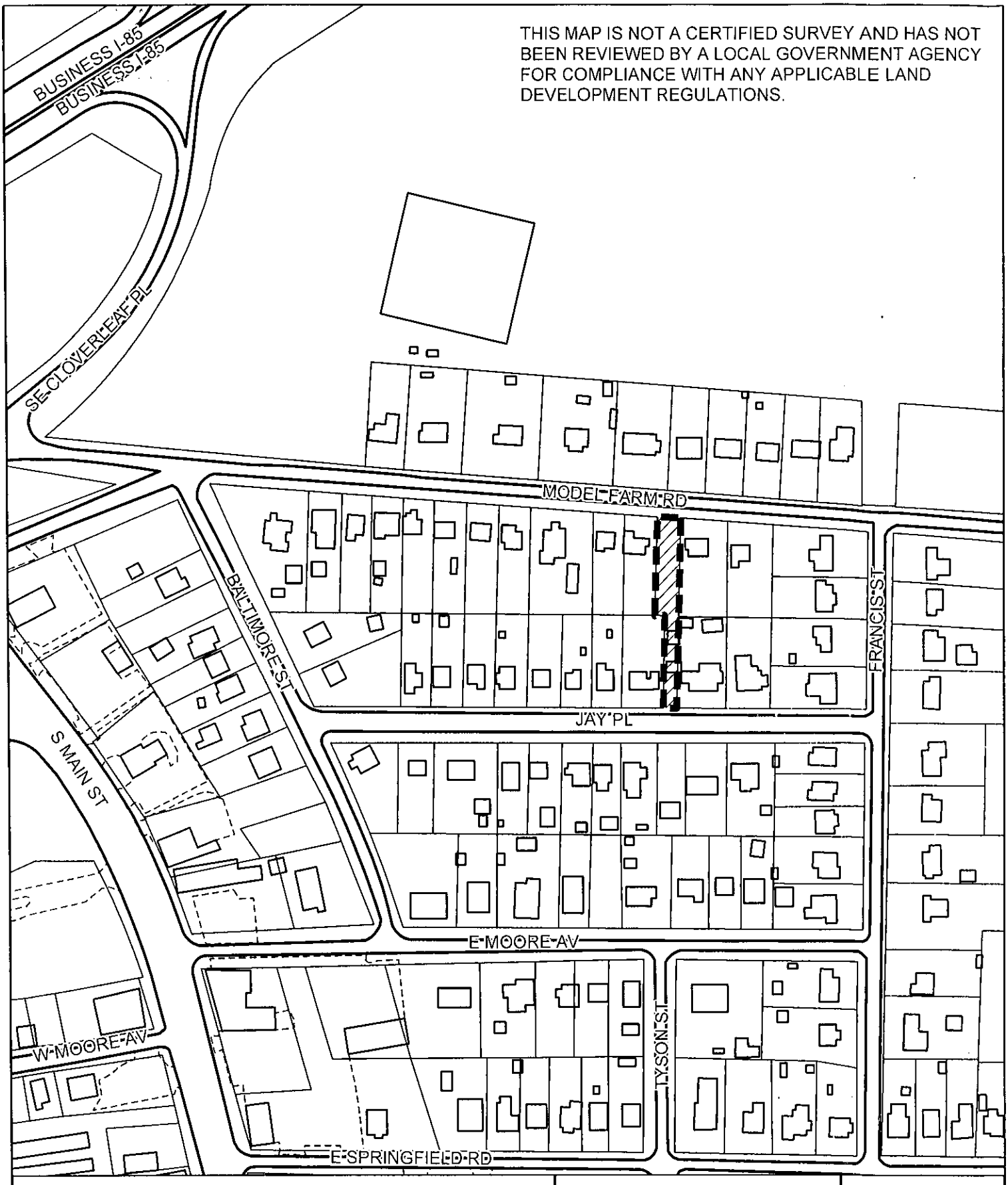
WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to close an unimproved right-of-way, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place; 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 an unimproved right-of-way, known as Tyson Street on Plat Book 8 Page 5 entitled Springdale Development Company being Subdivision No. 3 of the Rufus King Property, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place, be closed pursuant to North Carolina G.S. 160A-299; and,
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 7th day of October, 2013
Lisa B. Vierling, City Clerk



STREET ABANDONMENT REQUEST SA13-12

Applicant: City of High Point

Area: 0.21 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Department of Planning and Development

City of High Point

Date: August 12, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-12.mxd

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 Resolution adopted by the City Council in official Session on October 7, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution 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 30th day of December, 2013.

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

I, Cynthia C. Duncan-Smith, 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 30th day of December, 2013.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2015

Department of Electric Utilities

Administration Division

NORTH CAROLINA'S INTERNATIONAL CITY™

September 9, 2013

To: Randy McCaslin, Assistant City Manager

From: Garey Edwards, Director of Electric Utilities

Subject: Bid No. 11-090513
15 kV Pad Mount Switches

On September 5th, the City of High Point held the above listed bid opening. We requested bids from 6 companies. The units could have been supplied by anyone of the 6 suppliers. Of the six firms, two actually responded to the request, however, one had missing information on an addendum and as a result, their bid was disqualified. Trayer Engineering was the only bidder to supply a complete bid.

There is some history with the City bidding this switch. Over the past years there have been 3 manufacturers represented by 6 manufacture rep's that usually met the specifications, Canada Power, Trayer and S&C. Canada Power and Trayer being in the same price range. Historically, Canada Power was low bidder until we disqualified them, because of equipment problems/failures and their refusal to correct past errors. S&C builds an excellent switch, but, they are in a considerably higher price range. If Trayer or Canada Power are on the bid list, S&C suppliers have started not bidding. This year Federal Pacific has developed a fourth switch using new technology, however, price and size restrict its use. The price Trayer bid is comparable to one we last bought several years ago.

Therefore, I recommend that the City Council authorize the purchase of eight (8) pad mount switches from **Trayer Engineering** for the total price of **$324,430.00,** they were the lowest responsive bidder meeting specifications and we have budgeted for it.

cc: file
Tracey Adams
Jeff Moore
Josh Williams
Sherry Smith
Larry Hopkins

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: ELECTRIC

COUNCIL AGENDA DATE:

BID NO.: 11-090513 CONTRACT NO.: DATE OPENED: 9-6-2013

DESCRIPTION:

ELECTRIC SWITCHES

PURPOSE:

TO REPLENISH STOCK IN WAREHOUSE

COMMENTS:

I WOULD LIKE TO RECOMMEND THE BID BE AWARDED TO TRAYER ENGINEERING C/O USA. THEY ARE THE LOWEST RESPONSIVE BIDDER MEETING SPECIFICATIONS AND REPRESENTS THE BEST OVERALL VALUE TO THE CITY OF HIGH POINT.

RECOMMEND AWARD TO: TRAYER ENGINEERING C/O USA AMOUNT: $324,430.00

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631783	529182			$324,430.00
TOTAL BUDGETED AMOUNT				$324,430.00

DEPARTMENT HEAD: Sherry Smith Digitally signed by Sherry Smith DN: cn=Sherry Smith, o=City of High Point, ou=Electric Dept, email=sherry.smith@highpointnc.gov, c=US Date: 2013.09.09 10:01:04 -04'00' DATE: SEPTEMBER 9, 2013

The Purchasing Division concurs with recommendation submitted by the Electric Department and recommends award to the lowest responsible, responsive bidder Trayer Engineering in the amount of $ 324,430.00.

PURCHASING MANAGER: Tarinda Chappell Digitally signed by Tarinda Chappell DN: cn=Tarinda Chappell, o=City of High Point, ou=Purchasing, email=tarinda.chappell@highpoint.gov, c=US Date: 2013.09.09 10:14:28 -04'00' DATE: Sep 9, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130620-173418 Digitally signed by Jeffrey Moore 20130620-173418 DN: o=Bank of America, ou=Bank of America Client Certificate CA - G2, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA2432, cn=Jeffrey Moore 20130620-173418, email=jeff.moore@highpointnc.gov Date: 2013.09.11 15:18:07 -04'00' DATE: Sep 11, 2013

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.09.11 16:29:27 -04'00' DATE: Sep 11, 2013

BIDDERS LIST & TABULATION

* * AWARDED TO TRAYER * *

FORMAL BID #11-090513 – PADMOUNT SWITCHES #11218, #11219					
VENDOR NAME & ADDRESS	**ITEM**	**QTY.**	**UNIT PRICE**	**TOTAL PRICE**	**DELIVERY A.R.O.**
HD SUPPLY 5031 UNICON DR. WAKE FOREST, NC 27587	11218 11219	2 6	-	**NO QUOTE**	-
IRBY P.O. BOX 7457 ROCKY MOUNT, NC 27804	11218 11219	2 6	-	**NO QUOTE**	-
S&C c/o R.W. CHAPMAN PO BOX 240748 CHARLOTTE, NC 28224	11218 11219	2 6	-	**NO QUOTE**	-
SHEALY ELECTRIC P.O. BOX 8597 COLUMBIA, SC 29202	11218 11219	2 6	-	***MISSING BID ADDENDUM #1***	-
TRAYER ENGINEERING c/o USA P.O. BOX 1169 WAKE FOREST, NC 27587	11218 11219	2 6	**$36,125.00** **$42,030.00**	**$72,250.00** **$252,180.00**	**147 DAYS**
WESCO 3025 STONYBROOK DR. RALEIGH, NC 27604	11218 11219	2 6	-	**NO QUOTE**	-

* Bid packages mailed out August 8, 2013.

HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS, HIGH POINT MUNICIPAL BUILDING
SEPTEMBER 3, 2013 – 4:45 P.M.

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Upon call of the roll, the following Council Members were present. Council Member Ewing offered the invocation; the Pledge of Allegiance followed.

Mayor Bernita Sims, Mayor Pro Tem Britt Moore (At-Large), Council Member Rebecca Smothers (At-Large), Council Member Jeffrey Golden (Ward 1), Council Member Foster Douglas (Ward 2), Council Member Judy Mendenhall (Ward 3), Council Member Jay Wagner (Ward 4), Council Member James Davis (Ward 5), and Council Member Jason Ewing (Ward 6)

SPECIAL RECOGNITIONS/ACKNOWLEDGEMENTS

Stan Dunlap Recognized as a North Carolina Roads Scholar

Chris Thompson, Director of Public Services, and Derrick Boone, Streets and Stormwater Manager, recognized and presented a certificate to Stan Dunlap, Street Maintenance Crew Chief, for being recognized by the North Carolina Institute for Transportation Research and Education (NC-ITRE) as a North Carolina Roads Scholar. Mr. Dunlap earned this achievement for attending a minimum of seven classes over the past couple of years concerning roadway maintenance, safety and management to obtain the Roads Scholar. He is the first Streets Division employee to achieve the Roads Scholar designation.

On behalf of the City Council, Mayor Sims congratulated Mr. Dunlap and hoped he would encourage his peers to become Roads Scholars as well.

Boy Scout Recognized

Mayor Sims recognized Justin Weir, who was in attendance and working on his Communications Merit Badge. He attends Immaculate Heart of Mary School.

REGULAR MEETING ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair
Members: Wagner, Davis and Sims

(all were present)

130231 **Contract - Purchase of Side Loading Refuse Truck**

Council is requested to authorize the Fleet Service Division to purchase a new side loading refuse truck chassis from Transource, Inc. in the amount of $127,200.00 and approve contract in the amount of $120,828.34 with Scranton Manufacturing for a New Way 31 yard sidewinder refuse body. Total cost of truck and body, including installation will be $248,238.34.

Attachments: Contract - Purchase of Side Loading Refuse Truck

Chairman Moore announced that this matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting and the Committee recommended approval.

Approved contract with Transource, Inc. in the amount of $127,200.00 for the purchase of a new side loading refuse truck chassis and approved a contract with Scranton Manufacturing for New Way 31 yard sidewinder refuse body in the amount of $120,828.34 for a total cost of $248,238.34 for truck, body and installation.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Wagner, that these Contracts be approved. The motion PASSED by a 9-0 unanimous vote.

130232 **Change Order - Sharpe Brothers - Paving/Resurfacing Contract**

Council is requested to approve change order number 2 to the Sharpe Brothers 2013-2014 Paving/Resurfacing Contract in the amount of $123,174.70 to add Guyer Street from E. Lexington Avenue to Chatham Drive. This change order is necessary to complete repairs resulting from a water main break on Guyer Street.

Attachments: Change Order - Resurfacing Contract

Chairman Moore announced that this matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved Change Order #2 in the amount of $123,174.70 to the Sharpe Brothers 2013-2014 Paving/Resurfacing Contract to add Guyer Street from E. Lexington Avenue to Chatham Drive.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Ewing, that Change Order #2 to the Sharpe Brothers Paving/Resurfacing Contract be approved. The motion PASSED by a 9-0 unanimous vote.

130233 **Sole Source Authorization - Lachat Flow Injection Analyzers - Water Laboratory Services**

Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of Lachat Flow Injection Analyzers for the Water Laboratory Services division in the amount of $35,644.20.

Attachments: SoleSource -LachatAnalyzers

Chairman Moore announced this matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved an exception to the bid laws under the "sole source qualification" for the purchase of Lachat Flow Injection Analyzers for the Water Laboratory Services division in the amount of $35,644.20.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Smothers, to approve an exception to the bid laws under the "sole source qualificiation" and approve the contract with Lachat Flow Injection Analyzers for the Water Laboratory Services division in the amount of $35,644.20. The motion PASSED by a 9-0 unanimous vote.

130238 **High Point City Council Travel Policy**

Council is requested to adopt a Travel Policy for City Council Members.

Attachments: Council Travel Policy 2013

[*Note: A copy of the City Council Travel Policy is hereby attached in Legistar as a permanent part of these proceedings*].

Since this matter did not originally appear on the agenda, a motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, and unanimously carried to amend the agenda for consideration of this policy.

Chairman Moore explained that the City Council directed the Finance Committee to draft a proposed Travel Policy for the City Council and announced that the proposed City Council Travel Policy was discussed during a Finance Committee held at 4:00 p.m. prior to this meeting. He explained that there were a couple of suggested changes to the two opening paragraphs as recommended by Council Member Ewing and Mayor Sims.

At this time, **Mayor Pro Tem Moore moved to adopt the City Council Travel Policy that was presented during today's Finance Committee meeting with the recommended changes as discussed. Council Member Mendenhall made a second to the motion.**

For further discussion, Council Member Douglas disagreed with the City Council Travel Policy and specifically mentioned the part that states there should not be any unpaid taxes, privilege licenses, utility bills, judgments, or any other obligation due to the city. He felt the proposed travel policy was too broad and accused Council of attempting to create election policy, which should not be done.

At this time, Council Member Mendenhall called for the question. **The motion to adopt the City Council Travel Policy with the changes that were discussed carried by the following 8-1 vote as follows:**

Aye (8): Mayor Sims, Mayor Pro Tem Moore, Council Member Davis, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner

Nay (1): Council Member Douglas

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - *Council Member Douglas, Chair*

Members: Mendenhall, Ewing and Golden

(all were present)

130234 **Ordinance - Vacate/Close Dwelling - 314 Model Farm Road**

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 314 Model Farm Road belonging to Sheikh Khalid Mehmood.

Attachments: 314 Model Farm Road- ordinance vacate

Chairman Douglas asked if there was anyone present who would like to speak regarding this matter. Mayor Sims asked if someone was still living in the structure. Council Member Mendenhall explained the dwelling was occupied, but because of its deteriorated condition, continues to be a nuisance for the surrounding neighborhood. Ed Brown, Inspections Administrator confirmed that the structure is still occupied by the son of the property owner, who reportedly is out of the country. He explained the utilities are connected and confirmed that it was not a tenant-initiated complaint and it does not meet the definition of a safe, clean home to live in. Chairman Douglas questioned the lack of pictures for this property compared to others that have come before the City Council. At the time of the initial inspection, major violations were: a leaking roof, windows did not operate properly, no smoke detectors and the heating system was not working. He noted that the initial photographs came as a result of the administrative warrant that was issued in May.

Council Member Davis asked about the process for an administrative warrant. Mr. Brown explained the inspectors have to show sufficient cause to request an administrative warrant and this structure showed that the roof was leaking and sagging. Mr. Brown reported the minimum time the city could give the property owner to vacate on his own was 30 days and once this order to vacate and close is adopted, it would allow staff to turn off the utilities in 30 days if the tenant does not choose to vacate. Council Member Davis asked if staff has determined a value for the property versus an estimated value for repairs. At the present time, Mr. Brown did not believe it to be 40-50%. Council Member Mendenhall pointed out there seems to be a lot more disturbance to the neighborhood and neighbors than just the house itself.

Adopted Ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 314 Model Farm Road.

A motion was made by Council Member Douglas, seconded by Council Member Mendenhall, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7006/13-38
Introduced 9/3/2013; Adopted 9/3/2013
Ordinance Book, Volume XVIII, Page 38

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

130235 **Appointment - Boards & Commissions - Parks & Recreation Commission**

Council is requested to confirm the reappointment of Hazel Rorie to the Parks and Recreation Commission as the Ward 1 (Golden) appointment. Reappointment will be effective immediately and will expire July 1, 2016.

Mayor Sims questioned the eligibility of reappointment for Ms. Rorie. Council Member Golden mentioned that Council talked about Ms. Rorie as well as some others on the Parks & Recreation Commission who were not eligible for reappointment and thought Council decided they would allow these individuals to be reappointed. He thought this was agreed to before he even approached Ms. Rorie to ascertain her continued interest in serving. Mayor Sims recalled having some very general conversation about reappointing individuals who had served the length of time that they could, but did not recall that a definitive decision by Council was made as to whether or not they would allow this to happen. She pointed out there is a policy in place that addresses and restricts how long one can serve and felt it was unfair to those individuals who have submitted applications to be considered for appointment. She noted that there are many individuals who have expressed an interest in serving on the Parks & Recreation.

Council Member Golden stated he was under the impression that Council wanted to reappoint Ms. Rorie, but if not, he did have somebody from his ward in mind that could serve. Mayor Sims explained she did not want to get in the way of individuals being reappointed, but based on the length of time of the appointments, those who have expressed an interest in serving would not get an opportunity to serve. Council Member Ewing recalled the conversation to be centered around whether or not an individual could be appointed to fill another seat as opposed to the seat he/she is no longer eligible for reappointment. City Attorney JoAnne Carlyle explained that she and the city clerk did go back to see if a decision was made by the City Council on this matter and did not find where a formal decision was made. She pointed out there was some indication in that discussion that the purpose would be to circumvent the procedures in the policy and this is something that Council would have to discuss and change if this is desired. She further stated that the bigger issue is with appointments to the Planning & Zoning Commission, Historic Preservation Commission and the Board of Adjustment because the Development Ordinance does restrict these term limits to no more than two full terms and if Council desires to make exceptions to the term limit, a text amendment to this effect would need to be initiated and considered by the Council to make the necessary changes.

Council Member Douglas asked if he should take the reappointment of Ms. Rorie off the table. Mayor Sims suggested he proceed if it is the will of the Council, but she still felt other individuals should be given an opportunity to serve. Council Member Davis stated he served with Ms. Rorie on the Parks & Recreation Commission and felt she did an outstanding job and was faithful in attending the meetings. Mayor Sims agreed and pointed out that she initially appointed her as her Ward 1 representative on the Parks & Recreation Commission, but she got there because of her service and reiterated that others should be afforded the same opportunity to serve. At this time, Mayor Sims called for the vote.

Reappointed Hazel Rorie to the Parks & Recreation Commission.

A motion was made by Council Member Golden, seconded by Council Member Davis, that this matter be approved. The motion carried by the following 8-1 vote:

Aye (8): Mayor Pro Tem Moore, Council Member Davis, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner
Nay (1): Mayor Sims

130236 **Appointment - Boards & Commissions - Parks & Recreation Commission**

Council is requested to confirm the appointment of Ed Price to the Parks and Recreation Commission as the At-Large (Moore) appointment. Reappointment will be effective immediately and will expire July 1, 2014.

Council Member Douglas asked if Mr. Price's service on the Parks & Recreation Commission would be considered a conflict of interest due to his involvement with the Miracle Field and he was informed it would not. Council Member Smothers questioned Mr. Price's term expiration and asked why it is just for one year (will expire July 1, 2014). It was noted that Mr. Price has continued to serve after his term expired . [Note: Mr. Price was actually filling the unexpired term of Mark Gaither who has resigned]

Approved the appointment of Ed Price to the Parks & Recreation Commission.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Wagner, that this appointment be approved. The motion carried by the following 8-1 vote:

Aye (8): Mayor Pro Tem Moore, Council Member Davis, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner

Nay (1): Mayor Sims

Following the vote on this matter, Council Member Mendenhall mentioned that her appointee on the Planning & Zoning Commission, Ed Spivey, called her to let her know that although he has not been able to attend the meetings due to some illness, it is his desire to serve.

She also mentioned that the Citizens Advisory Council was experiencing difficulties in obtaining a quorum because some of the members are just not attending the meetings. She asked Council Members to please make their respective appointees aware of the importance of their presence and encourage them to attend the meetings. She explained the Citizens Advisory Council is trying to step up their role, but is finding it difficult when the members are not attending the meetings.

Mayor Sims asked if it would be possible for staff to get an attendance report to Council for the boards and commissions. A brief discussion followed regarding whether or not the boards have by-laws that address attendance requirements. Mayor Sims suggested the Council Liaisons to these boards and commissions let Council know when there are issues so Council can encourage them to be actively engaged.

120229 **Boards and Commissions - Vacancies**

Attached is the current list of vacancies for all Boards and Commissions.

Attachments: Vacancy Report.pdf

This information is attached for informational purposes only. No action is required on this item.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

130237 **Approval of the following Minutes**

- Finance Committee meeting held Monday, August 19th @ 4:00 p.m.
- High Point City Council Regular Meeting held Monday, August 19th @ 4:45/5:30 p.m.
- Comprehensive Planning Committee meeting held Tuesday, August 20th @ 4:00 p.m.

Attachments: August 19 2013 Finance Committee
August 20 2013 Comprehensive Planning Committee
August 19 2013 High Point City Council.pdf

Council Member Smothers pointed out there is one correction to the August 19, 2013 Finance Committee; the minutes have her listed as absent, but she was present.

Approved the preceding minutes as presented with the correction as noted to the August 19, 2013 Finance Committee Meeting minutes.

A motion was made by Council Member Mendenhall, seconded by Council Member Wagner, that this Miscellaneous Item be approved. The motion PASSED by a 9-0 unanimous vote.

PUBLIC COMMENT PERIOD - 5:15 P.M.

DAN REYNOLDS, *3353 Tadmore Court in Jamestown, addressed Council on behalf of the John Coltrane Jazz & Blues Festival Committee. He thanked the city for resources provided to them and was very appreciative of the help and cooperation from the various departments (fire, police, transportation, parks and recreation). Although he was not able to name everyone who helped, he wanted to publicly thank and acknowledge Brad Mendenhall, Rick Ingram, Tim Lewey, Mike Angell, Mark Walker, Dennis McCumber, and Aaron Ollis.*

JILL HARWOOD, *3318 Colony Drive, Jamestown (High Point city limits), expressed concerns for the City of High Point and the things that have been in the paper recently about council members. She hoped these issues would be cleared up before the next election and felt those running for office should have a clean record, pay their debts and if not, they should step down. Ms. Harwood also announced that she does plan on running for City Council next year if she can get some sponsors.*

CYNTHIA DAVIS, *413 Evergreen Avenue, addressed Council and noted that although she could not comment on some of the articles that come through High Point Enterprise on their*

web page, but she did make a couple of notes in regards to some questions people were asking. She asked about the $57,000 that the Shakespeare Festival still owes the city. City Manager Strib Boynton supplied a copy of the report he gave Council last week on the Shakespeare Festival which explains that in 1998, he negotiated, with Council knowledge and approval, an agreement with them to repay the money they owe the city on the same basis of the same general terms and conditions as they repaid what they owed the local banks at that point in time. He reported since that time, the festival has made some progress, although it has been slow and little, in reducing their debt to the bank from $379,000 to $188,000 and reducing the city's debt from $89,104 to the current $47,897. Mr. Boynton mentioned they did ask the city to forgive what they owe to the city, but the city has not and pointed out this would require Council action.

Ms. Davis also inquired about the Convention & Visitors Bureau (CVB) funding since there have been questions about where the monies actually come from. Mr. Boynton also addressed this matter and explained the CVB is currently paying rent for their present location to the International Market Center (IMC) and they have negotiated another lease with the Chamber of Commerce to lease office space in their building. Council Member Smothers pointed out the money that goes to the CVB comes from the occupancy taxes. Ms. Davis then asked if it would be possible for her to get a breakdown of the occupancy tax and Mr. Boynton referred her to Tim Mabe, President and CEO for the CVB for this information.

Ms. Davis brought up the $28,000 that is still owed to the city by the Friends of John Coltrane from the first year's festival. She asked if this debt is still outstanding and if they were still making payments to retire this debt. Mayor Sims explained the intent of the Friends of John Coltrane has always been to pay this money back with any profits from the Festival. She confirmed that the obligation still exists and once they file the Form 990 and their books are audited by an auditing firm, there will be a repayment back to the city to help retire this debt if it is determined that the festival actually made money. Ms. Davis asked Mayor Sims if she could confirm the three entities that the Festival gives donations to. Mayor Sims noted these are Botso/Lotso, Win-Win Resolution and the NIA Community Action Agency.

She mentioned she was disappointed in the action that Council previously took regarding the home that the tenant has 30 days to vacate the premises. She expressed concerns about the homelessness within the city and felt even though the home is in disarray, there are commercial properties that are falling in, yet these buildings are permitted to exist. Mayor Sims explained with commercial properties, there is still not anything in place, nor a state law in place that allows the city to adequately address these issues and this is something that the Council needs to continue to address as a city.

CHARITY BELTON, *226 Hobson Street (Ward 1), President of the Washington Street Historic District, addressed Council regarding a pervious comment made about demolishing properties. She asked that Council consider the commercial properties from a historic standpoint and noted the Kilby is one of the historic buildings they would like to see preserved and shared that they would be assisting the family to help in the preservation efforts. Ms. Belton asked Council to please reconsider forcing them to move so quickly and allow them to do whatever they can to preserve as much of the building as possible.*

Ms. Belton announced that the 4th Annual Unity Festival would be held in the Washington Street District on Saturday, November 2nd from 1:00 to 6:00 p.m. There will be some improvements with this year's festival made possible with the help of the City of High Point, Hayden-Harmon Foundation, Share of North Carolina, as well as the Washington Street Business Association and other private owners and donors. She expressed appreciation to the city for helping them and noted they plan on sharing some ideas on how they can assist the Kilby family as well as the First Baptist Church with bringing down those properties.

In conclusion, Ms. Belton expressed concerns about the lack of lighting in the area and asked, ' how long must we wait for street lights.' She pointed out this concern has been brought to Council in the past when Council Member Smothers was Mayor and pleaded with Council for help. She also asked that the city trim the trees off the lines and asked if it would be possible for the city to do something before the Unity Festival on November 2nd.

Mayor Pro Tem Moore commended the Washington Street Business Association for their hard work in the community, but pointed out it has taken years for the condition of the Kilby Hotel to get to where it is today. He did not believe it was the will of the Council to push any property owner faster than necessary, but at some point in time, rules, ordinances, laws, and safety come into play and a judgment call has to be made.

Council Member Smothers asked if the Electric Department has been down to this area at night and noted Randy McCaslin, Assistant City Manager, was in the audience shaking his head yes. At this time, Ms. Belton shared exact locations: 709 Washington Street between Becky and Mary's; 613 Washington (but Jackie's Place had a private contractor install some lighting in their parking lot, but lighting is not sufficient); on Hobson Street (two lights are down- one on the right and one to the left behind the Kilby and First Baptist). She also noted more light is needed at 500 Washington Street near the White building and the Weed & Seed office because people seem to hang out at that location especially between shift changes for the police department.

Council Member Smothers asked for staff to get a report on the lighting and pointed out some of these lights may be security lights on private property which are not provided by the city and have to be paid for by the property owner. Ms. Belton asked if the city could share this information with her so the Association could ask them about the lights or maybe even assist them if there is a financial issue.

LARRY CHASON, *1417 Guyer Street, addressed the City Council regarding the unkempt condition of the bio retention cell beside his property at 1415 Guyer and noted this was approved by the City Council at the request of High Point University. He shared some photographs of the bio retention cell and referred to it as an eyesore and a disgrace. Mr. Chason requested written copies of the codes, rules and regulations for bio retention cells in the City of High Point, as well as the name and phone number of the person responsible for enforcement of the regulations. He chastised the city and felt it was about time for the City of High Point to start doing more for the taxpaying citizens that pay the Council's salaries and stop catering to High Point University.*

Mayor Sims explained that High Point University does spend quite a lot of dollars in terms of utilities in the community, but the city does not cater to them. She assured Mr. Chason that

if there is something that the university is supposed to be doing that is required by city ordinance, then the city would make sure that it gets addressed. Mr. Chason pointed out that even with a tight budget, the city still was able to find $1,000,000 to help the university bury the utility cables and the city was also spending thousands of dollars to change the crosswalk lights.

Mayor Pro Tem Moore thanked Mr. Chason for sharing his comments and concerns and agreed there should be some balance. He pointed out that High Point University has been a good corporate citizen and is an important piece of the city regardless of opinion as far as likes or dislikes. He assured Mr. Chason that he felt confident his issue would be remedied once the university is *contacted. He asked Mr. Chason to keep in mind that the university is experiencing and dealing with growth and they usually participate with a large share of the dollars, including the lights and the power, etc.... around the university.*

At this time, Mayor Sims asked if there was anyone else present who would like to address Council during the Public Comment Period. There being no further comments, the Public Comment Period was closed.

ADJOURNMENT

At 6:00 p.m., there being no further business to come before Council, the meeting was adjourned to Thursday, September 5, 2013 at 9:00 a.m..

Respectfully Submitted,

_____
Bernita Sims, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

Parks & Recreation Department

Administration Office

MEMORANDUM

To: Pat Pate, Assistant City Manager

From: Allen Oliver, Parks and Recreation Director

Date: September 12, 2013

Re: Concealed Weapons

I am recommending changing the current city code (Sec. 12-1-5) to follow the new revisions to the Concealed Carry restrictions included in State Law (H. 937, S. 2013-369). These restrictions regulate where concealed weapons can legally be carried in Parks and Recreation facilities. The new state law is effective October 1, 2013.

Legal staff will present the changes as it relates to the current ordinance. I will be at the council meeting to answer any questions.

136 Northpoint Avenue, Suite 201 • P.O. Box 230 • High Point, NC • 27262 • USA
Phone: 336-883-3473 • Fax: 336-883-3281 • www.highpointnc.gov/pr

2013068954
GUILFORD CO, NC FEE $26.00
PRESENTED & RECORDED:
10-14-2013 02:44:39 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MARY MORGAN
DEPUTY-HP

BK: R 7540
PG: 2964-2967

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1334 / 13-57

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 16th DAY OF SEPTEMBER, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, The Technical Review Committee has petitioned the City Council of the City of High Point to permanently abandon (close) all of the unimproved portion of the Oaklawn Street right-of-way lying south of Meridian Avenue.

Street Abandonment Case 13-13

Abandonment of all of the Oaklawn Street right-of-way, lying south of Meridian Avenue, as shown on a map entitled "Map of Fairmont Park – High Point, NC – Guy D. Grimes Developer" as recorded in Plat Book 6 at Page 126, in the Office of Register of Deeds for Guilford County, North Carolina. The area is more specifically described as follows: As depicted on "Map of Fairmont Park – High Point, NC – Guy D. Grimes Developer" recorded in Plat Book 6 at Page 126, **A POINT OF BEGINNING** starting at the northeast corner of lot 171 *(a.k.a. northeast corner of Guilford County Tax Parcel 0186318)*; thence southward to the southeast corner of lot 179 *(a.k.a. southeast corner of Guilford County Tax Parcel 0186318);* then eastward to the southwest corner of lot 202 *(a.k.a. southwest corner of Guilford County Tax Parcel 0186319);* thence northward to the northwest corner to lot 193 *(a.k.a. northwest corner of Guilford County Tax Parcel 0186319)*; thence westward back to the point of beginning.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 19th day of August, 2013, at 4:45 p.m. setting the 16th day of September, 2013 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 23 & 30 and September 6 & 13, 2013; 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 all of the Oaklawn Street right-of-way, lying south of Meridian Avenue, as shown on a map entitled "Map of Fairmont Park – High Point, NC – Guy D. Grimes Developer" as recorded in Plat Book 6 at Page 126, in the Office of Register of Deeds for Guilford County, North Carolina.

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 Oaklawn Street right-of-way, lying south of Meridian Avenue, as shown on a map entitled "Map of Fairmont Park – High Point, NC – Guy D. Grimes Developer" as recorded in Plat Book 6 at Page 126, in the Office of Register of Deeds for Guilford County, North Carolina be closed pursuant to North Carolina G.S. 160A-299; with the retention of a sanitary sewer easement over the entire length and width of this right-of-way; and

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 16th day of September, 2013
Lisa B. Vierling, 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 Resolution adopted by the City Council in official Session on September 16, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution 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 20th day of September, 2013.

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

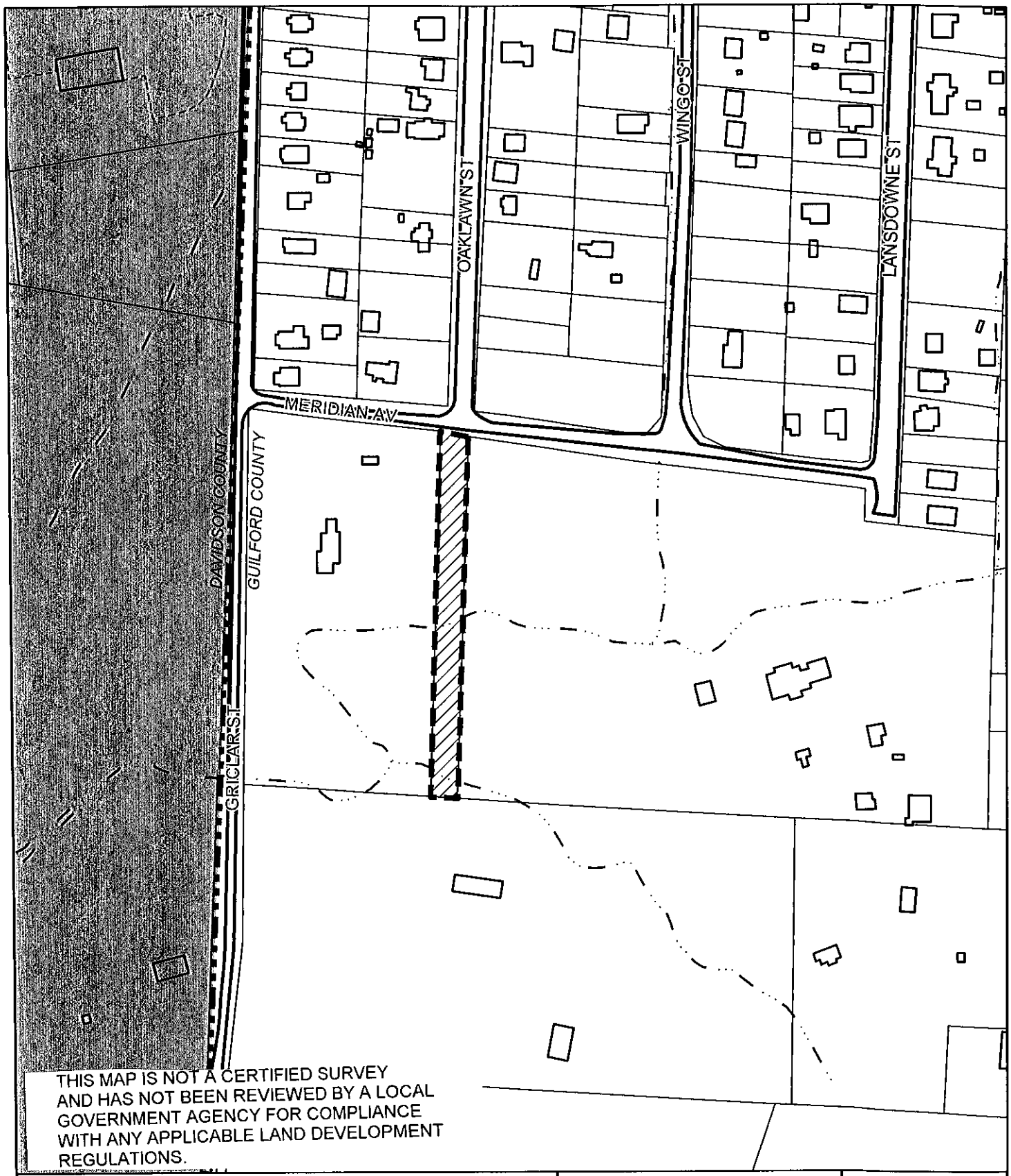
I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed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

WITNESS my hand and official Notarial Seal, this 20th day of September 2013.

Cynthia C. Duncan-Smith, Notary Public

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Commission Expires: 1/18/2015



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

STREET ABANDONMENT REQUEST SA13-13

Applicant: City of High Point

Area: 0.568 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Department of Planning and Development

City of High Point

Date: August 12, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-13.mxd

Right of Way

RIGHT OF WAY DEPARTMENT

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMO

Sept. 9, 2013

To: JoAnne Carlyle, City Attorney

From: Henry T. Moon

Subject: 910 Burton Rd.

Please request Council approval at their 9/16/2013 meeting to purchase 910 Burton Rd. for inclusion as a part of the Future Westchester Dr. Park. The property has a tax value of $41,800. The agreed purchase price is $26,000. Mr. Allen Oliver will be at the finance and council meetings to answer any questions.

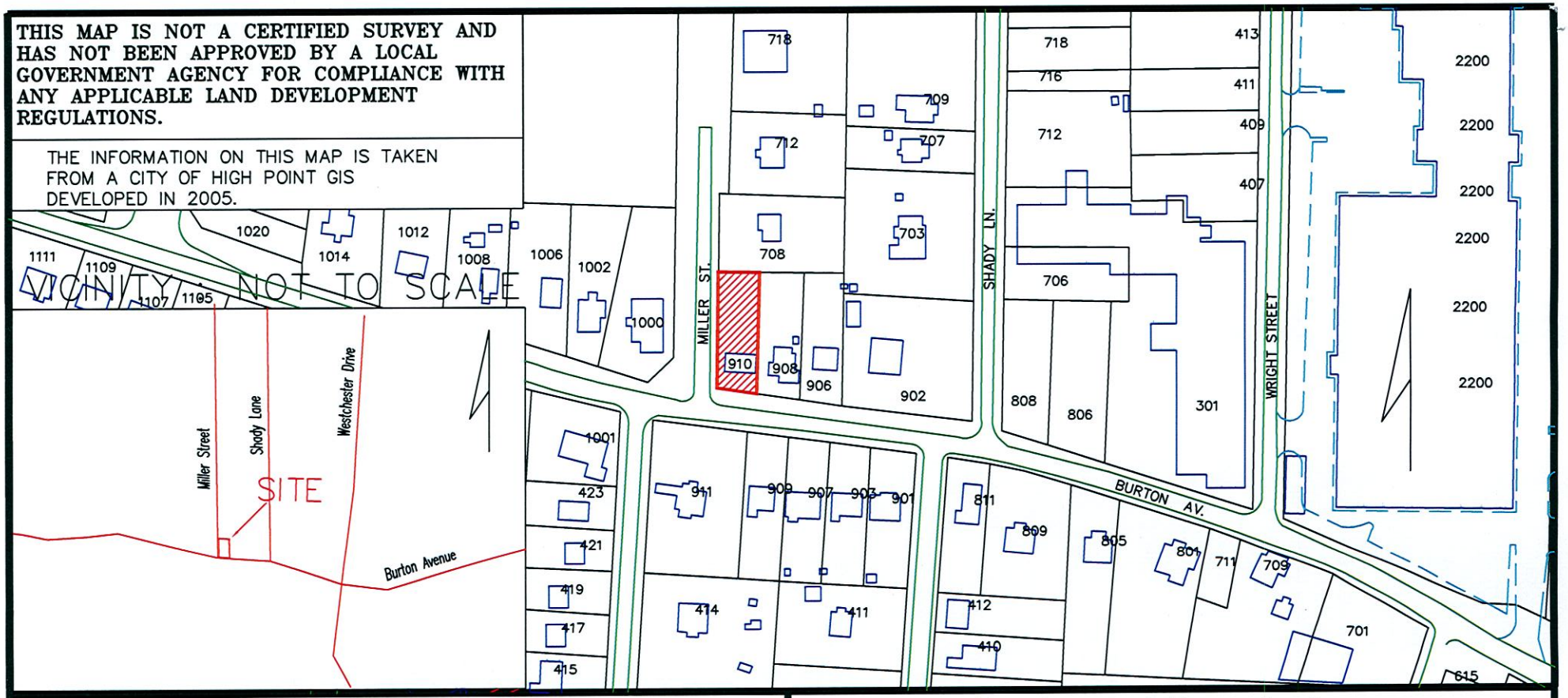
I will have the map to Cindy hopefully today.

If you have any questions, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3247
E-mail: henry.moon@highpointnc.gov

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN APPROVED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE INFORMATION ON THIS MAP IS TAKEN FROM A CITY OF HIGH POINT GIS DEVELOPED IN 2005.



CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

SCALE: 1"=180' BY: MBN

Purchase of Property for Park

Property of Davis and Fann
910 BURTON AVENUE
For Parks and Recreation
TM 18000103000020015 APPROXIMATELY 0.17 ACRES

PROJECT: Burton DATE: Sept. 2013

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 27, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. John McKenzie, Mr. Ed Spivey and Ms. Marie Stone.

City of High Point **Street Abandonment Case 13-13**

A request by the Technical Review Committee to abandon the unimproved portion of the Oaklawn Street right-of-way lying south of Meridian Avenue.

Mr. Herbert Shannon presented Street Abandonment Case 13-13 and recommended approval as outlined in the staff report.

No one spoke on behalf or in opposition to this request.

The Planning & Zoning Commission recommended approval of Street Abandonment Case 13-13 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-13
August 27, 2013

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** To abandon the unimproved portion of the Oaklawn Street right-of-way lying south of Meridian Avenue.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Meridian Avenue	Local street	40-foot wide right-of-way; 18-foot wide ribbon paved street
Oaklawn Street.	Local street	40-foot wide right-of-way; 30-foot wide paved street with curb & gutter

Adjacent Property Zoning and Current Land Use		
North	Residential Single-Family-7 (RS-7) District	Single-family dwellings
East	Residential Single-Family-7 (RS-7) District	Single-family dwellings
South	Heavy Industrial (HI) District	Landscaping business
West	Residential Single-Family-7 (RS-7) District	Single-family dwellings

Analysis

The City of High Point Technical Review Committee (TRC) is requesting to abandon that portion of the Oaklawn Street right-of-way lying south of Meridian Avenue. This roadway was established on a subdivision map entitled "Map of Fairmont Park – High Point, NC – Guy D. Grimes Developer" in 1925. The portion of Oaklawn Street proposed to be abandoned has a ROW width of 40-feet and a length of 550 feet (0.5 acre or 22,000± square feet).

This unimproved segment of the Oaklawn Street right-of-way is impacted by the natural features of this area. The area is heavily wooded and there are two perennial streams, running in an east to west direction, crossing the right-of-way. It also has a steeply sloping terrain, the elevation drops approximately 20 – 30 feet from Meridian Avenue to the stream corridors and the southern 2/3s of this right-of-way is impacted by a 100 year flood zone area associated with the adjacent streams. Parcels abutting this unimproved right-of-way have frontage and existing access drives to paved roadways. The abandonment of this segment of Oaklawn Street will not deprive any owner reasonable access to their property.

Early notices to obtain input from abutting property owners were mailed out on July 16, 2013. In addition, regular notice for the public hearing which includes notices mailed to abutting property owners, four public notices in the newspaper, and signs posted at the subject right-of-way to be abandoned was also performed. To date, staff has not received objections from the abutting property owners.

Findings & Recommendations

The Technical Review Committee (TRC) reviewed this request on July 24, 2013 and identified no concerns related to the abandonment of this right-of-way. The Public Services Department recommends retaining a sanitary sewer easement over the entire length and width of the right-of-way as a 15-inch Sanitary Sewer outfall line runs the length of the right-of-way.

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners, as provided by state statutes, is found not to be contrary to the public's interest and is found not to deprive owners in the vicinity of the right-of-way reasonable means of ingress and egress to their property.

The Planning and Development Department recommends approval of this request to abandon the unimproved portion of the Oaklawn Street right-of-way, lying south of Meridian Avenue, with the retention of a sanitary sewer easement over the entire length and width of this right-of-way.

Report Preparation

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

STREET ABANDONMENT REQUEST SA13-13

Applicant: City of High Point

Area: 0.568 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Department of Planning and Development

City of High Point

Date: August 12, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-13.mxd

Attachments: Photographs (August 2013) and Aerial (February, 2010)

Looking south of the intersection of Meridian Avenue and Oaklawn Street

Looking east of the intersection of Meridian Avenue and Oaklawn Street

STREET ABANDONMENT REQUEST SA13-13

HIGH POINT CITY COUNCIL
ADJOURNED SESSION
SEPTEMBER 5, 2013 – 9:00 A.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING

MINUTES

PRESENT:
Mayor Bernita Sims; and Council Members Becky Smothers (At-Large), Jeff Golden (Ward 1), Foster Douglas (Ward 2), Judy Mendenhall (Ward 3), Jay Wagner (Ward 4), Jim Davis (Ward 5), and Jason Ewing (Ward 6)

ABSENT:
Mayor Pro Tem Britt Moore (At-Large)

STAFF PRESENT:
Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; JoAnne Carlyle, City Attorney; Keith Pugh, Director of Engineering Services; Jeron Hollis, Communications Officer; Loren Hill, President- High Point Economic Development Corporation; Sandy Dunbeck, Vice President- High Point Economic Development Corporation, and Lisa Vierling, City Clerk

ALSO PRESENT:
Cynthia Davis

NEWS MEDIA:
Pat Kimbrough, *High Point Enterprise*

Mayor Sims called the meeting to order at 9:05 a.m. and explained this meeting was a continuation of the meeting held on Tuesday, September 3, 2013. She noted the purpose of the meeting was to hold a Closed Session on a proposed economic development project.

Upon motion by Council Member Mendenhall and a second by Council Member Smothers, Council entered into a Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for the purpose of receiving a briefing from staff on a potential economic development project. The motion carried unanimously.

Upon reconvening into open session at 9:15 a.m., Mayor Sims announced there was no action taken as a result of the closed session.

The meeting adjourned at 9:15 a.m. upon motion duly made by Council Member Mendenhall and seconded by Council Member Wagner.

Respectfully Submitted,

_____
Bernita Sims, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 27, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. John McKenzie, Mr. Ed Spivey and Ms. Marie Stone.

High Point University **Street Abandonment Case 13-11**

A request by High Point University to abandon all of the remaining right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue.

Mr. Herbert Shannon presented Street Abandonment Case 13-11 and recommended approval as outlined in the staff report.

Speaking on behalf of the request was the applicant's representative, Mr. Ron Guerra, Director of Construction, High Point University.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended approval of Street Abandonment Case 13-11 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-11
August 27, 2013

Request	
Applicant: High Point University	**Proposal:** To abandon all of the remaining right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Boundary Avenue	Local street	50-foot wide right-of-way; 32-foot wide paved street with curb & gutter

Adjacent Property Zoning and Current Land Use		
North	Conditional Zoning Public & Institutional (CZ-PI)	University campus
East	Single Family Residential – 7 (RS-7)	Single-family dwelling
South	Single Family Residential – 7 (RS-7)	Single-family dwellings
West	Conditional Zoning Public & Institutional (CZ-PI)	University campus

Analysis

In 2012, pursuant to a request by High Point University, the City abandoned all of Harrison Street and the majority of the Meadowbrook Boulevard right-of-ways lying west of N. College Drive in order to expand an existing parking lot. At that time, the University owned all of the property between Montlieu Avenue and Boundary Avenue, except for one parcel lying at the northeast corner of Boundary Avenue and Meadowbrook Boulevard (1313 Boundary Avenue). The 1313 Boundary Avenue parcel is a corner lot and it has driveway access from both Meadowbrook Boulevard and Boundary Avenue. Therefore, the previous street closure request did not include the portion of Meadowbrook Boulevard abutting this parcel. The University recently purchased the 1313 Boundary Avenue property and is requesting that the City abandon the remaining public portion of the Meadowbrook Boulevard right-of-way.

Findings & Recommendations

The Technical Review Committee (TRC) reviewed this request on July 24, 2013 and identified no concerns. The various City utility departments noted there are electrical, water, and sewer lines within this segment of Meadowbrook Boulevard and recommend a utility easement be retained over the entire length and width of this right-of-way.

The abandonment of the public's interest in this portion of the Meadowbrook Boulevard right-of-way and its conveyance to High Point University, as provided by state statutes, is found not to be contrary to the public's interest and found not to deprive owners in the vicinity of the right-of-way or in the subdivision reasonable means of ingress and egress to their property.

The Planning and Development Department recommends approval of the requested right-of-way abandonment with the retention of a utility easement covering the entire area of the right-of-way.

Report Preparation

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

STREET ABANDONMENT REQUEST SA13-11

Applicant: High Point University

Area: 0.123 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: August 7, 2012

N

Scale: 1'=200'

y:/ba-pz/2013/pz/sa13-11.mxd

Attachments: Photographs (August 2013) and Aerial (February, 2010)

Looking south of the intersection of Boundary Avenue and Meadowbrook Boulevard.

STREET ABANDONMENT REQUEST SA13-11
MEADOWBROOK BV
BOUNDARY AV

TERM EXPIRATIONS 2013

CITY OF HIGH POINT					
BOARDS & COMMISSIONS					
TERM EXPIRATIONS FOR 2013					
BOARD	**MEMBER**	**Ward**	**EXPIRATION**	**Eligible for reappt.**	**Appointment Responsibility**
ABC Board	VACANT		2/8/2013		Mayor w/CC approval
ABC Board	David Wall		11/15/2013	no	Mayor w/CC approval
Board of Adjustment	VACANT (Alternate)				Mayor w/CC approval
Board of Adjustment	Harry Rowsey, Jr.		7/1/2013	yes	Mayor w/CC approval
Guilford County/City Ins. Adv. Comm.	Skip Queen		12/21/2013	yes	Mayor w/CC approval
Historic Preservation Commission	Steven Dudash		7/1/2013	yes	6/EWING
Historic Preservation Commission	Glenn Chavis		7/1/2013	yes	AL/SIMS
Housing Authority Board	VACANT	student/resident	12/22/2013	yes	Mayor w/CC approval
Housing Authority Board	Ed Squires		12/22/2013	yes	Mayor w/CC approval
Human Relations Commission	Milagros Amaro	At-Large Member	5/1/2012	no	Council- Golden (Liaison)
Library Board of Trustees	Forrest Littleton	2	10/31/2013	yes	2/DOUGLAS
Library Board of Trustees	Bruce Laney	AL	10/31/2013	no	AL/MOORE
Parks & Recreation Commission	VACANT	2	7/1/2013		2/DOUGLAS
Piedmont Triad Water Authority	John Bencini		9/30/2013	yes	Mayor w/CC approval
Piedmont Triad Water Authority	John W. Thomas, III		9/30/2013	yes	Mayor w/CC approval
Theatre Advisory Board	VACANT		6/1/2015		Liaison: MOORE (not ward specific)
Theatre Advisory Board	Johonn Mosley		6/1/2013		Liaison: MOORE (not ward specific)

Department of Electric Utilities

Administration Division

NORTH CAROLINA'S INTERNATIONAL CITY™

September 10, 2013

To: Randy McCaslin, Assistant City Manager

From: Garey Edwards, Director of Electric Utilities

Subject: Bid No. 13-082813 for Electric Distribution Crews

On August 28th, bids were opened for furnishing one or more contract crews to be used for the new construction, rehabilitation and reconductoring work that will be done on the City's electric distribution system. Five Contractors responded; however, two bids were determined to be "non-responsive" due to not providing all of the required and requested information.

We evaluated each of the bids on a projected annual basis and Pike Electric was the total evaluated low bid. The results are shown on the attached bid tabulation. Pike also meets the EEOC requirements as outlined in the bid documents and they have 93 crews available within a 50 mile radius of High Point.

I am recommending that we enter into a contract with **Pike Electric** to supply contract labor and equipment as outlined in Bid No. 13-082813 for the City of High Point. I have budgeted sufficient funds in this year's budget for this contract.

Please review this document and attachments and let me know if you have any concerns in connection with this recommendation.

cc: file
Jeff Moore
Tarinda Chappell
Tracey Adams
Kim Ballantine
Sherry Smith
Larry Hopkins

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: ELECTRIC

COUNCIL AGENDA DATE: Sep 16, 2013

BID NO.: 13-082813 CONTRACT NO.: DATE OPENED: Aug 28, 2013

DESCRIPTION:

CONTRACT LABOR AND EQUIPMENT

PURPOSE:

DISTRIBUTION TRANSMISSION LINE CREWS AND EQUIPMENT

COMMENTS:

I WOULD LIKE TO RECOMMEND THE BID BE AWARDED TO PIKE ELECTRIC. THEY ARE THE LOWEST RESPONSIVE BIDDER MEETING SPECIFICATIONS AND REPRESENTS THE BEST OVERALL VALUE TO THE CITY OF HIGH POINT.

RECOMMEND AWARD TO: PIKE ELECTRIC AMOUNT: 2,152,544.64

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631795	527201			1,320,000.00
631784	526105			150,000.00
631799	533701			682,544.64
TOTAL BUDGETED AMOUNT				2,152,544.64

DEPARTMENT HEAD: Garey Edwards Digitally signed by Garey Edwards DN: cn=Garey Edwards, o=City of High Poiont, ou=Electric Department, email=garey.edwards@highpointnc.gov, c=US Date: 2013.09.11 15:57:42 -04'00' DATE: Sep 11, 2013

The Purchasing Division concurs with recommendation submitted by the Electric Dept and recommends award to the lowest responsible, responsive bidder Pike Electric in the amount of $ 2,152,544.64.

PURCHASING MANAGER: Tarinda Chappell Digitally signed by Tarinda Chappell DN: cn=Tarinda Chappell, o=City of High Point, ou=Purchasing, email=tarinda.chappell@highpoint.gov, c=US Date: 2013.09.11 16:17:57 -04'00' DATE: Sep 11, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130620-173418 Digitally signed by Jeffrey Moore 20130620-173418 DN: o=Bank of America, ou=Bank of America Client Certificate CA - G2, ou=companyName - High Point, City Of, ou=unique ID - BANK OF AMERICA21312, cn=Jeffrey Moore 20130620-173418, email=jeff.moore@highpointnc.gov Date: 2013.09.11 16:43:26 -04'00' DATE: Sep 11, 2013

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.09.11 16:48:59 -04'00' DATE: Sep 11, 2013

Extended Bid Tabulation Results

Distribution Line Crews

Bid No. 13-082813

	Pike Electric	Utility Lines Const. Services	Lee Electrical Construction
	Total Annual Cost	Total Annual Cost	Total Annual Cost
Basic Overhead Crew	$ 666,452.80	$ 668,187.52	$ 761,072.00
Basic Underground Standard Crew	$ 943,550.40	$ 1,032,512.00	$ 1,036,880.00
Basic Underground Small Crew	$ 433,388.80	$ 503,776.00	$ 472,680.00
Basic Substation Maintenance Crew	$ 10,232.00	$ 7,692.40	$ 5,560.00
Misc. Overhead Equipment	$ 34,382.40	$ 58,988.80	$ 66,560.00
Misc. Transmission Maintenance Equipment	$ 64,538.24	$ 169,170.56	$ 93,808.00
Total Annual Cost	**$ 2,152,544.64**	**$ 2,440,327.28**	**$ 2,436,560.00**

EEO-1 Report Filed to EEOC	Yes	Yes	Yes
Any EEOC Underutilization Reported by Independent Consultant	No	No	No
AAP Plan	Yes	Yes	Yes
EEOP Policy	Yes	Yes	Yes
CEO Commitment to AAP and EEOP	Yes	Yes	Yes
Number of Crews Within 50 miles	93	46	8
Number of Crews Within 100 miles	195	32	15
Contractor's License	2287	71630	20546
Training Records	Yes	Yes	NO
OSHA 300 Form	Yes	Yes	NO

	Hourly Rate			Annual Cost		
DESCRIPTION	LEE CONST.	UTILITY LINE	PIKE ELEC	LEE CONST.	UTILITY LINE	PIKE ELEC
Foreman	$ 29.50	$ 27.31	$ 30.67	$ 61,360.00	$ 56,804.80	$ 63,793.60
Class “A” Lineman	$ 28.00	$ 25.77	$ 25.17	$ 232,960.00	$ 214,406.40	$ 209,414.40
Class “B” Lineman	$ 25.00	$ 21.25	$ 20.61	$ -	$ -	$ -
Class “C” Lineman	$ 22.00	$ 19.75	$ 18.67	$ 91,520.00	$ 82,160.00	$ 77,667.20
Groundsman	$ 18.00	$ 14.00	$ 13.86	$ 37,440.00	$ 29,120.00	$ 28,828.80
Insurance (WC, PL, PD)	$ 18.40	$ 11.08	$ 8.70	$ 38,272.00	$ 23,046.40	$ 18,096.00
Taxes (FICA, FUTA, NCUC)	$ 15.00	$ 30.38	$ 10.25	$ 31,200.00	$ 63,190.40	$ 21,320.00
Overhead & Profit	$ 53.00	$ 11.95	$ 60.63	$ 110,240.00	$ 24,856.00	$ 126,110.40
Line Truck	$ 30.00	$ 31.15	$ 23.23	$ 49,920.00	$ 51,833.60	$ 38,654.72
Articulating Boom Truck	$ 27.00	$ 29.17	$ 18.81	$ 89,856.00	$ 97,077.76	$ 62,599.68
Pick Up Truck	$ 11.00	$ 15.44	$ 12.00	$ 18,304.00	$ 25,692.16	$ 19,968.00
TOTAL OVERHEAD CREW	$ 276.90	$ 237.25	$ 242.60	$ 761,072.00	$ 668,187.52	$ 666,452.80
Foreman				$ -	$ -	$ -
Class “A” Lineman	$ 22.00	$ 25.77	$ 25.17	$ 91,520.00	$ 107,203.20	$ 104,707.20
Class “B” Lineman	$ 21.00	$ 21.25	$ 20.61	$ -	$ -	$ -
Class “C” Lineman	$ 20.00	$ 19.75	$ 18.67	$ 707,200.00	$ 698,360.00	$ 660,171.20
Insurance (WC, PL, PD)	$ 9.50	$ 8.80	$ 5.15	$ 19,760.00	$ 18,304.00	$ 10,712.00
Taxes (FICA, FUTA, NCUC)	$ 8.00	$ 12.44	$ 6.06	$ 16,640.00	$ 25,875.20	$ 12,604.80
Overhead & Profit	$ 27.00	$ 8.79	$ 35.86	$ 56,160.00	$ 18,283.20	$ 74,588.80
4 x 4 Truck	$ 12.00	$ 19.33	$ -	$ 24,960.00	$ 40,206.40	$ -
Truck with Body	$ 20.00	$ 22.36	$ 10.45	$ 41,600.00	$ 46,508.80	$ 21,736.00
Trencher/Trench Hoe	$ 16.00	$ 21.39	$ 18.63	$ 33,280.00	$ 44,491.20	$ 38,750.40
Trailer	$ 7.00	$ 8.75	$ 2.60	$ 14,560.00	$ 18,200.00	$ 5,408.00
Air Compressor	$ 15.00	$ 7.25	$ 7.15	$ 31,200.00	$ 15,080.00	$ 14,872.00
TOTAL UNDERGROUND CREW	$ 177.50	$ 175.88	$ 150.35	$ 1,036,880.00	$ 1,032,512.00	$ 943,550.40
Class “A” Lineman	$ 22.00	$ 25.77	$ 25.17	$ 183,040.00	$ 214,406.40	$ 209,414.40
Class “C” Lineman	$ 20.00	$ 19.75	$ 18.17	$ 83,200.00	$ 82,160.00	$ 75,587.20
Insurance (WC, PL, PD)	$ 9.75	$ 9.13	$ 3.50	$ 20,280.00	$ 18,990.40	$ 7,280.00
Taxes (FICA, FUTA, NCUC)	$ 8.00	$ 16.93	$ 4.12	$ 16,640.00	$ 35,214.40	$ 8,569.60
Overhead & Profit	$ 27.50	$ 8.63	$ 24.39	$ 57,200.00	$ 17,950.40	$ 50,731.20
Truck with Body	$ 20.00	$ 22.36	$ 10.45	$ 41,600.00	$ 46,508.80	$ 21,736.00
Backhoe with Loader	$ 16.00	$ 21.60	$ 19.17	$ 33,280.00	$ 44,928.00	$ 39,873.60
Dump Truck – Flat Bed with tools	$ 18.00	$ 20.97	$ 9.71	$ 37,440.00	$ 43,617.60	$ 20,196.80

UNDERGROUND SMALL CREW	$ 141.25	$ 145.14	$ 114.68	$ 472,680.00	$ 503,776.00	$ 433,388.80
Substation Crew Supervisor	$ 27.00	$ 44.94	$ 39.32	$ 1,080.00	$ 1,797.60	$ 1,572.80
Substation Technician	$ 21.00	$ 28.00	$ 34.37	$ 840.00	$ 1,120.00	$ 1,374.80
Insurance (WC, PL, PD)	$ 7.50	$ 7.73	$ 5.88	$ 300.00	$ 309.20	$ 235.20
Taxes (FICA, FUTA, NCUC)	$ 6.00	$ 8.02	$ 6.93	$ 240.00	$ 320.80	$ 277.20
Overhead & Profit	$ 20.50	$ 10.56	$ 43.95	$ 820.00	$ 422.40	$ 1,758.00
Pick Up Truck	$ 11.00	$ 15.44	$ 13.00	$ 440.00	$ 617.60	$ 520.00
Service Van	$ 14.00	$ 12.90	$ 26.50	$ 560.00	$ 516.00	$ 1,060.00
SF6 Reclaimer Cart	$ 27.00	$ 62.50	$ 65.00	$ 1,080.00	$ 2,500.00	$ 2,600.00
Ground Resistance Tester	$ 5.00	$ 2.22	$ 20.85	$ 200.00	$ 88.80	$ 834.00
TOTAL BASIC SUBSTATION	$ 139.00	$ 192.31	$ 255.80	$ 5,560.00	$ 7,692.40	$ 10,232.00
MISC OVERHEAD EQUIP	$ 32.00	$ 28.36	$ 16.53	$ 66,560.00	$ 58,988.80	$ 34,382.40
Wire Pulling Equipment	$ 35.00	$ 172.73	$ 28.37	$ 14,560.00	$ 71,855.68	$ 11,801.92
Aerial Bucket Truck 61-80 Feet	$ 48.00	$ 55.92	$ 34.59	$ 19,968.00	$ 23,262.72	$ 14,389.44
Aerial Bucket Truck 81-105 Feet	$ 65.00	$ 81.73	$ 43.89	$ 27,040.00	$ 33,999.68	$ 18,258.24
Line Truck	$ 60.00	$ 55.69	$ 33.99	$ 24,960.00	$ 23,167.04	$ 14,139.84
Four Wire Trailer	$ 3.00	$ 11.65	$ 4.55	$ 1,248.00	$ 4,846.40	$ 1,892.80
Material/Utility Trailer	$ 3.00	$ 5.04	$ 2.60	$ 1,248.00	$ 2,096.64	$ 1,081.60
Pole Trailer	$ 4.00	$ 6.72	$ 1.95	$ 1,664.00	$ 2,795.52	$ 811.20
Equipment Trailer	$ 5.00	$ 10.33	$ 2.60	$ 2,080.00	$ 4,297.28	$ 1,081.60
Connex Box/Tool Container	$ 2.50	$ 6.85	$ 2.60	$ 1,040.00	$ 2,849.60	$ 1,081.60
TOTAL TRANSMISSION EQUIP	$ 225.50	$ 406.66	$ 155.14	$ 93,808.00	$ 169,170.56	$ 64,538.24
GRAND TOTAL HOURLY	$ 992.15	$ 1,185.60	$ 935.10	$ 2,436,560.00	$ 2,440,327.28	$ 2,152,544.64

Parks & Recreation Department

Administration Office

MEMORANDUM

To: Pat Pate, Assistant City Manager

From: Allen Oliver, Parks and Recreation Director

Date: October 1, 2013

Re: Concealed Weapons

Beginning today October 1, 2013 the new Concealed Weapons Law took effect. I am recommending changing the current city code (Sec. 12-1-5) to follow the new revisions to the Concealed Carry restrictions included in State Law (H. 937, S. 2013-369). These restrictions regulate where concealed weapons can legally be carried in Parks and Recreation facilities.

Our Legal Staff has prepared the revisions as it relates to the City Code and will present the changes to at the October 7, 2013 City Council meeting. I will be at the council meeting to answer any questions.

Sec. 12-1-5 - Possession and discharge of firearms, weapons.

(a) Except as otherwise provided by state law and this section, ~~in subsection (b) below~~, it shall be unlawful for any person to possess a firearm or other deadly weapon ~~as defined in G.S. Section 14-269,~~ in or upon any building, park or other property, or their appurtenant premises, which is owned or otherwise under the legal control of the City of High Point.

(b) This prohibition shall not apply to the following persons:

(1) Officers and enlisted personnel of the armed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;

(2) Civil officers of the United States while in the discharge of their official duties;

(3) Officers and soldiers of the militia and the national guard when called into actual service;

(4) Sworn law enforcement officers;

(5) City animal control officers;

(6) Private security officers under contract with the city, while in the actual performance of their required duties.

(c) A conspicuous notice shall be posted upon property set forth in subsection (a) above stating: "Possession of firearms ~~weapons~~ or carrying a concealed handgun is prohibited as authorized by state law."

(d) Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined $500.00 or imprisoned for 30 days, or both.

(e) The carrying of a concealed handgun is prohibited in any building owned, leased as lessee, operated, occupied, managed or controlled by the city, THEIR APPURTENANT PREMISES, and in or upon the recreational facilities operated by the city and specifically identified herein. "Recreational facilities" includes only athletic fields and any appurtenant facilities such as restrooms during an organized athletic event scheduled through the City; a swimming pool and any appurtenant facilities used for dressing, storing of personal items, or other uses related to use of the swimming pool; or a gymnasium or similar facility used for athletic events.

"Recreational facilities" do not include any areas exempted from prohibition of concealed handguns by G.S. 14-415.23.Notice of this prohibition shall be posted in a conspicuous location at each entryway available to the general public at all buildings and at the primary points of public access to all other covered locations. ~~Violation of this prohibition shall be prescribed by the applicable North Carolina General Statutes.~~

ALLEN JAY PARK
1073 E. SPRINGFIELD ROAD
Recreation center, playground, athletic facilities, athletic fields

ARMSTRONG PARK
305 E. PARKWAY AVENUE
Playground, athletic field

BARKER STREET PARK
1301 BRADSHAW STREET
Playground

BLAIR PARK GOLF COURSE
1901 S. MAIN STREET
Athletic facility

BRENTWOOD ATHLETIC FIELDS
1300 BLOCK BRENTWOOD STREET
Athletic fields

BROCKETT STREET PARK
1801 BROCKETT AVENUE/HERBERT PLACE
Playground

CEDROW PARK
1718 CEDROW DRIVE
Playground, athletic field

CITY LAKE PARK
602 W. MAIN STREET (JAMESTOWN,NC)
Playground, swimming pool

COUNCIL STREET PARK
1013 COUNCIL STREET/QUAKER LANE
Playground

DEEP RIVER PARK
1525 SKEET CLUB ROAD
Recreation center, playground, athletic fields

EASTWOOD PARK
1601 WHITMAN PLACE/ROSECREST AVENUE
Playground

FESTIVAL PARK
1841 EASTCHESTER DRIVE

FIVE POINTS PARK
1114 GORDON STREET
Playground

GARRY G. BURNETT PARK (School Property)
1051 MONTLIEU AVENUE
Playground, athletic fields

GOLDSTON PARK
1200 CASSELL STREET/1302 S. ELM STREET
Playground

HARVELL PARK
1215 LINCOLN DRIVE
Playground, athletic field

HEDGECOCK PARK
300 W. PARRIS AVENUE/2307 JUNE PLACE
Playground, athletic field

HIGH POINT ATHLETIC COMPLEX
2920 SCHOOL PARK ROAD
Athletic facilities

JOHNSON STREET PARK (Disc golf course)
3824 JOHNSON STREET
Athletic facility

JOHNSON STREET ATHLETIC COMPLEX
4515 JOHNSON STREET
Playground, athletic fields

MACEDONIA PARK
306 WISE AVENUE/S. CENTENNIAL STREET
Playground, athletic field

MCCAIN PARK
1200 E. LEXINGTON AVENUE
Athletic facilities

MEREDITH STREET PARK
1437 FURLOUGH AVENUE/700 BLOCK MEREDITH STREET
Athletic facility

MOHAWK PARK
617 PARKWOOD AVENUE
Playground, athletic facility

MOREHEAD RECREATION CENTER
101 PRICE STREET
Recreation center, playground, athletic fields

NORTH OVERLOOK (OAK HOLLOW LAKE)
1917 EASTCHESTER DRIVE
Playground

NORTH RAMP
3700 WATERVIEW ROAD

OAK HOLLOW CAMPGROUND
3415 N. CENTENNIAL STREET
Building, playground, swimming pool

OAK HOLLOW MARINA
3431 N. CENTENNIAL STREET
Building, playground

OAK HOLLOW RECREATIONAL COMPLEX
OAK HOLLOW TENNIS CENTER
3401 N. CENTENNIAL STREET
Athletic facilities

OAK HOLLOW GOLF COURSE
3400 N. CENTENNIAL STREET
Athletic facility

OAKVIEW RECREATION CENTER
503 JAMES ROAD
Recreation center, playground, athletic fields

PARKSIDE PARK
1401 BLAIN STREET
Playground, athletic facility

PERSHING STREET PARK
1812 PERSHING STREET/LAKE AVENUE
Playground

SOUTHSIDE RECREATION CENTER
401 TAYLOR AVENUE
Recreation center, playground, splashpad, athletic facilities

TRIANGLE PARK
498 COLONIAL DRIVE/COUNCIL STREET
Playground

VERNON STREET PARK
1217 VERNON STREET/EVANS PLACE
Athletic facility

WALNUT STREET PARK
421 WALNUT STREET
Playground

WASHINGTON TERRACE PARK
101 GORDON STREET
Community center, playground, athletic facilities, swimming pool

WASHINGTON STREET PARK
738 Washington Street
Playground Area

WEST END PARK
1701 EDGEWOOD DRIVE
Athletic facilities

WINDLEY PARK
WINDLEY STREET/OLIVIA PLACE
Playground

(Ord. No. 95-89, § 1, 10-5-95; Ord. No. 6889/11-70, §§ 1, 2, 12-19-11)

CITY MANAGER'S BRIEFING SESSION
AUGUST 5, 2013 – 9:20 A.M.
3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

PRESENT:
Mayor Bernita Sims; and Council Members Becky Smothers (At-Large), Jeff Golden (Ward 1); Foster Douglas (Ward 2); Judy Mendenhall (Ward 3); Jay Wagner (Ward 4); Jim Davis (Ward 5); and Jason Ewing (Ward 6)

ABSENT:
Mayor Pro Tem Britt Moore (At-Large)

STAFF PRESENT:
Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; JoAnne Carlyle, City Attorney; Wendy Fuscoe, Executive Director- City Project, Inc.; Loren Hill, President- High Point Economic Development Corporation; Sandy Dunbeck, Vice-President- High Point Economic Development Corporation; Jeron Hollis, Communications Officer; Eric Olmedo, Budget Manager; Keith Pugh, Director of Engineering Services; Mark McDonald, Director of Transportation; and Lisa Vierling, City Clerk

OTHERS PRESENT:
Aaron Clinard, Past Chairman- City Project Board of Directors, Richard Wood, Chairman- City Project Board of Directors; Buck Kester; Peter Freeman; Freeman-Kinnett Architects; Bill Bencini, Vice Chair- Guilford County Board of Commissioners and former High Point City Council Member; John Bencini; Jeff Morgan; and Cynthia Davis

NEWS MEDIA:
Pat Kimbrough, High Point Enterprise

UPDATE- IGNITE HIGH POINT
Richard Wood, Chairman of the City Project, Inc., introduced Bill Bencini and Buck Kester both of whom represent major land holdings in the north High Point district (Uptowne District); John Bencini, who also represents a major holding (Bank of North Carolina); Jeff Morgan, who is on the City Project Board of Directors; and Aaron Clinard, a past chairman. He thanked them for coming to the meeting and for being so supportive of their efforts.

He mentioned the Lindsay/Elm intersection and noted it should be completed by the end of the month and noted there would be walking paths included in the island with an emphasis on making it a pedestrian friendly zone. He thanked the City Council for taking on a little more cost on this project. He also shared they are in the process of putting out a Request for Qualifications for dieting the North Main Street area from Montlieu to Lexington Avenue, which will be an in-depth, long study. He recognized Peter Freeman, who would be sharing a presentation on the PIT.

Mr. Freeman explained his firm was engaged to do a schematic design for the PIT several months ago and they put together a group (The PIT Crew), a group of about 20 interested citizens who helped them through the design process for the PIT. He shared a little bit of background information on the PIT. They are proposing to take the space across from the Depot and create an incubation area for young people to come to this area potentially prior to them making a decision about where they are going to live after college/university. The idea is to have an exciting place that would be very interesting and include some night life, but also kind of an arts district as well.

Mr. Freeman shared the last presentation they did with The PIT Crew. [a copy of the presentation is hereby attached as a permanent part of these proceedings]. He mentioned one of the interesting things they are trying to do is talk about recycling, sustainability—things that are interesting to the young people—and they are looking at using "glow totes", reusable pallets, etc… They are also trying to create an arts market—a place for young people to build furniture, do artwork, doing furnishings—to have a place to show their wares and incubate their business.

Council Member Ewing asked if the PIT would be specific to events where it's closed off most of the time and will only be open for certain events, or if it would be recreational space allowing people to flow in and out on a day-to-day basis. Mr. Freeman explained initially the plan is that it would be on a limited basis and noted part of the design is to limit the control points into the space so they can sell tickets, etc…. and they see the parking deck becoming a great opportunity for revenue for the city. Mayor Sims felt if for the market purposes, it would be prohibitive to charge people access to the space, but it might work for specific events that are going on. Mr. Freeman agreed and felt it does need to have multi-function and mentioned this area would have been a perfect venue for space for something like the recent HopFest.

Mr. Wood shared that the Duany Group talked about an area that was "hip and edgy" and pointed this is the kind of event they are talking about doing centered around some music groups in the PIT area. He noted there have been many ideas and visions that have come out of the DPZ Group. They have received the first draft report and are currently reviewing it and hope to have the final draft by the end of the month. He mentioned Duany's recommendation about incubators at Oak Hollow Mall and noted Aaron Clinard has been in touch with some people who have expressed a great interest in an incubator there, but it was uncertain as to whether or not the university is interested in an incubator.

Mr. Wood shared the ideas on the Public Library green space that has also been discussed. He mentioned they received a check from the High Point Board of Realtor's for $15,000 to do a preliminary study on this to see what it would cost to create a green, European kind of look with tall trees in plazas and turn this area of the Library into a very attractive entrance. Council Member Smothers asked them as they look at the Library property, to please keep in mind that public transportation may fit into a lot of this and to make sure there is the ability for bus access. He requested an additional $4,000 from Council to have the study done and they would come back after the study is done and the cost is determined, what the effect is going to be and how it can be done. He suggested it might be possible to acquire a couple of the buildings adjacent to

the Library on this block to extend the parking, rearrange the buildings, etc…. He noted things are beginning to happen Uptowne and people are expressing an interest in being Uptowne.

Mayor Sims noted if road dieting is part of the discussion, she strongly recommended it be done before bringing all these businesses in and added that it would make it much easier to entice businesses to the area.

Mr. Wood expressed appreciation for the encouragement and support from Council and staff and once they get the final document, a decision has to be made on how they are going to present it. City Manager Strib Boynton asked if Mr. Duany would be back in High Point. Mr. Wood replied that per the contract, Duany is obligated for two more visits, but they are not sure at this point how they will utilize those visits. He mentioned some of the pink code and zoning codes that would be included in the report and suggested he may be able to go with them on a trip to see some of the Legislature and discuss some of the challenges. He welcomed the City Council's input on any suggestions as to how they could present the final plan. Council Member Smothers suggested they do it a piece at a time. Mr. Boynton felt there would be a lot of interest in the grand vision that Duany has, but a lot of it will come down to the nuts and bolts—particularly the pink code—because it was sold that it would solve all the problems, but the state rules, regulations and codes would be more of a challenge.

Council Member Smothers asked about any legal challenges for them planning projects on city-owned property since the City Project, Inc. is a non-profit. City Attorney JoAnne Carlyle explained it could be done by an agreement with the non-profit. She explained an agreement is a little premature at this point, because what they are doing is conceptual and exact direction is not certain. She noted that an agreement would be needed before the project could begin. Council Member Smothers felt some type of agreement was needed. Ms. Carlyle agreed and noted she could get a simple hold-harmless agreement drafted. She commented that there are still issues with the titles/leases to the property, etc… that will have to be clarified.

Council Member Mendenhall questioned the limited access to The PIT and thought it would be available for people to visit, eat lunch, etc….. Mr. Freeman explained they designed it so it could be used with limited access for specific events that might take place.

There being no further questions or discussion, the meeting adjourned at 10:00 a.m. upon motion duly made and seconded.

Respectfully Submitted,

_____

Lisa Vierling, MMC
City Clerk

Fleet Services Department

Gary L. Smith
DIRECTOR

DATE: August 6, 2013

TO: Randy McCaslin, Assistant City Manager

FROM: Gary L. Smith, Director of Fleet Services Gary L. Smith

SUBJECT: Agenda Item – Mini Excavator

I respectfully request that the following be included for consideration on the next Council Agenda:

The purchase of a new Kubota KX080 Mini excavator directly from Kubota Tractor using the NJPA contract at a price of $113,562.81. This will be used by the Water-Sewer Mains department.

This mini excavator would replace a Case wheel loader that needed an engine and was not worth replacing. The Case wheel loader has already been sold through the online auction process. The new mini excavator will provide expanded capabilities versus a wheel loader giving the department better service delivery, improved fuel economy, and cleaner emissions. The wheel loader is limited to loading only, while the mini excavator can do multiple tasks related to repairing and replacing water and sewer lines.

Funding for this equipment will come from the vehicle replacement account.

pc: Cindy Duncan-Smith, Executive Assistant
pc: Jeff Moore, Finance Director
pc: Tarinda Chappell, Purchasing Manager

[Fleet Services Department]

Gary L. Smith
DIRECTOR

Kubota Mini Excavator

Case Wheel Loader

City of High Point, P.O. 230, 3524 Triangle Lake Road, High Point, NC 27260 USA
Phone: 336.883.3598 Fax: 336.883.6699

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fleet Services

COUNCIL AGENDA DATE: Sep 16, 2013

BID NO.: NJPA 070313-KBA CONTRACT NO.: DATE OPENED:

DESCRIPTION:

2013 Kubota KX080-4R3A Mini Excavator

PURPOSE:

To replace a Case wheel loader in the Water-Sewer Department that needed a engine.

COMMENTS:

This will be purchased directly from Kubota through our local dealer Sink Farm Equipment.

RECOMMEND AWARD TO: Kubota Tractor Corporation AMOUNT: $113,562.81

JUSTIFICATION:

Excellent NJPA contract pricing

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			$113,562.81
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Gary Smith Digitally signed by Gary Smith DN: cn=Gary Smith, o=City of High Point Fleet Services, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US Date: 2013.09.06 09:05:14 -04'00' DATE: Sep 6, 2013

The Purchasing Division concurs with recommendation submitted by the Gary Smith and recommends award to the lowest responsible, responsive bidder Kubota Tractor in the amount of $ 113,562.81.

PURCHASING MANAGER: Tarinda Chappell Digitally signed by Tarinda Chappell DN: cn=Tarinda Chappell, o=City of High Point, ou=Purchasing, email=tarinda.chappell@highpoint.gov, c=US Date: 2013.09.11 14:49:29 -04'00' DATE: Sep 11, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130620-173418 Digitally signed by Jeffrey Moore 20130620-173418 DN: c=Bank of America, ou=Bank of America Client Certificate CA - 02, ou=employeeName - High Point, City Of, ou=uniqueID - BANK OF AMERICA2112, cn=Jeffrey Moore 20130620-173418, email=jeff.moore@highpointnc.gov Date: 2013.09.11 15:19:24 -04'00' DATE: Sep 11, 2013

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.09.11 16:30:22 -04'00' DATE: Sep 11, 2013

Parks & Recreation Department

Administration Office

MEMORANDUM

To: Pat Pate, Assistant City Manager

From: Allen Oliver, Parks and Recreation Director

Date: September 11, 2013

Re: 910 Burton Road

I am recommending the purchase of the property at 910 Burton Road. The property will be used for expanding the entrance and providing a turn lane to the proposed Community Park. I will be at the Finance and City Council meeting to answer any questions.

136 Northpoint Avenue, Suite 201 • P.O. Box 230 • High Point, NC • 27262 • USA
Phone: 336-883-3473 • Fax: 336-883-3281 • www.highpointnc.gov/pr

Right of Way

RIGHT OF WAY DEPARTMENT

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMO

Sept. 9, 2013

To: JoAnne Carlyle, City Attorney

From: Henry T. Moon

Subject: 910 Burton Rd.

Please request Council approval at their 9/16/2013 meeting to purchase 910 Burton Rd. for inclusion as a part of the Future Westchester Dr. Park. The property has a tax value of $41,800. The agreed purchase price is $26,000. Mr. Allen Oliver will be at the finance and council meetings to answer any questions.

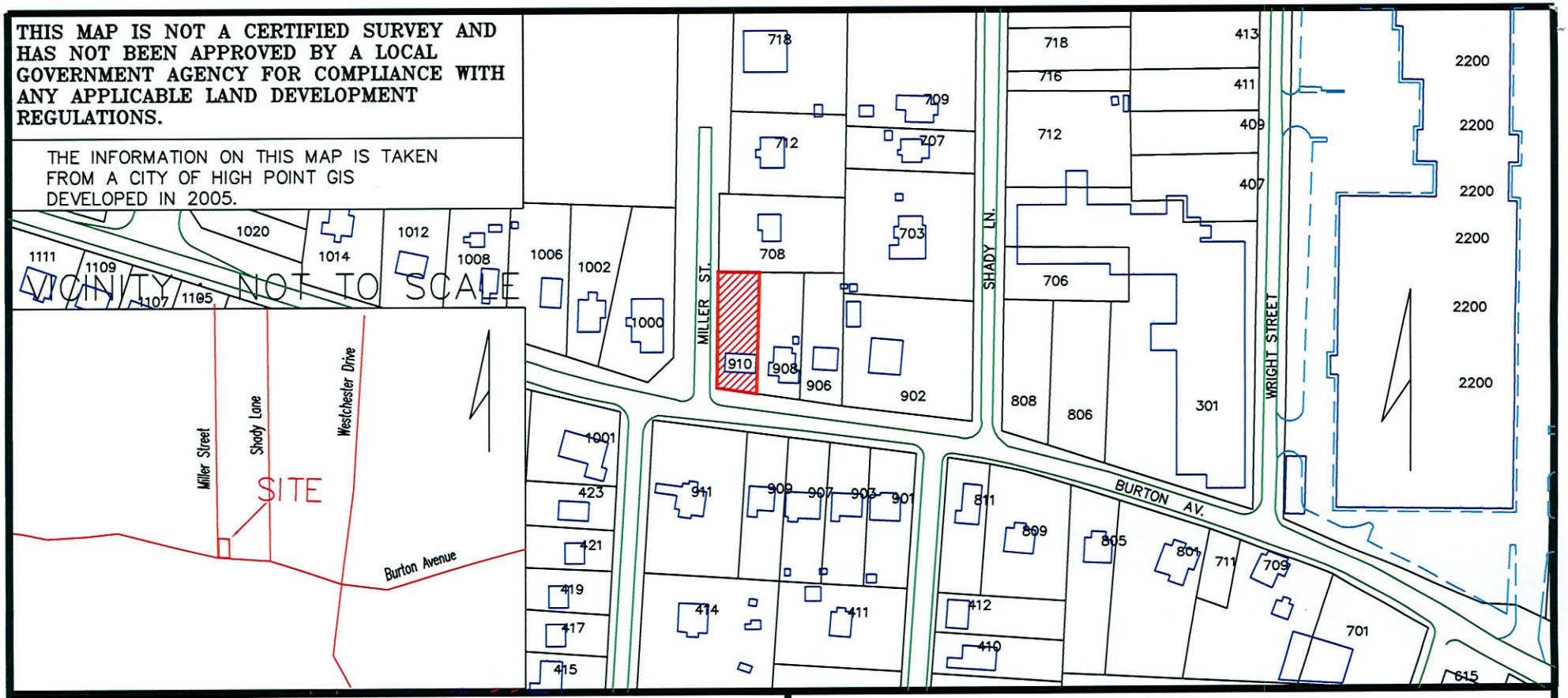
I will have the map to Cindy hopefully today.

If you have any questions, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3247
E-mail: henry.moon@highpointnc.gov

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN APPROVED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE INFORMATION ON THIS MAP IS TAKEN FROM A CITY OF HIGH POINT GIS DEVELOPED IN 2005.



CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

SCALE: 1"=180' BY: MBN

Purchase of Property for Park

Property of Davis and Fann
910 BURTON AVENUE
For Parks and Recreation
TM 18000103000020015 APPROXIMATELY 0.17 ACRES

PROJECT: Burton DATE: Sept. 2013

"AN ORDINANCE AMENDING THE 2013-2014 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS FOR ADDITIONAL PLANNING AND DEVELOPMENT
INSPECTIONS STAFF

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

Section 1. The City of High Point has determined it is in the City's best interest to add two new staff members in the Planning and Development Inspections Department. These additional positions will help increase the efficiency and effectiveness of the building plan review and permitting process.

Section 2. In order to appropriate these funds, the 2013-2014 Budget Ordinance of the City of High Point, should be amended as follows:

(A) That the General Fund Planning and Development Inspections expenditures be amended as follows:

Personnel and Benefits	$ 88,000

(B) That the General Fund revenues be amended as follows:

Appropriated Fund Balance	$ 88,000

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

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

Adopted this 16th day of September, 2013

Lisa B. Vierling, City Clerk

Public Services Department

Richard D. McMillan, P.E.
ASSISTANT DIRECTOR

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

DATE: October 2, 2013

TO: Herb Shannon, Planning Department

FROM: Richard D. McMillan, P.E., Assistant Director

SUBJECT: Closure of Unopened Right-of-Way between Model Farm Road & Jay Place

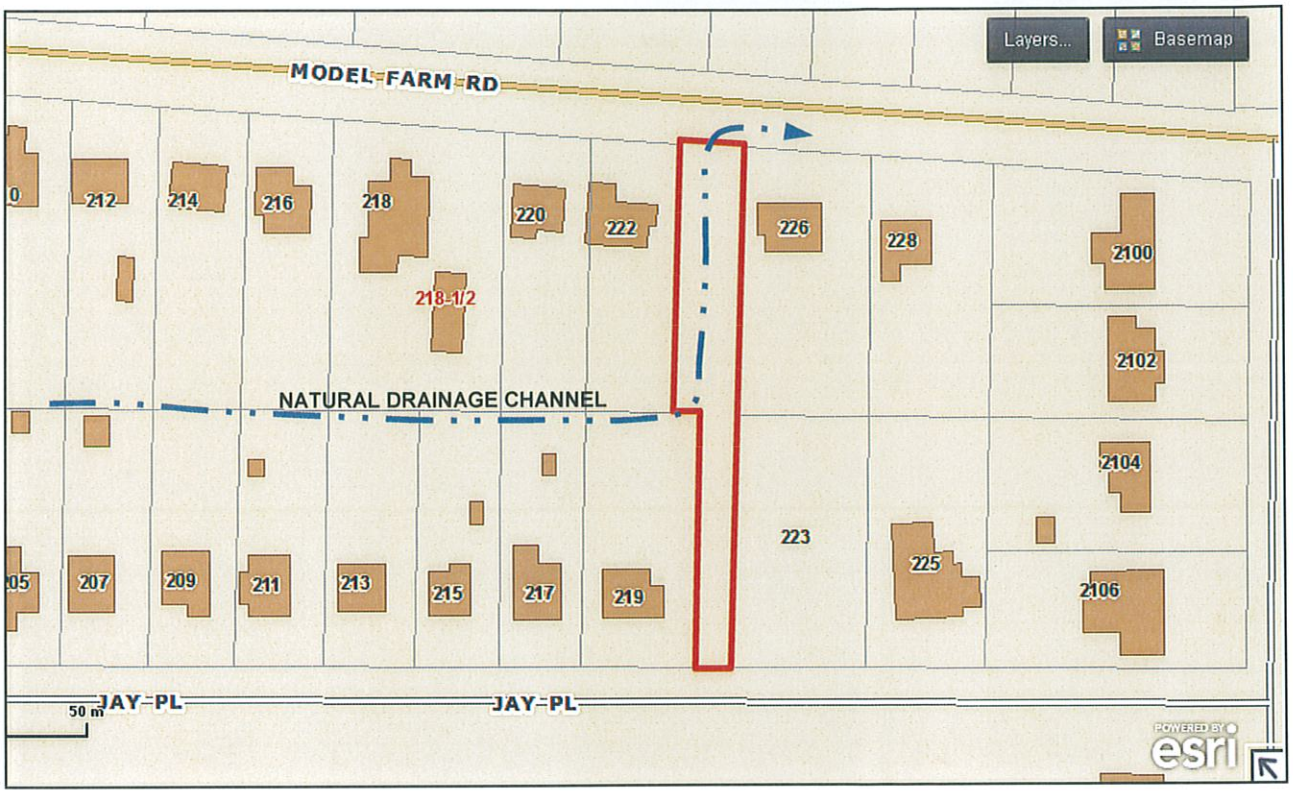
In regards to the unopened right-of-way (ROW) between Model Farm and Jay (btw houses 222 & 226 Model Farm Road and beside 219 Jay Pl), the City currently has no infrastructure (roadway, electric, water/sewer/storm drainage, etc.) within this area. However, the City did perform some minor drainage work at the request of a property owner 10 years ago.

The drainage basin between Model Farm & Jay Place flows eastward and downhill along the rear of the lots. Prior to any improvement, when rain water reached the house at 226 Model Farm Road, the water ran around the house, as well as under, to reach the drainage along Model Farm Road and created problems around and under the house.

In 2003, the owner of 226 Model Farm contacted the City about possible improvements to minimize flooding around and under his house utilizing the Stormwater Program. The drainage channel was defined and channelized to run between the lots to get to Model Farm Rd (see photos attached). This was done at no cost to the home owner due to the fact that the channel work/grass swale was performed on the unopened ROW. No infrastructure (pipes or basins) was constructed or placed in this area.

There is no drainage easement along the rear of lots on Model Farm or Jay, nor is there any drainage easement along the unopened ROW between houses 222 and 226. The residents have planted shrubs, bushes, and trees within unopened ROW and treat it as yard space with a driveway. They are maintaining the grass swale.

The unopened ROW serves no public purpose and Public Services Department recommends the closure of the unopened right-of-way between houses 222 and 226 on Model Farm Road and 219 & 223 Jay Place.


Layers...
Basemap
MODEL FARM RD
212
214
216
218
220
222
226
228
2100
218-1/2
2102
NATURAL DRAINAGE CHANNEL
2104
223
225
207
209
211
213
215
217
219
2106
JAY PL
JAY PL
50 m
esri

Grass Swale between 222 and 226 Model Farm Road

November 2003

November 2003

Grass Swale - October 9, 2008