

City of High Point

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



Meeting Agenda

Monday, August 15, 2016

5:30 PM

Council Chambers

City Council

*William S. Bencini, Jr., Mayor
Jeffrey J. Golden, Mayor Pro Tem
Latimer B. Alexander, IV, Cynthia Y. Davis,
James C. Davis, Jason P. Ewing,
Alyce E. Hill, Christopher Williams,
Jay W. Wagner*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**

- [160245](#) American Landmark Award Recipient - Arnold Koonce/City Lake Dam
Presentation of award from the American Water Works Association recognizing the Arnold Koonce/City Lake Dam as the recipient of the American Landmark Award.
- [160262](#) Resolution - Police Chaplains Program
Members of the High Point Police Chaplains Program will be in attendance to receive a Resolution expressing the City's appreciation for their support of the Police Department and community.

CONSENT AGENDA ITEMS**FINANCE COMMITTEE - Council Member J. Davis, Chair**

- [160246](#) Contract - North Main Street Underground Utilities
Council is requested to award contract for Bid No. 67 to Yates Construction Company, Inc. in the amount of \$5,577,460.75 for the North Main Street Underground Utilities project.
- [160247](#) Contract - Tandem Axle Dump Truck
Council is requested to award contract for the purchase of a Tandem Axle Dump Truck from Transource in the amount of \$137,029.43 for use at the Ingleside Compost facility.
- [160248](#) Lease Amendment - High Point Theatre/International Market Center - HVAC
Council is requested to approve an amendment to the original lease agreement between the High Point Theatre and the International Market Centers for the HVAC usage by the Theatre.
- [160249](#) Resolution - Condemnation - 1330 Kersey Valley Road
Council is requested to adopt a Resolution authorizing condemnation of property located at 1330 Kersey Valley Road belonging to Stanton Edward Yarborough et ux. Property is need for the Kersey Valley Landfill Electric Line project.
- [160250](#) Resolution - Condemnation - 1303 Kersey Valley Road
Council is requested to adopt a Resolution authorizing condemnation of property located at 1303 Kersey Valley Road belonging to Tony E. Yarborough, et al. Property is need for the Kersey Valley Landfill Electric Line project.
- [160251](#) Report of Surplus Equipment Disposal
Council is requested to acknowledge receipt of the report of the sale of surplus equipment in fiscal year 2015-2016 as required by the City of

High Point Purchasing Policies and Procedures Manual.

REGULAR AGENDA ITEMS**COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE -
Mayor Pro Tem Golden, Chair**

- [160252](#) Ordinance - Demolition of Dwelling - 1510 Lake Village Drive
Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 1510 Lake Village Drive belonging to James R. Dobson, Jr.
- [160253](#) Ordinance - Demolition of Dwelling - 1512 Lake Village Drive
Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 1512 Lake Village Drive belonging to James R. Dobson, Jr.
- [160254](#) Ordinance - Demolition of Dwelling - 522 White Oak Street
Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 522 White Oak Street belonging to Janusz Glazowski.

Pending Items

- [160213](#) Ordinance - Demolition of Dwelling - 1015 Washington Street
Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling locate at 1015 Washington Street, belonging to Betty T. Phillips. This item was discussed at the July 18th City Council meeting and postponed to the August 15th meeting.
- [160214](#) Ordinance - Demolition of Dwelling - 913 Carter Street
Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling locate at 913 Carter Street, belonging to Lecia L. Christian. This item was discussed at the July 18th City Council meeting and postponed to the August 15th meeting.

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair

- [160255](#) Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-Sacs
The Prosperity & Livability Committee met on Wednesday, August 3rd and recommended that Council adopt a policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-Sacs.

**PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner,
Chair**

- [160256](#) Resolution of Intent - Street Abandonment 16-03

Approval of a Resolution of Intent that establishes a public hearing date of Monday, September 19, 2016 at 5:30 p.m. to consider a request by World Relief Corporation of National Association of Evangelicals to abandon the western 295 feet of the Everett Lane right-of-way, lying west of Kennedy Avenue.

PUBLIC HEARINGS

- [160257](#) Resolution - High Point University - Street Abandonment 16-02
A request by High Point University to abandon the eastern portion (approximately 72 feet) of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street. The petitioner is requested that this matter be withdrawn from consideration.
- [160258](#) Ordinance - City of High Point - Zoning Map Amendment 16-15
A request by the City Council to rezone 81 properties totaling approximately 3,500 acres to implement the new Development Ordinance that goes into effect on January 1, 2017.

GENERAL BUSINESS AGENDA

- [160259](#) Resolution - City Council Standing Committees Assignments
Council is requested to approve the amendment to the Standing Committee Assignments of City Council to add the Mayor and Mayor Pro Tem to serve on an as-needed basis when a quorum will not be present.
- [160260](#) Change in City Council Meeting Schedule
Consideration in a change in the City Council Regular Meeting Schedule to reschedule/cancel the following Regular Council Meetings:
- Monday, September 5th (Labor Day Holiday) reschedule to Tuesday, September 6th at 5:30 p.m.
Monday, January 2, 2017 (New Year's Day Holiday) No Meetings that week
Monday, January 16, 2017 (MLK Holiday) reschedule to Tuesday, January 17th at 5:30 p.m.
- [160261](#) Minutes to Be Approved
Special Meeting Council (Closed Session); Monday, August 1st @ 5:00 p.m.
Regular Council Meeting; Monday, August 1st @ 5:30 p.m.
Prosperity & Livability Committee Meeting; August 3rd @ 9:00 a.m.
- [160030](#) Boards & Commissions - Vacancy Report
Attached is the current list of vacancies for all Boards & Commissions.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent (ROI) for Street Abandonment 16-03
(World Relief Corporation of National Association of Evangelicals)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 15, 2016

Public Hearing: Yes

Advertising Date: Not applicable

Advertised By: N/A

Attachments: A. Resolution of Intent (ROI) for Street Abandonment 16-03
B. Map of right-of-way proposed to be abandoned

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a request by World Relief Corporation of National Association of Evangelicals to abandon the western 295 feet of the Everett Lane right-of-way, lying west of Kennedy Avenue.

BACKGROUND:

Resolution of Intent for Street Abandonment 16-03 is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council set a public hearing date of Monday, September 19, 2016 to hear this request.

Publish four (4) consecutive weeks: August 19 & 26, 2016 and September 2 & 9, 2016

**RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(SA16-03)**

WHEREAS, the City Council has been petitioned by World Relief Corporation of National Association of Evangelicals to abandon the western 295 feet of the Everett Lane right-of-way, lying west of Kennedy Avenue.

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, September 19, 2016, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chamber of the Municipal Building in High Point.

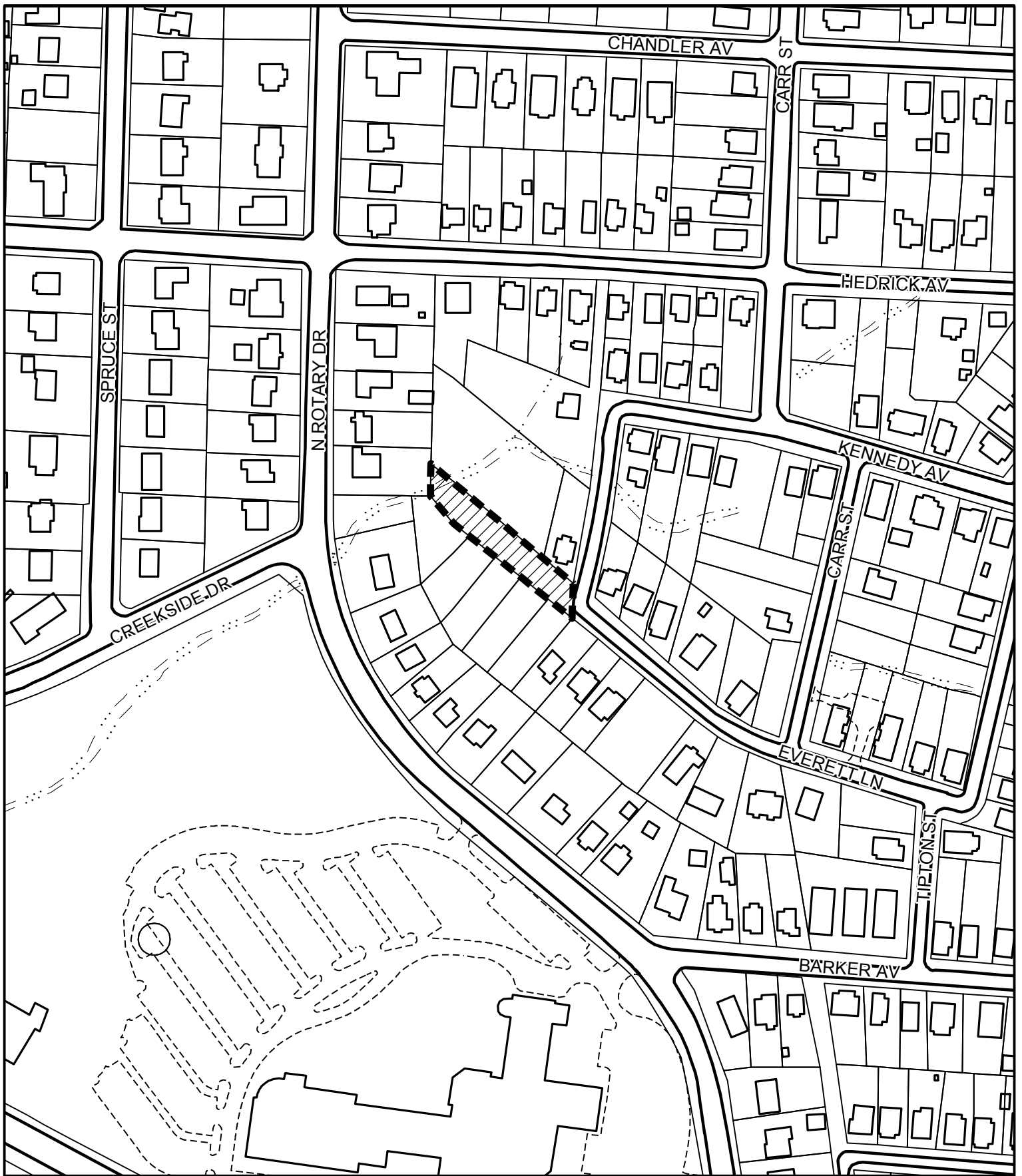
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

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) 883-3328 or FAX (336) 883-3056.

By Order of the City Council
This the 15th day of August, 2016.

Lisa B. Vierling, City Clerk

Petition Submitted By: World Relief Corporation of National Association of Evangelicals



STREET ABANDONMENT SA-16-03

Applicant: World Relief Corporation of
National Association of Evangelicals
Area: 0.30 acres



Location of requested street abandonment

Planning & Development
Department

City of High Point

Date: August 8, 2016



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
2016/pz/sa16-03.mxd

CITY OF HIGH POINT

AGENDA ITEM



Title: Tandem Axle Dump Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Bid Recommendation Form

Meeting Date: August 15, 2016

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Ingleside Compost Facility has a tandem axle dump truck in need of replacement due to age and increasing maintenance costs. Using the NC State Contract 070J a 2017 Mack tandem axle dump truck is being recommended for council approval.

BACKGROUND:

The Ingleside Compost Facility is currently using a 2002 Sterling tandem axle dump truck with over 97,000+ miles. The maintenance costs have steadily increased over the past couple of years and we recommend replacement based on age and overall condition. The truck is used for transporting materials at the compost facility and landfill. The Mack tandem axle truck is similar to the one they are currently using and will meet their needs. The price of \$137,029.43 is for one truck, body installation, and delivery. Estimated delivery is 150-180 days.

BUDGET IMPACT:

Funds are available in 2016-17 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing a Mack tandem axle truck with a dump body from Transource. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **Aug 15, 2016**

BID NO.: **State Contract** CONTRACT NO.: **070J** DATE OPENED:

DESCRIPTION:
2017 Mack Tandem Axle Dump Truck

PURPOSE:
The Ingleside Compost Facility is currently using a 2002 Sterling tandem axle dump truck with over 97,000 + miles. The truck is used for transporting materials at the compost facility and landfill. The Mack tandem axle truck is similar to the one they are currently using and will meet their needs.

COMMENTS:
The price of \$137,029.43 is for one truck, body installation, and delivery. Estimated delivery is 150-180 days.

RECOMMEND AWARD TO: **Transource** AMOUNT: **\$137,029.43**

JUSTIFICATION:
The maintenance costs have steadily increased over the past couple of years and we recommend replacement based on age and overall condition.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$137,029.43
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Gary L. Smith** Digitally signed by Gary L. Smith
DN: cn=Gary L. Smith, o=City of High Point, NC, email=gary.smith@highpointnc.gov, c=US
Date: 2016.08.04 10:34:04 -04'00' DATE: **Aug 4, 2016**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services and recommends award to the lowest responsible, responsive bidder **Transource** in the amount of \$ **137,029.43**.**

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=City of High Point, NC, email=erik.conti@highpointnc.gov, c=US
Date: 2016.08.04 14:31:39 -04'00' DATE: **Aug 4, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Jeffrey A. Moore** Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, email=jmoores@highpointnc.gov, c=US
Date: 2016.08.04 14:35:59 -04'00' DATE: **Aug 4, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, NC, email=greg.demko@highpointnc.gov, c=US
Date: 2016.08.04 15:14:01 -04'00' DATE: **Aug 4, 2016**

CITY OF HIGH POINT

AGENDA ITEM



Title: Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-sacs

From: Randy Hemann, Assistant City Manager

Meeting Date: 8/15/16

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: Proposed Policy

PURPOSE:

This Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-sacs is designed to provide guidelines and criteria to facilitate the painting of secondary streets in residential and mixed use areas.

BACKGROUND:

This policy was discussed at the August 3rd Prosperity and Livability Committee as a way to beautify and activate residential spaces within the City of High Point. The policy was favorably recommended by the Committee by a unanimous 4-0 vote.

BUDGET IMPACT:

N/A.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council adopt the attached Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-sacs.

City of High Point

Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-Sacs

PURPOSE

This Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-Sacs (“Policy”) promotes a sense of community, recognizes the cultural and artistic value of public art, and otherwise beautifies and activates public residential spaces within the City of High Point (“City”). Enhancements of intersections, alleys, and cul-de-sacs under this policy shall be limited to approved designs painted on approved areas within the City. The goals of this policy shall be best accomplished through a revocable permit issued by the City of High Point Department of Transportation with approval by the City Manager or his designee and consistent with the procedures set forth below.

AREAS ELIGIBLE FOR ENHANCEMENT

Eligible areas under this Policy shall include streets, intersections, alleys, and cul-de-sacs of public streets within the City of High Point corporate limits. Additionally, any area to be enhanced must be designated as sub-collector, local residential, residential cul-de-sac, or alley (hereinafter “Streets”) under the City Department of Transportation. This program applies to streets serving residential neighborhoods and, in certain cases, residential areas with limited mixed-use components. Thoroughfares, arterials, and collectors serving a broader purpose and range of uses, even when some limited residential component is present, are excluded from this policy. Any street to be enhanced under this Policy must be located in a City zoning area currently established for Residential Zoning by the City of High Point. Enhancements of the Streets shall be limited to painting the designated and approved Streets with City approved designs (“Project”).

APPLICATION AND PERMIT

Applications to paint Streets shall be submitted to the City Manager or his designee. A petition of support for the proposed enhancements must be presented with the application and be signed by seventy-five percent (75%) of all residents living within one (1) block or within five hundred (500) feet, whichever is less, of the proposed Project area’s street frontage in order for the application to be received. Any mid-block Street enhancement petitions must include seventy-five percent (75%) of that block’s residents. Permits provided under this Policy shall be for as long as the enhancement remains on the Street (“Project Period”) and only one permit may be provided for designated Streets at any given time. In addition to the Project design approvals below, the Project locations must be approved by the City Manager or his designee.

Applications submitted must provide the following to the satisfaction of the City Manager or his designee:

- (1) a written description of the proposed Project including Project start date.
- (2) diagrams and/or renderings of how the Street will appear at the completion of the proposed Project.
- (3) Project designs must be free of any words, commercial logos (for example: Coca-Cola, State Farm, Ford, or sports teams), advertising/sponsorship, political or religious messages, obscenities, or other depictions deemed offensive or in poor taste.
- (4) evidence showing that the proposed Project and completed Street enhancement will not unreasonably impair traffic or pedestrian safety in the area, including but not limited to, use of approved paint for the Project and obtaining other necessary permits under this Policy.
- (5) a designated person, Home Owner's Association or other entity responsible for the proposed Project ("Permittee").
- (6) an encroachment agreement must be executed by all abutting **property owners** if the Project includes any above ground features including, but not limited to, artwork, sculptures, hanging objects or structures.

City Manager or his designee shall have the right to impose any conditions on the Project when issuing the permit to the applicant.

PROJECT COSTS

The cost of the street painting permit shall be \$50 and payment due to the City before the permit may be issued. All paint, materials, traffic safety devices, permits, and any other costs associated with the Project shall be the sole responsibility of the Permittee. Cost of the permit, materials, or other costs associated with the Project shall not be refunded if the City revokes its permit. The initial \$50 permit fee shall also cover the cost of the first Block Party Permit required under this Policy. After the initial installation of the Project, additional Block Party Permits required to maintain or repair the Project shall incur an additional fee, but the Permittee shall not be required to apply for an additional street painting permit.

PERMITEE RESPONSIBILITIES

Permittee shall be the designated person, Home Owner's Association or other entity responsible for the Project. Permittee must identify themselves on the application as well as other responsibilities that shall include:

- (1) Receive approval of Project application through a revocable permit and provide a signed petition of support from residents as set forth above.
- (2) Provide notice to all residents or business owners within five hundred (500) feet or one (1) block, whichever is greater, of the Project location detailing the Project date and potential street closings or other impacts resulting from the Project.
- (3) During the Project Period, the Permittee shall be responsible for protecting all public and private facilities and property placed in the public rights-of-way that fall within the Streets.
- (4) Permittee shall obtain a Block Party Permit through the Department of Transportation to close all streets up to one block distance from the Project. Type III barricades and STREET CLOSED signs shall be used as provided for in the ***Manual of***

Uniform Traffic Control Devices (Federal Highway Administration, latest edition) at the sole costs to the Permittee. If requested and available, City personnel may assist in the setup and takedown of these traffic control devices, however, the responsibility of insuring placement of the devices shall remain with the Permittee. No Street may be blocked for more than twelve (12) hours in any twenty-four (24) hour period without approval from the Director of Transportation.

(5) Should City repairs, maintenance, or installation of future or existing City facilities to an enhanced Street be required, the reconstruction, relocation, repair or removal of any Project shall be at the sole cost of the Permittee.

(6) At the expiration of revocation of any permit under this Policy, Permittee shall return the Street to its original condition at Permittee's own cost and expense.

(7) Permittee shall consult with the City Department of Transportation in regards to the type of paint used for the Project. Paint must be a flat water based traffic paint or flat latex paint (example: water-based exterior house paint) that can be tinted or colored as desired. The painted surface must be slip-resistant; therefore, satin, semi-gloss, or gloss paints may not be used. To improve roughness or slip-resistance characteristics, small amounts of white play sand may be added to the paint mix before application. Any use of alternative paint types must be approved by the Director of the High Point Department of Transportation at the time the Permit is issued. The use of spray paints (aerosol cans) is expressly prohibited. Using paint that has not been approved by the City Department of Transportation will result in immediate revocation of any permit under this Policy.

(8) Permittee shall indemnify, hold harmless, and defend the City, its employees, agents and representatives, from and against any and all claims or damages directly or indirectly arising out of or resulting from or related to the Project and permit issued under this Policy.

Failure to comply with any one of the above responsibilities may result in immediate revocation of any Permit issued under this policy and Permittee being responsible for any costs associated with returning the enhanced Street to the same condition it was before issuance of the Permit.

REVOCATION

The revocable permit provided under this Policy shall exist in perpetuity unless revoked by the City under this Policy or abandoned by the Permittee. The City may revoke any permit approved under this Policy for any reason. Permittee is expected to amicably resolve any disputes over the Project and complaints to the City regarding the Project may result in immediate revocation of any permits.

MAINTENANCE, DAMAGE AND VANDALIZED PROJECTS

Permittee shall be responsible for ensuring the Project is maintained during the Project Period. Worn or neglected Projects, prohibited designs or unpermitted Projects on any Street may be summarily removed by the City without notice and at the sole cost of the Permittee. Costs associated with maintenance to the Project due to Permittee's neglect shall be the sole cost of the Permittee which will include, but is not limited to, an additional block party permit for the closing of streets to maintain or repair the enhanced Street. Permittee shall notify the City of desired

scheduled maintenance of the Project and apply for necessary Street closings and Block Party Permit through the same process listed above for the initial painting of the Project. Maintenance responsibilities of the Permittee shall include repainting over graffiti and any other method that the Project may be vandalized. Failure to maintain a Project may result in the City exercising remedies including, but not limited to, revocation of existing Permit, Permittee paying costs associated with the City returning the Street to its condition before the Project began, and denial of future Permit requests to the Permittee.

CITY OF HIGH POINT

AGENDA ITEM



Title: Amendment to Standing Committees of City Council

From: Lisa Vierling, City Clerk

Meeting Date: August 15, 2016

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: Standing Committee Assignments

PURPOSE:

Section 12.1-19 of the High Point City Code provides for the appointment of standing and special committees of City Council.

BACKGROUND:

From time to time, a quorum of the Committees is not present which may prohibit the Committees from meeting and results in the Committees not being able to forward any recommendations to City Council. As a resolution, the City Council does hereby appoint the Mayor and the Mayor Pro Tem to serve on each of the four Standing Committees on an as-needed basis when a quorum will not be present.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Council is requested to approve the amendment to the Standing Committee Assignments of City Council to add the Mayor and Mayor Pro Tem to serve on an as-needed basis when a quorum will not be present.

**RESOLUTION BY THE HIGH POINT CITY COUNCIL
AMENDING THE 2014-2017 STANDING COMMITTEES OF THE CITY COUNCIL**

WHEREAS, Section 2-1-19 of the High Point City Code provides for the appointment of standing and special committees; and

WHEREAS, at the December 8, 2014 Organizational Meeting of the High Point City Council, appointments were made to the following four 2014-2017 Standing Committees (Finance; Community Housing & Neighborhood Development; Planning & Development and Prosperity & Livability) as recommended by the Mayor and approved by the City Council and subsequently revised on February 16, 2015, September 21, 2015, and April 4, 2016; and

WHEREAS, from time to time, a quorum of the Committees are not present which may prohibit the Committees from meeting and results in the Committees not being able to forward any recommendations to the City Council; and

WHEREAS, as a resolution, the City Council does hereby appoint the Mayor and Mayor Pro Tem to serve on each of the four Standing Committees on an as-needed basis when a quorum will not be present; and

WHEREAS, Section 2-1-22 of the High Point Code of Ordinances continues to apply and states that ***only Official action can be taken by the City Council*** and further states that ***No standing or special committee of the City Council shall have the power to act for the City Council regardless of the number of City Council members on the committee or present.***

NOW, THEREFORE BE IT RESOLVED by the High Point City Council that the 2014-2017 Standing Committees be revised by adding the Mayor and Mayor Pro Tem to each Committee to serve on an as-needed basis when a quorum is not present.

Adopted this 15th day of August, 2016.

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

Adopted 12/8/2014; 2/16/2015 (changed Finance Committee to 4:00 on Thursdays preceding Regular Council Meetings); 9/21/2015 (changed date and time of Finance Committee)
Revised 4/4/2016 (removed Williams from Finance Committee and added Alexander; removed Alexander from Prosperity & Livability Committee and added Williams)
Revised 8/15/2016 (added Mayor and Mayor Pro Tem to serve on as-needed basis when a quorum is not present)



STANDING COMMITTEES OF CITY COUNCIL – COMPOSITION (2014-2017)

Day & Time of Meetings

Finance Committee

Jim Davis, Chair
Cynthia Davis
Alyce Hill

~~Chris Williams~~ **Latimer Alexander (eff. 4/4/16)**

Bill Bencini, Mayor (effective 8/15/2016)

Jeff Golden, Mayor Pro Tem (effective 8/15/2016)

Wednesday preceding the 1st and
3rd Monday @ 4:00 p.m.
(effective 9/21/2015)

Community Housing & Neighborhood Development Committee

Jeff Golden, Chair
Latimer Alexander
Jason Ewing
Chris Williams

Bill Bencini, Mayor (effective 8/15/2016)

Jeff Golden, Mayor Pro Tem (effective 8/15/2016)

2nd Tuesday @ 10:00 a.m.

Planning & Development Committee

Jay Wagner, Chair
Cynthia Davis
Jim Davis
Jeff Golden

Bill Bencini, Mayor (effective 8/15/2016)

Jeff Golden, Mayor Pro Tem (effective 8/15/2016)

Tuesday after 1st Monday meeting
@ 4:00 p.m.

Prosperity & Livability Committee

Jason Ewing, Chair

~~Latimer Alexander~~ **Chris Williams (eff. 4/4/16)**

Alyce Hill

Jay Wagner

Bill Bencini, Mayor (effective 8/15/2016)

Jeff Golden, Mayor Pro Tem (effective 8/15/2016)

1st Wednesday @ 9:00 a.m.

These committees will meet as needed and could be subject to cancellation if there is no business to be considered.

Sec. 2-1-22 - Official action by city council. (High Point Code of Ordinances)

Official action by the city council can only be taken at a regular, special, or continued meeting of the city council, which includes continued public hearings and properly scheduled or called meetings. No standing or special committee of the city council shall have the power to act for the city council regardless of the number of city council members on the committee or present.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 522 White Oak St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: August 15, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 522 White Oak Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on November 12, 2013. No action occurred by the compliance date of February 12, 2014. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

522 White Oak Street

OWNER:

Janusz Glazowski

**FIRST
INSPECTION:**
10-29-2013

Summary of Major Violations
1. Inadequate foundation bearing – rear of property
2. Rotten boards on the exterior
3. Rotten kitchen flooring
4. Termite damaged exterior wall studs
5. Repair or replace rear steps

**HEARING
RESULTS:**
11-12-13

No one appeared for the Hearing to discuss the violations. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple violations in the house that make it unsafe. This request includes the accessory structure located on the property. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
11-12-13

Order to Repair or Demolish
Date of Compliance 2-12-14

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

There have not been any permits issued or repairs completed.

EXTENSIONS:

None Requested



522 White Oak Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: August 4, 2016



Scale: 1"=200'
y:\ba-pd\inspectional
ord-demo.mxd



522 (A & B) White Oak Street

**Exterior Picture taken
August 5, 2016**

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1510 Lake Village Drive

From: Michael McNair, Director
Community Development & Housing

Meeting Date: August 15, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1510 Lake Village Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on July 12, 2013. No action occurred by the compliance date of October 14, 2013. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

A Lis Pendens was recorded on August 12, 2013. The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice. The current owner is James R. Dobson Jr.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1510 Lake Village Drive

OWNER:

James R. Dobson Jr.
Property obtained September 10, 2015

**FIRST
INSPECTION:**
6-14-13

Summary of Major Violations
1. Needs new heating system
2. Holes in ceilings and walls
3. Missing plumbing fixtures and pipes
4. Leaking roof covering
5. Termite damaged floor system sill

**HEARING
RESULTS:**
7-12-13

No one appeared for the Hearing to discuss the violations. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
7-12-13

Order to Repair or Demolish
Date of Compliance 10-14-2013

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

There have not been any permits issued or repairs completed.

EXTENSIONS:

None Requested

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1510 Lake Village Drive

James R. Dobson Jr.
1157 Hawick Dr.
High Point, NC 27262

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

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

Adopted by City Council,
This the 15th day of August, 2016

Lisa B. Vierling, City Clerk



1510 Lake Village Drive

**Exterior Pictures taken
August 5, 2016**



1510 Lake Village Drive

**Exterior Pictures taken
August 5, 2016**

**RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A PORTION
OF CERTAIN PROPERTY IN CONNECTION WITH THE
KERSEY VALLEY LANDFILL ELECTRIC LINES**

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire an easement across a portion of the real property at 1330 Kersey Valley Road, Guilford County, North Carolina.

WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed easement in this property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$1,815.00;

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

1. the City of High Point shall acquire an easement across a portion of the real property at issue;

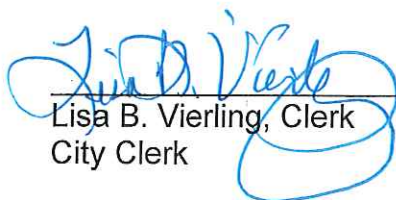
title to a portion of that certain property located 1330 Kersey Valley Road, Guilford County, described in Deed Book 3125, Page 23 of the Guilford County Registry.
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire an easement across the said portion of property;
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$1,815.00 to the Clerk of Superior Court as just compensation to said owners.

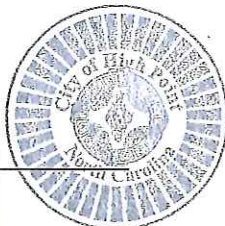
Adopted by City Council,
this 15th day of August, 2016



William S. Bencini, Jr., Mayor

Attest:


Lisa B. Vierling, Clerk
City Clerk



**HIGH POINT CITY COUNCIL
SPECIAL MEETING
(CLOSED SESSION- Attorney/Client Privilege)
August 1, 2016 – 5:00 P.M.
CITY MANAGER’S CONFERENCE ROOM**

Present:

Mayor William S. Bencini, Jr.; Mayor Pro Tem Jeff Golden (Ward 1); and Council Members Cynthia Davis (At-Large), Alyce Hill (Ward 3), Jay Wagner (Ward 4), and Jim Davis (Ward 5)

Absent:

Council Members Latimer Alexander (At-Large), Chris Williams (Ward 2), and Jason Ewing (Ward 6)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Maria Smith, Deputy City Clerk; Lisa Vierling, City Clerk

The Special Meeting was called pursuant to N.C. General Statute 143-318.11(a)(3) (Attorney-Client Privilege).

Mayor Bencini called the meeting to order at 5:06 p.m. and advised the purpose of the meeting was to receive advice from the City Attorney regarding a lawsuit in order to preserve the attorney-client privilege.

Upon motion by Council Member Wagner, second by Council Member J. Davis Council entered into a Closed Session for the purpose of preserving the attorney-client privilege. The motion carried unanimously. [6-0 vote] [Council Members Alexander, Williams and Ewing were absent]

Upon reconvening into Open Session at 5:22 p.m, motion was made by Council Member Wagner, seconded by Council Member Hill to adjourn the meeting. Prior to adjournment, Mayor Bencini announced there will be no action taken as a result of the Closed Session.

The meeting adjourned at 5:22 p.m. upon motion duly made and seconded.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

Office of the Mayor
City of High Point
North Carolina

Resolution...

WHEREAS, Police Chaplains have supported the High Point Police Department as a volunteer program for 30 years; and,

WHEREAS, Police Chaplains are either Reserve Officers or Associate Reserve Officers and do not receive payment for their contributions; and,

WHEREAS, Police Chaplains are on call 24 hours a day, seven days a week, developing monthly schedules to ensure coverage and availability to respond to assist the Police Department. This is in addition to their other full time responsibilities; and,

WHEREAS, Police Chaplains provide countless services to include counseling for officers and employees in the aftermath of tragic incidents as well as during troubling personal family matters and other issues that may arise; and,

WHEREAS, Police Chaplains assist in numerous death notifications by supporting our officers as they inform individuals upon the death of a loved one; and,

WHEREAS, Police Chaplains console and support these citizens during one of the most tragic days of their lives, helping them to understand the process and steps of what will come; and,

WHEREAS, Police Chaplains answer questions and assist families in making related arrangements while constantly monitoring them for their own safety and welfare; and,

WHEREAS, Police Chaplains support the community through prayer and action, serving as ambassadors for the Police Department as they encourage community support for law enforcement efforts.

NOW, THEREFORE, BE IT RESOLVED, that it is the desire of the Mayor and High Point City Council to present this resolution to our High Point Police Chaplains expressing our appreciation for their unselfish devotion and service to our law enforcement officers and the families in the High Point community.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina, this 15th day of August, 2016.

William S. Bencini, Jr.

William S. Bencini, Jr., Mayor

**RESOLUTION BY THE HIGH POINT CITY COUNCIL
AMENDING THE 2014-2017 STANDING COMMITTEES OF THE CITY COUNCIL**

WHEREAS, Section 2.1-19 of the High Point City Code provides for the appointment of standing and special committees; and

WHEREAS, at the December 8, 2014 Organizational Meeting of the High Point City Council, appointments were made to the following four 2014-2017 Standing Committees (Finance; Community Housing & Neighborhood Development; Planning & Development and Prosperity & Livability) as recommended by the Mayor and approved by the City Council and subsequently revised on February 16, 2015, September 21, 2015, and April 4, 2016; and

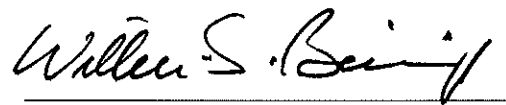
WHEREAS, from time to time, a quorum of the Committees are not present which may prohibit the Committees from meeting and results in the Committees not being able to forward any recommendations to the City Council; and

WHEREAS, as a resolution, the City Council does hereby appoint the Mayor and Mayor Pro Tem to serve on each of the four Standing Committees on an as-needed basis when a quorum will not be present; and

WHEREAS, Section 2-1-22 of the High Point Code of Ordinances continues to apply and states that *only Official action can be taken by the City Council* and further states that *No standing or special committee of the City Council shall have the power to act for the City Council regardless of the number of City Council members on the committee or present.*

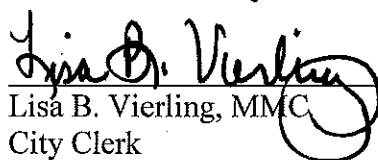
NOW, THEREFORE BE IT RESOLVED by the High Point City Council that the 2014-2017 Standing Committees be revised by adding the Mayor and Mayor Pro Tem to each Committee to serve on an as-needed basis when a quorum is not present.

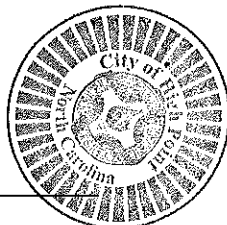
Adopted this 15th day of August, 2016.



William S. Bencini, Jr., Mayor

Attest:


Lisa B. Vierling, MMC
City Clerk



Portland, OR Street Painting

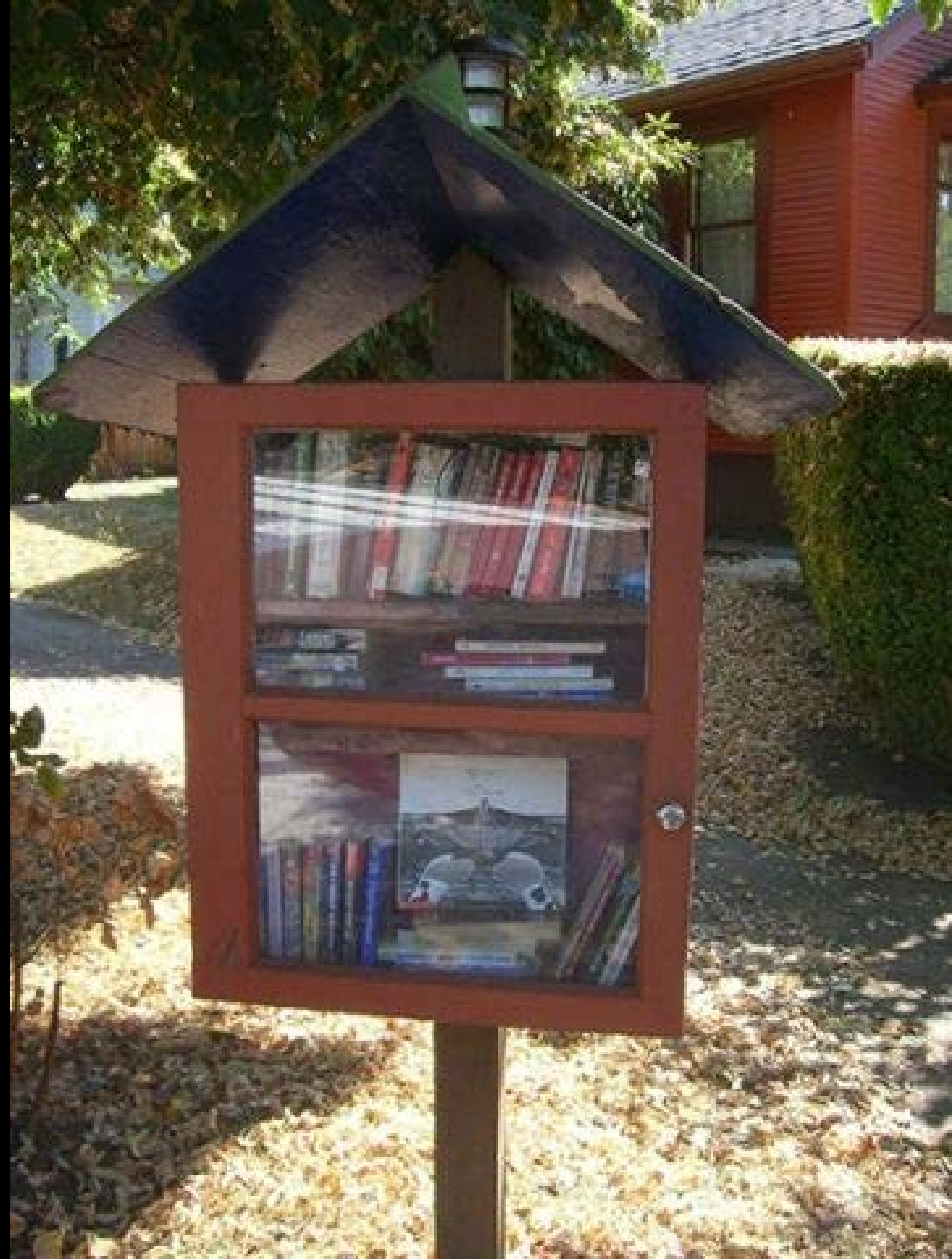
by Jay Wagner







































CITY OF HIGH POINT

AGENDA ITEM



Title: Condemnation – 1303 Kersey Valley Road

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, August 15, 2016

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Resolution & Map

PURPOSE:

Consideration for the adoption a Resolution Authorizing Condemnation to aquire a portion of property in connection with the Kersey Valley Landfill Electric Lines.

BACKGROUND:

Representatives of the City of High Point have been unable to aquire the needed easement in this property by negotiated conveyance. Official notice was sent to the property owner by certified mail, return receipt requested on July 12, 2016 advising the property owner under Chapter 40A of the North Carolina General Statutes that the City intends to institute an action to acquire by condemnation a needed easement on the property for the purpose of the Kersey Valley Landfill Electric Lines.

BUDGET IMPACT:

The City has estimated the amount of \$80.00 to be just compensation for the property.

RECOMMENDATION / ACTION REQUESTED:

The City Attorney recommends adoption of the Resolution authorizing the Finance Director to issue a draft in the amount of \$80.00 to the Clerk of Superior Court and authorizing the City Attorney to file the necessary proceedings under Chapter 40A if the North Carolina General Statutes to acquire the needed easement.

**RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A PORTION
OF CERTAIN PROPERTY IN CONNECTION WITH THE
KERSEY VALLEY LANDFILL ELECTRIC LINES**

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire an easement across a portion of the real property at 1303 Kersey Valley Road, Guilford County, North Carolina.

WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed easement in this property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$80.00;

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

1. the City of High Point shall acquire an easement across a portion of the real property at issue;

title to a portion of that certain property located 1303 Kersey Valley Road, Guilford County, described in Deed Book 5298, Page 1424 of the Guilford County Registry.
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire an easement across the said portion of property;
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$80.00 to the Clerk of Superior Court as just compensation to said owners.

Adopted by City Council,
this 15th day of August, 2016

Lisa Vierling
City Clerk



ACL 15-94-7043-949-041 TONY E.
YARBOROUGH et al
DB 5233, PG 1424
DB 3591, PG 2182
GUILFORD PARCEL NO. 0161531

CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

CONDEMNATION MAP FOR
1303 KERSEY VALLEY ROAD

SCALE: 1"=40'

BY: JKF

PROJECT: 2502

DATE: JULY 2016

CITY OF HIGH POINT

AGENDA ITEM



Title: High Point Theatre/Int'l Market Center HVAC Lease Amendment

From: David Briggs, Director HP Theatre

Meeting Date: August 15, 2016

Public Hearing: N/A

**Advertising Date /
Advertised By:**

Attachments: HPT/IMC Lease Amendment for HVAC

PURPOSE:

To standardize the HVAC expenses for the theatre to allow for a consistent budgeting for HVAC service and preventative maintenance.

BACKGROUND:

The High Point Theatre receives HVAC service from IMC. Historically the payout to IMC and its predecessors was based on a formula that only IMC understood for billing the theatre for this service. The invoices ranged from \$15,000 - \$6,000. As a way of controlling the budget process for this service the Director of the theatre looked at a 5year average of expenses for HVAC and developed, along with IMC a plan to standardize the expense. The lease amendment below concerns this arrangement.

The original lease between the City of High Point ("Lessor") and the Southern Furniture Exposition Building, Inc. ("Lessee") was entered into on June 1st, 1973. That agreement was amended on February 21st, 1974. Neither the original lease nor the first amendment established a set yearly rate for utility payments that the City would be responsible for as the pro rata share for the High Point Theatre area of the building.

This second amendment to the original lease will provide for a set monthly payment share by the High Point Theatre to be paid to IHFC Properties, LLC, whose predecessor in the property interest was the original Lessor, Southern Furniture Exposition Building, Inc. The remaining terms of the lease shall remain as set forth in the original agreement and the first amendment.

BUDGET IMPACT:

Allows the theatre to set a budget for HVAC usage at \$7,200 per month for a total of \$86,400 per year.

RECOMMENDATION /ACTION REQUESTED:

High Point Theatre requests that you approve the amendment to the original lease between High Point Theatre and International Market Centers.

FOURTH AMENDMENT TO LEASE

THIS FOURTH AMENDMENT TO LEASE (“Agreement”) made and entered into effective as of July 1, 2016 (the “Effective Date”) by and between the City of High Point, (“Lessor”), and IHFC Properties, LLC, a Delaware limited liability company (“Lessee”).

B A C K G R O U N D

WHEREAS, Lessor and Lessee’s predecessor-in-interest, Southern Furniture Exposition Building, Inc., a North Carolina corporation, entered into an Indenture of Lease dated June 1, 1973 as amended by that certain Amendment to Lease dated February 21, 1974, that certain Second Amendment to Lease dated July 1, 2014 and the Third Amendment to Lease dated July 1, 2015 (collectively the “Lease”) for real estate more particularly described in Exhibit A to the Lease and recorded at Deed Book 2714 page 483; such real estate generally known as 210-220 E. Commerce Avenue, High Point, North Carolina 27260;

WHEREAS, pursuant to the Lease as amended, Lessee, among other things, constructed and tendered to Lessor a theater and office complex (the “Theater”) in compliance with building plans and specifications approved by Lessor in the Lease, and provides heating and cooling services to the Theater pursuant to mutually agreed upon terms and conditions;

WHEREAS, the parties wish to modify the agreement and to extend the period of time during which the HVAC Services will be provided;

NOW THEREFORE, for good and valuable consideration duly received and acknowledged by the parties to be adequate and sufficient for the terms contained herein Lessor and Lessee hereby agree that the Lease is modified and amended by this Agreement as follows:

1. Duration of HVAC Services

Lessee shall continue to provide the HVAC Services for the period July 1, 2016 through and including June 30, 2017 (“Service Period”). Any renewals or extensions of the Service Period shall be upon mutual agreement of the parties and shall be in writing.

2. Cost of HVAC Services

The cost of HVAC Services shall be \$7,200.00 per month (the “Service Charge”) for a total annual cost of \$86,400.00 for the Service Period. The monthly cost shall be subject to review each January 1st of any Service Period and, in the event it is determined that the cost shall be adjusted, such adjustment shall be communicated to the Lessor in writing and shall take effect upon the renewal of the HVAC Services.

Cost of "After Hours" HVAC Services

Lessee shall be responsible for labor costs associated with a maintenance call that occurs "After Hours". "After Hours" is defined as those hours occurring within the period of 5:00PM EST through 7:00AM EST on Monday through Friday and, all day Saturday and Sunday. The cost of a maintenance call occurring during "After Hours" shall be billed at \$47.00 per hour with a two-hour minimum. Landlord agrees to notify Lessee in writing of any change in the window defining "After Hours".

3. Payment for Services

Payment for HVAC Services shall be made payable to IHFC Properties, LLC and shall be remitted to the following payment address:

IHFC Properties, LLC
P.O. Box 535595
Atlanta, GA 30353-5595

4. Notices

For purposes of this Agreement, any notice relative to the HVAC Services shall be given as follows:

If to Lessee:

International Market Centers
Mr. Joe Roux
Director of Facilities
209 South Main Street
High Point, NC 27260
Phone: (336) 888-3730

If to Lessor:

High Point Theater
Mr. David S. Briggs
220 E. Commerce Avenue
High Point, NC 27260
Phone: (336) 883-3627

5. Lessor and Lessee each mutually covenant, represent and warrant to the other that it has had no dealings or communications with any broker or agent in connection with this Agreement and, to the extent permitted by law, each covenants and agrees to pay, hold harmless and indemnify the other from and against any and all cost, expense (including reasonable attorneys' fees) or liability for any compensation, commission or charges to any broker or agent claiming through the indemnifying party with respect hereto.

6. Lessor represents and warrants that it has taken all corporate, partnership or other action necessary to execute and deliver this Agreement, and that this Agreement constitutes the legally binding obligation of Lessor enforceable in accordance with its terms. Lessor shall save and hold Lessee harmless from any claims, or damages including reasonable attorneys' fees arising from Lessor's misrepresentation of its authority to enter into and execute this Agreement.

7. Capitalized undefined terms used herein shall have the respective meanings given such terms in the Lease. In the event of a conflict between the terms of this Agreement and the terms of the Lease, the terms of this Agreement shall supersede and control.

8. The parties acknowledge and agree that all terms and conditions of the Lease shall remain in full force and effect, except as modified by the terms and conditions of this Agreement.

**REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY
SIGNATURE PAGE FOLLOWS**

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto the day and year first above written.

LESSOR:
THE CITY OF HIGH POINT

By: _____
William S. Bencini
Mayor

ATTEST:

By: _____
Lisa Vierling
City Clerk

LESSEE
IHFC PROPERTIES, LLC

By: _____

Name: Scott Eckman
Its: Executive Vice President of Marketing &
Furniture Leasing

By: _____

Name: Robert Maricich
Its: Chief Executive Officer

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1015 Washington Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: July 18, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1015 Washington Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held on April 21, 2016, an Order to Repair or Demolish was issued on April 28, 2016. No action occurred by the compliance date of May 30, 2016. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
LOCAL CODES SECTION
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1015 Washington Street

OWNER:

Betty T. Phillips

**FIRST
INSPECTION:**
3-29-2016

Summary of Major Violations

1. Broken and rotten rafters
2. Holes in roof covering
3. Improperly/insufficiently supported floor system
4. Weak/damaged floor joists

**HEARING
RESULTS:**
4-21-16

Mrs. Betty Phillips did appear for the Hearing. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. Mrs. Phillips stated they plan to repair the house. I explained that an Order to Repair or Demolish would be issued after the hearing and that will give them another 30 days to begin repairs. I also explained that there had been a previous case regarding this property from 2011 and it's continued to deteriorate since that time. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
4-28-16

Order to Repair or Demolish
Date of Compliance 5-30-2016

APPEALS:

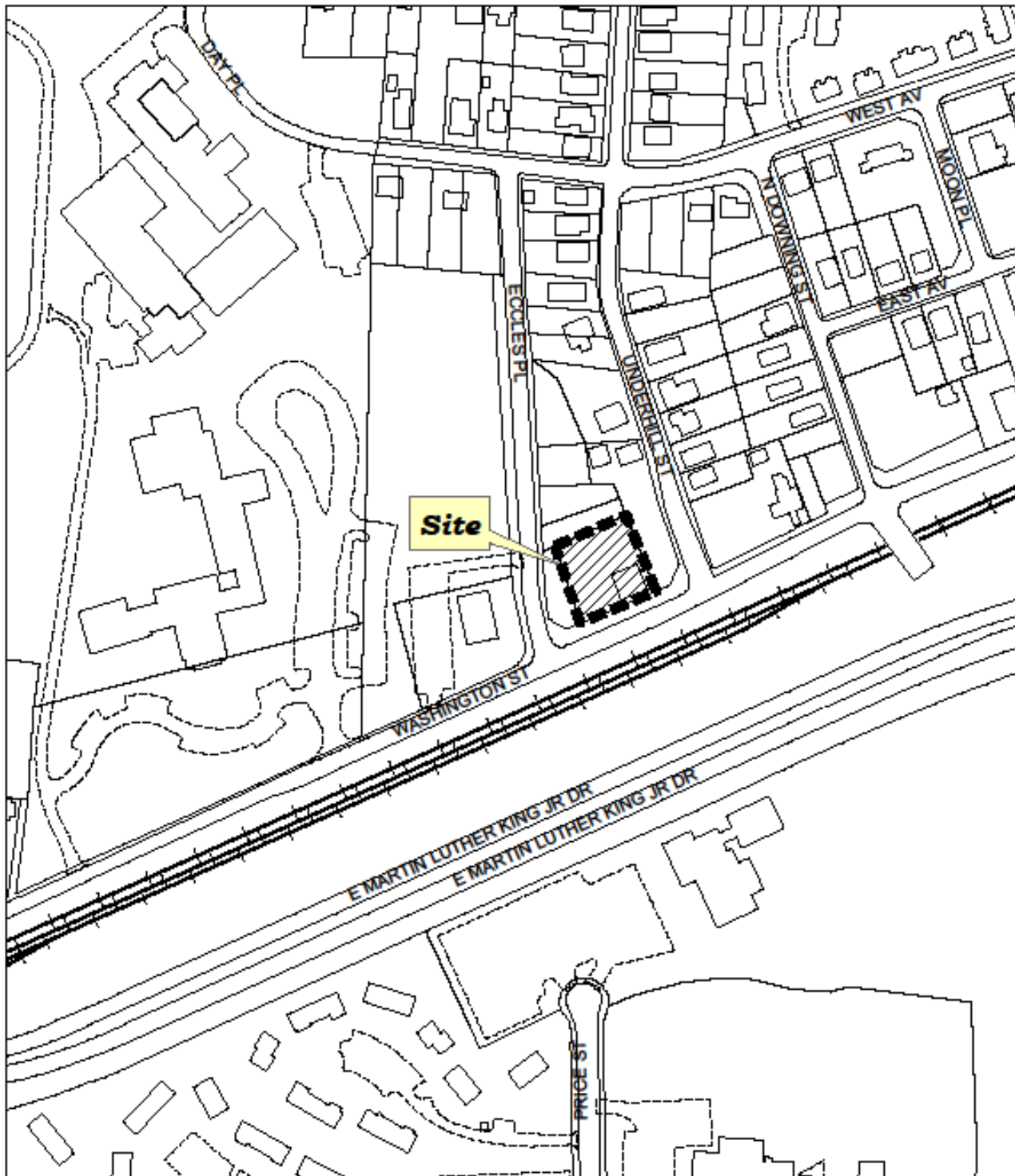
Inspector Loosemore was contacted by Mrs. Phillips as well as her Contractor Mr. Greg Cundiff. Mrs. Phillips requested a year to make the repairs. I advised her that in order to grant her additional time I would need a time line of repairs. Mr. Cundiff submitted a very vague time line (see attached) along with some proposal costs for work.

**OWNER
ACTIONS:**

There have not been applications for permits or repairs made.

EXTENSIONS:

Additional time was given on two occasions to see if permits would be applied for or the building supported as indicated in the timeline.



1015 Washington Street

Ordinance to Repair or Demolish



Location of subject property

**Community Development
& Housing
City of High Point
Date: July 6, 2016**



Scale: 1"=200'
y:\ba-pd\inspections\ord-repair-demo.mxd



**1015 Washington Street – Exterior
pictures taken 7-7-16**



**Roof/Interior
Pictures taken by
HPFD
August of 2015**



AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1015 Washington St.

Betty Phillips
P O Box 2692
High Point, NC 27261

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

SECTION 4: That this ordinance shall become effective 30 days from and after its passage as by Law provided.

Adopted by City Council,
This the 18th day of July, 2016

Lisa B. Vierling, City Clerk

**RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A PORTION
OF CERTAIN PROPERTY IN CONNECTION WITH THE
KERSEY VALLEY LANDFILL ELECTRIC LINES**

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire an easement across a portion of the real property at 1303 Kersey Valley Road, Guilford County, North Carolina.

WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed easement in this property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$80.00;

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

1. the City of High Point shall acquire an easement across a portion of the real property at issue;

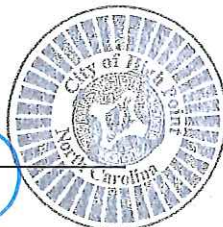
title to a portion of that certain property located 1303 Kersey Valley Road, Guilford County, described in Deed Book 5298, Page 1424 of the Guilford County Registry.
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire an easement across the said portion of property;
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$80.00 to the Clerk of Superior Court as just compensation to said owners.

Adopted by City Council,
this 15th day of August, 2016


William S. Bencini, Jr., Mayor

Attest:


Lisa B. Vierling, Clerk
City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Condemnation – 1330 Kersey Valley Road

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, August 15, 2016

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Resolution & Map

PURPOSE:

Consideration for the adoption a Resolution Authorizing Condemnation to aquire a portion of property in connection with the Kersey Valley Landfill Electric Lines.

BACKGROUND:

Representatives of the City of High Point have been unable to aquire the needed easement in this property by negotiated conveyance. Official notice was sent to the property owner by certified mail, return receipt requested on July 12, 2016 advising the property owner under Chapter 40A of the North Carolina General Statutes that the City intends to institute an action to acquire by condemnation a needed easement on the property for the purpose of the Kersey Valley Landfill Electric Lines.

BUDGET IMPACT:

The City has estimated the amount of \$1,815.00 to be just compensation for the property.

RECOMMENDATION / ACTION REQUESTED:

The City Attorney recommends adoption of the Resolution authorizing the Finance Director to issue a draft in the amount of \$1,815.00 to the Clerk of Superior Court and authorizing the City Attorney to file the necessary proceedings under Chapter 40A if the North Carolina General Statutes to acquire the needed easement.

**RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A PORTION
OF CERTAIN PROPERTY IN CONNECTION WITH THE
KERSEY VALLEY LANDFILL ELECTRIC LINES**

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire an easement across a portion of the real property at 1330 Kersey Valley Road, Guilford County, North Carolina.

WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed easement in this property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$1,815.00;

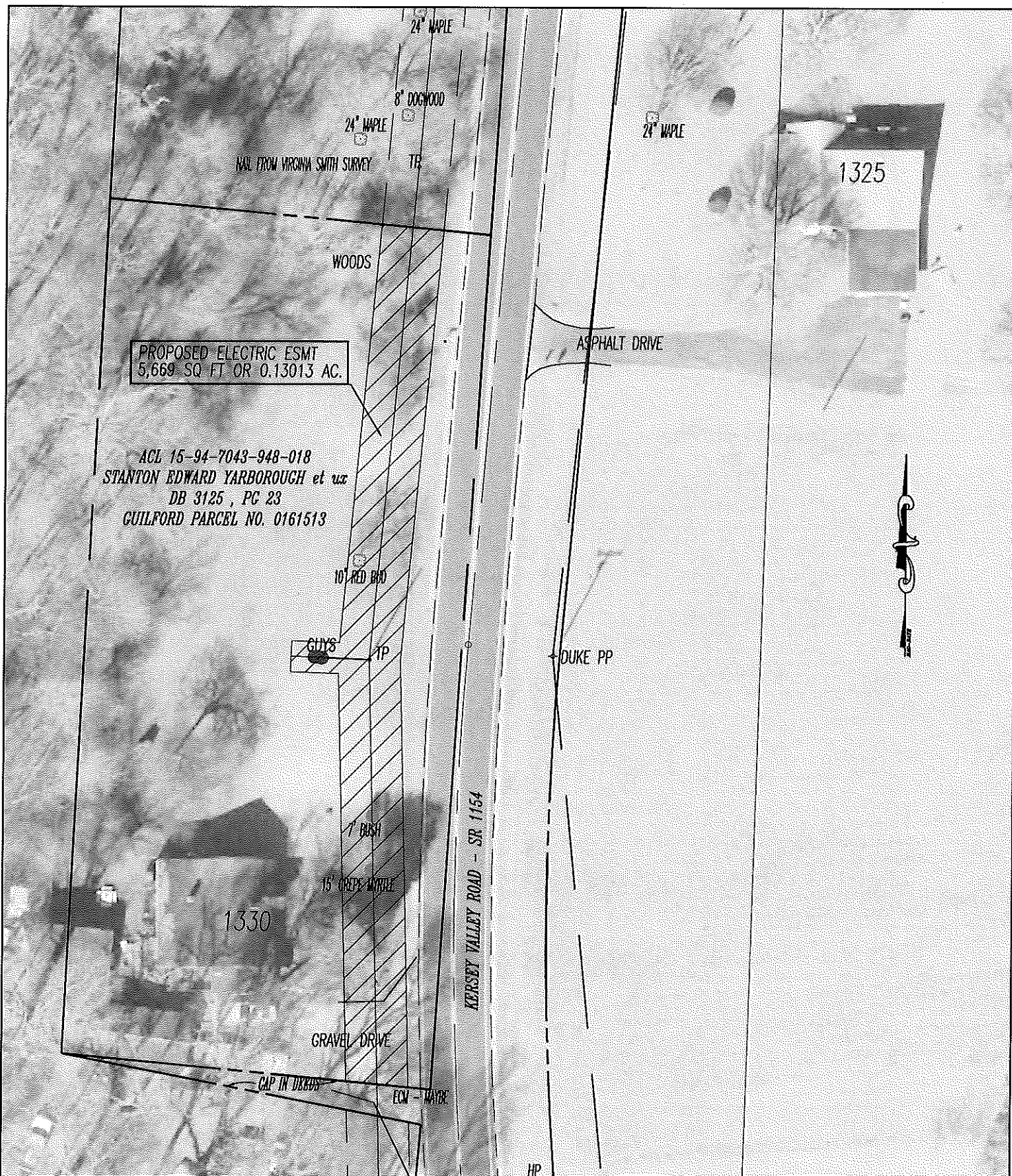
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT THAT:

1. the City of High Point shall acquire an easement across a portion of the real property at issue;

title to a portion of that certain property located 1330 Kersey Valley Road, Guilford County, described in Deed Book 3125, Page 23 of the Guilford County Registry.
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire an easement across the said portion of property;
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$1,815.00 to the Clerk of Superior Court as just compensation to said owners.

Adopted by City Council,
this 15th day of August, 2016

Lisa Vierling
City Clerk



CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

CONDEMNATION MAP FOR
1330 KERSEY VALLEY ROAD

SCALE: 1"=40'

BY: JKF

PROJECT: 2502

DATE: JULY 2016



Prosperity & Livability Committee
Members: Ewing, Hill, Wagner and Williams
Chaired by Council Member Ewing
3rd Floor Lobby Conference Room
August 3, 2016 – 9:00 A.M.

MEETING MINUTES

Present:

Committee Chair Jason Ewing, and Committee Members Alyce Hill, Jay Wagner and Chris Williams

Also Present:

Council Members Cynthia Davis

Staff Present:

Randy McCaslin, Deputy City Manager; Eric Olmedo, Budget & Performance Manager; Jeron Hollis, Communications & Public Engagement; Mike McNair, Director of Community Development; Mark McDonald, Transportation Director; JoAnne Carlyle, City Attorney; Maria Smith, Deputy City Clerk and Lisa Vierling, City Clerk

Others Present:

Judy Stalder, TREBIC; Barry Kitley, High Point University

Handouts:

- *City of High Point Traffic Calming Program*
- *City of High Point Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-Sacs*
- *Application for Logo Placement- High Point University / Howard Place Water Tank*

Note: These handouts will be attached as a permanent part of these proceedings.

Some of the sections were mis-numbered in the proposed policy that was distributed at the meeting.

Chairman Ewing called the meeting to order at 9:04 a.m.

1) Proposed Traffic Calming Policy

Mark McDonald, Director of Transportation, provided an overview of the proposed Traffic Calming Policy. The City of Raleigh's Traffic Calming Policy was used as a template. He stressed that this is a

very rough draft and corrections could be made as needed. He encouraged Council and staff to email him with any questions and/or suggestions and advised that he would also be meeting and reviewing the policy with the High Point Fire Department, Police Department, Public Services, Parks & Recreation, etc...

Overview

He described how this section talks about what we are doing and why we are doing it. It explains to enhance public safety through our streets through moderation of vehicle speeds and volumes while using different strategies to achieve that goal.

2. Program Components

He was concerned with the word “components.” He added how this limits it to residential neighborhoods, neighborhood streets, local streets, and in some cases there may be an opportunity to apply this in a mixed use area that may have some residential components.

He reviewed the streets that would not qualify such as: Federal and State system streets (carry higher volume traffic).

2.2 *Treatments.* He made reference to the “toolbox” which outlines a number of speed reduction strategies and reported that each area would be evaluated on an individual basis to establish the context and determine the most appropriate applications.

2.3 *Public Involvement.* Mr. McDonald advised this would be a key component as the Raleigh policy goes into a great detail regarding meetings. He agreed that this should be left in.

Chairman Ewing had a question regarding the scope of the program and if there were DOT maintained streets and if there would be an application process with DOT for approval to add those streets to be encompassed by the policy or would it be straight forward? Mr. McDonald felt this was something that could be discussed with NCDOT and noted typically there is no traffic calming on secondary routes. He gave an example within the city limits; they do not have any State maintained subdivision or neighborhood streets.

2.4 *Emergency Access.* He added how this would need to be discussed in further detail and to consider an emergency access with response time to gauge the impact to response time.

2.5 *Street and Utility Maintenance.* He reported that it would be necessary to make sure Public Services is on board with this. He explained the need to plow streets with speed humps and run the risk of damaging their equipment and as a general rule they do not plow residential streets. He added for the streets this would apply to be worked out case by case basis.

2.6 *Equity.* He explained our current policy that all requested parties to pay the bill for whatever is done. He noted how others have to reach a point to raise \$5-10,000 which could put a strain on communities that do not have a homeowners association.

3. Process

Mr. McDonald believes further review is needed regarding the process as to how traffic concerns within neighborhoods are addressed.

4. Criteria

4.1 *Speed limit reduction.* He reported on the thresholds for speed limit reductions and the volume.

4.1.1 He pointed out the proposed policy uses the threshold of 4,000 vehicles per day for residential collector streets; Mr. McDonald suggested it should be more in the 2,500 range.

4.1.2 He asked what the desired level of support for the petition process was for speed limit reduction. The proposed policy requires a petition of support for the speed limit reduction by at least 75% of properties along the affected segment of the street and allows a property owner or adult resident of the property to sign the petition. Chairman Ewing asked what it would be to reverse it and Mr. McDonald responded the same standards would be used.

4.1.3 He discussed the limitation of neighborhood speed limits to 25 mph which could be done by a petition of the residents of all streets within the defined area, or by request of an established homeowner's association.

Chairman Ewing expressed concerns about one area where many vehicles pass through from Wendover Avenue to Penny Road. Mr. McDonald agreed that area could possibly be addressed through traffic calming. Mike McNair, Director of Community Development, brought up the idea if we had a petition and reduced the speed limit to 25 mph but the speeding is still going on should we reset that or can we not continue to look back at the toolbox to get the desired result. Mr. McDonald agreed this would help to moderate speeds. Chairman Ewing suggested to set up a petition as to where there is a series of actions and the initial petition is if they are seeking speed reduction that would be number one and speed reduction does not accomplish what you want and what we want; then step two would go into force. Committee Member Wagner pointed out that they would then make their petition and then staff would do an evaluation to see what the best traffic calming measure would be. He then mentioned how this could be where the staff's initial idea did not work.

Committee Member Williams addressed the set cost of the signs and another on the speed humps. Committee Member Hill also weighed in on the score card that might factor into the cost. Chairman Ewing advised how staff would need to be diligent in both identifying the best measure of corrective action but then also full support of police, fire, etc... and follow through. Mr. McCaslin spoke on behalf of the Police Department as they will enforce it by putting the radar trailer up as the cars will slow down temporarily and once they leave the speeds go back up.

Committee Member Hill suggested that addressing the speed limits should be a separate issue. Chairman Ewing mentioned being from another state how all the neighborhoods were all 25 mph and wanted to know the basis here. Mr. McDonald reported that statutorily speed limits are set at 35 mph inside the City limits, unless otherwise

posted. Regarding new development, Chairman Ewing asked if this would be something staff should be making recommendations to developers on lower speed limits, etc.... Mr. McDonald replied that in the past everything had been designed for the 35 mph and possibly moving toward a lower speed for some subdivisions.

4.2 *Multi-way Stop Control.* Mr. McDonald explained how this could be a tool and used on a case-by-case basis with the right location and the right application.

4.3 *Traffic Calming*

4.3.1 He noted that installation of traffic calming devices may be considered for streets taking into consideration traffic volume, crash history, speed-related accidents, etc.... He suggested adding pedestrian components (presence of sidewalks, schools, etc....)

4.3.4 He reported that the length of street segments on streets less than two (2) blocks or 1,000 feet in length will not be considered for treatment unless other criteria in Section 4.3.1 are met.

5. Traffic Calming Toolbox

Mr. McDonald reviewed the following:

5.1 Type I - Upgrades to existing traffic signing and pavement marking with spot enforcement.

5.2 Type II – Dynamic messaging, community outreach, and aggressive enforcement.

5.3 Type III – Speed limit reductions and/or multi-way STOPS, as applicable.

5.4 Type IV – Horizontal treatments. Channelization techniques that may include medians, mini-roundabouts, chokers, chicanes, bulb-outs or curb extensions, and diverters.

5.5 Type V – Vertical treatments. Speed humps, speed tables, raised crosswalks and intersections.

6. Petitions

He mentioned how this refers to the level of support that is required which is 75% and who gets to sign the petition and who does not put their name on it. They would have two weeks to submit their name or remove it. He pointed out petitions must be returned within 60 calendar days and unsuccessful petitions would have to wait six months before they could restart another one and no more than three petitions on a single project within a five-year period.

Council Member C. Davis asked if that should be the same for a street renaming which would be a year instead of six months and Mr. McDonald noted adjustments could be made according to Council's direction.

8. Project Funding

He reviewed the following of what the City would incur and the neighborhood paying for the other half:

Example 1:

Total annual budget = \$100,000

Project cost = \$21,650

City cost = \$10,000 (maximum City expenditure for any one approved project)
Sponsor cost = \$11,650 (matching share plus excess cost)
Remaining budget = \$90,000

Committee Member Hill commented that this is not a situation where the city is paying for it all. Mr. McDonald agreed from those examples, but it could be. Council Member C. Davis was concerned that there was discussion from the last meeting regarding funding the poorer neighborhoods and this would not allow for that to happen. Chairman Ewing suggested a Council initiative be directed. Mr. McDonald referred to #8 Project Funding first paragraph, second sentence *“City Council may, also at its discretion, choose to modify the program, and may periodically amend this policy, or suspend or discontinue its use.”*

Committee Member Williams asked if we were to keep the policy would it be an exception rather than a modification and Mr. McDonald agreed.

7. Reporting

Mr. McDonald advised that this would be important to keep Council updated on an annual basis and staff was in the process of setting up a database to log calls for tracking purposes.

8. Maintenance

He reported how the City would be responsible when something is constructed then they would be maintaining it and homeowner associations (HOA) to enter into an agreement with them to take care of any landscaping. Mr. McCaslin suggested that we might want to go a step further because staff is already stretched having to maintain all the small neighborhood parks where there are no homeowner's association. He suggested if there is a valid homeowner's association, the city may need to require them to maintain it.

8. Removal

Approved and constructed projects must remain for a minimum of three years from the date of completion. Staff will evaluate the effectiveness of the project after six months and annually for a period of three years.

Chairman Ewing suggested having a clawback clause based on the funding and if the traffic calming measure has successfully accomplished its intended purpose, then the city should have an option in place that would require them to pay for the city's portion of the installation costs. He suggested it should be retroactive and part of the agreement.

Committee Wagner also suggested that any money recouped should go back into the traffic calming policy funds. Mr. McCaslin explained as a general rule, the funds would not be carried over because the overage normally goes back into fund balance, but it could be set up that way.

Appendices

Mr. McDonald shared some photos of the different types of traffic calming measures that Raleigh is using. He explained that he did make some adjustments and took the emphasis off speed and put more on volume due to volume being a fairly significant component at times (went from 50 on speed and 10 on volume). He did the same for pedestrian activity, facility, bus route, bike route, park, etc... Additional emphasis will be put on volumes starting at 500 vehicles and he continued by reviewing other factors/components that would be considered.

Committee Member Hill felt the pedestrian activity component was very important, but questioned the streets that it would actually apply to and the streets that would be excluded. She pointed out complaints have already been received on Johnson, Washington, Rotary and Chestnut and when people speed, they usually use a primary residential street to cut through. She asked if staff was going to be able to address some of the problems regarding some of the streets on the list. She suggested removing the street list from the proposed policy. Chairman Ewing agreed that it would be good to eliminate Appendix D altogether. Mr. McDonald noted the list does not necessarily need to be included, but it might limit itself better to be mapped instead of listed (to show land use as well as road type). Mr. McDonald replied that these streets were on the list because they were either State routes and/or major or minor arterial routes or limited residential components. Committee Member Hill suggested a list may be a good tool for evaluating purposes, but did not feel it should be included.

Council Member C. Davis communicated that she liked the list and suggested changing “not eligible” to some different wording. Chairman Ewing felt identifying streets on a list would create administrative problems.

Mr. McDonald requested that Council review the proposed policy and advised the next step would be to accept comments and go back and review the existing policy to see if there are any desired components from it that may not be in the proposed policy. He felt the proposed policy was lengthier than he would like and expressed a desire to simplify it somewhat.

Chairman Ewing suggested the Committee review the proposed policy, make recommendations to staff within the next two weeks so the final policy could be discussed during the Prosperity & Livability Committee meeting in September and forwarded to the City Council for action at the first meeting in October. Mr. McCaslin suggested the Committee pay close attention to the money aspect of it because staff needs direction on this.

2) **Proposed Intersection Enhancement Policy**

Chairman Ewing pointed out this was Committee Member Wagner’s idea and asked him to discuss it in more detail.

Committee Member Wagner explained an architect who lives in Portland got the idea from a visit he made to Central America. He wanted to create a focal point for the

neighborhood and shared his idea with the city, but they turned him down. After being turned down, he took the initiative to paint the street anyway and after they saw the design, they ended up liking it and decided to allow it. He explained requests from the neighborhoods go through the Transportation Department and requires a permit to allow neighborhoods to paint their intersections. As part of the process, they are required to submit plans, a petition showing support from the neighbors and agree to maintain it.

Eric Olmedo, Budget and Administrative Director, pulled up some examples on-line to view the different street designs in Portland. One design that Committee Member Wagner pointed out was a coffee kiosk where people can stop and leave money in there for coffee or tea. There was another example of a kid-friendly bench that a neighborhood put together. He noted this would not only include painting the intersections, but it could be other enhancements to the intersection. He felt the best thing about this is that it is all citizen funded and would not cost the city anything.

Committee Member Wagner explained something like this would bring the neighborhood together and the neighbors would have to maintain it. As a result, he pointed out what they have seen since the policy was put in place in Portland with over 100 intersections painted, they have seen a drop in crime, an inadvertent traffic calming measure, and property value increase.

He suggested to have the policy written to only apply to residential areas; it would require a petition process (75% of the neighbors within a block or within 500 feet whichever is less). He further explained the neighborhood would come together and decide on a design:

- Present the petition
- \$50 permit fee
- City would put up a barricade (block the street off)
- Cannot use any words or definable logo or any logo that would be known outside the neighborhood
- stimulate the Arts Community
- The city would approve the type of paint to be used. Flat paint is being recommended. Committee Member Williams asked if “glow in the dark” paint would be prohibited
- Design cannot create a traffic hazard

Mr. McDonald and his staff would have the authority to approve the permit. It was noted that if the neighborhood does not maintain the design, staff would have the right to revoke the permit and if the city has to dig up pipes under the design, it would be the responsibility of the neighborhood to put it back.

Council Member C. Davis was concerned about the other neighborhoods that may have some interactions of gang activity or gang problems and asked if we would have staff work with the police department to make sure that there would not be any underlying symbols hidden in those designs. Committee Member Wagner agreed that they would look into that and if there was any vandalism or graffiti painted over it then the neighborhood would be responsible for painting over it.

In the case of a four-point intersection, Committee Member Wagner explained it would require 75% of the owners on the four corners, or 75% within one block or 500 feet in each direction, whichever is less. Mr. McDonald explained once petitions are received, staff reviews the property records and makes sure that the signatures match up. Judy Stalder, TREBIC, asked if these have to be intersections and it was noted that they do not and *can* be mid-block or a cul-de-sac. Committee Member Wagner mentioned that there is also a new idea for painting crosswalks and Chapel Hill has done this. Ms. Carlyle pointed out a positive aspect of this is that it is a policy, not an ordinance, and it would go through staff for review/processing and approval.

Council Member C. Davis felt the crosswalk on Main Street in front of the Brown Truck needs to be bigger.

Committee Member Wagner stated he would like for the Committee to go ahead and move this forward to the City Council for approval at the August 15th meeting. Chairman Ewing noted he did not have a problem sending it forward and he thought it would be great to have a neighborhood ready to make application when it goes to City Council for approval.

Chairman Ewing made a motion to move the Policy to Allow Enhancement of City Streets, Intersections, Alleys, and Cul-de-Sacs forward to the City Council for approval at the August 15, 2016 meeting. Committee Member Wagner made a second. The motion carried by a 4-0 unanimous vote.

Formal Application for Placement of a Logo- High Point University/Howard Place Water Tank

Chairman Ewing mentioned that High Point University has made formal application to place a logo on the Howard Place Water Tank. A copy of the application as well as a draft of the logo were distributed during the meeting and will be attached as a permanent part of these proceedings.

Staff will be reviewing the application and working with High Point University to get some of the details finalized in hopes of submitting the finalized plan for review by the next meeting. Council Member C. Davis asked if we have opened this up for the rest of the community and if they are aware it is available. She specifically asked if it was available on the city's website and Communications & Public Engagement Director Jeron Hollis replied that it is not, but acknowledged that it was covered in an article by the High Point Enterprise.

There being no further discussion, the meeting adjourned at 10:20 a.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

Jason P. Ewing, Chairman

DRAFT

CITY OF HIGH POINT

AGENDA ITEM



Title: AWWA Water Landmark Award Recognition – Arnold Koonce/City Lake Dam

From: Terry Houk – Public Services Director
Lee Tillery – P/R Director
Wendell Pickett – Ward Plant Superintendent

Meeting Date: August 1, 2016

Public Hearing: N/A

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

Attachments: N/A

PURPOSE:

The Criteria for this award is to recognize and preserve an American Water Landmark that is at least 50 years old and that has had a direct and significant relationship with water supply, treatment, distribution, or technological development.

BACKGROUND:

The Arnold Koonce/City Lake Dam in Jamestown has served the citizens of High Point for 88 years. It was put into to service in 1928 and has had a few makeovers through the years, but is still in service. It is a national honor to be selected for this award. A certificate of designation and a brass plaque from AWWA will be presented to the city. It was also announced at the National AWWA Convention in Chicago this past June.

WENDELL PICKETT

From: Amber Wilson <awilson@awwa.org>
Sent: Monday, March 28, 2016 1:02 PM
To: WENDELL PICKETT
Cc: Catrice Jones; Rouse, Rosalind
Subject: American Landmark Award Recipient - High Point City Lake Dam
Attachments: High_Point_City_Lake_Dam_Affirmation_Letter.docx

Hello Robert,

It is my pleasure to inform you that the High Point City Lake Dam in Jamestown, North Carolina has been affirmed as an American Water Landmark following favorable review of the nomination by the AWWA Water Landmarks Award Committee. AWWA's Board of Directors and Executive Committee approved its nomination at its most recent board meeting.

I have notified your section of AWWA of this, and I will soon mail to your section two certificates of designation – one for your section and one for the Dam -- as well as a bronze plaque to be mounted at the landmark site.

We will acknowledge the award on AWWA's website and at the next AWWA annual conference.

If you have any questions and/or concerns, please let me know.

Thank you, and congratulations!

Amber Wilson

Communications Specialist, American Water Works Association
Direct 303.734.3455
awilson@awwa.org | www.awwa.org

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American Water Works
Association

Dedicated to the World's Most Important Resource™

6666 West Quincy Avenue
Denver, CO 80235-3098
T 303.794.7711
www.awwa.org

March 24, 2016

Mr. Robert W. Pickett
High Point City Lake Dam
P.O. Box 230
High Point, NC 27260

Dear Mr. Pickett:

The High Point City Lake Dam in Jamestown, North Carolina has been affirmed as an American Water Landmark following favorable review of the nomination by the AWWA Water Landmarks Award Committee, Board of Directors and Executive Committee.

1. A certificate of designation as well as a plaque to be mounted at the landmark site will be shipped soon to Ms. Catrice Jones of your section.
2. Please be in contact with Ms. Jones at (919) 784-9030, ext. 1002 or at cjones@ncsafewater.org to establish proper wording and spelling of this newly designated Water Landmark (for engraving on the plaque) and to discuss possible arrangements for a ceremony dedicating the site.

We'll announce this honor on AWWA's website and will acknowledge it at the next AWWA annual conference.

Please feel free to contact me with any questions or concerns.

Sincerely,

Amber Wilson
Water Landmarks Award Committee
303-734-3455, awilson@awwa.org

cc: Rosalind Rouse, Water Landmarks Award Committee Chair
Catrice Jones, NC AWWA-WEA Executive Director

American/Canadian/Mexican Water Landmarks Award

[DOWNLOAD THE ENTRY FORM](#) (PDF)

Award Criteria

Purpose of the Award: To recognize and preserve an American, Canadian, or Mexican Water Landmark at least 50 years old that has had a direct and significant relationship with water supply, treatment, distribution, or technological development.

(CITY LAKE DAM IS 88 YRS. OLD)

The Award: A sturdy bronze plaque to be appropriately mounted on the water landmark, and a certificate of designation. The certificate and plaque title shall be specific to the country of recognition.

Frequency: As deserved.

Eligibility for Award:

1. An American, Canadian, or Mexican Water Landmark must be a tangible, physical property that has or has had a direct and significant relationship with water's supply, treatment, distribution, or technological development. It should be of a permanent and nonexpendable nature, such as a building, dam, reservoir, tower, etc., and not machinery or a natural water resource.
2. A water landmark must be at least 50 years old and be recognized within its own community or region as a popular, valued, or historically significant property. (Evidence of this recognition must be provided.)
3. It must be apparent that the Landmark candidate has been and will continue to be maintained in a manner appropriate to the status of an American, Canadian, or Mexican Water Landmark. (A clear, current, original photo of the candidate should be provided to demonstrate its condition.) The Landmark may be utilized in a manner other than its original purpose.

Entry Requirements: Submit entry on "[Entry Form](#) - AMERICAN/CANADIAN/MEXICAN WATER LANDMARK AWARD," along with other required materials, to the professional staff or secretary of the AWWA Section in which the landmark is located. (See paragraph 7 below.)

Provide written background about the proposed water landmark, plus photos, drawings, or plans that illustrate its worthiness. Generally, think what it might take to persuade you of its appropriateness.

Nomination Procedure: A proposed water landmark must be considered and approved by the AWWA Section in which it is located. The [entry form](#) and supporting material shall be submitted to

the Section professional staff or secretary in the number of copies he or she specifies, for forwarding to the Section committee charged with determining whether or not the proposed landmark meets the eligibility requirements. The chair of the Section review committee shall report its decision to the Section professional staff or secretary.

The Section professional staff or secretary shall advise the person submitting the entry of the decision. If the entry has been approved, the Section professional staff or secretary shall so certify to and instruct the submitter to send the [entry form](#), Section certification, photo(s) of the proposed water landmark, and each item of supporting material to: Communications Dept., Water Landmarks Committee, AWWA, 6666 W. Quincy Avenue, Denver, CO 80235. Phone (303) 794-7711.

Nomination or Submission Deadline: None

Award Committee Membership: The committee shall consist of a chair and seven other members appointed by the chair of the Public Affairs Council, subject to Council approval. The chair serves one three-year term and members may serve two three-year terms. The chair votes only in case of a tie. An Association staff member shall serve as advisor to the committee.

Method of Selecting Award Recipient: The advisor of the AWWA Water Landmarks Committee shall check the entry material for conformance with requirements and, if satisfactory, shall forward the material to members of the AWWA Water Landmarks Committee together with a ballot form. A simple majority of the committee must approve a nomination. Committee members shall respond with their vote and will be asked to return original photographs to the secretary.

After committee approval, the nomination shall be forwarded to the AWWA Executive Committee and Board of Directors for its approval.

A negative vote will be reviewed by the staff advisor and, if necessary, will be circulated, along with stated reasons, to members of the AWWA Water Landmarks Committee for final resolution.

Presentation of the Award:

1. Announcement of approved American, Canadian, and Mexican Water Landmarks is made in AWWA publications and at the next American Water Works Association Annual Conference and Exposition.
2. A certificate of designation is mailed through the Section chair to the individual who originally submitted entry material.
3. A sturdy bronze plaque is mailed to the professional staff or secretary of the sponsoring AWWA Section, who will have it appropriately engraved after consulting with the person submitting the nomination.
4. The originator (and Section) should arrange suitable ceremonies at the site of the landmark to affix, unveil, or otherwise publicly recognize the honor at an appropriate time; i.e., an open house, dedication, Drinking Water Week event (first full week in May annually), or other occasion.

Designated Landmarks

2016

- High Point City Lake Dam
Jamestown, North Carolina

2015

- John F. Dye Water Conditioning Plant
Lansing, Michigan

2014

- Pedlar River Dam and Gravity Pipeline
City of Lynchburg, Virginia
- R.C. Harris Water Treatment Plant
Toronto, ON, Canada
- Market Street Pump Station
San Antonio, Texas
- North Holly Water Treatment Plant
Fort Worth, Texas

2013

- Riverside Water Treatment Plant
Waco, Texas
- Waterworks Museum
Boston, Massachusetts
- Butts Hill Small Water Storage Tank
Portsmouth, Rhode Island
- Old Pump House
Town of Parry Sound, ON, Canada

2009

- Hoover Dam
Boulder City, Nevada
- Payson Park Reservoir & Gatehouse
Belmont, Massachusetts

2007

- Water Tower
Caruthersville, Missouri

2006

- City of Riverside Upper Canal

1984

- Bartow Water Tank
Bartow, Florida
- McMillan Water Treatment Plant
Washington, D.C.
- Bird's Mill Pumping Station
Bracebridge, ON, Canada
- City of Fredericton Water Treatment
Plant
Fredericton, NB, Canada
- George's Pond Reservoir
Newfoundland, Canada
- Dam & Reservoir #4|
Lexington, Kentucky
- Third Street Pump Station
Stillwater, Minnesota

1983

- Petrolia Water Works
Brights Grove, ON, Canada
- Water St. Pumphouse & Dam
Petersborough, ON, Canada
- Branch Street Pump Station
Pawtucket, Rhode Island
- Highfield Pump Station
Moncton, NB, Canada
- Robbie Street Reservoir
Halifax, NS, Canada
- Hillsborough River Water Treatment
Plant
Tampa, Florida
- Island Filtration Plant
Toronto, ON, Canada
- Long Island Water Corp. Main Plant #5
Hewlett, New York

1982

- Lily Lake Reservoir
Saint John, NB, Canada
- Danville Standpipe

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 913 Carter Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: July 18, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 913 Carter Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held on March 31, 2015, an Order to Repair or Demolish was issued on April 2, 2015. No action occurred by the compliance date of July 6, 2015. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
LOCAL CODES SECTION
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

913 Carter Street

OWNER:

Lecia L. Christian

**FIRST
INSPECTION:**
3-4-2015

Summary of Major Violations
1. Missing tub/shower
2. Inoperable heating system
3. Roof covering needs repairing
4. Front and back porches need repairing
5. Holes in interior wall(s)

**HEARING
RESULTS:**
3-31-2015

No one appeared for the Hearing to discuss the violations. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. This request includes the accessory structure located on the property. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
4-2-2015

Order to Repair or Demolish
Date of Compliance 7-6-2015

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

The owner did obtain a residential alterations permit # 264933 on April 6, 2015 but have not had any inspections performed to date.

EXTENSIONS:

None Requested



913 Carter Street

Ordinance to Repair or Demolish



Location of subject property

Community Development

& Housing

City of High Point

Date: July 6, 2016



Scale: 1"=200'

y:\ba-pz\inspections/
ord-repair-demo.mxd



**913 Carter Street – Exterior Pictures
taken 7-7-16**



AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

913 Carter Street

Lecia Christian
908 Brentwood Terrace
High Point, NC 27260

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

SECTION 4: That this ordinance shall become effective 30 days from and after its passage as by Law provided.

Adopted by City Council,
This the 18th day of July, 2016

Lisa B. Vierling, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING
AUGUST 1, 2016 – 5:30 P.M.**

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Mayor Bencini called the meeting to order and asked everyone to stand for a moment of silent prayer. The Pledge of Allegiance followed.

Upon call of the roll, the following Council Members were present:

Present: *Mayor William S. Bencini, Jr., Mayor Pro Tem Jeffrey Golden (Ward 1); and Council Members Cynthia Y. Davis (At-Large); Alyce Hill (Ward 3), Jay Wagner (Ward 4), James C. Davis (Ward 5) and Jason Ewing (Ward 6)*

Absent: *Council Members: Latimer Alexander (At-Large) and Christopher Williams (Ward 2)*

RECOGNITIONS AND PRESENTATIONS

160225 City Clerk Lisa Vierling Receives the "Order of the Long Leaf Pine" Award

On behalf of Governor Pat McCrory, Representative John Faircloth will present City Clerk Lisa Vierling with the "Order of the Long Leaf Pine" Award.

Mayor Bencini welcomed the Honorable Representative John Faircloth. On behalf of Governor Pat McCrory, Representative John Faircloth honored longtime High Point City Clerk Lisa Vierling with the prestigious "Order of the Long Leaf Pine" award.

Following the presentation of the award, Ms. Vierling shared some comments and expressed appreciation for the opportunity to serve the City Council and the citizens of High Point. She pledged to continue to bring the highest professional standards to the position of the City Clerk and hoped to do so without disappointment. [applause, standing ovation, photo op followed]

160226 Resolution Honoring Officer Robert Burchette

Mayor Bencini will present a resolution to Officer Robert Burchette in honor of his dedicated service to the High Point Police Department in recognition of his pending retirement effective August 31, 2016.

Note: A copy of the resolution will be attached in Legistar as a permanent part of these proceedings.

Mayor Bencini read a special resolution into the record and presented it to Officer Robert Burchette with the High Point Police Department. Officer Burchette will be retiring on August 31st after 26 years of service to the High Point Police Department. He was sworn in as a patrol officer on December 18, 1990 and has advanced through the ranks to his current position as Major Police Officer III. Officer Burchette has been instrumental as the city's Community Outreach Officer and has worked faithfully with the Community Outreach Program and the various neighborhood associations to educate the residents on ways to keep their neighborhoods safe. He has been attending City Council meetings for the past eight

years ensuring a safe environment for our elected officials, staff and other attendees. After the resolution was read and presented to Officer Burchette, Mayor Bencini presented him with a "Key to the City."

Officer Burchette shared some comments and expressed his appreciation for being provided with the opportunity to be a police officer in High Point. [applause, standing ovation, photo op followed]

160227 Proclamation - National Night Out

Mayor Bencini will present a proclamation designating Tuesday, August 2, 2016 as "National Night Out" in the City of High Point.

Note: A copy of the Proclamation will be attached in Legistar as a permanent part of these proceedings.

Mayor Bencini read the Proclamation into the record designating August 2, 2016 as "National Night Out" in the City of High Point and presented the Proclamation to Officer Jeff Boyd. [applause]

STRATEGIC PLAN UPDATE

160229 Strategic Plan Update

Code Enforcement/Blight

Mayor Pro Tem Golden provided a brief update on the Code Enforcement/Blight aspect for the Strategic Plan. He reported that three Code Enforcement Officer candidates have been selected pending background and reference checks. He shared the following statistics for July 2016 associated with code enforcement/blight:

*34 Minimum Housing Complaints (down from 35 in June)
93 Active Minimum Housing Cases (down from 147 in June)
223 Active Back Log Cases (down from 241 in June)
3 Demolitions Scheduled (down from 5 in June)
1 Vacate/Close Order (0 from last month)
182 Public Nuisance Complaints (compared to 317 in June)
280 Active Public Nuisance Cases (down from 312)
66 City Abated Public Nuisance Cases (compared to 28 in June- positive trend)
77 Owner Abated Public Nuisance Cases (compared to 207 in June)
31 Vehicle Complaints (down from 34 last month)
196 Signs Collected (compared to 177 in June)*

City Manager Greg Demko reported that the Center for Community Progress came to High Point on July 13th and 14th and conducted a workshop to assist the city in developing strategies to clean up blight.

Millennial Task Force

Council Member Ewing reported on the Millennial Task Force and shared they are looking at having a Millennial Task Force Retreat to brainstorm some additional things that they have been given initiatives on. He advised that he would bring this information back to Council in September. He also mentioned that the task force's homework assignment for their next meeting was to identify how some larger cities communicate most effectively with their Millennial population in hopes that High Point could incorporate some of the same.

PUBLIC COMMENT PERIOD**160228 Public Comment Period**

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

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

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

Note: This is a summary of the comments made during the Public Comment Period. The transcript of the full comments will be attached in Legistar as a permanent part of these proceedings.

The following persons addressed Council during the Public Comment Period:

Julius Clark, *addressed Council regarding the following:*

- *Veterans Day service scheduled for November 11th at 11:00 a.m.*
- *"Grief Across America" in High Point (wreath laying ceremony to honor veterans buried at the Greenhill Cemetery) and called for volunteers to help*
- *Questioned why Rosetta C. Baldwin Historical African-American Museum/Home has not been placed on the National Historic Register*
- *Questioned discriminatory practices in High Point*

Carl Vierling thanked the City Council for their support of the community gardens in and around High Point and reported that since Council approved the Adopt-a-Lot Policy, there have been at least 15 brand new community gardens started. He advised the community gardens are having a positive impact bringing the community together.

David Rosen, Vice Chair, Human Relations Commission, addressed Council regarding the following:

- Reorganization of the Human Relations Commission
- Ramadan Dinner very successful
- Forum hosted by Chief Shultz very positive and very well attended by about 150-200 people
- Attended a neighborhood association meeting which provided them an opportunity to hear from different neighborhoods and the Latino Family Center (listened to their concerns in hopes to take some back and put forth into action)
- Good things are happening, a lot of positive energy from people that sincerely care about High Point

Alice Wall, 4000 Whitetail Court, addressed Council regarding habitual, on-going noise disturbance (very loud music) next door at 4001 Whitetail Court.

Mayor Bencini asked the city manager and police chief to get with Ms. Wall to get more information regarding the matter.

Alfred Hinson, 1114 Tangle Lane, addressed Council on behalf of his sister-in-law Yvonne Bynum regarding the following issues:

Public Nuisance letter received as a result of kudzu that is on city property that they have continuously tried to remove, but have been unsuccessful and requested that the city go out and clean up the area around their property line. [address that they received letter for his property at 1197 Day Place]

Mayor Bencini asked that staff get with Mr. Hinson to look into the situation. Council Member C. Davis asked if the kudzu is on the city's property and encroached on their property, would the city take care of what has encroached. Mayor Bencini felt that was a valid question, but noted the city needs to investigate what is actually going on first.

Courtney Holder, 109-A Chestnut Drive, addressed Council on the following on-going concerns:

- Lives alone and has worked hard not to be dependent on other people
- Would like the freedom to continue to ride a bicycle anywhere in High Point
- Does not want to be assisted in any way and wants the freedom to leave and get back home without any bothers
- Solicited pointers on what could be done about the unwanted help and nosey people sticking their noses in her life and strangers encroaching on her

Hank Wall, 4000 Whitetail Court, addressed Council regarding the same noise violation issues that his wife spoke about earlier. He expressed dissatisfaction with the police department's response to their complaints and felt they should be citing the neighbor for violating the noise ordinance and assess penalties because the ordinance is not being

followed. He asked if there is a committee in place to handle this and Mayor Bencini informed him that the City Council is the committee and explained that the manager reports directly to Council with the police chief reporting directly to the manager. The Mayor encouraged Mr. Wall to come back before Council if they do not get some resolution to the matter.

Reverend Frank Thomas, 693 Mallard Landing Boulevard, in Winston-Salem, Pastor of the Mt. Zion Baptist Church at 753 Washington Street in High Point, expressed appreciation to Council for adopting the resolution to transfer surplus equipment with computers to Mt. Zion Baptist Church for their computer lab. He reported that the demolition is about to commence in their Fellowship Hall; they will be redoing their basement to create the computer lab and hoped the city would be willing to store the computers for a few days until the work is completed.

Mayor Bencini asked if there was anyone else present who desired to speak during the Public Comment Period. There being none, the Public Comment Period was closed.

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

Committee Members: J. Davis, Alexander, C. Davis, Hill (All were present except Council Member Alexander)

160230 Contract - Purchase of Equipment - Excavator

Council is requested to award to contract to Kubota Tractor Corporation in the amount of \$102,176.24 for the purchase of a new Kubota excavator to be used by the Public Services Department.

Gary Smith, Fleet Services Director, advised the 2002 Gradall XL4100 is in need of replacement due to age and condition and noted staff is recommending the purchase of a new Kubota using the National Joint Powers Alliance (NJPA) contract. He explained how the Streets Division was using a 2002 Gradall that was taken out of service due to safety concerns. The mini excavator is \$102,176 which is \$255,000 less than the Gradall that they would have replaced it with. He pointed out with that price it includes the excavator, all of the manuals, factory warranty, training, and delivery. This funding was approved in the current year capital replacement plan with an estimated delivery of 60-90 days.

Council Member J. Davis asked about the Gradall having a bucket that tilts to clean the ditches out. He mentioned the specs for the excavator and asked if staff would be able to do the same type of work with this new piece of equipment as with the old and Mr. Smith replied that they would. Mr. Smith noted that they have a large and a small machine.

Council Member Ewing inquired about transporting the excavator. Mr. Smith replied that they have a truck, but not a trailer and plan to purchase a trailer when the Kubota is delivered. The estimated cost of the trailer was \$15,000 - \$16,000.

Approved contract with Kubota Tractor Corporation in the amount of \$102,176.24 for the purchase of a new Kubota excavator.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160231

Contract - Purchase of Equipment - Tandem Axle Dump Trucks

Council is requested to award contract to Triad Freightliner in the amount of \$468,492.00 for the purchase of three (3) Freightliner tandem axle dump trucks to be used by the Street Division and Water and Sewer Division of the Public Services Department.

Mr. Smith reported that due to the age and condition of the existing trucks, staff is recommending the purchase of three tandem axle dump trucks piggybacking off the City of Greensboro's purchase. He explained that this bid was awarded last fall by the City of Greensboro and this truck is configured exactly in the same way to fit High Point's needs and the vendor was able to extend that same price to High Point. He pointed out that the Streets Division has two 2002 model II dump trucks that need to be replaced and noted that these would be sold on-line once the new ones arrive. He noted the Streets Division has a third truck that he would like to transfer to the Water and Sewer Division Plant to replace an older truck that they are using. The funding was approved in the current year capital replacement plan; estimated delivery is 150-180 days. Once the truck is purchased and delivered, they would schedule a time to have the plow and salt spreader installed.

Approved contract with Triad Freightliner in the amount of \$468,492.00 for the purchase of three (3) Freightliner tandem axle dump trucks.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160232

Contract - Purchase of Equipment- Truck Mounted Sewer Vacuum

Council is requested to award contract to Rodders & Jets Supply, Inc. in the amount of \$359,121.61 for the purchase of a 2017 Freightliner with a Vacall Vacuum and declare the old truck as surplus and disposing through the online auction process.

Mr. Smith reported staff is recommending that the current sewer vacuum be replaced due to safety concerns and continuous maintenance issues and is recommending the purchase of a Vacall model using the National Joint Powers Alliance (NJPA) contract. Staff is also recommending that the old sewer vacuum be declared as surplus and disposed of through the on-line auction process. He advised that the Storm Water Division is currently using a 2007 model Sterling truck with a Vacall body that can be used to clean storm drains, storm drain maintenance, opening clog storm drains and staff is recommending the purchase of a Freightliner with a Vacall brand body. Mr. Smith stated that due to the cost of this truck (\$359,121.61) staff did its due diligence in making sure that it would work and fit the need. The funding was approved in the current year's capital replacement plan with an estimated delivery of 180 - 210 days.

Council Member J. Davis asked if there is a demand and need for this truck and Mr. Smith confirmed that there is and added that staff gets many calls during the day.

Approved the contract with Rodders & Jets Supply, Inc. in the amount of \$359,121.61 for the purchase of a 2017 Freightliner with a Vacall Vacuum and declared the old truck as surplus for disposal through the on-line auction process.

A motion was made by Council Member J. Davis, seconded by Council Member Hill, that this contract be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160233

Contract - Purchase of Equipment - Motorola Radio Equipment

Council is requested to award contract to Motorola Solutions, Inc., in the amount of \$454,277.49 for the purchase of radios to replace obsolete radios for the Police Department.

Communication Supervisor Lee Stanley with the Radio Shop explained that staff is recommending the purchase of 111 portable radios as part of its annual eight (8) year replacement cycle. He advised that these radios would be for the police department and would replace their older radio equipment.

Council Member J. Davis inquired if this was for equipment that the Police carry on their bodies or for their car equipment. Mr. Stanley advised that these would be for the portable radios that the police carry on their person. Member C. Davis asked about the age of the radios that are currently being carried. Mr. Stanley explained they are currently on a seven-year replacement cycle and the current radios would be obsolete as of 2018.

Approved contract with Motorola Solutions, Inc., in the amount of \$454,277.49 for the purchase of radios to replace obsolete radios for the Police Department.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160234

Municipal Maintenance Agreement - NCDOT

Council is requested to authorize the appropriate city official to execute a Municipal Maintenance Agreement with the North Carolina Department of Transportation (NCDOT) for snow and ice removal.

Terry Houk, Director of Public Services, discussed how Public Services removes snow and ice on City and State Highway System roads located within the municipal limits. He added how they primarily concentrate on the roads that are affected and identified in the snow routes. He pointed out that historically in the past they had an informal agreement with North Carolina Department of Transportation (NCDOT) for reimbursement for this service and the State has mandated that we now have a formal agreement. Public Service is recommending that Council approve the agreement with the appropriate City officials and/or city employee be authorized to execute the agreement.

Council Member J. Davis asked if City of High Point would be paid the same amount in the new agreement with the formal versus the informal agreement and Mr. Houk believed the City would actually get some money back. Mayor Pro Tem Golden raised the question as to which roads would be serviced first, the City's roads or the State roads. Mr. Houk explained

the City has snow routes that are identified and noted some of the State roads intersect with the City's roads and the City does those as well.

Approved the Municipal Agreement with NCDOT for snow and ice removal and authorized the appropriate City official to execute the agreement.

A motion was made by Council Member Davis, seconded by Council Member Davis, that this Agreement be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro Tem Golden, Chair

Committee Members: Golden, Alexander, Ewing, & Williams (All were present except Alexander & Williams)

160235 Renewal of Lease Agreement - West End Ministries

Council is requested to approve a three-year lease agreement with West End Ministries for the Bountiful Harvest Community Garden.

Mayor Pro Tem Golden announced that he had four items for follow up.

Director of Community Development Mike McNair reported on the lease with West End Ministries approved approximately a year ago for the "Bountiful Harvest" community garden. He was pleased to announce that they have been successful and they have requested a three-year lease instead of a one-year lease. Staff is recommending approval of the renewal of the lease.

Mayor Pro Tem Golden asked if there were any fruit trees planted. It was noted that there were cherry trees, pear, apple, and blueberry bushes along with blackberry bushes planted in the West End Community Garden.

Adopted the Resolution approving a three-year lease agreement with West End Ministries for the "Bountiful Harvest" community garden.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Hill, that this Resolution approving the renewal of the West End Ministries lease agreement be adopted. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

**Resolution No: 1634/16-34
Introduced 8/1/16; Adopted 8/1/16
Resolution Book Vol. XIX, Page 104**

160236 Policies for 2016 URGENT REPAIR Program

Council is requested to adopt (1) Procurement and Disbursement Policy 2016 Urgent Repair Program and (2) Assistance Policy Urgent Repair Program - 2016 Cycle.

Richard Fuqua, Affordable Housing Manager, reported that the City has been awarded \$100,000 from the North Carolina Housing Financing Agency to fund the City's Urgent

Repair Program and noted this is the third year that the City has received this award. He pointed out as a part of that award; the City is required to adopt a Procurement and Assistance Policy that is specific to that program. He reported with this program, it is meant to fund the repair of housing conditions that threaten the life and/or safety of the resident or provide the accessibility enhancements to those homes. He discussed how it is meant to provide assistance to households that are 50 percent of the median income or below. Staff is requesting Council's approval of these two policies.

Mayor Pro Tem Golden inquired about how the word is getting out to the public so that people will know they can apply for this funding. Mr. Fuqua responded that in the past they have placed ads in the newspaper and continue to work with sister organizations and they have made presentations to neighborhood leaders as well as various neighborhood associations to get more information out on the program. He also pointed out that one of the special populations this year is for the veterans and their intent is to reach out to them and to let them know about this opportunity and that this is an annual program. Mayor Pro Tem Golden asked if they do not use all the \$100,000 if it would carry over or if the City would lose the funding. Mr. Fuqua mentioned that in past years, they have been able to spend the monies and use the resources within the timeframe. Council Member C. Davis asked if the city adds an additional \$10,000 and Mr. Fuqua acknowledged that was correct.

Mayor Bencini expressed that he did have a conversation with Council Member Williams since he was unable to attend the meeting; he expressed some concern regarding also getting the word out to the public.

Approved the Procurement and Disbursement Policy- 2016 Urgent Repair Program and approved the Assistance Policy Urgent Repair Program- 2016 Cycle.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member C. Davis, that this Miscellaneous Item be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160237

Ordinance - Demolition of Dwelling - 816 Brentwood Street

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 816 Brentwood Street belonging to Derrick A. Knight.

Lori Loosemore, Local Codes Enforcement Supervisor, provided an update on the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

She reported this property was originally inspected on March 11, 2016 due to a fire that had occurred on August 27, 2015 which resulted in damage to the roof, rafters/sheathing/roof covering, damaged electrical system, damaged HVAC system, and damaged plumbing. She advised that they held a hearing that no one attended on June 16, 2016 and issued an Order to Repair or Demolish that expired on July 17, 2016. Ms. Loosemore did speak to owner after the notice was filed at which time the owner told her he could not attend the meeting due to being on the road, but he did not give her any indication that he would be making any repairs.

Adopted Ordinance ordering the inspector to effectuate the demolition of a dwelling located at 816 Brentwood Street.

Ordinance No. 7228/16-48**Introduce Date: 8/1/16 Adopted Date: 8/1/16****Ordinance Book Vol. XIX, Page 111**

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Wagner, that this Ordinance be adopted. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160238**Ordinance - Demolition of Dwelling - 414 Hodgins Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 414 Hodgins Street belonging to Leon McNeill.

Lori Loosemore, Local Codes Enforcement Supervisor, provided an update on the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Ms. Loosemore reported that the property on Hodgins Street was inspected on February 6, 2013 and had improperly/insufficient supported floor system sill, roof covering needs repair, rotten floor joist(s), holes in interior wall(s) and cracked/damaged foundation wall. She pointed out that the hearing was held on February 21, 2013 and the owner did not show up for the hearing but did speak to the inspector before the hearing and then met on the site to go over the violations. She reported that an Order to Repair or Demolish was issued on February 25, 2013 which expired on May 21, 2013.

Mayor Pro Tem Golden asked if Ms. Loosemore had any indication of the conversation that happened between the inspector and the owner and she did not, but she did attempt to reach out to the owner, but got a voice mail.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Ewing, that this Ordinance be adopted. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

Ordinance No. 7229/16-49**Introduced 8/1/16; Adopted 8/1/16****Ordinance Book Vol. XIX, Page 112****PROSPERITY & LIVABILITY COMMITTEE** - Council Member Ewing, Chair

Committee Members: Ewing, Hill, Wagner & Williams (All were present except Williams)

160239**Policy - Messaging on Publically Owned Utility Tanks**

Consideration of approval of policy on community messaging on publically owned utility tanks.

Council Member Ewing gave a brief overview on the proposed policy regarding messaging on publically owned utility tanks and asked that staff provide an update.

Assistant City Manager Randy Hemann discussed the proposed policy in further detail and advised that City Attorney JoAnne Carlyle received further information on a recent court ruling on governmental speech that resolves previous concerns. The Prosperity & Livability Committee asked that staff come up with a policy to bring to Council that creates guidelines

for display of governmental speech on elevated water tanks. People will make application to the City and then the City would evaluate the applications to ensure that the message is appropriate and the speech does not violate the Federal, State or Local law and communication conveys a government message. He pointed out the city would bear no cost in association with this; the applicant would have to pay to put the message up. He advised that this has been discussed with Terry Houk, Director of Public Services, to make sure that there are no problems related to the operation of the water tanks and staff does not believe that there will be any problems.

Council Member C. Davis advised that she had a constituent call her in regards to this; they did not have a problem with the tanks being used so much, but had questions about the rental aspect of it. She told them that the City could not "rent," but the applicant would be responsible for the painting and maintaining that. She asked how often the City typically paints the water tanks. She told the constituent that she thought they are generally painted every five years and wanted to report back with the right answer. Mr. McCaslin replied that the water tanks are painted every 10-15 years.

Council Member C. Davis then asked if for some reason they did not maintain the painting after receiving the notice from the city if the city would paint over it with the individual being responsible for reimbursing the city and what would happen if they did not follow through with the reimbursement. Ms. Carlyle explained there would not be a lien option and it would be treated as a breach of contract. She explained that it would allow the manager's office to monitor the applications. Ms. Carlyle and Council Member Hill agreed if the individual did not follow through the process the City could sue them to collect the debt and put a lien against on any property on that entity to recoup those costs and go through those procedures. Council Member Ewing reiterated the original question as to if we were painting the tanks every 10-15 years, and it would not need much upkeep outside of that timeframe. He continued if that individual decided not to reapply the City could choose to leave the message on the tank as long as the entity is still in existence until it needs to be repainted. Council Member C. Davis stated she was unsure how long they would need to maintain their logo due to sun fading, etc....and pointed out they would have to reapply every five years. She asked if we would continue to let it fade out for the other ten years. Council Member Ewing stated that the five-year period was just the application period and the color fastness; life expectancy could be part of the application process. Council Member C. Davis pointed out they would be abandoning it and would not be reapplying. Ms. Carlyle advised if it starts looking aesthetically displeasing, the City would certainly have the right to take action and fix it. She noted it brings up a good point and felt it was important that the City gets the right entity name so the City could execute judgment on the appropriate entity.

Council Member J. Davis mentioned that the city currently has three water tanks with one that is scheduled for demolition, which would leave two. He noted there is one on I-74 which has the City's logo with the other one located on Bridges Street which is the one that HPU has expressed an interest in over the last couple of years. He asked if this means that Council is making a policy for one water tank or if the City would allow people to remove the City's logo on the tank that's already on I-74 and put their logo on that tank also. Mr. Hemann replied that it is not the City's intent to remove its logo and noted the City has already had a non-profit ask about logo placement on the tank that is scheduled for replacement in the Oakhill community. Council Member J. Davis asked if the process would be opened up to everyone to make application and questioned how a decision will be made as

to who will be allowed to put up their logo. Mr. Hemann explained it would be an open process and Ms. Carlyle pointed out either way it would come back to Council.

Council Member J. Davis thought the policy gives the manager the discretion to review the applications and deem which ones to send to the Committee for approval. Council Member J. Davis explained it was an issue of transparency and he did not want it to look like the City Council adopts the policy and the university gets the first message on a water tank. Ms. Carlyle advised that when she added the language about the manager deeming the application complete and acceptable what she meant was the bare necessities (appropriate, not obscene, or defamatory) so she does not see them filtering a lot. Council Member Wagner felt it also bears mentioning that this is City speech, we are not giving the space on the tank to someone else to put their message on the tank--in essence, the City would be adopting their message as its own. He pointed out what is put on the tank would be the City speaking, not someone else. Mayor Bencini advised that it would be reflective of the elected body.

Council Member C. Davis brought up another question to ensure fairness to everyone and asked if some type of rotation policy might be needed. Mayor Pro Tem Golden pointed out this policy states that it can be renewed for five consecutive terms. Mr. Hemann advised the policy states that they may re-apply so it would come back to the City Council. Council Member C. Davis wanted assurance that all the applications are considered by the manager when referred to Council. Council Member Ewing also suggested that the long-term financial ability of the entity should be considered for maintenance, renewal purposes, etc....

Approved the Messaging on Publically Owned Utility Tanks Policy.

A motion was made by Council Member Wagner, seconded by Mayor Pro Tem Golden, that this Policy be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

GENERAL BUSINESS AGENDA

160241 Ordinance Amending Fire Prevention Code

Council is requested to adopt an ordinance amendment to update the Fire Prevention Code to the current 2012 NC Fire Prevention Code and appendices.

Fire Marshall Chris Weir is requesting that Council adopt the Ordinance Amending the Fire Prevention Code. He explained that the current one is out of date and they are looking to bring it in line with the 2012 NC Fire Prevention Code and appendices, which are the current State Code. He added that it was identified by the ISO Inspection as an area of improvement and also by the Commissioner of Fire Accreditation International.

Adopted an Ordinance Amending the Fire Prevention Code to the current 2012 NC Fire Prevention Code and appendices.

A motion was made by Council Member Ewing, seconded by Council Member C. Davis, that this Ordinance be adopted. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

**Ordinance No. 7230/16-50
Introduced 8/1/16; Adopted 8/1/16
Ordinance Book Vol. XIX, Page 113**

160242

Human Relations Commission - Work Plan July 2016 - December 2016

Council is requested to approve the Human Relations Commission Work Plan for the period of July 1, 2016 - December 31, 2016.

Jeron Hollis, Communications & Public Engagement Director, reported that pursuant to the Ordinance, the Human Relations Commission is charged to bring their Work Plan to Council for approval every six months, and he advised that he is also seeking Council's approval of the Human Relations Commissions By-Laws. He then introduced Fanta Dorley, the Human Relations Manager, to provide a brief overview of the Work Plan items. He also recognized David Rosen, Vice Chair of the Human Relations Commission.

Ms. Dorley requested approval of the six-month Work Plan for the Human Relations Commission. She noted the items contained in the first Work Plan have been completed, so they are now ready to move forward with the next Work Plan. She advised they are also asking that the By-Laws be approved as amended in order to align these with the Human Relations Ordinance. She explained the changes were minimal and they wanted to make sure that the Standing Committees were reflective of the Executive, Interfaith and International Advisory Committee, as well as Section 9 to reflect that all changes and amendments to any By-Laws, etc.... has to be approved by Council.

Council Member C. Davis indicated that she received a copy of the printed By-Laws, but did not see any underscored areas or anything that indicated any changes. At this time, Ms. Dorley distributed a strike-thru copy of the By-Laws that identified the old versus new changes. At Council Member J. Davis' request, Ms. Dorley read the changes into the record as follows:.

Ms. Dorley read the following:

Section I:

iv. Changed the reading to: "The provisions of channels of communication among diverse groups."

(instead of being redundant of Section V to state racial, ethnic and religious groups.)

Section VI: Reading Committees

Verbiage is directly copied from the ordinance to reflect the recommended standing committees.

(Changed from Executive Committees of Fair Housing, Education, Interfaith, International Advisory and Special Programs.)

Section IX:

To include the final sentence. The changes will be submitted to City Council for approval.

Council Member Wagner then MOVED ADOPTION of the Human Relations six-month Work Plan and the By-Laws. Mayor Pro Tem Golden made a SECOND.

For further discussion, Council Member C. Davis questioned the cultural diversity training and asked about new members coming on and them being able to obtain this training. She asked what timeframe the Commission has given in regards to training the new members as they rotate off. Ms. Dorley at the last Human Relations Commission, they discussed the establishment of an annual retreat in November so as old members rotate off and new ones come on, during the retreat they will review the Work Plan and establish a strategic plan to move forward.

Council Member C. Davis inquired about hosting a multi-cultural story-telling festival. She thought making this type of festival longer than one day and asked if it might be possible to carry it forward to encompass a couple of evenings because of the diversity of the city. Ms. Dorley welcomed Council Member C. Davis' idea and also invited her to be on this Committee to assist with the planning.

There being no further discussion, the MOTION carried by a 7-0 UNANIMOUS vote. [Council Members Alexander and Williams were absent]

160243**Contract Renewal - The Ferguson Group**

Council is requested to authorize the renewal of contract with The Ferguson Group (TFG) for the period of July 1, 2016 - June 30, 2017.

Council Member J. Davis asked about the percentage of their travel expenses, telephone calls, meals, etc..... compared to the basic contract. City Manager Greg Demko advised that it is a not-to-exceed \$5,000, so it is capped.

Approved the contract renewal with The Ferguson Group for the period of July 1, 2016 - June 30, 2017.

A motion was made by Council Member Ewing, seconded by Mayor Pro Tem Golden, that this Contract be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160244**Minutes to Be Approved**

- Prosperity & Livability Committee Meeting: Tuesday, July 12 @ 11:00 a.m.
- Finance Committee Meeting; Wednesday, July 13 @ 4:00 p.m.
- Manager's Briefing: Monday, July 18th @ 4:00 p.m.
- Regular Council Meeting: Monday, July 18th @ 5:30 p.m.

Approved the preceding minutes as submitted.

A motion was made by Council Member C. Davis, seconded by Council Member Wagner, that the preceding minutes be approved. The motion PASSED by a 7-0 unanimous vote. (Council Members Alexander and Williams were absent)

160030

Boards & Commissions - Vacancy Report

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

Note: This information is included for informational purposes only.

COUNCIL COMMENTS**Special Meeting to Conduct Annual Performance Evaluations for City Clerk, City Attorney and City Manager**

Mayor Bencini announced that Council needs to consider and schedule a Special Meeting for a Closed Session to conduct the annual evaluations of the city clerk, city attorney and city manager. He suggested Tuesday, September 6, 2016 at 3:00 p.m. and asked for everyone to check their calendars to see if this date/time would work.

Sewer Odor in City Lake Restrooms near Pavilion #1

Council Member C. Davis: I was invited by a neighborhood association to go out to City Lake Park back in May or June. I'm looking to see if he's here. He's already gone. Anyway, I had to go to the ladies room. The bathrooms at City Lake Park absolutely reek of sewer. I think we've got a sewage problem out there. It stinks really bad and if they're the only bathrooms we have, I would like for us to figure out some way to add additional restrooms or something to lessen the use of that one facility for that big space. It was really bad. I mean it brought back childhood memories from generations of coalminers.

Council Member J. Davis: Which restrooms are you speaking of because the ones at Camp Ann are brand new and the building is new.

Council Member C. Davis: Over by Pavilion #1. The bathrooms there where the swimming pool is. The swimming pool is sort of down on the hill, down that way.

Council Member Wagner: Where the concession stand is where you buy the tickets?

Council Member C. Davis: I haven't gone there, but probably. I just went as far as the ladies room and had to hold my breath the whole time so I'm sure other people were feeling the same way.

Ingleside- Yard Waste Materials

Council Member C. Davis: The Ingleside yard waste materials.....I had someone call me today and I spoke briefly to the city manager and I believe Mr. Davis has had the same concerns, but some people that own property that rent their property who maintain those properties, getting rid of debris at Ingleside. There was a resident that called me earlier today who owns like 3.64 acres. He bought a used van from....I don't know....a U-Haul company or something. He made it his personal van. It does not have commercial tags. He was pulling a trailer behind it, took the debris where he cleaned off his 3.64 acres and was told because he owns rental property they couldn't be assured that all the debris came

from that one property so they wanted to charge the individual, but he assured me that it was from the larger parcel. So the concern I have is questioning our residents as to what they're doing on their own personal property and the disposal of their material. He sort of felt like he was being drilled and didn't feel that he should have been. I explained to him our policy and/or procedure for rental property and commercial what-not, but Mr. Davis and I spoke briefly earlier and thought maybe it was something we could put back in committee and discuss how people with multiple properties that are paying property taxes in the city, either a discounted rate or just looking at how we do that. Because if you own it, we want to encourage people to own property in the city and to maintain those properties. So maybe we can look at if you own multiple properties and you rent those properties in the residential homes. Maybe just looking at it, I don't know. I'm just throwing it out there.

Noise Ordinance

Council Member C. Davis: The Noise Ordinance was another hot topic. Just basically making sure that we don't ignore and I don't want to say that we are, but some people feel that we are ignoring the Ordinance as it's written. Maybe we need to be looking at that item and how we want to go about the enforcement aspect of it and make sure that we do those things that we say we're going to do because I can say that I was actually sitting in Mr. & Mrs. Wall's living room and I could hear the music. They had their TV turned up a little more than I would like it sitting there. We turn ours up fairly loud. So the sound that they were getting from the wall was significant. It can be very troublesome when you have lived somebody and invested and to know that there's something that can help mitigate the problem if we follow through on what it is that we say we're capable of doing. So I'd like to see us look at that. If there are changes that need to be made, then maybe bringing that back to a committee and having somebody look at how we want to do that. How many warnings do we get before we implement that sort of thing?

The violations over at the Shakes old building. Somebody called me very upset about the way that's looking over there and I did see the signs there, so I was thankful to see those. Do we have anybody interested in buying the Shakes? Do we have any update on that property at all? Do we know anything about the property any more than what Dorothy had intended it for?

Council Member J. Davis: Ward and Green. Shakespeare building.

Mayor Bencini: It's not the city's property.

Council Member C. Davis: I know, but there was some interest at some point so I didn't know if we knew anything else about it or not.

Council Member J. Davis: It's in foreclosure.

Council Member C. Davis: Another citizen called me today as a matter of fact while I was reading the packet and was concerned about seeing our crews cleaning up the medians. They love the medians, especially the ones there on MLK, the honorary section where the flowers and everything are. The debris is being swept out into the streets and they were sort of put off with the fact that citizens aren't allowed to put their debris and yard clippings or

whatever into the street and leave it there, so they'd really like to see our Parks & Rec be more conscientious when they're out mowing to clean up what is left.

Other than that, that's all I've got. I just wanted to make you aware of the things that were brought to my attention.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned 7:12 p.m. upon motion duly made by Council Member Ewing and second by Council Member J. Davis.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Maria A. Smith, Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Report of Surplus Equipment Disposal

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: List of Equipment Sold

Meeting Date: August 15, 2016

Advertising Date: N/A

Advertised By: N/A

PURPOSE:

To report the sale of surplus equipment in fiscal year 2015-2016 as required by the City of High Point Purchasing Policies and Procedures Manual.

BACKGROUND:

The City of High Point Purchasing Policies and Procedures Manual requires that fleet vehicles and other equipment sold via an online auction be reported to the City Council on an annual basis. A listing of items sold with descriptions, date sold, sale amount, fees paid to the online auction company, and the net proceeds of the sale is included with this item.

BUDGET IMPACT:

The sale of this equipment generated \$535,687.05 in proceeds for the City of High Point.

RECOMMENDATION / ACTION REQUESTED:

No action is required.

City of High Point
Vehicle/Equipment sold on GovDeals
FY 2015-2016

	<u>Item Description</u>	<u>Equip #</u>	<u>Date Sold</u>	<u>Sale Amount</u>	<u>Less GovDeals Fee</u>	<u>Total Deposited</u>
1	2001 Chevrolet Express G3500 Aries Inspection Eq	1753	7/6/2015	\$ 25,515.00	\$ (1,913.63)	\$ 23,601.38
2	2004 Chevrolet Silverado 1500 Work Truck 2WD	1378	7/8/2015	4,815.00	(361.13)	4,453.88
3	1995 Caterpillar Model 3512 Generator 890KW	-	7/30/2015	63,320.00	(4,749.00)	58,571.00
4	2000 Sterling LT9511 Tandem Dump Truck w Snow Eq	1264	7/30/2015	36,215.00	(2,716.13)	33,498.88
5	2007 Chevrolet Impala LT1	141	7/31/2015	5,931.00	(444.83)	5,486.18
6	2003 Chevrolet Suburban 1500 4WD	536	8/3/2015	6,530.00	(489.75)	6,040.25
7	2005 Exmark Lazer 72" Mower	1459	8/12/2015	2,590.00	(194.25)	2,395.75
8	2004 Ford F-450 Crew Cab with Utility Body	1848	8/13/2015	7,815.00	(586.13)	7,228.88
9	2007 Ford Crown Victoria Police Interceptor-Wreck	201	8/13/2015	681.00	(51.08)	629.93
10	1993 Chevrolet C/K 2500 4WD with Miller Welder	2068	8/18/2015	7,085.70	(531.43)	6,554.27
11	2002 Volvo Xpeditor WX Heil 28 yard Front Loader	642	8/24/2015	35,020.00	(2,626.50)	32,393.50
12	1998 Ford F700 with 52' Aerial Bucket	2106	8/24/2015	8,915.00	(668.63)	8,246.38
13	2002 Sewer Equip of America Model 747 Trailer Jet	1854	8/26/2015	7,015.00	(526.13)	6,488.88
14	2007 Chevrolet 1500 2WD with Animal Control Body	158	8/27/2015	5,000.00	(375.00)	4,625.00
15	2005 Chevrolet Silverado 2500HD Truck 4WD	2048	9/3/2015	7,915.00	(593.63)	7,321.38
16	1997 Ford F800 with Commander 4045 Digger Derrick	2079	9/8/2015	9,200.00	(690.00)	8,510.00
17	2007 Ford F650 2WD with Sewer Equipment	1759	9/17/2015	21,015.00	(1,576.13)	19,438.88
18	2005 John Deere 5525 Tractor	1857	9/21/2015	13,192.00	(989.40)	12,202.60
19	2003 Chevrolet Venture Van	704	10/13/2015	3,395.00	(254.63)	3,140.38
20	2005 Chevrolet Silverado 1500 Work Truck 2WD	556	10/13/2015	4,516.02	(338.70)	4,177.32
21	2007 Chevrolet Impala LT1	140	10/26/2015	3,815.00	(286.13)	3,528.88
22	2004 Ford Taurus SE	900	11/3/2015	4,995.00	(374.63)	4,620.38
23	1999 John Deere 410E Backhoe Loader	1720	11/9/2016	16,790.00	(1,259.25)	15,530.75
24	2005 Chevrolet Silverado 1500 Long Bed 2WD	623	11/11/2015	3,792.77	(284.46)	3,508.31
25	2002 GMC C7500 Terex Hi-Ranger 55' Aerial Bucket	2084	11/17/2015	10,130.00	(759.75)	9,370.25
26	2005 Chevrolet Silverado 1500 Short Bed 2WD	555	11/18/2015	4,665.00	(349.88)	4,315.13
27	2006 Buick LaCrosse CX	374	11/19/2015	4,415.00	(331.13)	4,083.88
28	2004 Chevrolet Silverado 1500 Short Bed 2WD	599	12/10/2015	4,713.00	(353.48)	4,359.53
29	2005 Ford Taurus SE	8083	12/18/2015	3,666.00	(274.95)	3,391.05
30	2005 Ford Taurus SE	8082	1/4/2016	2,910.00	(218.25)	2,691.75
31	2004 Chevrolet Blazer 4-Door 4WD LS	906	1/12/2016	3,815.00	(286.13)	3,528.88
32	2005 Ford Taurus SE	1644	1/12/2016	4,030.00	(302.25)	3,727.75
33	2003 Ford Crown Victoria Police Interceptor	350	1/13/2016	2,015.00	(151.13)	1,863.88
34	2004 Ford F-350 SD XL Crew Cab 2WD DRW	1466	1/18/2016	11,015.00	(826.13)	10,188.88
35	2004 Ford F-250 SD XL 2WD Utility Body Truck	1932	1/19/2016	8,515.00	(638.63)	7,876.38
36	2005 Chevrolet Silverado 1500 Work Truck Bed 2WD	1757	1/21/2016	4,775.00	(358.13)	4,416.88
37	1998 Ford Club Wagon XL Passenger Van	712	1/27/2016	3,615.00	(271.13)	3,343.88
38	2011 Ford Crown Victoria Police Interceptor	92	2/1/2016	1,159.00	(86.93)	1,072.08
39	2009 Chevrolet Impala LS	43	2/11/2016	4,230.00	(317.25)	3,912.75
40	2006 Ford F-350 XL Crew Cab 2WD	1270	2/15/2016	10,800.00	(810.00)	9,990.00
41	2003 Ford Crown Victoria Police Interceptor	369	2/17/2016	2,715.00	(203.63)	2,511.38
42	2003 Cushman Turf-Truckster	1318	2/22/2016	2,215.00	(166.13)	2,048.88
43	2007 Chevrolet Impala LT1 3.5L	144	2/24/2016	3,515.00	(263.63)	3,251.38
44	2005 Ford Taurus SE	42	3/7/2016	2,565.00	(192.38)	2,372.63
45	2003 Peterbilt 330 with Altec AH100 Body	2112	3/14/2016	42,595.00	(3,194.63)	39,400.38
46	2009 Chevrolet 1500 Ext. Cab Animal Control Truck	48	3/14/2016	6,893.00	(516.98)	6,376.03
47	2004 Ford Taurus SE	564	3/14/2016	3,632.00	(272.40)	3,359.60
48	2003 Ford Crown Victoria Police Interceptor	365	3/24/2016	2,415.00	(181.13)	2,233.88
49	2005 Chevrolet Silverado 1500 Short Bed 4WD	1910	3/24/2016	6,974.00	(523.05)	6,450.95
50	2005 Ford Taurus SE	401	4/6/2016	4,040.00	(303.00)	3,737.00
51	2006 Ford Econoline E-350 Super Duty Van	8070	4/11/2016	7,100.00	(532.50)	6,567.50
52	2005 Ford Crown Victoria Police Interceptor	181	4/11/2016	2,615.00	(196.13)	2,418.88
53	2005 Ford F-250 SD XL 4WD	2052	4/26/2016	6,038.00	(452.85)	5,585.15
54	2008 Butler 16,000 GVWR Tandem Axle Eq Trailer	2035	5/6/2016	5,810.00	(435.75)	5,374.25
55	2004 Chevrolet Blazer 4-Door 4WD LS	727	5/6/2016	4,545.00	(340.88)	4,204.13
56	2004 Chevrolet Blazer 4-Door 4WD LS	51	5/13/2016	4,715.00	(353.63)	4,361.38
57	2000 Chevrolet S10 Pickup Short Bed 2WD	562	5/25/2016	3,616.00	(271.20)	3,344.80

City of High Point
Vehicle/Equipment sold on GovDeals
FY 2015-2016

<u>Item Description</u>	<u>Equip #</u>	<u>Date Sold</u>	<u>Sale Amount</u>	<u>Less GovDeals Fee</u>	<u>Total Deposited</u>
58 2006 Chevrolet Tahoe 4WD	27	5/25/2016	6,515.00	(488.63)	6,026.38
59 2005 Ford Crown Victoria Police Interceptor	180	5/26/2016	2,116.00	(158.70)	1,957.30
60 2002 Gradall XL4100	1172	5/27/2016	10,000.00	(750.00)	9,250.00
61 2004 Acura TSX	59	5/31/2016	2,415.00	(181.13)	2,233.88
62 2009 Ford F-550 2WD W/PakRat Compact Side Loader	615	6/2/2016	8,015.00	(601.13)	7,413.88
63 2001 Texas Bragg 14' Tandem Axle Trailer	1372	8/13/2015	912.87	(68.47)	844.40
64 Used Office Chair	-	8/18/2015	20.00	(5.00)	15.00
65 Northern Tool Platform Truck	-	8/18/2015	43.43	(5.00)	38.43
66 Leonard Truck Tool Box	-	8/19/2015	95.00	(7.13)	87.88
67 1996 Ford Mustang Cobra Coupe-VICE	7	8/31/2015	4,540.00	(340.50)	4,199.50
68 1994 Cadillac Seville SLS-VICE	204	9/3/2015	2,515.00	(188.63)	2,326.38
69 Lot of Two 250 Gallon Storage Totes	-	9/24/2015	60.00	(5.00)	55.00
70 Used Air Compressor-Parts Only	-	9/25/2015	380.00	(28.50)	351.50
71 Used Office Chairs	-	9/29/2015	5.00	(5.00)	-
72 Used Aluminum Tool Box	-	11/4/2015	115.00	(8.63)	106.38
73 Storage Cabinet	-	11/18/2015	46.00	(5.00)	41.00
74 Used Sail Boat	-	11/23/2015	122.00	(9.15)	112.85
75 Lot of Athletic Field Painting Machines-Parts Only	-	12/1/2015	20.00	(5.00)	15.00
76 Lot of Small Tillers and Blowers-Parts Only	-	12/1/2015	26.00	(5.00)	21.00
77 Lot of Billy Goat Push Vacs-Parts Only	-	12/1/2015	40.00	(5.00)	35.00
78 Lot of Three Honda Push Mowers-Parts Only	-	12/1/2015	124.25	(9.32)	114.93
79 Lot of Used Athletic Field Equipment-Parts Only	-	12/1/2015	20.00	(5.00)	15.00
80 Lot of Used Tillers-Parts Only	-	12/1/2015	45.00	(5.00)	40.00
81 1996 Dodge ST Club Cab 4WD Truck (no asset #)	8057	1/4/2016	4,215.00	(316.13)	3,898.88
82 2006 Chevrolet Impala LS (no capital asset #)	372	1/4/2016	3,915.00	(293.63)	3,621.38
83 Lot of Three Sentry Fire Safes	-	1/4/2016	41.00	(5.00)	36.00
84 Lot of Three Sentry Fire Safes	-	1/4/2016	40.00	(5.00)	35.00
85 2005 Chevrolet 2500HD Utility Body 2WD (no asset #)	1713	1/12/2016	8,515.00	(638.63)	7,876.38
86 Used John Deere 325 Mower	669	1/20/2016	716.00	(53.70)	662.30
87 Used Parker Scavenger Vacuum Sweeper	-	2/10/2016	67.00	(5.03)	61.98
88 Used Jacobsen 1862G Greens King V Reel Mower	1396	2/10/2016	175.01	(13.13)	161.88
89 Lot of Used Aluminum Lights	-	2/11/2016	355.00	(26.63)	328.38
90 Used Hydraulic Hose Cutting machine	-	2/11/2016	115.00	(8.63)	106.38
91 Used Lincoln Welder	-	2/17/2016	465.00	(34.88)	430.13
92 Two Used John Deere Tires and Wheels	-	2/19/2016	255.00	(19.13)	235.88
93 Two John Deere Tires and Wheels	-	2/19/2016	306.33	(22.97)	283.36
94 Lot of used Water Pumps	-	2/25/2016	755.00	(56.63)	698.38
95 Lot of used Bomag and Wacker Tamps	-	2/25/2016	1,101.89	(82.64)	1,019.25
96 Lot of used Safe-T-Shore Jack Pumps	-	2/25/2016	20.00	(5.00)	15.00
97 Lot of Office Supplies	-	2/29/2016	25.00	(5.00)	20.00
98 2005 JCB 215 4WD Backhoe/Loader	1863	2/29/2016	12,815.00	(961.13)	11,853.88
99 Used Protection Services Arrow Board	-	3/1/2016	255.00	(19.13)	235.88
100 Isuzu Tail Light Assembly	-	3/24/2016	15.00	(5.00)	10.00
101 Lot of Four Stihl Weed eaters	-	4/12/2016	215.00	(16.13)	198.88
102 Lot of Three Echo Pole Saws	-	4/12/2016	491.66	(36.87)	454.79
103 Used Stihl Back Pack Blower	-	4/12/2016	125.00	(9.38)	115.63
104 Lot of Automotive Chemicals	-	4/14/2016	35.00	(5.00)	30.00
105 Used Leonard Truck Tool Box	-	4/21/2016	65.00	(5.00)	60.00
106 Isuzu Tail Light Assembly	-	5/17/2016	25.00	(5.00)	20.00
107 Ecco Gemineye Wirless Camera System	-	5/17/2016	330.00	(24.75)	305.25
108 Two Ecco Gemineye Wireless Camera Systems	-	5/25/2016	410.00	(30.75)	379.25
109 Ecco Gemineye Wirless Camera System	-	6/1/2016	370.00	(27.75)	342.25
110 Ecco Gemineye Wirless Camera System	-	6/8/2016	406.00	(30.45)	375.55
111 Ecco Gemineye Wirless Camera System	-	6/15/2016	420.00	(31.50)	388.50
112 Used PELCO System 9760 Video Matrix Switching	-	11/25/2015	110.00	(8.25)	101.75
113 Used John Deere 2653A Reel Mower	1376	2/10/2016	710.00	(53.25)	656.75
114 Used 1993 RAMMAX P33/24 Walk Behind Compactor	-	2/25/2016	1,560.55	(117.04)	1,443.51

City of High Point
Vehicle/Equipment sold on GovDeals
FY 2015-2016

	<u>Item Description</u>	<u>Equip #</u>	<u>Date Sold</u>	<u>Sale Amount</u>	<u>Less GovDeals Fee</u>	<u>Total Deposited</u>
Total				\$ 579,170.48	\$ (43,483.43)	\$ 535,687.05

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 May 16, 2016 with an effective date of January 1, 2017;

WHEREAS, zoning map amendments are necessary to implement the new Development Ordinance;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on July 26, 2016 and before the City Council of the City of High Point on August 15, 2016 regarding **Zoning Case 16-15** proposed amendments to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on July 17, 2016, for the Planning and Zoning Commission public hearing and on August 3, 2016 and August 10, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina;

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 shown on Map 1 as: **Parks and Natural Resources (PNR) District**. The property is approximately 25.81 acres. The property is also known as the Johnson Street Sports Complex and Guilford County Tax Parcel 0205164.

SECTION 2

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Single Family-5 (R-5) District**. The property is approximately 7.13 acres. The property is also known as Fire Station #12 and the Barrow Road Electric Substation and Guilford County Tax Parcels 0212500 and 0212501.

SECTION 3

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Parks and Natural Resources (PNR) District**. The property is approximately 1,633.40 acres. The properties are also known as City of High Point Festival Park, Oak Hollow marina, golf course, tennis facility, campground and the reservoir conservation area around the lake and Guilford County Tax Parcels 0169235, 0171380, 0196527, 0196528, 0196529, 0196530, 0199805, 0199812, 0199813, 0199815, 0200170, 0200172, 0200173, 0200174, 0200179, 0200180, 0200187, 0200365, 0200366, 0200383, 0200876, 0201156, 0201157, 0201158, 0204027, 0204278, and 0206779.

SECTION 4

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 4 as: **Residential Single Family-5 (R-5) District**. The property is approximately 28.18 acres. The properties are also known as Oakwood Cemetery and Guilford County Tax Parcels 0189757 and 0220444.

SECTION 5

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Heavy Industrial (HI) District**. The property is approximately 23.48 acres. The properties are also known as Harvell Park, the Fire Training Facility and the Parks and Recreation Landscaping facility and Guilford County Tax Parcels 0173197 and 0173216.

SECTION 6

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 6 as: **Parks and Natural Resources (PNR) District**. The property is approximately 171.98 acres. The properties are also known as Blair Park Golf Course and Guilford County Tax Parcels 0175849, 0175918, and 0192758.

SECTION 7

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 7 as: **Transitional Office (TO) District**. The property is approximately 8.42 acres. The property is also known as Brentwood Park and Guilford County Tax Parcels 0183906 and 0183909.

SECTION 8

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 8A as: **Parks and Natural Resources (PNR) District**. The property is approximately 1,171.15 acres. The properties are also known as Gibson Park, the Piedmont Environmental Center, City Lake Park, and the reservoir conservation area around the lake and Guilford County Tax Parcels 0155240, 0155241, 0202937, 0202938, and 0218584.

SECTION 9

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 9 as: **Parks and Natural Resources (PNR) District and Residential Single Family-3 (R-3)**. The property is approximately 159 acres. The properties are also known as the High Point Athletic Complex and Simeon Stadium, Shadybrook Elementary School and NCDOT right-of-way along I-74 and Guilford County Tax Parcels 0197432, 0197972, 0197977, 0197978, 0198009, and 0198010.

SECTION 10

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 10 as: **Residential Single Family-5 (R-5) District**. The property is approximately 17 acres. The property is also known as Florence Elementary School and Guilford County Tax Parcel 0213315.

SECTION 11

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 11 as: **Residential Multifamily-16 (RM-16)**. The property is approximately 10.19 acres. The properties are also known as Johnson Street Global Studies School a portion of the Duke Energy electric substation, and a small portion of the City's E. Dayton Street electrical substation and Guilford County Tax Parcels 0189069, 0189077, and 0189078.

SECTION 12

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 12 as: **Institutional (I)**. The property is approximately 51 acres. The properties are also known as Welborn Academy Middle School and T. Wingate Andrews High School and Guilford County Tax Parcels 0182730 and 0196943.

SECTION 13

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 13 as: **Residential Single Family-5 (R-5) District**. The property is approximately 25.23 acres. The properties are also known as Montlieu Academy of Technology School and Guilford County Tax Parcels 0176791 and 0183090.

SECTION 14

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 14 as: **Institutional (I)**. The property is approximately 45.94 acres. The properties are also known as Academy at Central High School, High Point Central High School and Ferndale Middle School and Guilford County Tax Parcels 0187814, 0187815, 0187816, 0187817, 0187818, 0187819, 0187820, 0187821, 0187822, 0187823, 0192106.

SECTION 15

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 15 as: **Residential Single Family-5 (R-5) District**. The property is approximately 23.64 acres. The property is also known as Triangle Lake Montessori School and Guilford County Tax Parcel 0181181.

SECTION 16

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 16 as: **General Business (GB) District**. The property is approximately 18.61 acres. The property is also known as Union Hill Elementary School and Guilford County Tax Parcel 0185904.

SECTION 17

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 17 as: **Residential Multifamily-16 (RM-16)**. The property is approximately 6.20 acres. The property is also known as Oak Hill Elementary School and Guilford County Tax Parcel 0173019.

SECTION 18

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 18 as: **Residential Single Family-5 (R-5) District**. The property is approximately 22.18 acres. The properties are also known as Allen Jay Middle School, an undeveloped parcel, and the rear portion of the residential parcels that front on East Fairfield Road and Guilford County Tax Parcels 0195954, 0195955, 0195960, 0195961, 0195962, 0196007 and 0196008.

SECTION 19

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 19 as: **General Business (GB) District**. The property is approximately 4.44 acres. The property is also known as the Army Reserve and Guilford County Tax Parcel 0194659.

SECTION 20

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 20 as: **Central Business (CB) District**. The property is approximately 5.23 acres. The property is also known as the US Post Office and Guilford County Tax Parcel 0171705.

SECTION 21.

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 22.

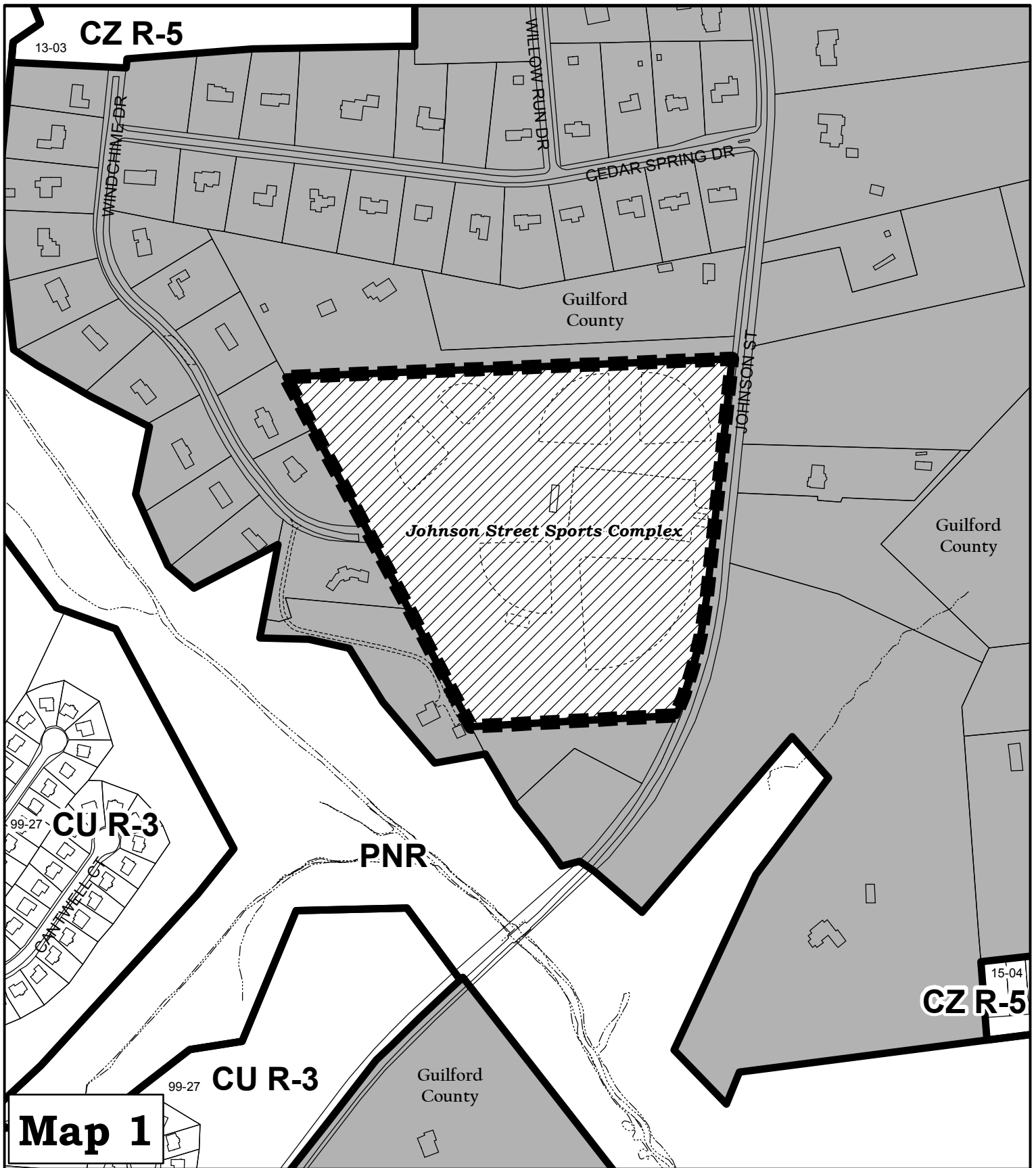
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 23.

This ordinance shall become effective on January 1, 2017.

Adopted by the High Point City Council
this the 15th day of August 2016.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Parks & Natural resources - PNR

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

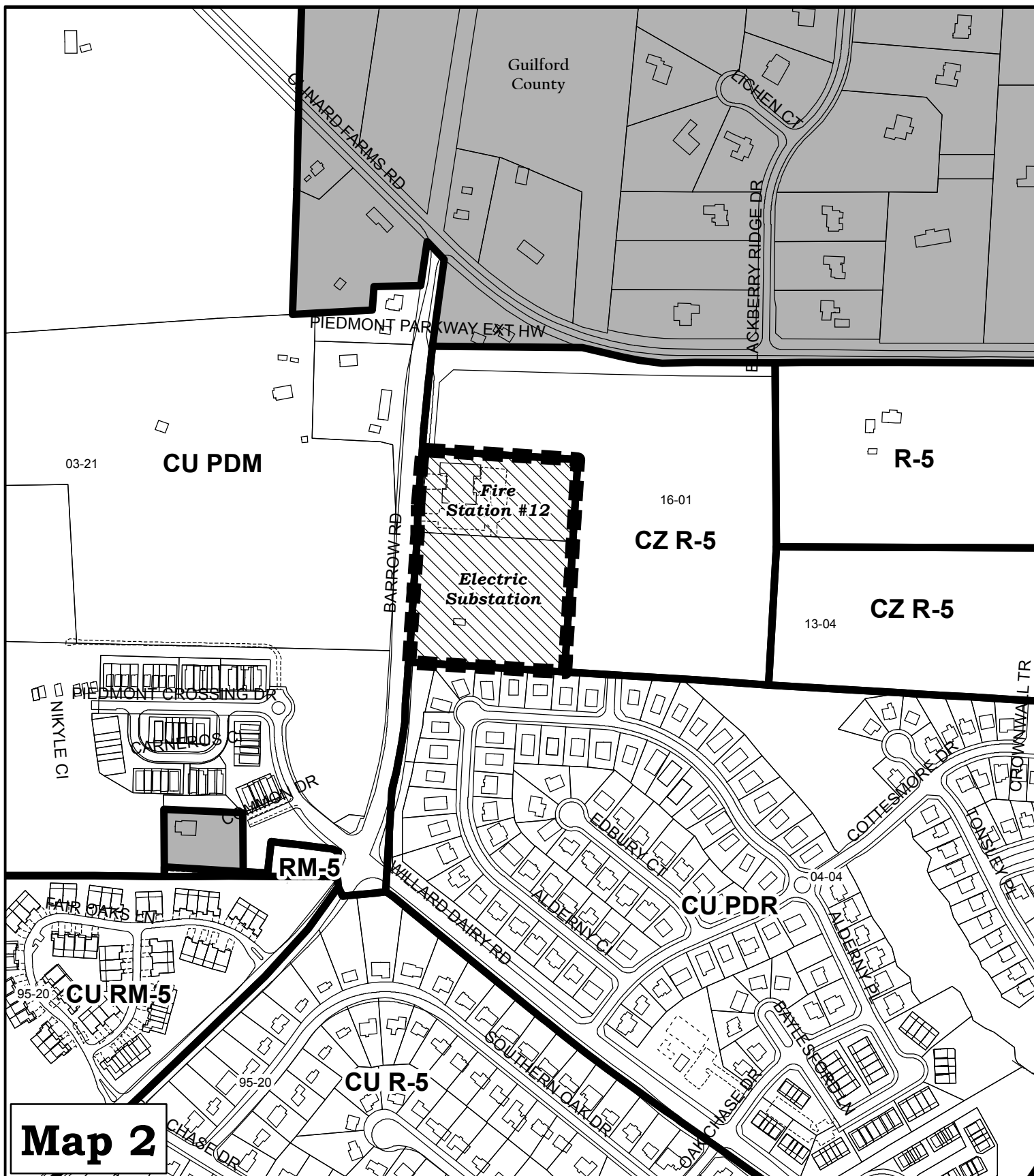
**Planning & Development
Department**

City of High Point

Date: July 26, 2016



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 2016/pz/Group1/Map1.mxd



ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Residential Single Family-5 - R-5

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

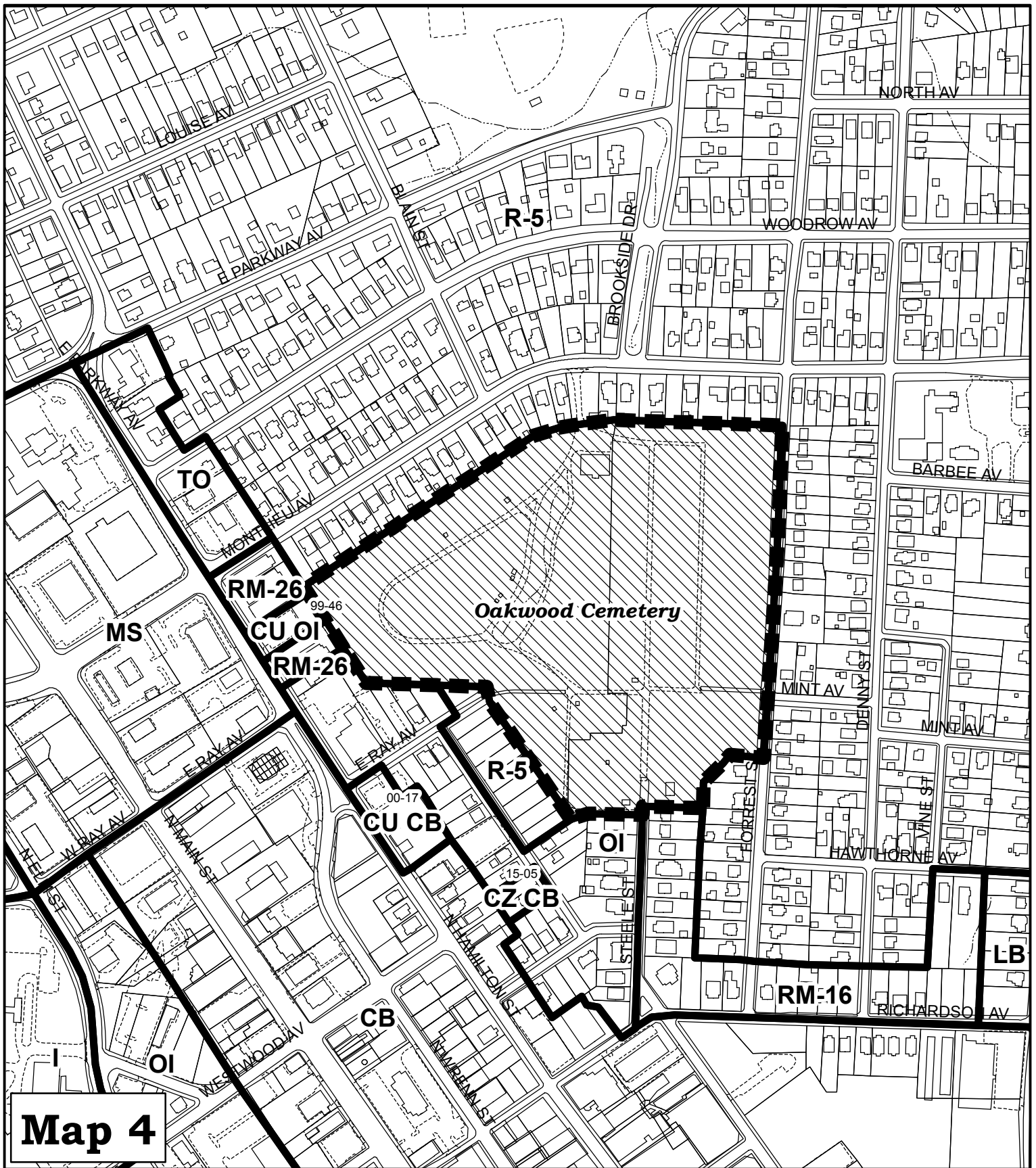
**Planning & Development
 Department**

City of High Point

Date: July 26, 2016



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 2016/pz/Group1/Map2.mxd



Map 4

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Residential Single Family-5 - R-5

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

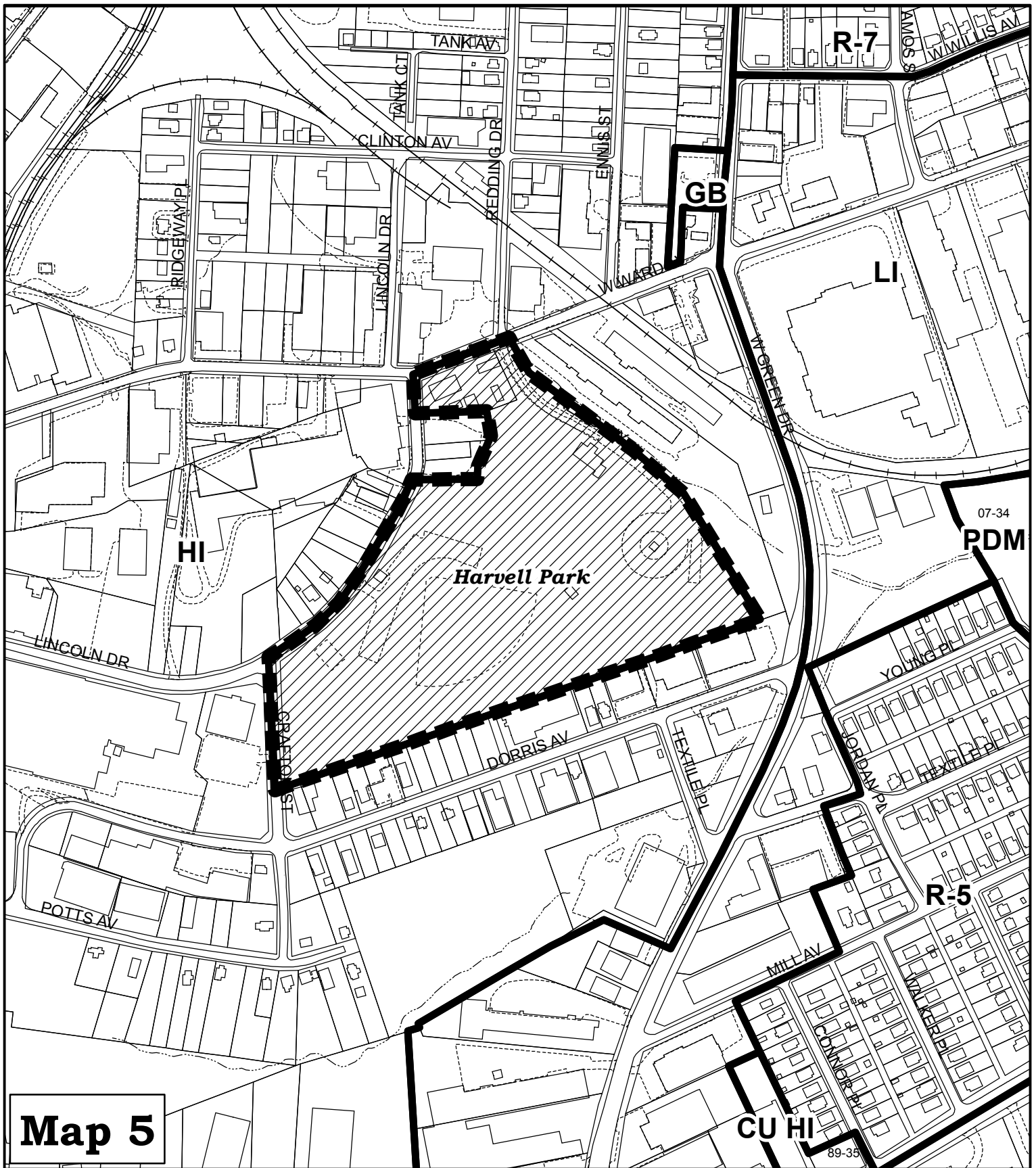
**Planning & Development
 Department**

City of High Point

Date: July 26, 2016



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Map 5

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Heavy Industrial - HI

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

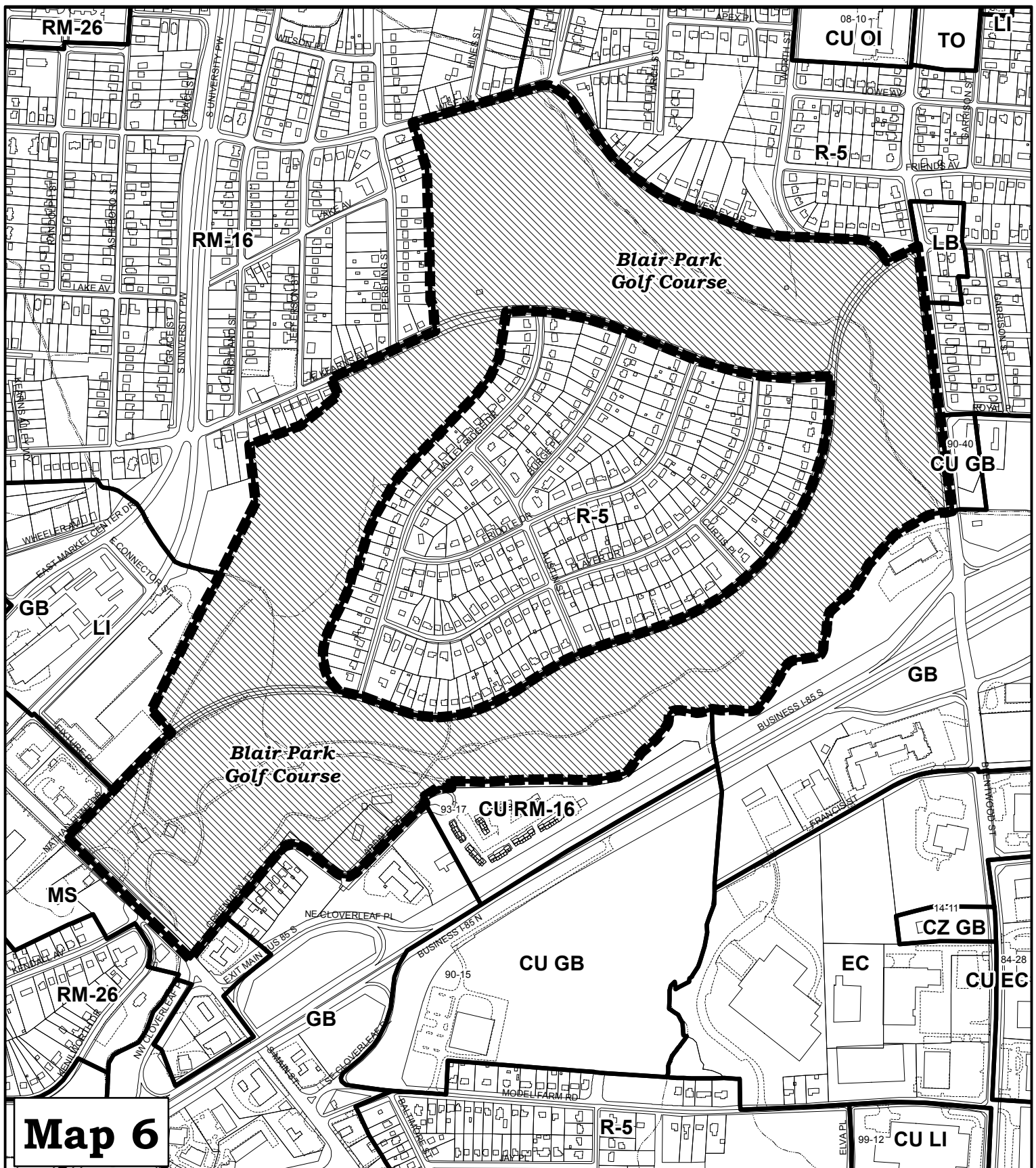
Planning & Development
Department

City of High Point

Date: July 26, 2016



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2016/pz/Group1/Map5.mxd



Map 6

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Parks & Natural Resources - PNR

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

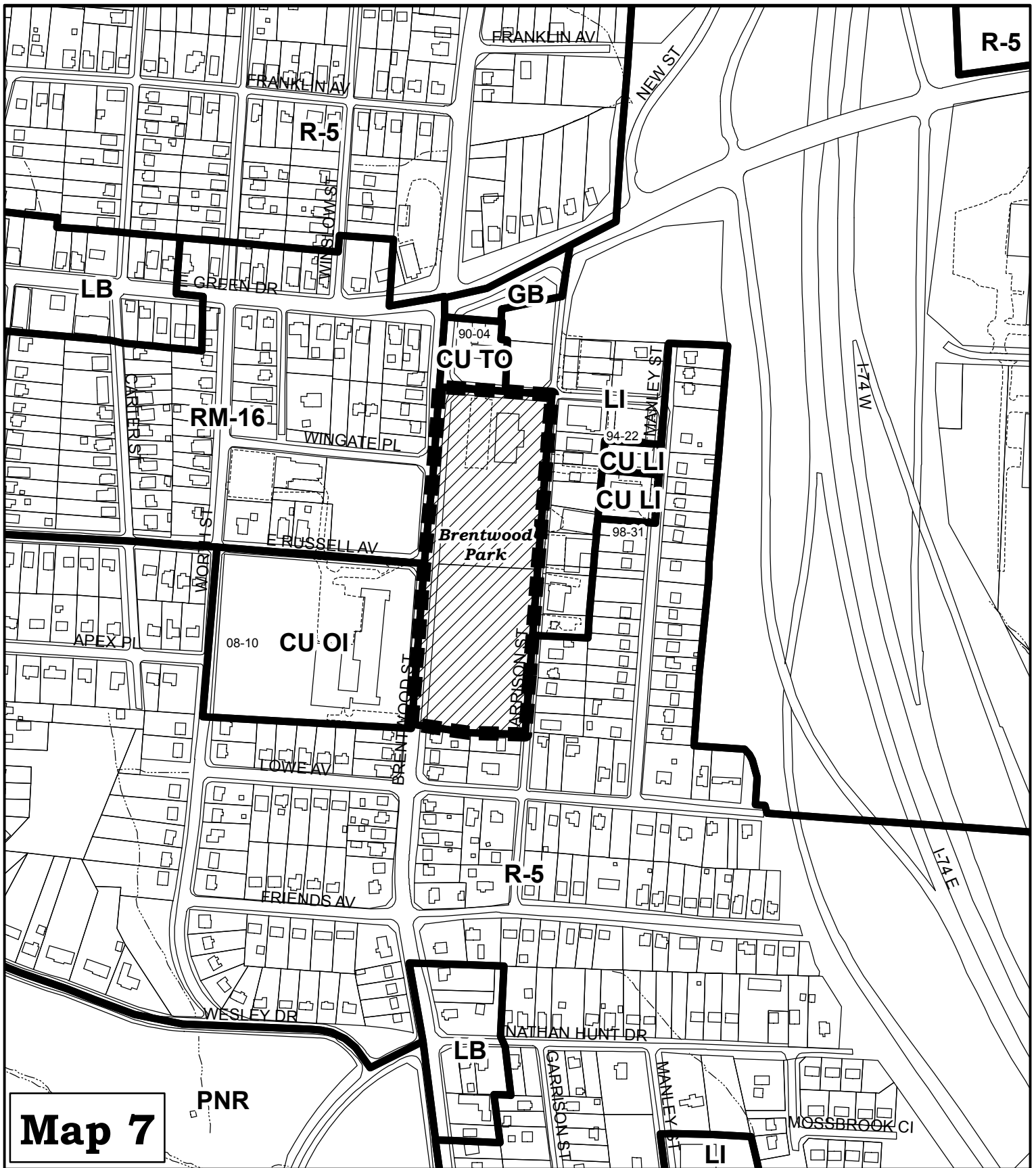
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 7

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Transitional Office - TO

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

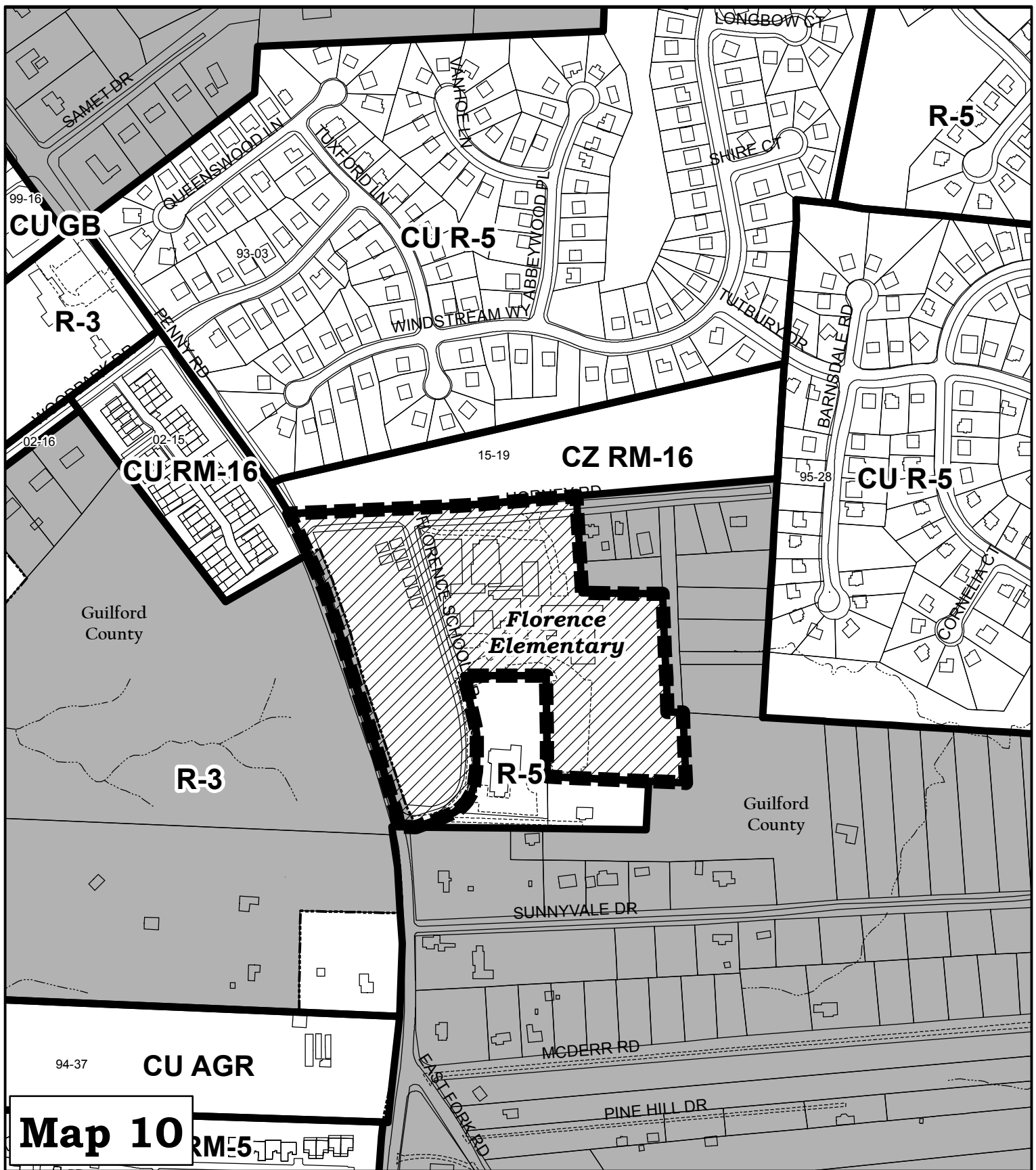
**Planning & Development
Department**

City of High Point

Date: July 26, 2016



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2016/pz/Group1/Map7.mxd



ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Single Family-5 - R-5

Existing Zoning Boundary
Subject Property Boundary

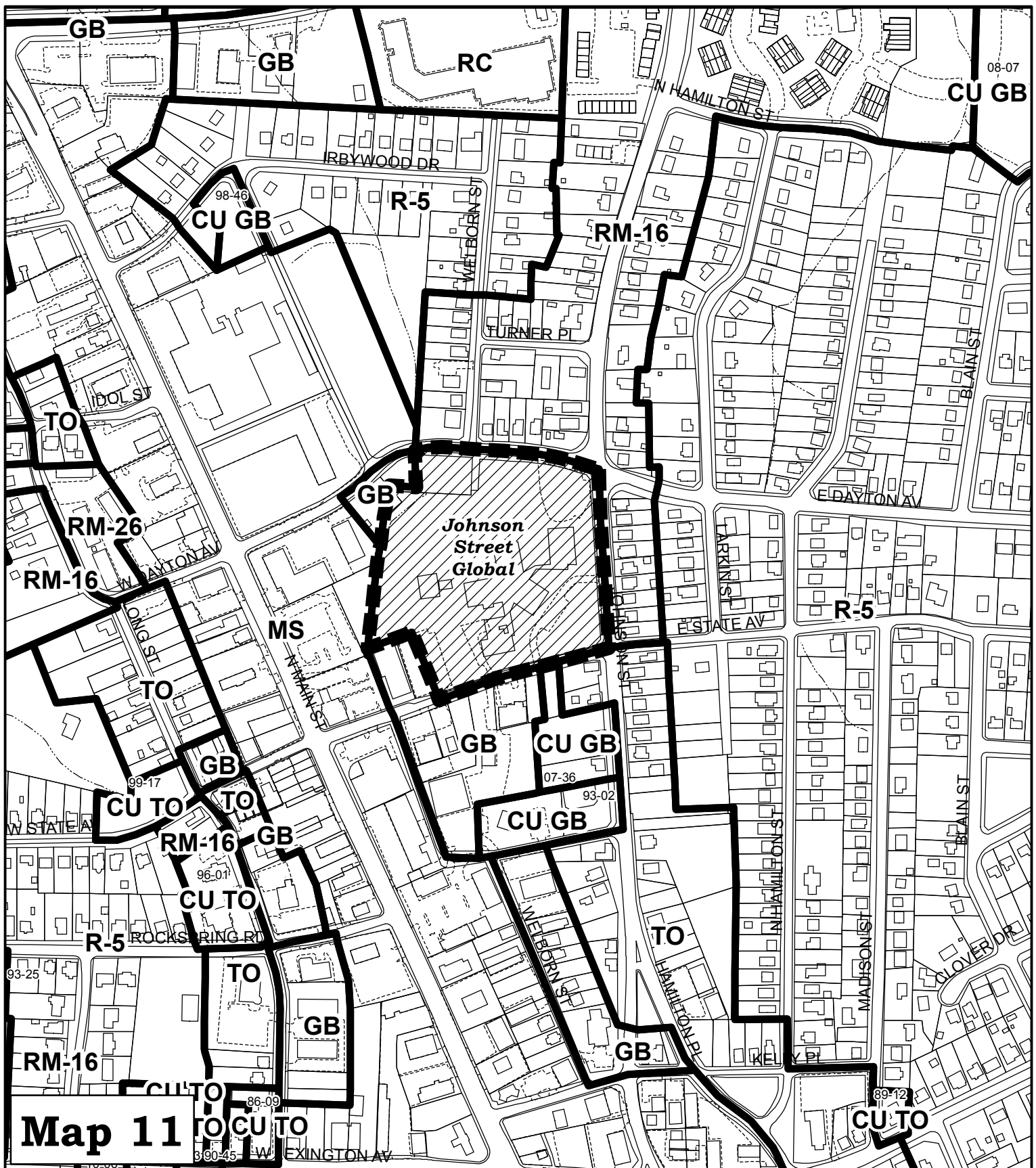
**Planning & Development
 Department**

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Multifamily-16 - RM-16

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

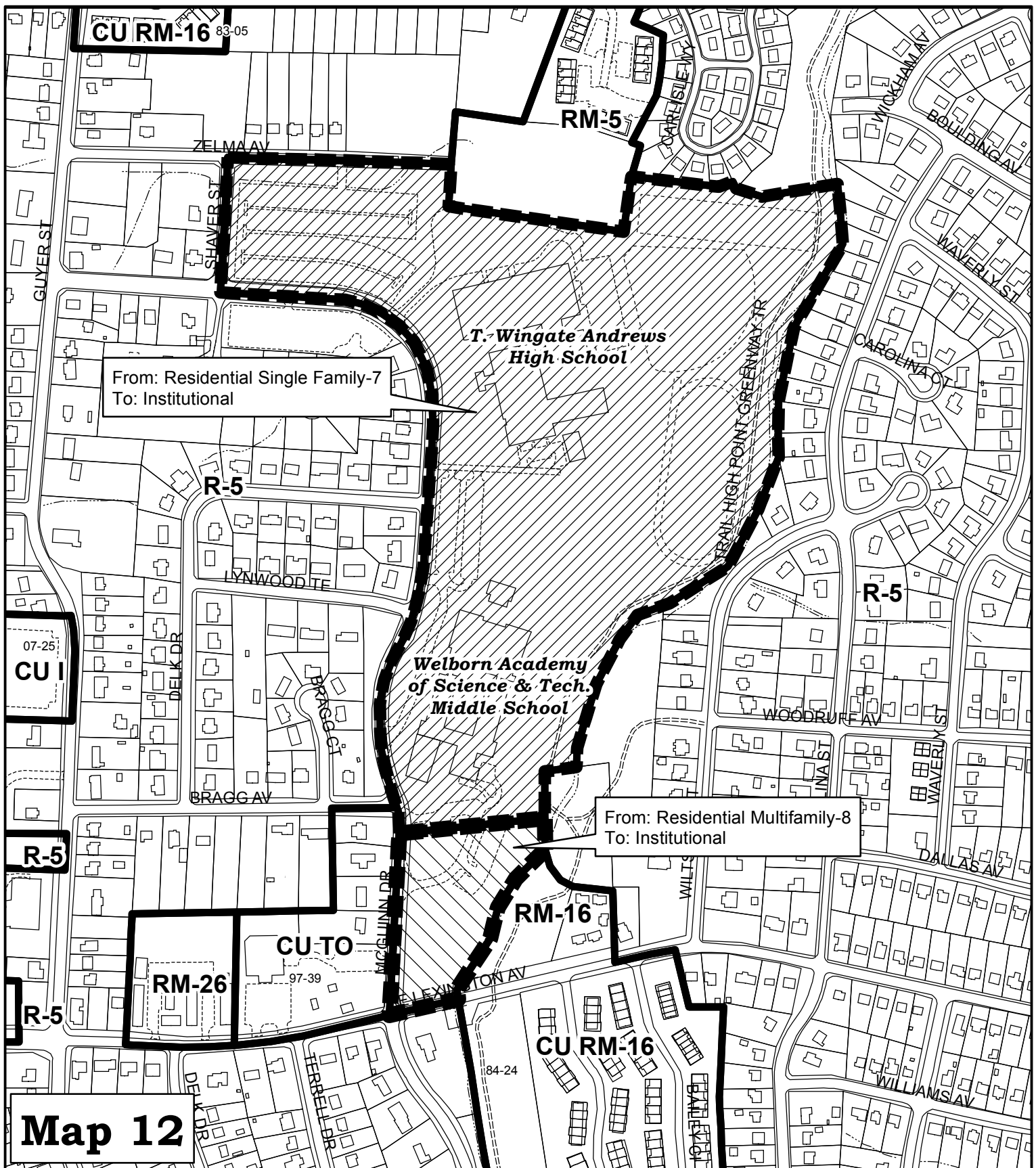
**Planning & Development
 Department**

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

From: Residential Single Family-7 - RS-7 and
Residential Multifamily-8 - RM-8
To: Institutional - I

Existing Zoning Boundary
Subject Property Boundary

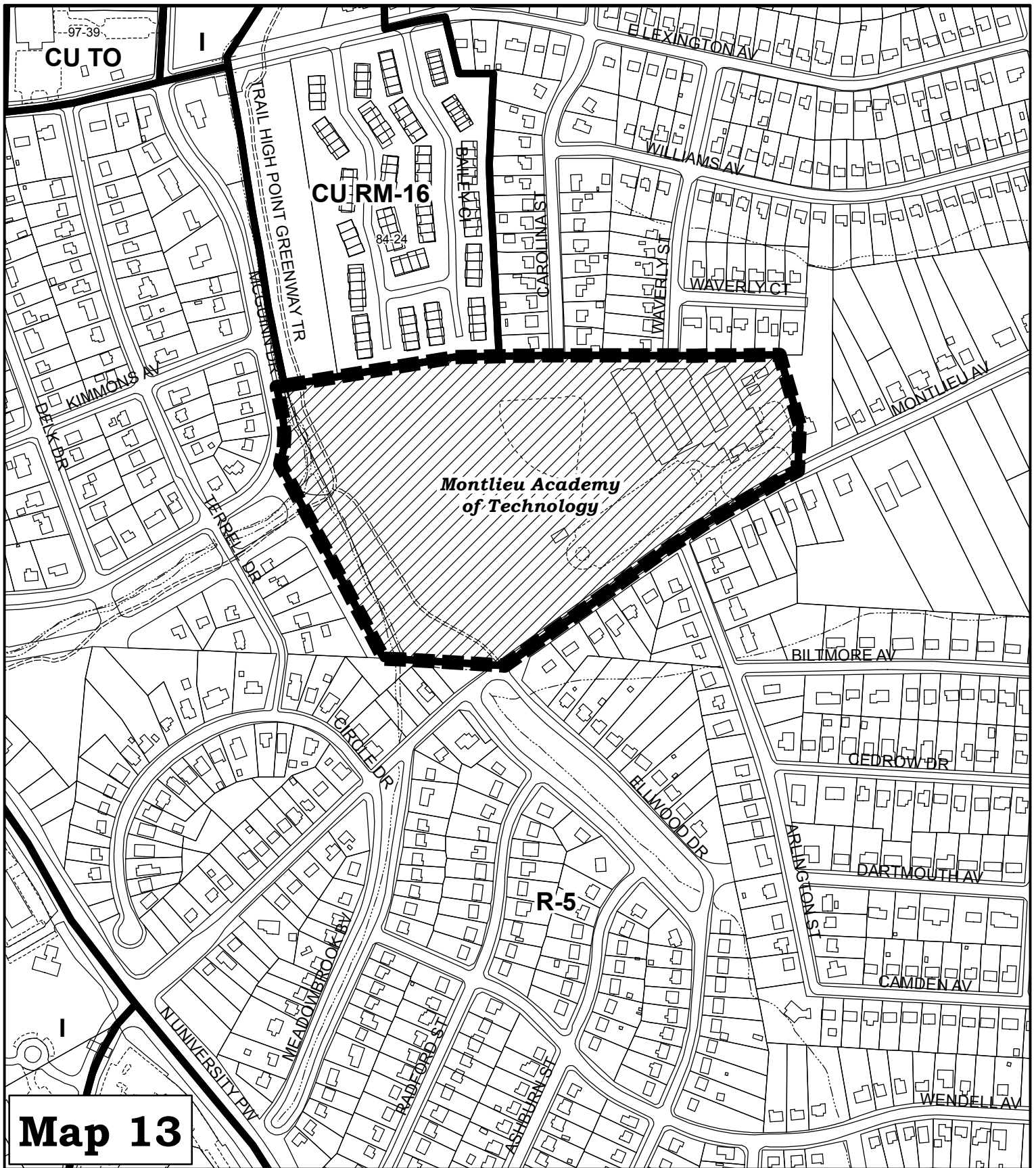
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 13

ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Single Family-5 - R-5

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

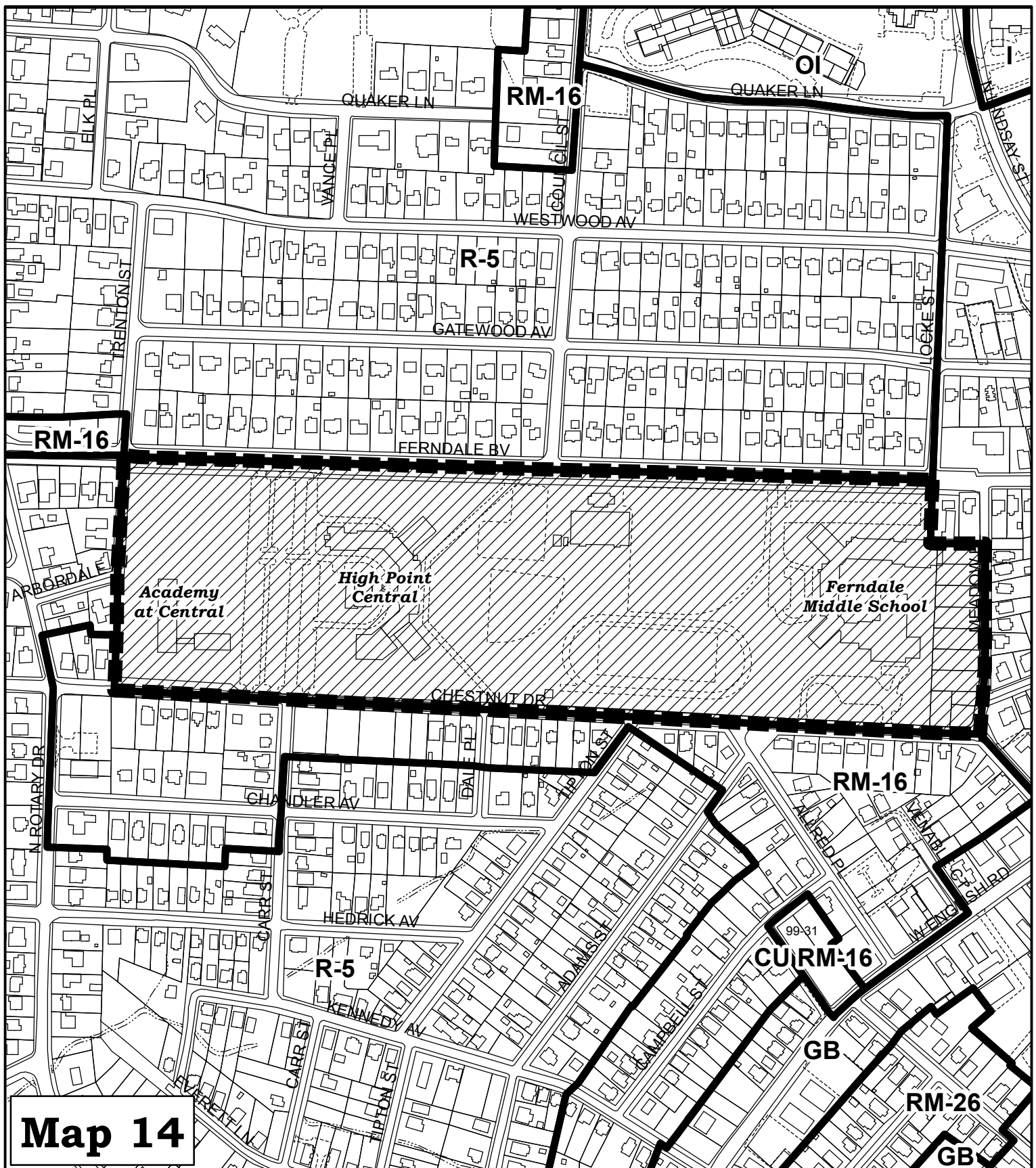
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 14

ZONING MAP AMENDMENT ZA-16-15

From: Residential Single Family-9 - RS-9
To: Institutional - I

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

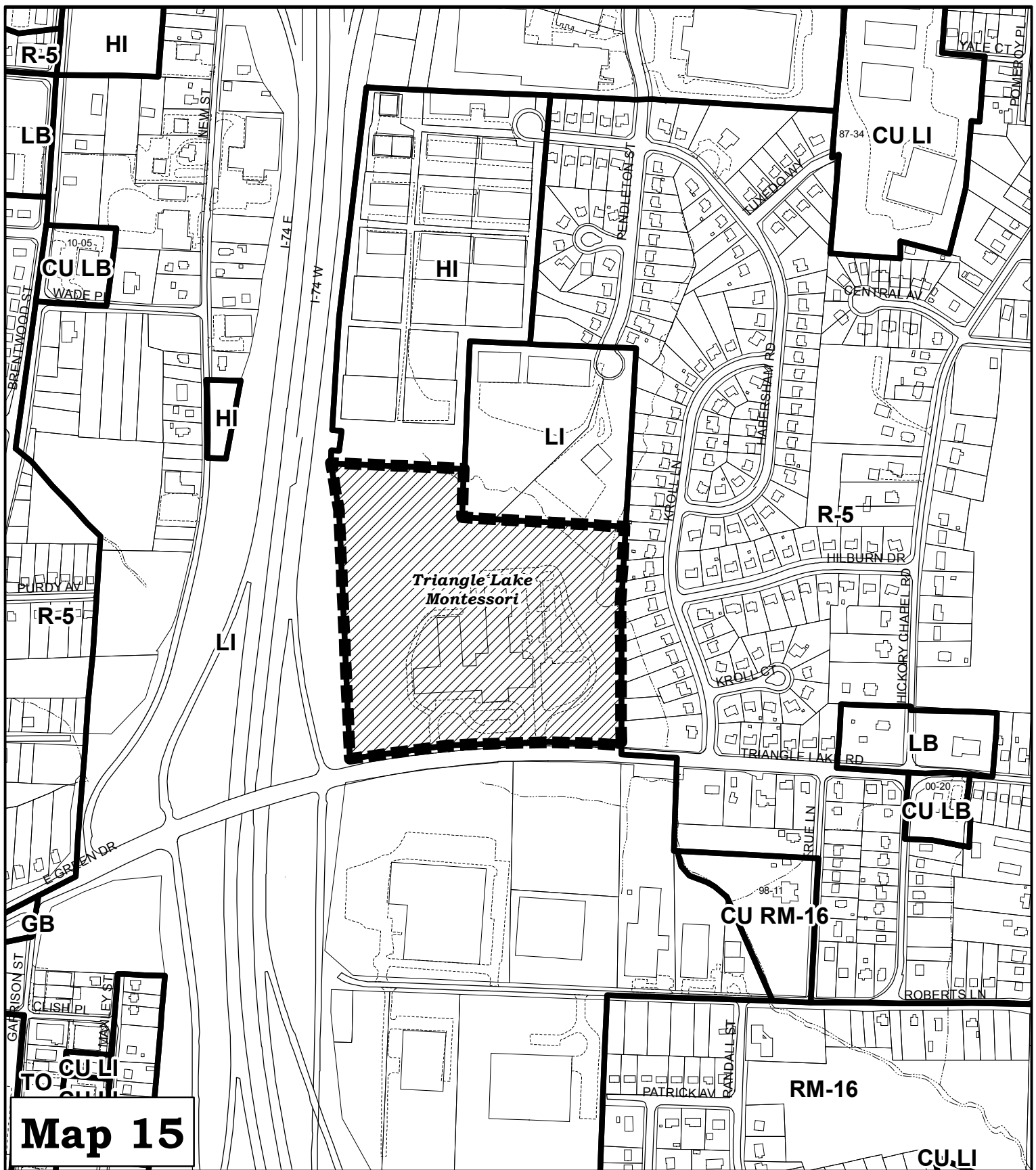
Planning & Development
Department

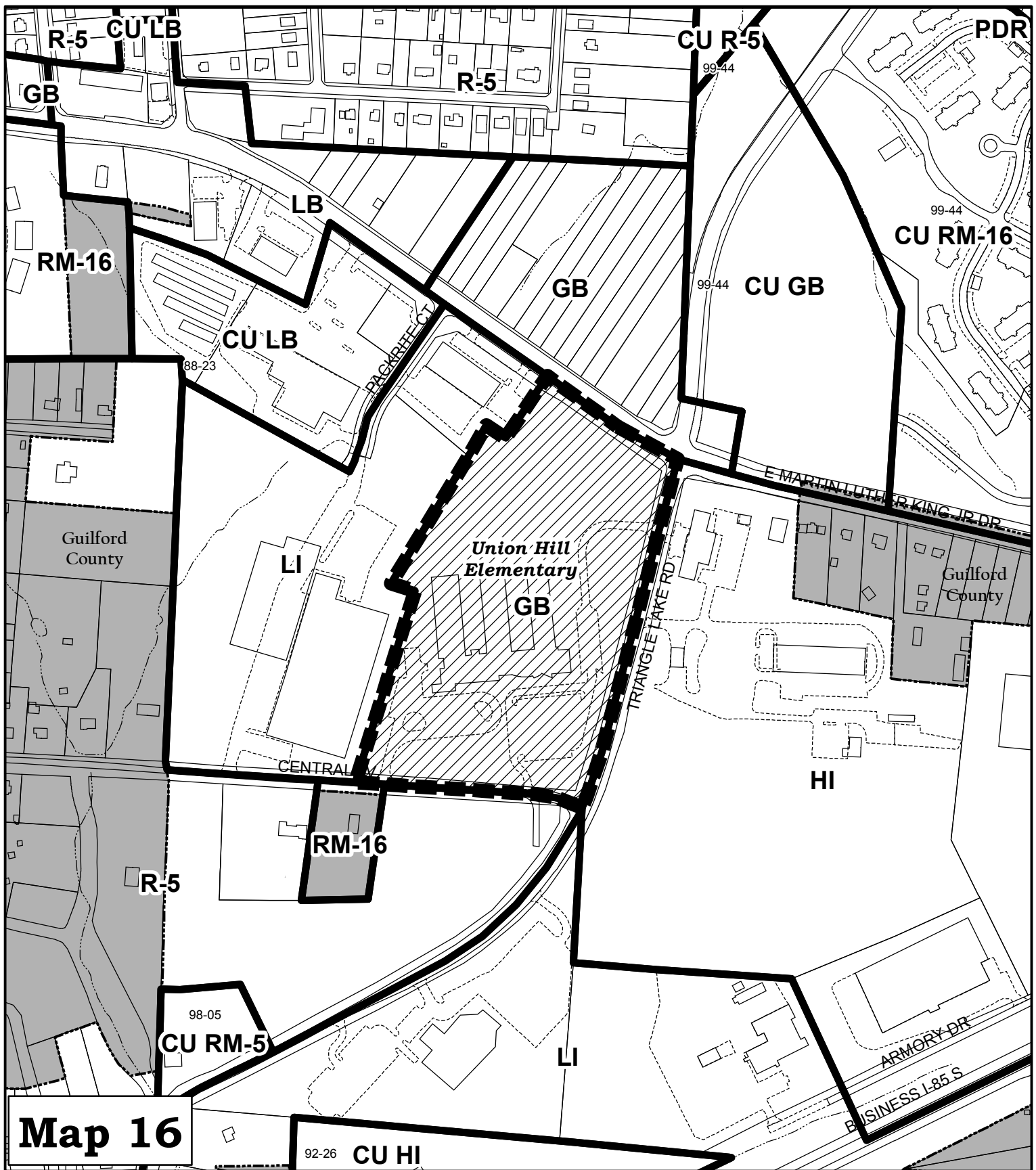
City of High Point

Date: July 26, 2016



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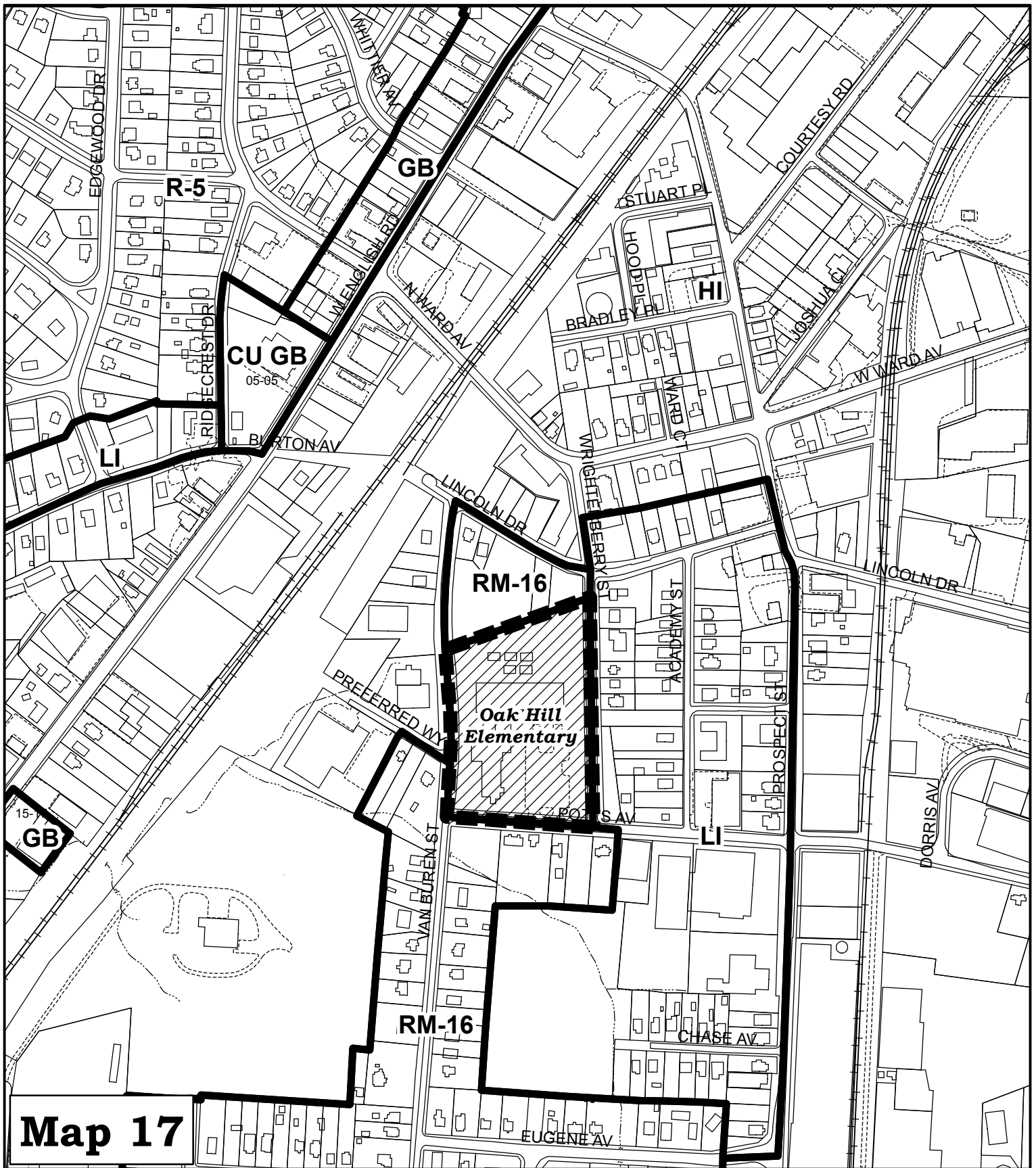
Planning & Development
Department

City of High Point

Date: July 26, 2016



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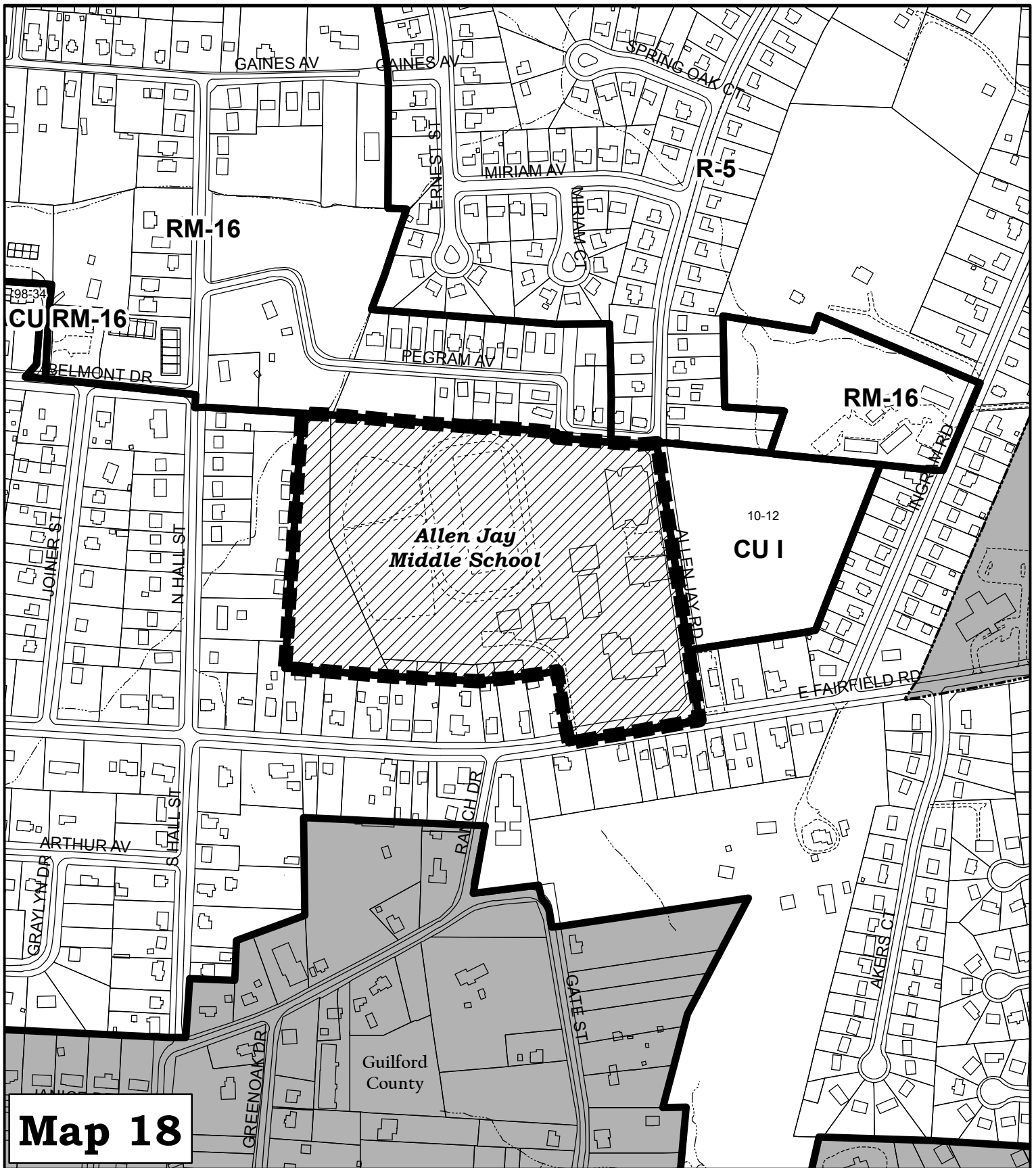
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 18

ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Single Family-5 - R-5

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

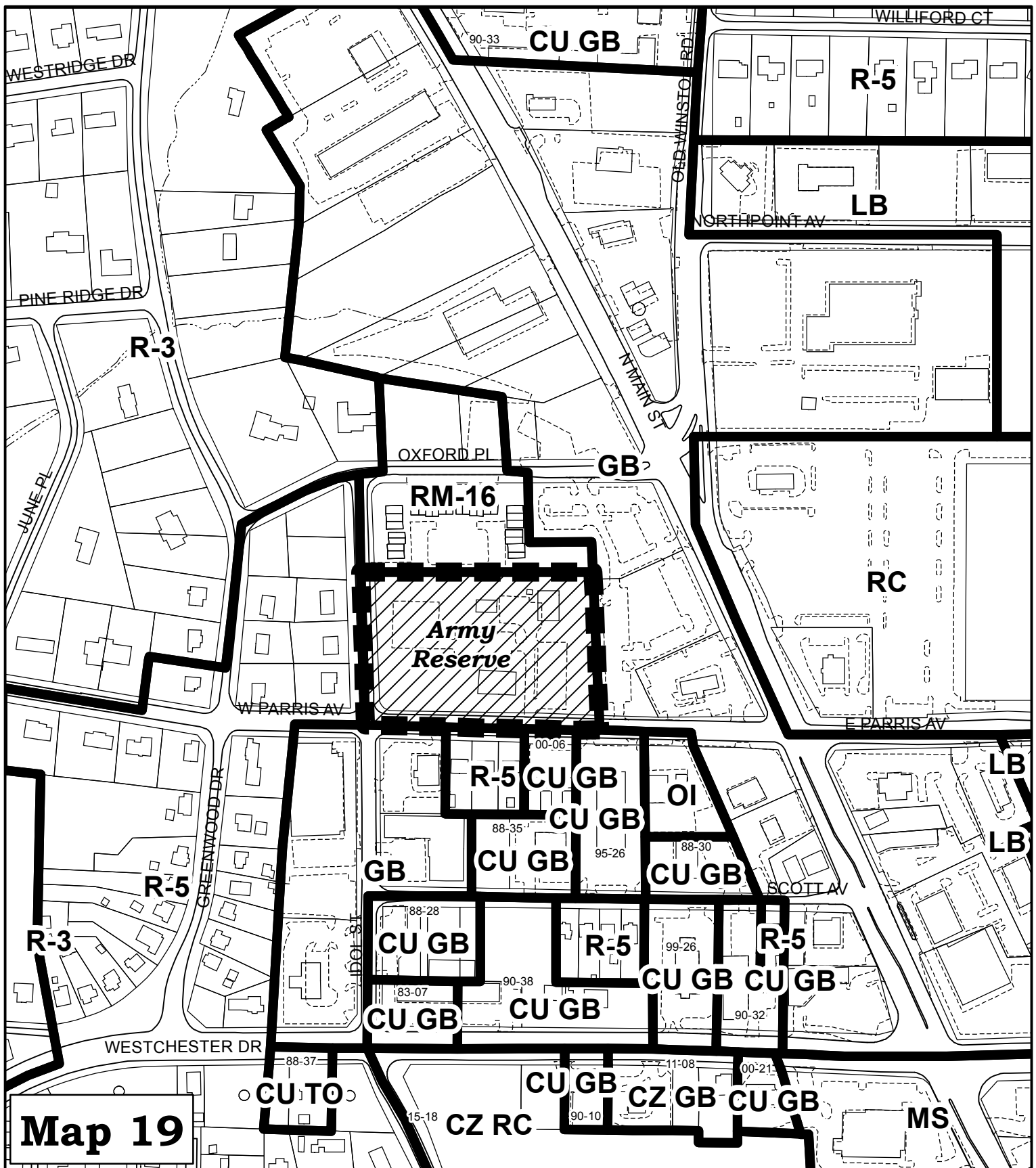
Planning & Development
Department

City of High Point

Date: July 26, 2016



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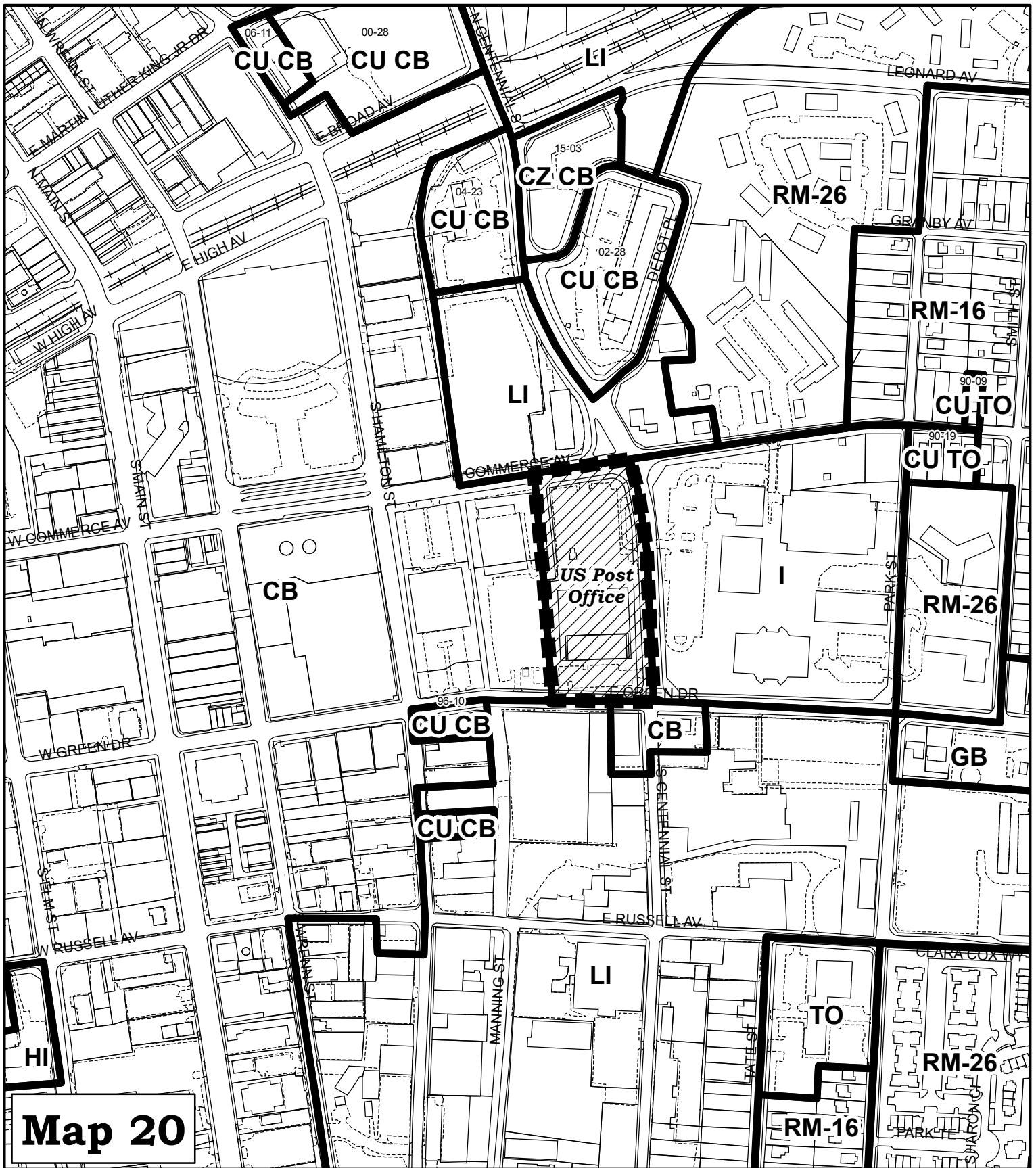
Planning & Development
Department

City of High Point

Date: July 26, 2016



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 2016\pz\Group1\Map19.mxd



ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
 To: Central Business - CB

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

Planning & Development
 Department

City of High Point

Date: July 26, 2016



Scale: 1"=400'
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Arnold Phillips
501 Arlington Street
High Point, North Carolina

Passed

August 10, 2016

Lori Loosemore
City of High Point Planning & Development
Post Office Box 230
High Point, North Carolina 27260

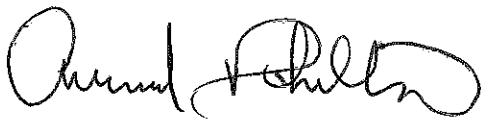
Re: 1015 Washington Drive
High Point, North Carolina 27260

Dear Ms. Loosemore,

I will be unable to attend the City Council meeting on Monday, August 15, 2016. I will be out of town for the funeral of my nephew.

However, I met with the contractor assistant on yesterday, August 9, 2016, and I am awaiting a call from the contractor to set up an appointment who will review the drawings and apply for the necessary permit (s). Presently, he is working on a job out of town. I will get all of this information to you as soon as I get it.

Sincerely,



Arnold Phillips

*8/15/16 George Margus
attended Council*

FOURTH AMENDMENT TO LEASE

THIS FOURTH AMENDMENT TO LEASE ("Agreement") made and entered into effective as of July 1, 2016 (the "Effective Date") by and between the City of High Point, ("Lessor"), and IHFC Properties, LLC, a Delaware limited liability company ("Lessee").

BACKGROUND

WHEREAS, Lessor and Lessee's predecessor-in-interest, Southern Furniture Exposition Building, Inc., a North Carolina corporation, entered into an Indenture of Lease dated June 1, 1973 as amended by that certain Amendment to Lease dated February 21, 1974, that certain Second Amendment to Lease dated July 1, 2014 and the Third Amendment to Lease dated July 1, 2015 (collectively the "Lease") for real estate more particularly described in Exhibit A to the Lease and recorded at Deed Book 2714 page 483; such real estate generally known as 210-220 E. Commerce Avenue, High Point, North Carolina 27260;

WHEREAS, pursuant to the Lease as amended, Lessee, among other things, constructed and tendered to Lessor a theater and office complex (the "Theater") in compliance with building plans and specifications approved by Lessor in the Lease, and provides heating and cooling services to the Theater pursuant to mutually agreed upon terms and conditions;

WHEREAS, the parties wish to modify the agreement and to extend the period of time during which the HVAC Services will be provided;

NOW THEREFORE, for good and valuable consideration duly received and acknowledged by the parties to be adequate and sufficient for the terms contained herein Lessor and Lessee hereby agree that the Lease is modified and amended by this Agreement as follows:

1. Duration of HVAC Services

Lessee shall continue to provide the HVAC Services for the period July 1, 2016 through and including June 30, 2017 ("Service Period"). Any renewals or extensions of the Service Period shall be upon mutual agreement of the parties and shall be in writing.

2. Cost of HVAC Services

The cost of HVAC Services shall be \$7,200.00 per month (the "Service Charge") for a total annual cost of \$86,400.00 for the Service Period. The monthly cost shall be subject to review each January 1st of any Service Period and, in the event it is determined that the cost shall be adjusted, such adjustment shall be communicated to the Lessor in writing and shall take effect upon the renewal of the HVAC Services.

Cost of "After Hours" HVAC Services

Lessee shall be responsible for labor costs associated with a maintenance call that occurs "After Hours". "After Hours" is defined as those hours occurring within the period of 5:00PM EST through 7:00AM EST on Monday through Friday and, all day Saturday and Sunday. The cost of a maintenance call occurring during "After Hours" shall be billed at \$47.00 per hour with a two-hour minimum. Landlord agrees to notify Lessee in writing of any change in the window defining "After Hours".

3. Payment for Services

Payment for HVAC Services shall be made payable to IHFC Properties, LLC and shall be remitted to the following payment address:

IHFC Properties, LLC
P.O. Box 535595
Atlanta, GA 30353-5595

4. Notices

For purposes of this Agreement, any notice relative to the HVAC Services shall be given as follows:

If to Lessee:

International Market Centers
Mr. Joe Roux
Director of Facilities
209 South Main Street
High Point, NC 27260
Phone: (336) 888-3730

If to Lessor:

High Point Theater
Mr. David S. Briggs
220 E. Commerce Avenue
High Point, NC 27260
Phone: (336) 883-3627

5. Lessor and Lessee each mutually covenant, represent and warrant to the other that it has had no dealings or communications with any broker or agent in connection with this Agreement and, to the extent permitted by law, each covenants and agrees to pay, hold harmless and indemnify the other from and against any and all cost, expense (including reasonable attorneys' fees) or liability for any compensation, commission or charges to any broker or agent claiming through the indemnifying party with respect hereto.

6. Lessor represents and warrants that it has taken all corporate, partnership or other action necessary to execute and deliver this Agreement, and that this Agreement constitutes the legally binding obligation of Lessor enforceable in accordance with its terms. Lessor shall save and hold Lessee harmless from any claims, or damages including reasonable attorneys' fees arising from Lessor's misrepresentation of its authority to enter into and execute this Agreement.

7. Capitalized undefined terms used herein shall have the respective meanings given such terms in the Lease. In the event of a conflict between the terms of this Agreement and the terms of the Lease, the terms of this Agreement shall supersede and control.

8. The parties acknowledge and agree that all terms and conditions of the Lease shall remain in full force and effect, except as modified by the terms and conditions of this Agreement.

**REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY
SIGNATURE PAGE FOLLOWS**

Read/Reviewed
Approved
SC 07/26/16

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto the day and year first above written.

LESSOR:
THE CITY OF HIGH POINT

By: William S. Bencini
William S. Bencini
Mayor

ATTEST:

By: Lisa Vierling
Lisa Vierling
City Clerk



LESSEE
IHFC PROPERTIES, LLC

By: DocuSigned by: Scott Eckman
04701AD1FEFB4D4...

Name: Scott Eckman
Its: Executive Vice President of Marketing &
Furniture Leasing

By: DocuSigned by: Robert Maricich
0A9DEB7FCF1042F...

Name: Robert Maricich
Its: Chief Executive Officer

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1512 Lake Village Drive

From: Michael McNair, Director
Community Development & Housing

Meeting Date: August 16, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1512 Lake Village Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on July 12, 2013. No action occurred by the compliance date of October 14, 2013. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

A Lis Pendens was recorded on August 12, 2013. The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice. The current owner is James R. Dobson Jr.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1512 Lake Village Drive

OWNER:

James R. Dobson Jr.
Property obtained September 10, 2015

**FIRST
INSPECTION:**
6-14-13

Summary of Major Violations
1. Leaking roof covering
2. Plumbing and electrical systems have been stripped
3. Rotten floor joist/floor system sill
4. Rotten flooring
5. Holes in interior walls

**HEARING
RESULTS:**
7-12-13

No one appeared for the Hearing to discuss the violations. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
7-12-13

Order to Repair or Demolish
Date of Compliance 10-14-2013

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

There have not been any permits issued or repairs completed.

EXTENSIONS:

None Requested

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

1512 Lake Village Drive

OWNER (S)

James R. Dobson Jr.
1157 Hawick Dr.
High Point, NC 27262

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

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

Adopted by City Council,
This the 15th day of August, 2016

Lisa B. Vierling, City Clerk



1512 Lake Village Drive

**Exterior Pictures Taken
August 5, 2016**



1512 Lake Village Drive

**Exterior Pictures Taken
August 5, 2016**

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-15
(City of High Point City Council)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 15, 2016

Public Hearing: Yes

Advertising Date: August 5 & 10, 2016

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by the City Council to rezone 81 properties totaling approximately 3,500 acres to implement the new Development Ordinance that goes into effect on January 1, 2017.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended approval of this request, as outlined in the attached staff report.
- B. On July 26, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-15. The Planning and Zoning Commission recommended approval of this request, by a vote of 8 to 0, as outlined in the staff report and as recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Zoning Map Amendment 16-15

At its July 26, 2016 public hearing, the Planning and Zoning Commission reviewed this request to rezone 81 properties to implement the new Development Ordinance that goes into effect on January 1, 2017.

Ms. Heidi Galanti, Planning Services Administrator, presented Zoning Map Amendment 16-15 and recommended approval of the request as outlined in the staff report. She noted that the new Development Ordinance is a replacement of the city's current Development Ordinance, which was last rewritten in 1992. As a result, some zoning districts will no longer exist in the new Development Ordinance and properties within these designations must be rezoned to the most appropriate district available in the new Development Ordinance. In conclusion, Ms. Galanti noted for the audience that the zoning change is not the result of any proposed development.

Speaking in favor of the request:

No one spoke in favor of the request.

Speaking in opposition of the request:

No one spoke in opposition of the request.

Speakers with general questions:

The following property owners had questions pertaining to the request:

Robin Ramsey, 1229 Pennywood Drive	Michelle Mohny, 3632 Westfield Street
Ronnie R. Robbins Jr., 1901 Candelar Drive	Ed Ellison, 1062 Montlieu Avenue
Pauline Reynolds, 610 Manley Street	Brian Arnold, 1201 Tanglewood Avenue
Johnnie Barber, 1110 Montlieu Avenue	Gary Stacy, 4101 Jeffrey Lane Point
Randall Stone, 707 Idol Street	Rebecca Peoples, 7619 Florence School Drive
Norman T. Dehart Jr., 1512 Valley Ridge Drive	Deborah Knight, 1009 Clinard Avenue

The majority of the property owner's questions pertain to insuring their property (home) is not being rezoned and staff explaining that they received a mailed notice due to the fact their property is within 300 feet of a parcel that is being rezoned.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended approval of this request, as recommended by staff, by a vote of 8-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-15 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because:

- 1) The requests are consistent with the Land Use Plan; and
- 2) Several of the current zoning districts will no longer exist in the new Development Ordinance when it becomes effective. This rezoning is to apply the appropriate new zoning district of the new Development Ordinance, based on the current use of the property.

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

NEW DEVELOPMENT ORDINANCE REZONING STAFF REPORT

July 26, 2016

Request

A request by the City of High Point City Council to rezone 81 properties totaling approximately 3500 acres to implement the new Development Ordinance that goes into effect on January 1, 2017.

Background

This request is part of a large rezoning to implement the new Development Ordinance. The new Development Ordinance is a replacement of the City's Development Ordinance that was last rewritten in 1992 which contains the City's zoning, subdivision, and environmental regulations. The rezoning of these properties is needed to implement the new Development Ordinance. The zoning change is not the result of any proposed development by the property owner; it is to apply the appropriate new zoning district based on the current use of the property.

Currently, the City has 38 zoning districts and in the new Development Ordinance there are 28. Many of the new districts are a translation or conversion from the old districts which means that the zoning district has been renamed and in most cases combined with other districts and a rezoning is not required. For example, properties zoned RS-40, RS-20, RS-15 and RS-12 under the old Development Ordinance have been translated to the R-3 district in the new Development Ordinance.

However, there are some instances where a rezoning of a property to a new zoning district is required. For example, the Public and Institutional (PI) district under the old Development Ordinance was split into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some will translate to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU. Other areas will need to be rezoned to the appropriate new zoning district based on the current use of the property.

Details of Proposal

This is the first of three groups of zoning map amendments that will need to take place prior to the effective date of the new Development Ordinance. The first group contains 20 separate areas involving 81 properties. A list of the areas is shown below and a summary of the zoning map amendments is as follows:

- 17 areas are currently zoned Public and Institutional (PI) and they are being rezoned to various residential, business, and special districts to accommodate governmental uses such as park facilities, a fire station, schools, a post office and the army reserve office.
- 1 area is recommended to be rezoned from Light Industrial to residential to accommodate a school; and
- 2 areas are recommended to be rezoned from residential to institutional to accommodate school campuses

A map and an analysis of each area are attached to this report.

Map #	Acres	From	To	Use	Owner	Street Address
1	25.81	PI	PNR	Johnson Street Sports Complex	City	4515 Johnson St
2	7.13	PI	R-5	Fire Station/substation	City	4538 Barrow Rd
3	1633.40	PI	PNR	Oak Hollow Lake/Golf Course/ Festival Pk/Campground/Marina	City	3400 N. Centennial St 1841 Eastchester Dr
4	28.18	PI	R-5	Oakwood Cemetery	City	312 Montlieu Ave
5	23.48	PI	HI	Harvell Park	City	1215 Lincoln Dr
6	171.98	PI	PNR	Blair Park Golf Course	City	1901 S. Main St
7	8.42	PI	TO	Brentwood Park	City	1401 Brentwood St
8	17.35	PI	RM-16	Daymark Recovery Serv.	Guilford County	5209 W. Wendover Ave
8	1195.30	PI	PNR	City Lake Pk/PEC/Gibson Pk/portion of residential lots	City/Guil. Co./Ronald and Stefanie Knight/George Gillie	602 W. Main St Jamestown/1220 Penny Rd/5217 W. Wendover Ave/125 Penny Rd/127 Penny Rd
9	91.74	PI	PNR	High Point Athletic Complex	City/GCS	2920 School Park Rd
9	67.63	PI	R-3	Shadybrook Elem/NCDOT R-O-W	GCS/NCDOT	503 Shadybrook Rd
10	17.00	PI	R-5	Florence Elementary	GCS	7605 Florence School Rd
11	10.19	PI	RM-16	Johnson St. Global/Duke Energy substation	GCS	1601 Johnson St
12	4.13	RM-8	I	Welborn and Andrews	GCS	1710/1920 McGuinn Dr
12	47.09	RS-7	I	Welborn and Andrews	GCS	1710/1920 McGuinn Dr
13	25.23	PI	R-5	Montlieu Academy	GCS	1105 Montlieu Ave
14	45.94	RS-9	I	Academy/HPC/Ferndale	GCS	701/801 Ferndale Blvd
15	23.64	LI	R-5	Triangle Lake Montessori	GCS	2401 Triangle Lake Rd
16	18.61	PI	GB	Union Hill Elementary	GCS	3523 Triangle Lake Rd
17	6.20	PI	RM-16	Oak Hill Elementary	GCS	320 Wrightenberry St
18	22.18	PI	R-5	Allen Jay Middle/portion of residential lots	GCS/Joseph Celi, Jr./Patsy and Jeffrey Johnson/Trampus Dowdle/James Sowers, Jr./Tyson Carroll	1025, 1027,1035, 1101,1105,1201 E. Fairfield Rd
19	4.44	PI	GB	Army Reserve	US Govt	156 W. Parris Ave
20	5.23	PI	CB	Post Office	US Govt	315 E. Green Dr

Analysis

The zoning changes are necessary to make the current uses of the properties conforming in the new Development Ordinance. See attachments for details.

Consistency with Adopted Plans:

The proposed 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:

The proposed zoning map amendments are consistent with and supported by the City's adopted plans, especially the Land Use Plan and the Core City Plan, as stated in each analysis section.

Reasonableness/Public Interest:

An approval of the proposed zoning district is considered reasonable and in the public interest.

Staff Comments:

The proposed zoning map amendments are necessary to implement the new Development Ordinance and make the current use of each of the properties a conforming use in the new Development Ordinance.

Recommendation

Staff recommends approval of the zoning map amendments because they are needed to implement the new Development Ordinance.

Required Action**Planning and Zoning Commission:**

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

City Council:

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

Report Preparation

This report was prepared by Planning and Development Department staff member(s) Heidi H. Galanti, AICP, Planning Services Administrator, and reviewed by Robert L. Robbins, AICP, Development Services Administrator and G. Lee Burnette, AICP, Director.

List of Attachments:

Areas to be Rezoned Map - Group 1

Analysis and maps for areas to be rezoned

 Guilford County Schools (11)

 City/County (10)

 Federal Government (2)

NOTE: Some areas contain more than one property

Date: 7/26/2016

NOTE: Some areas contain more than one property

Date: 7/26/2016



City/County (10)

Federal Government (2)

NOTE: Some areas contain more than one property

Date: 7/26/2016

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MAP NORTH

Map 1

Map 2

Map 3

Map 4

Map 5

Map 6

Map 7

Map 8

Map 9

Map 10

Map 11

Map 12

Map 13

Map 14

Map 15

Map 16

Map 17

Map 18

Map 19

Map 20

PAYNE RD

JOHNSON ST

EASTCHESTER DR

N CENTENNIAL ST

W LEXINGTON AV

CHESTNUT DR

WESTCHESTER DR

BURTON AV

W WARD AV

W FAIRFIELD RD

CLINARD FARMS RD

WILLARD DAIRY RD

NC 68

TARRANT RD

GREENSBORO RD

N SCIENTIFIC ST

DILLON RD

CEDROW DR

GORDON ST

BRENTWOOD ST

BAKER RD

JACKSON LAKE RD

KERSEY VALLEY RD

Triangle Lake Rd

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: Ballfields</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Unincorporated Guilford County Residential Single Family 40 (RS-40)	Residential
South:	Unincorporated Guilford County Residential Single Family 40 (RS-40)	Undeveloped
East:	Unincorporated Guilford County Agricultural (AG)	Residential and Undeveloped
West:	Unincorporated Guilford County Residential Single Family 40 (RS-40)	Residential

Land Use Plan Map Classification

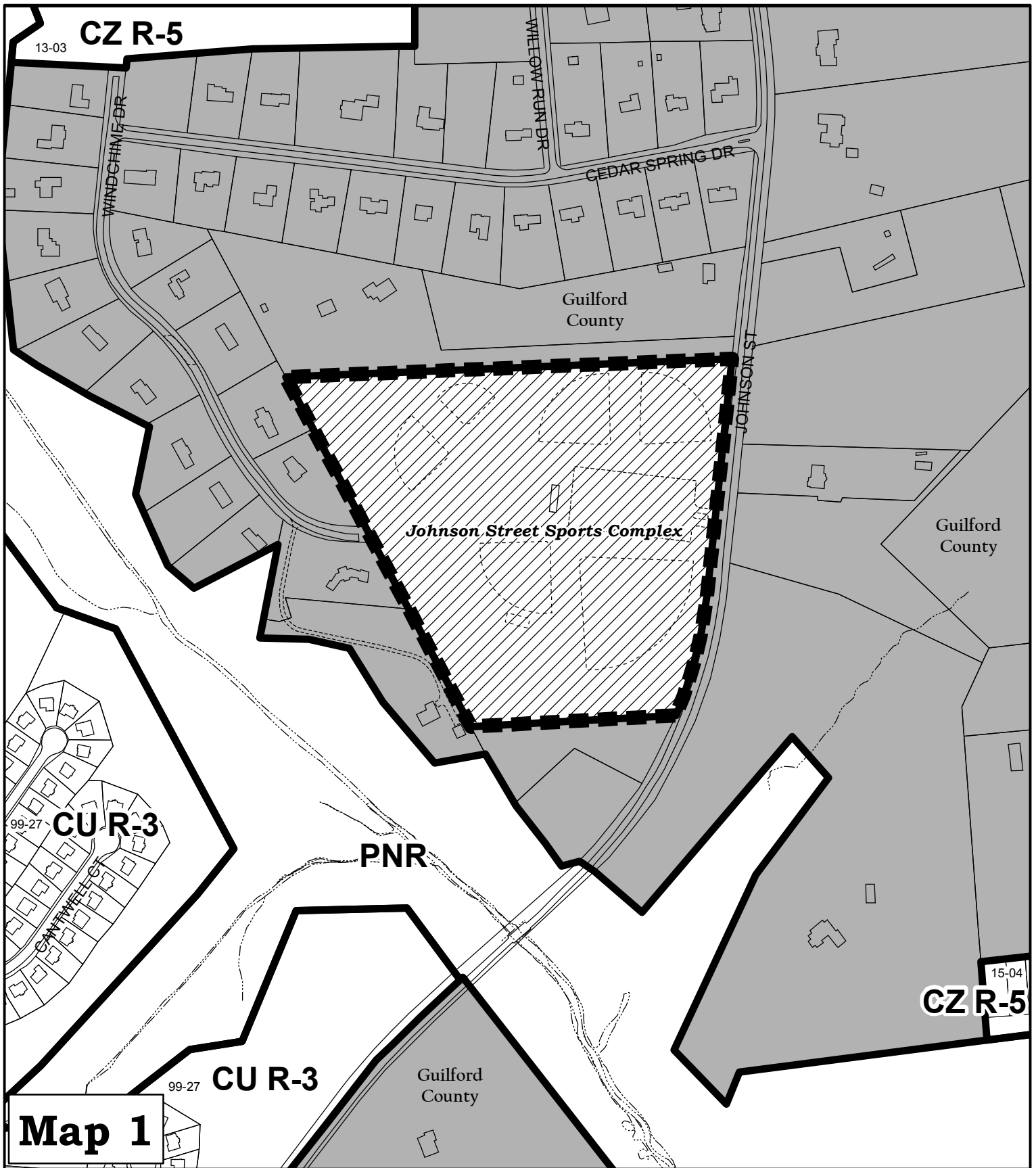
The area is designated as Recreation/Open Space, which is defined as follows:

- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area includes the Johnson Street Sports Complex, which consists of approximately 26 acres, and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Recreation/Open Space and it is surrounded by undeveloped land and residential uses, which are all in unincorporated Guilford County and zoned residential and agriculture. Based on the size and character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).



ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Parks & Natural resources - PNR

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

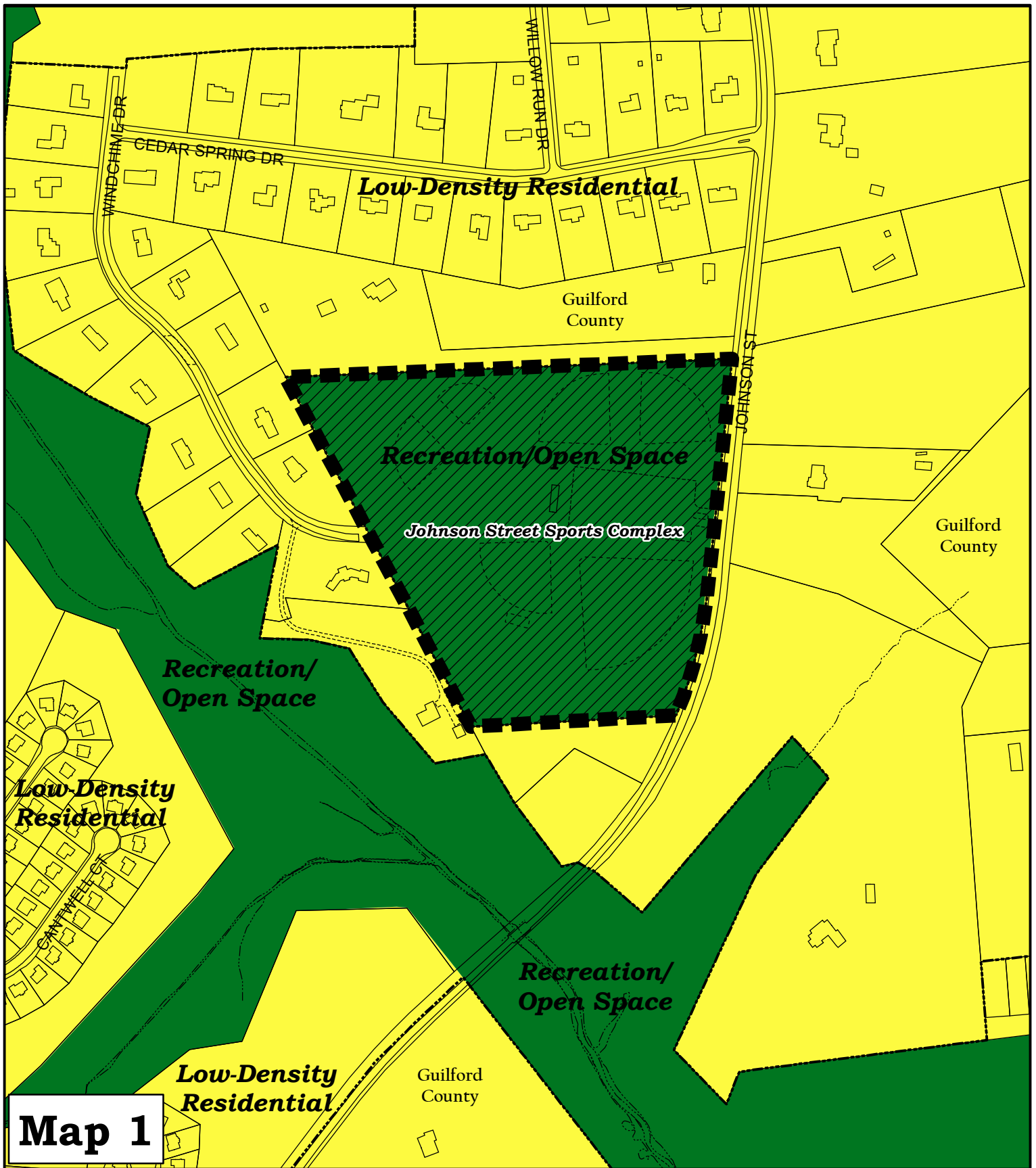
Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 1

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Single Family-5 (R-5)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use: Fire Station/ Electrical Substation</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Conditional Zoning Residential Single Family-5 (R-5)	Undeveloped
South:	Conditional Use Planned Development Residential (PDR)	Residential
East:	Conditional Zoning Residential Single Family-5 (R-5)	Undeveloped
West:	Conditional Use Planned Development Mixed (PDM)	Undeveloped

Land Use Plan Map Classification

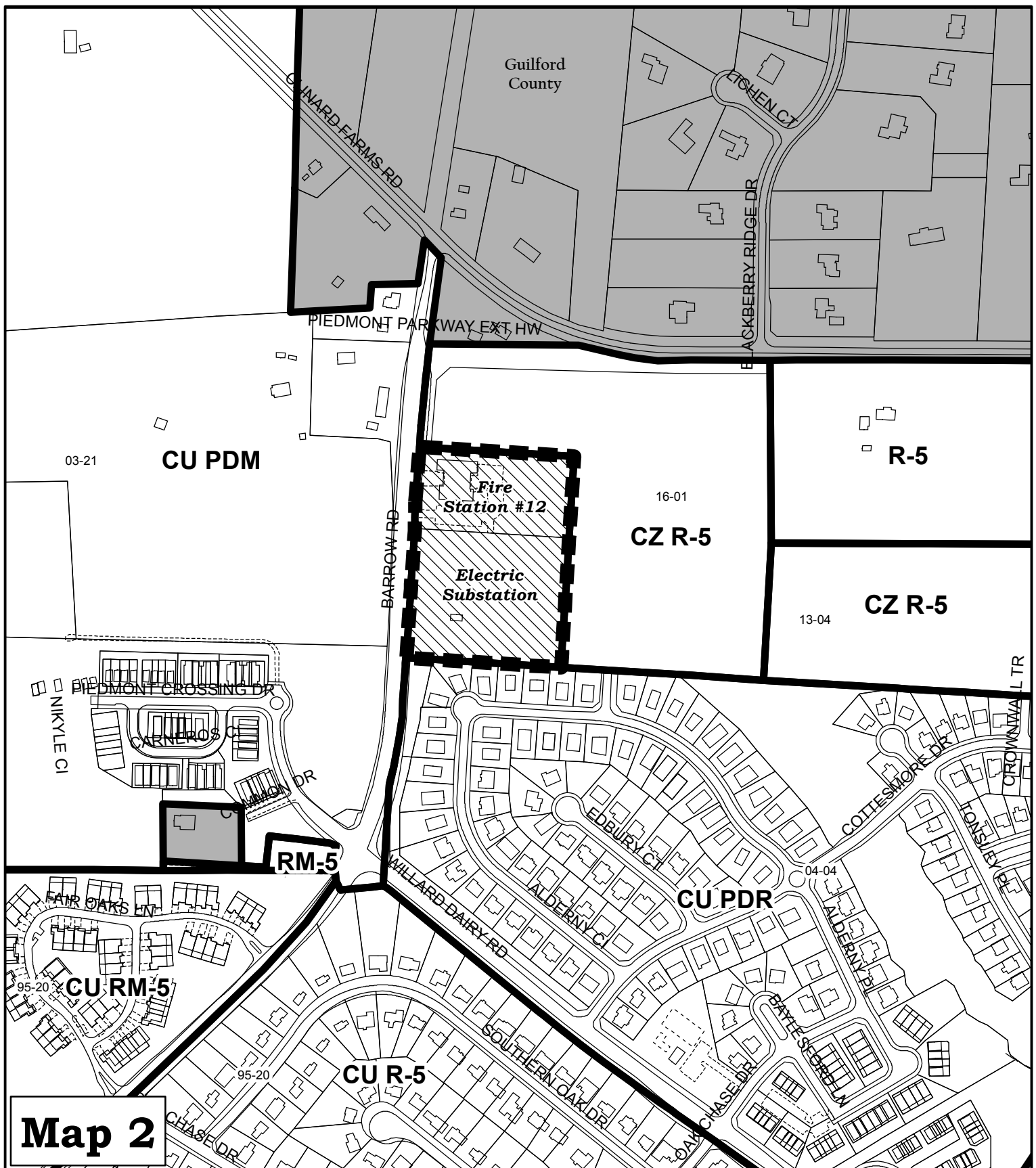
The area is designated as Mixed Use Development, which is defined as follows:

- **Mixed Use Development:** This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.

Analysis/Recommendation

This area includes Fire Station #12 and the Barrow Road electric substation, which are currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional district.

The Land Use Plan shows the area as Mixed Use Development and it is surrounded primarily by undeveloped residential zoned land to the north and east with residential uses to the south and west. Based on the surrounding zoning and the current uses, staff recommends that this area be zoned Residential Single Family-5 (R-5), consistent with the adjacent zoning.



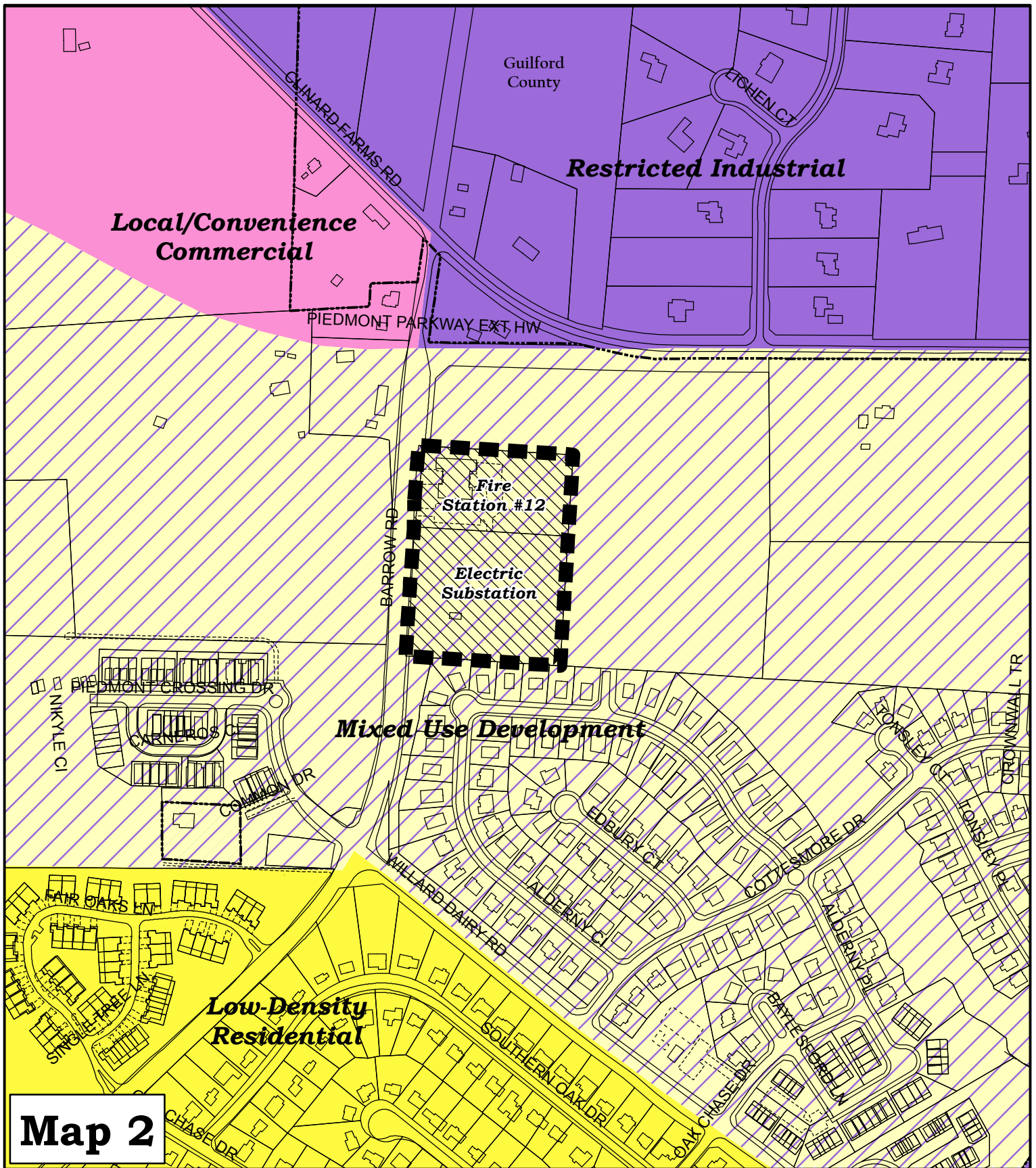
Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

**Planning & Development
Department**

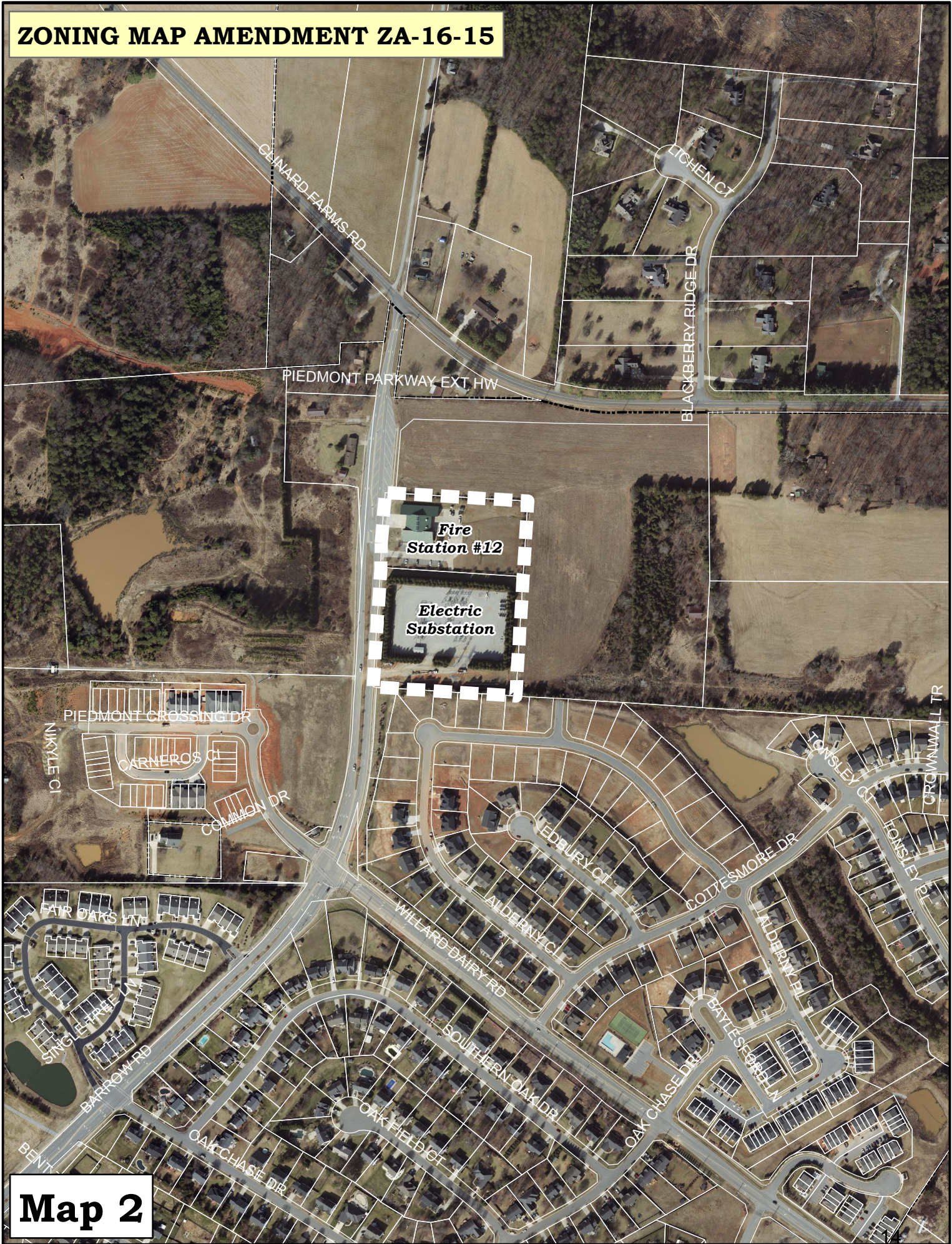
City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 2

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: park, golf course, marina campground, tennis courts</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Unincorporated Guilford County Residential Single Family-40 (RS-40) and Agricultural (AG); and City Residential Single Family-3 (R-3) and 5 (R-5) zones	Residential
South:	Various residential, commercial and office zones	Residential, Office and Commercial uses
East:	Primarily Residential Single Family-3 (R-3)	Primarily Residential
West:	Primarily Residential Single Family-3 (R-3)	Primarily Residential

Land Use Plan Map Classification

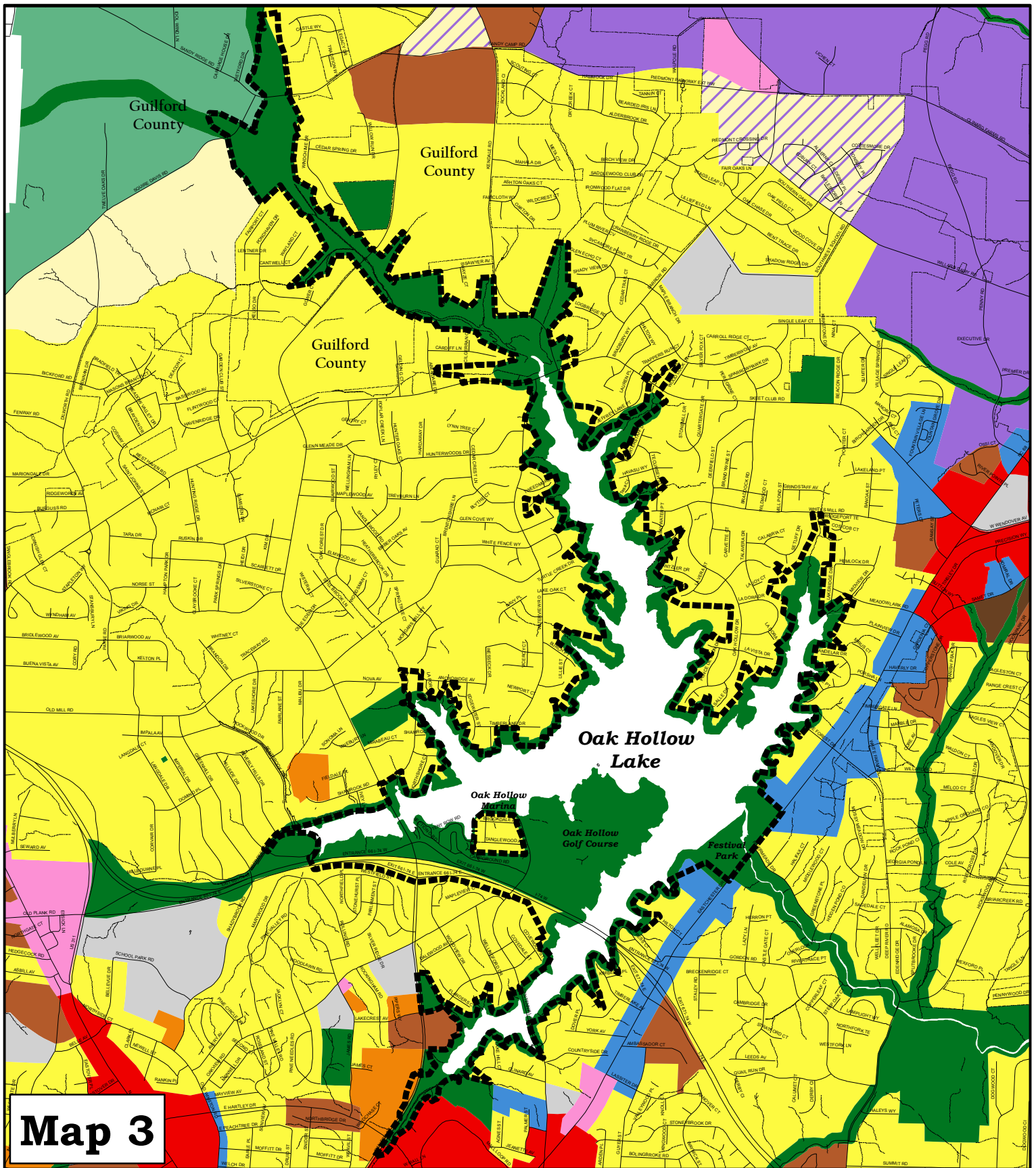
The area is designated as Recreation/Open Space, which is defined as follows:

- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area includes Festival Park, the Oak Hollow marina, golf course, tennis facility, campground and the reservoir protection area around the lake which total over 1600 acres. The area is currently zoned Public and Institutional (PI) and the new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional district.

The Land Use Plan shows the area as Recreation/Open Space. The area is surrounded primarily by residential uses with some office and commercial uses to south. The surrounding zoning is primarily residential with some small areas of office, commercial and agricultural zoning. Based on the size and character of the current uses, staff recommends that this area be zoned Parks and Natural Resources (PNR).



Map 3

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 3

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Single Family-5 (R-5)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use: Cemetery</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Residential Single Family-5 (R-5)	Residential
South:	Residential Single Family-5 (R-5), Residential Multifamily-16 (RM-16), and Office Institutional (OI)	Residential
East:	Residential Single Family-5 (R-5)	Residential
West:	Residential Single Family-5 (R-5), Office Institutional (OI), and Residential Multifamily-26 (RM-26)	Residential and Culler Senior Center

Land Use Plan Map Classification

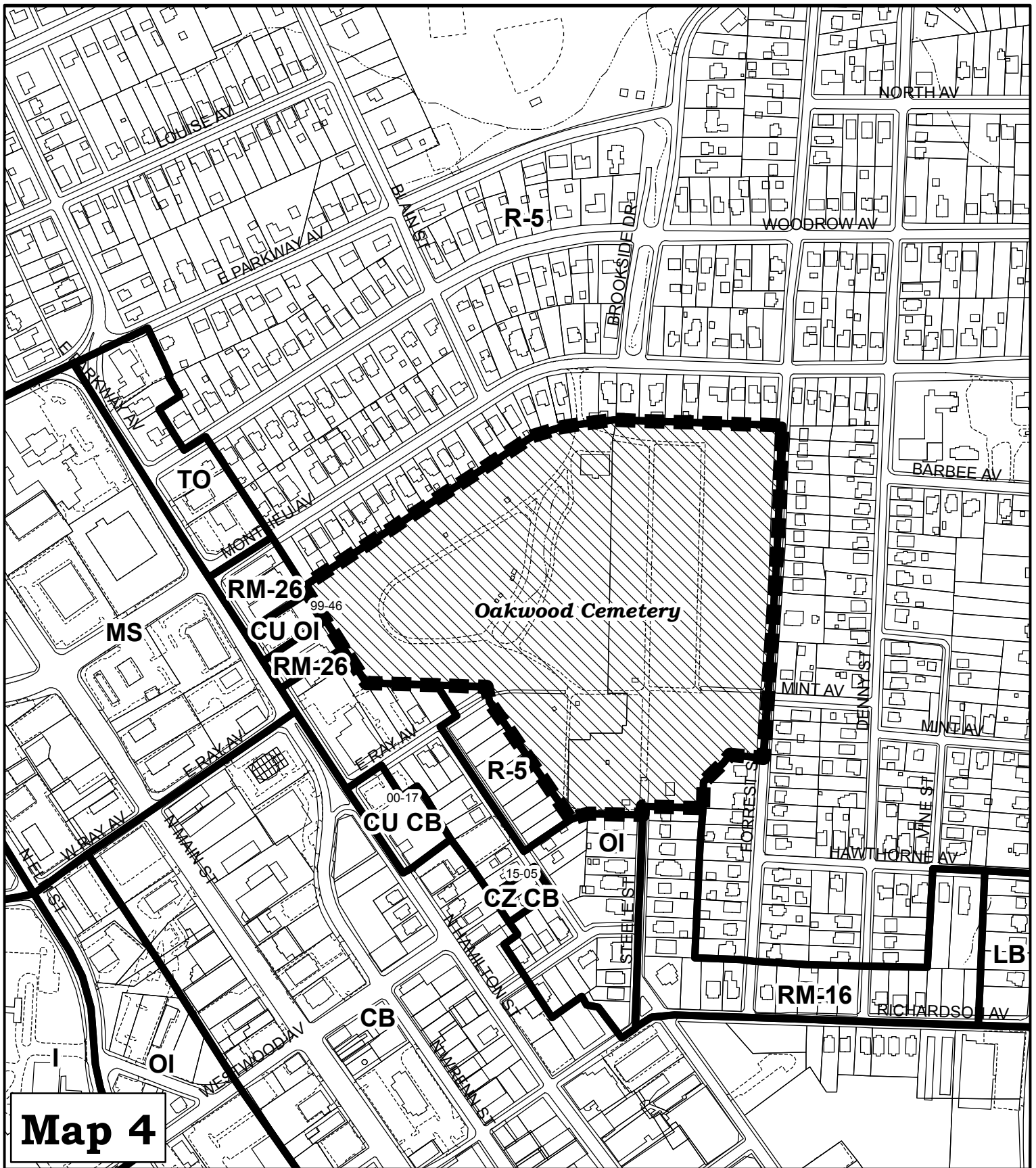
The site is designated as Institutional , which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area contains the Oakwood Cemetery and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Institutional and it is surrounded primarily by residential uses and the Culler Senior Center, with residential and office zoning. Based on the size and character of the current use and the surrounding zoning and uses, staff recommends that this area be zoned Residential Single Family-5 (R-5).



Map 4

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Residential Single Family-5 - R-5

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

**Planning & Development
 Department**

City of High Point

Date: July 26, 2016



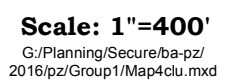
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Land Use Plan

Subject Property Boundary

Date: July 26, 2016



ZONING MAP AMENDMENT ZA-16-15



Map 4

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Heavy Industrial (HI)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The HI district is established to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicles, materials, and goods, and greater potential for adverse environmental and visual impacts.
<i>Land Use: Park</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North :	Heavy Industrial (HI)	Industrial
South:	Heavy Industrial (HI)	Primarily Industrial with some Residential
East:	Heavy Industrial (HI)	Industrial
West:	Heavy Industrial (HI)	Industrial

Land Use Plan Map Classification

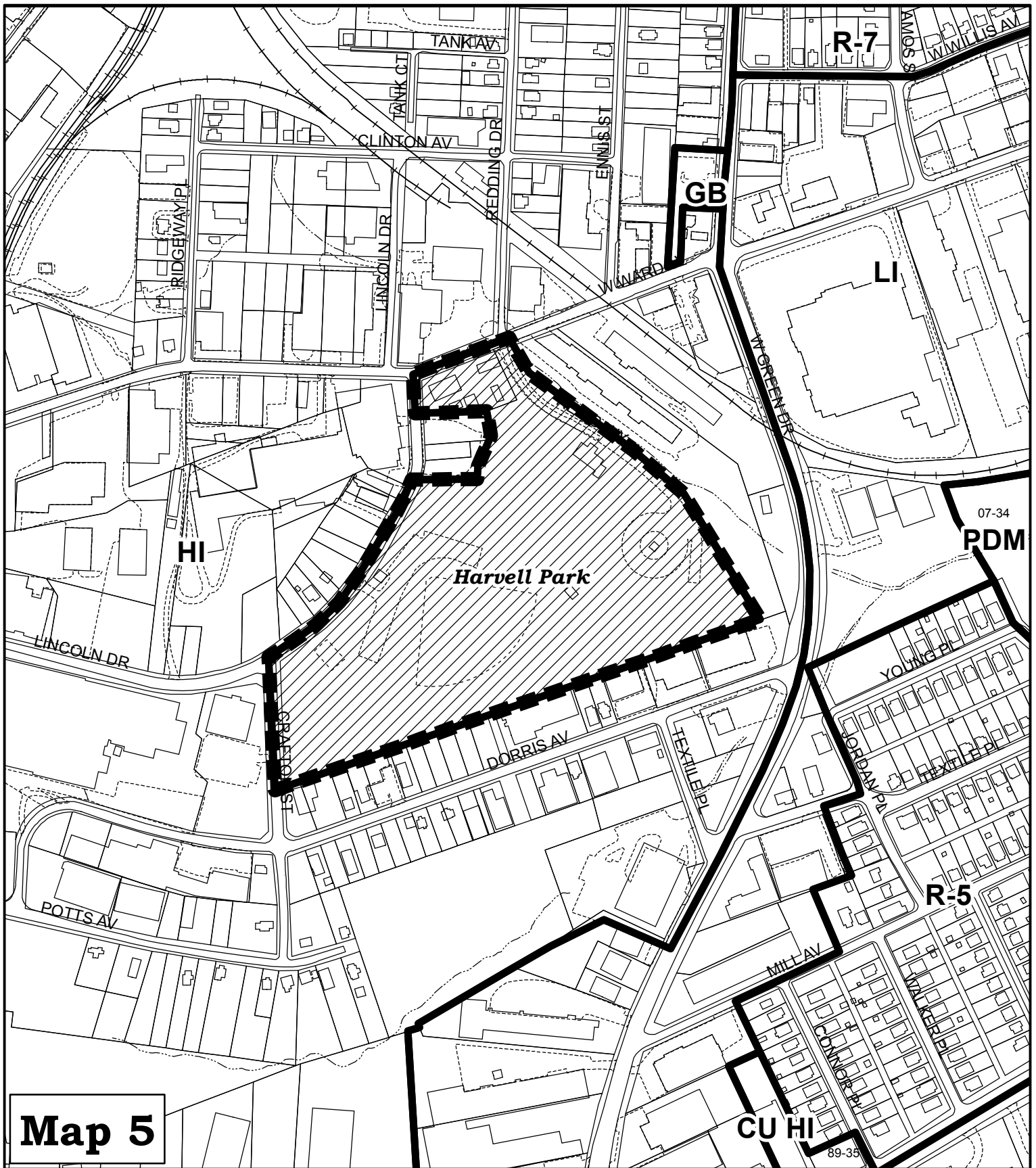
The area is designated as Institutional and Recreation/ Open Space, which are defined as follows:

- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection. AND
- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes Harvell Park, the Fire Training Facility and the Parks and Recreation Landscaping facility, which are currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Recreation/Open Space and Institutional. It is surrounded primarily by industrial uses with some residential uses to the south. Based on the size and character of the current uses and the surrounding zoning, staff recommends that this area be zoned Heavy Industrial (HI).



Map 5

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Heavy Industrial - HI

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

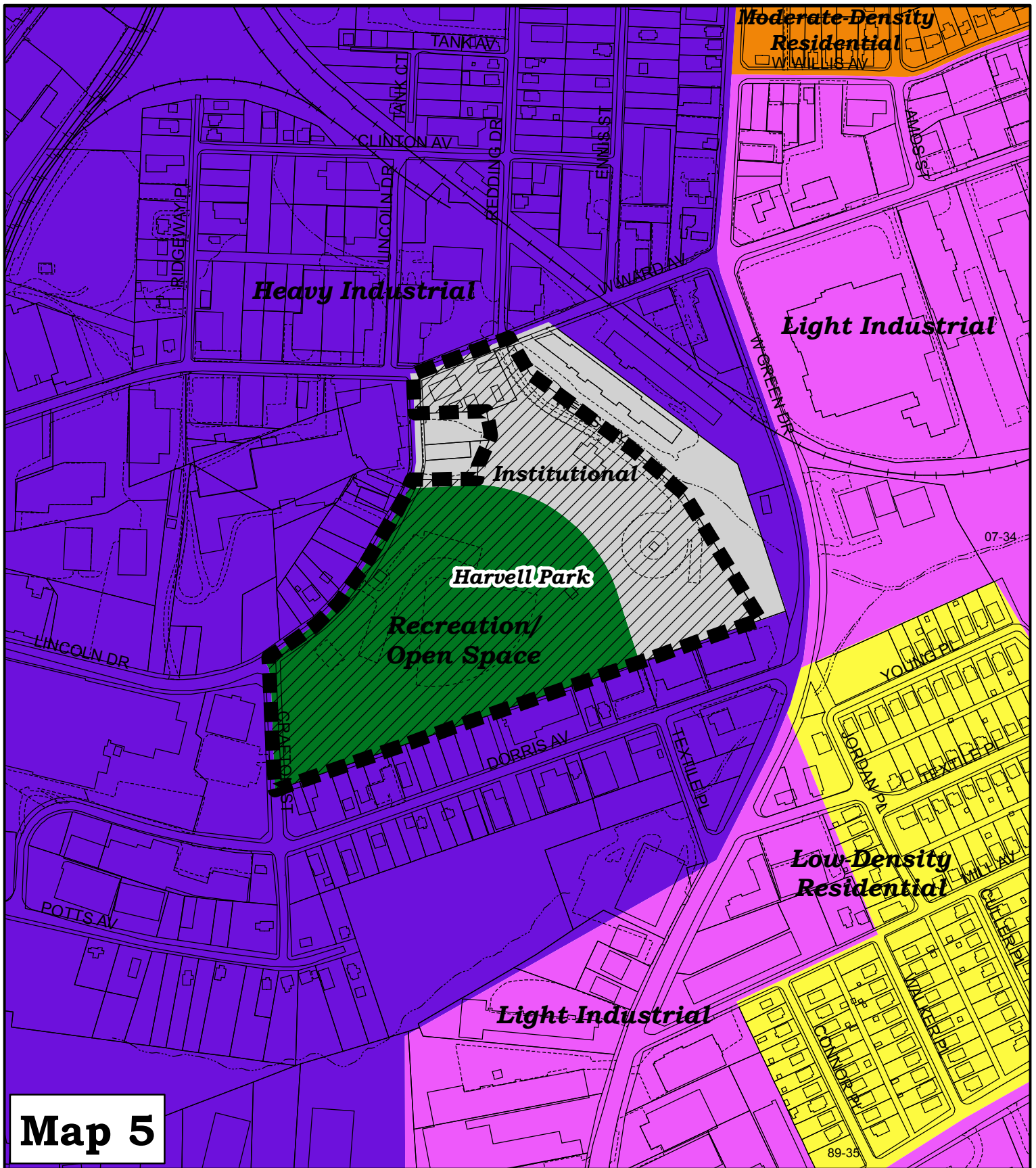
Planning & Development
Department

City of High Point

Date: July 26, 2016



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2016/pz/Group1/Map5.mxd



Map 5

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: Golf Course</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North and Center:	Residential Single Family-5 (R-5) and Residential Multifamily-16 (RM-16)	Residential
South:	General Business (GB) and Conditional Use Residential Multifamily-16 (CU RM-16)	Mix of Residential and Commercial uses
East:	Primarily Residential Single Family-5 (R-5), Limited Business (LB) and Conditional Use General Business (CU GB)	Primarily Residential with a few Commercial uses
West:	Residential Multifamily-16 (RM-16), Light Industrial (LI) and Main Street (MS)	Mix of Commercial and Industrial uses

Land Use Plan Map Classification

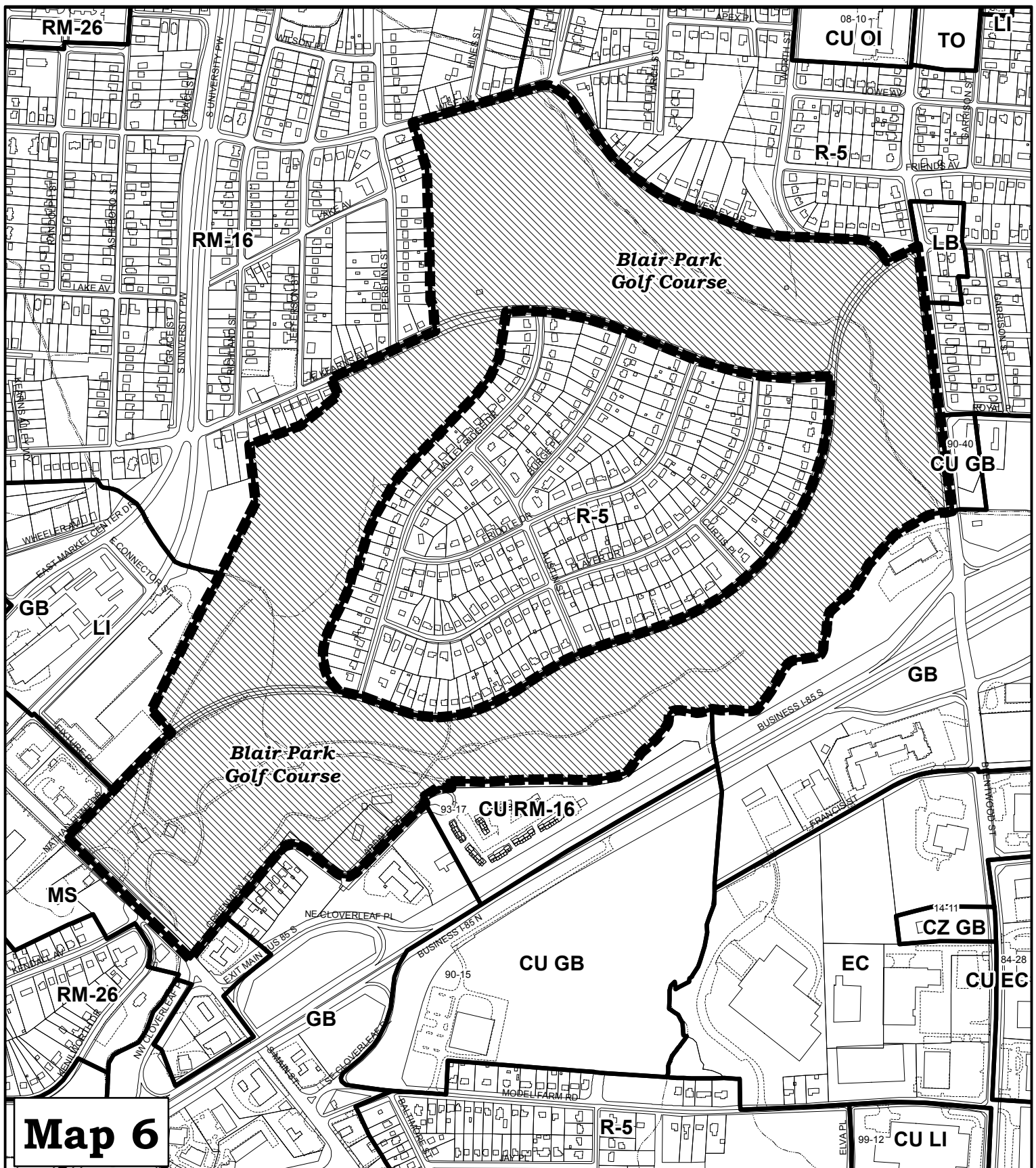
The area is designated as Recreation/Open Space, which is defined as follows:

- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains the Blair Park Golf Course, which consists of approximately 172 acres, and is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Recreation/Open Space. The area has residential uses to the north, east and in the center with some commercial and industrial uses to the south, east and west, with a corresponding mixture of residential, commercial and industrial zoning. Based on the size and character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).



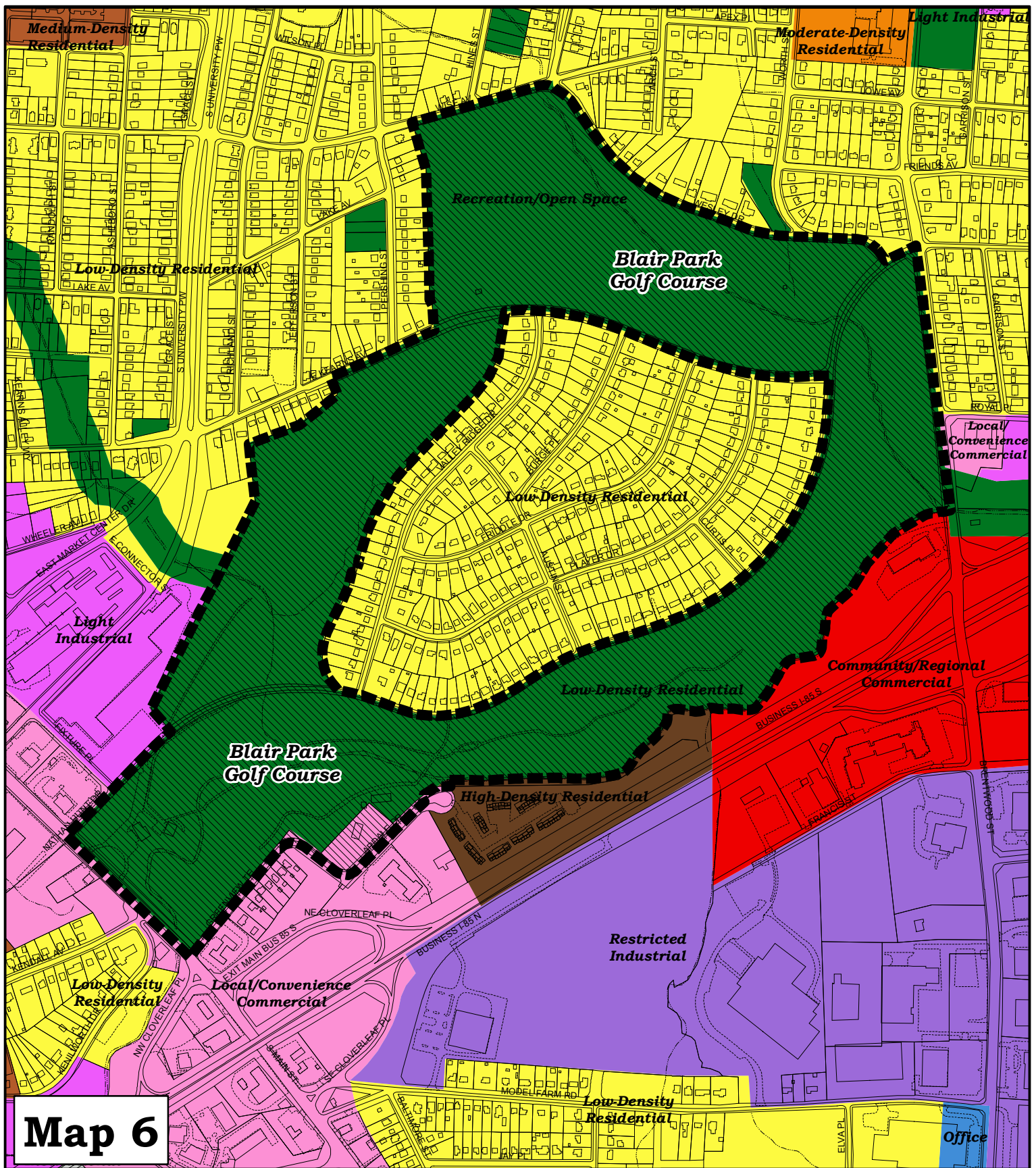
Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Transitional Office (TO)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The TO district is intended to provide a transition between residential neighborhoods and higher intensity office and commercial development. The TO district accommodates nonresidential uses in small buildings that are generally similar to the character of residential development.
<i>Land Use: Park and maintenance facility</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North :	Conditional Use Transitional Office (TO) and Light Industrial (LI)	Office and Undeveloped
South:	Residential Single Family-5 (R-5)	Residential
East:	Light Industrial (LI) and Residential Single Family-5 (R-5)	Mix of Residential and Industrial
West:	Conditional Use Office Institutional (OI) and Residential Multifamily-16 (RM-16)	Residential, undeveloped and the old Brentwood school

Land Use Plan Map Classification

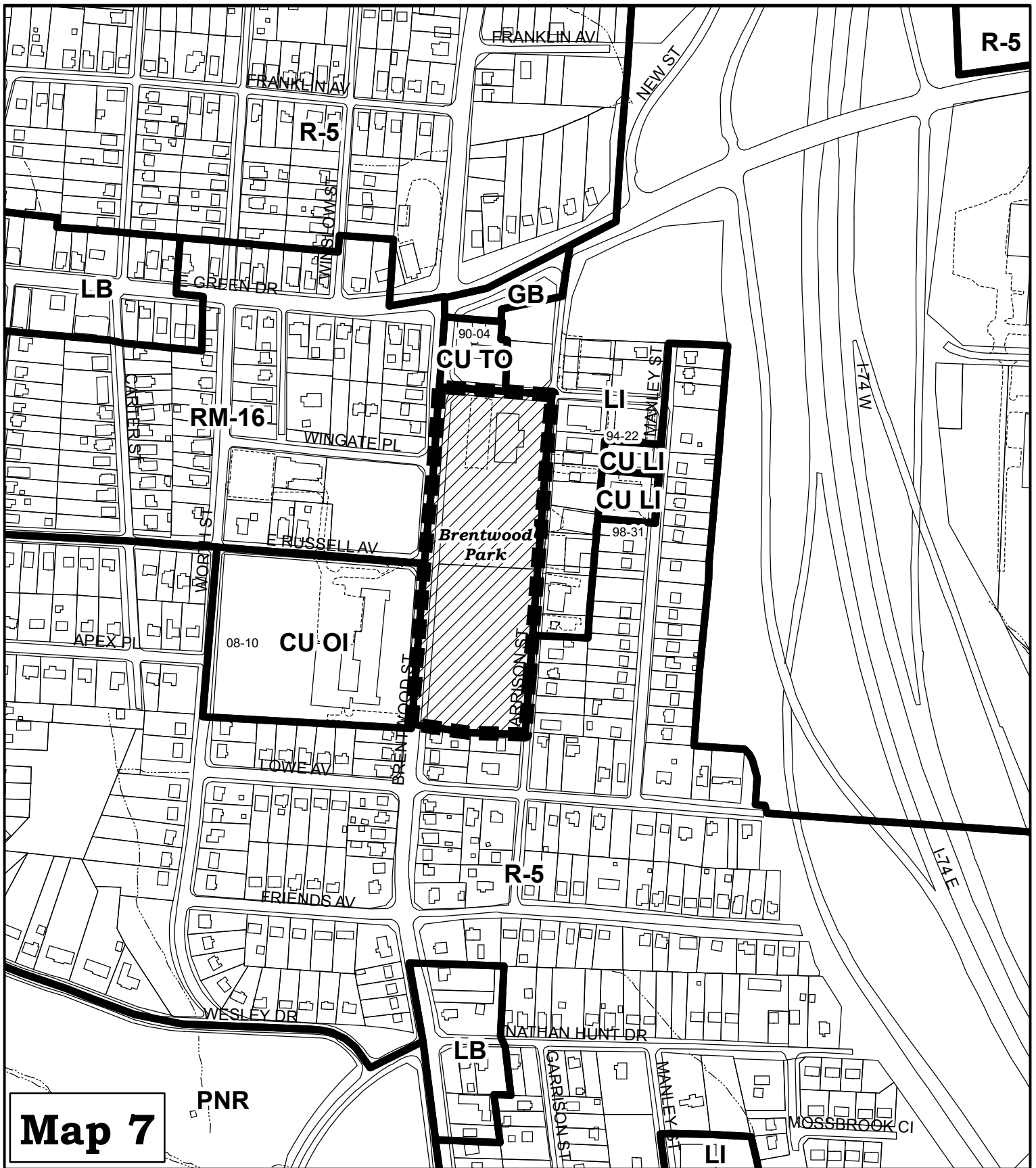
The site is designated as Recreation/Open Space, which is defined as follows:

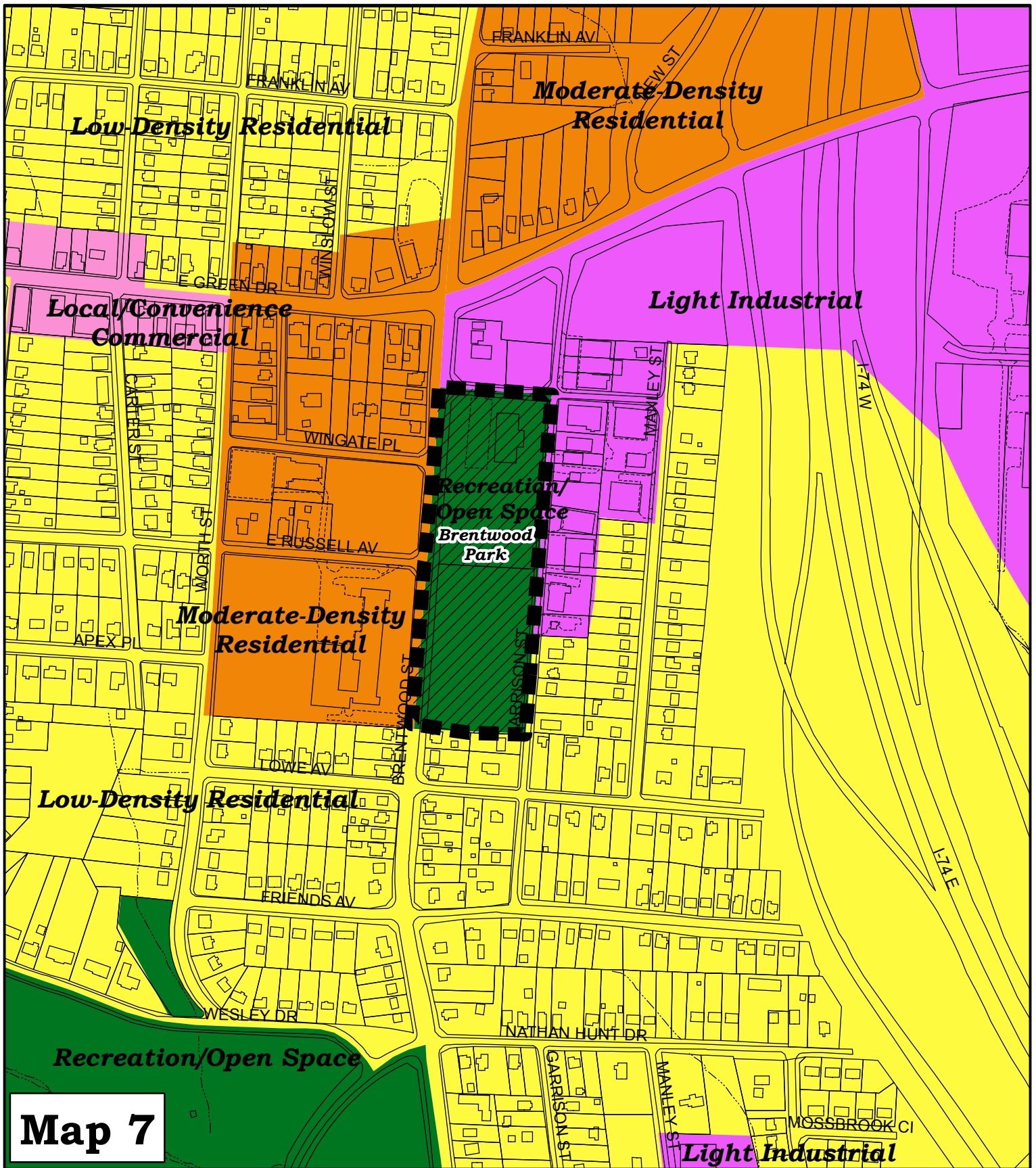
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains Brentwood Park and the City Parks and Recreation Maintenance facility, which are currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Recreation/Open Space. It is surrounded by industrial, office, residential and undeveloped land, with a mix of residential, office and industrial zoning. Based on the size and character of the current use and the surrounding zoning, staff recommends that this area be zoned Transitional Office (TO).





Map 7

ZONING MAP AMENDMENT ZA-16-15 Land Use Plan Subject Property Boundary - - - - -	Planning & Development Department City of High Point Date: July 26, 2016	N  Scale: 1"=400' G:\Planning\Secure\ba-pz\2016\pz\Group1\Map7\lu.mxd 33
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ZONING MAP AMENDMENT ZA-16-15



Map 7

Public and institutional (PI) to Parks and Natural resources (PNR) and Residential Multifamily 16 (RM-16) City Lake/Gibson Park/Daymark Recovery Services

Zoning Comparison for City Lake Park, Piedmont Environmental Center and Gibson Park

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: parks and marina</i>	Permitted	Permitted

Zoning Comparison for Daymark Recovery Services

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Multifamily-16 (RM-16)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use : Social Service facility, Major</i>	Permitted	Permitted

MAP 8

Public and institutional (PI) to Parks and Natural resources (PNR) and Residential Multifamily 16 (RM-16) City Lake/Gibson Park/Daymark Recovery Services

	Adjacent Zoning	Current Land Use
North:	Conditional Use Limited Business (CU-LB), Conditional Use Light Industrial (CU-LI) and unincorporated Guilford County Public and Institutional (PI)	Offices, Residential and undeveloped
South:	Planned Development Residential (PDR), Residential Single Family-3 (R-3), and Town of Jamestown Commercial /Main Street (C/MST) and Multi-family Residential (MFR)	Residential
East:	Conditional Use Residential Single Family-3 (R-3), unincorporated Guilford County Residential Single Family-40 (RS-40) and the Town of Jamestown Single Family Residential (SFR)	Residential
West:	Residential Single Family-3 (R-3), Residential Single Family-5 (R-5), Conditional Use Residential Multifamily-16 (CU-RM-16), unincorporated Guilford County Agricultural (AG) and the Town of Jamestown Parks and Recreation (PNR)	Residential and Jamestown Park

Land Use Plan Map Classification

The area is designated primarily as Recreation/Open Space with a small area of Institutional for the Daymark Recovery Services facility. The Land Use Classifications are defined as follows:

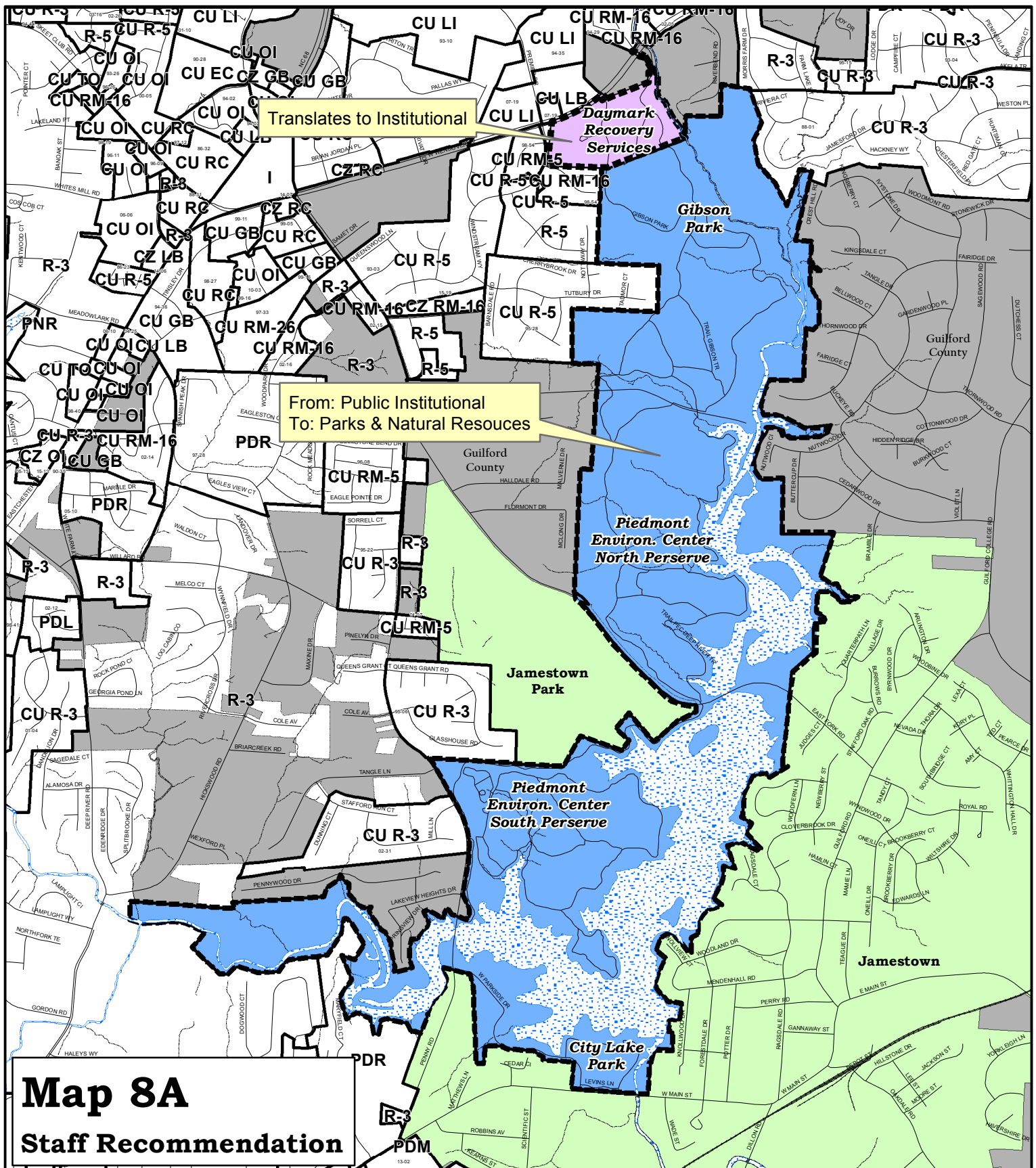
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes the Daymark Recovery Services facility, Gibson Park, the Piedmont Environmental Center and City Lake Park, which total approximately 1200 acres. The area is currently zoned Public and Institutional (PI) and the new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area mostly as Recreation/Open Space with the exception of the Daymark facility which is designated as Institutional. The area is surrounded primarily by residential uses with two small areas of offices to the north and south along Wendover and W. Main Street. The surrounding area is a mix of jurisdictions, the City of High Point, Town of Jamestown and unincorporated Guilford County. Zoning is primarily residential with small areas of City of High Point Limited Business and Conditional Use Light Industrial Districts along Wendover Avenue and Commercial Main Street zoning in the Town of Jamestown along West Main Street.

As initiated by City Council, the Daymark Recovery Services facility was proposed to be rezoned to RM-16 and the remainder of the area was proposed to be rezoned to PNR as shown on Map 8. A representative of Guilford County expressed some concerns about rezoning the portion of the County property that contains the Daymark facility to RM-16. Based on its use, staff is recommending that approximately 41.5 acres along Wendover Avenue translate to the new Institutional district as shown on Map 8A. Based on the size and character of the current use, the remainder of the property, which includes a large portion of Gibson Park, the Piedmont Environmental Center and City Lake Park, is recommended to be zoned Parks and Natural Resources (PNR).



ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Parks & Natural Resources - PNR

Existing Zoning Boundary
Subject Property Boundary

**Planning & Development
Department**

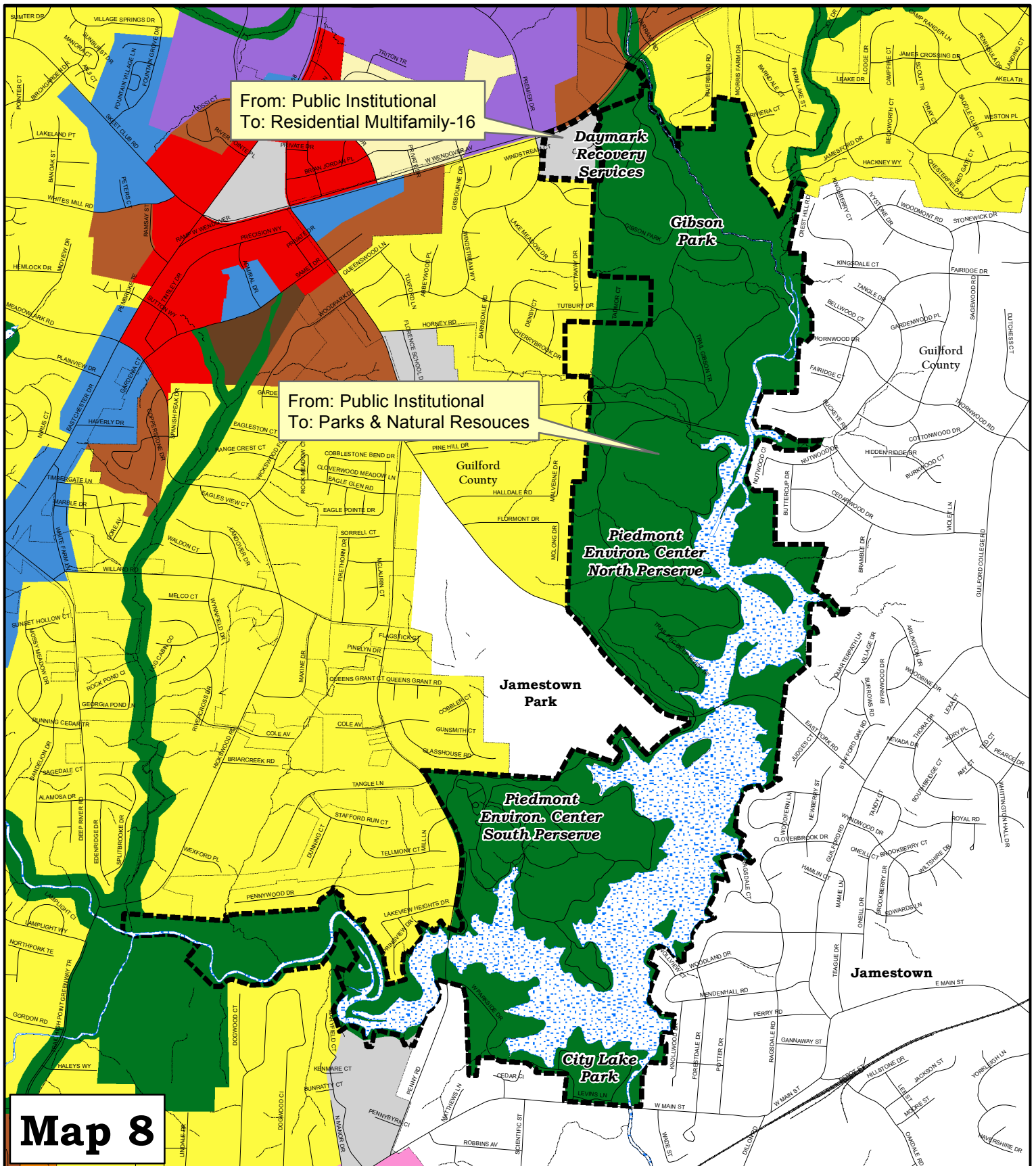
City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

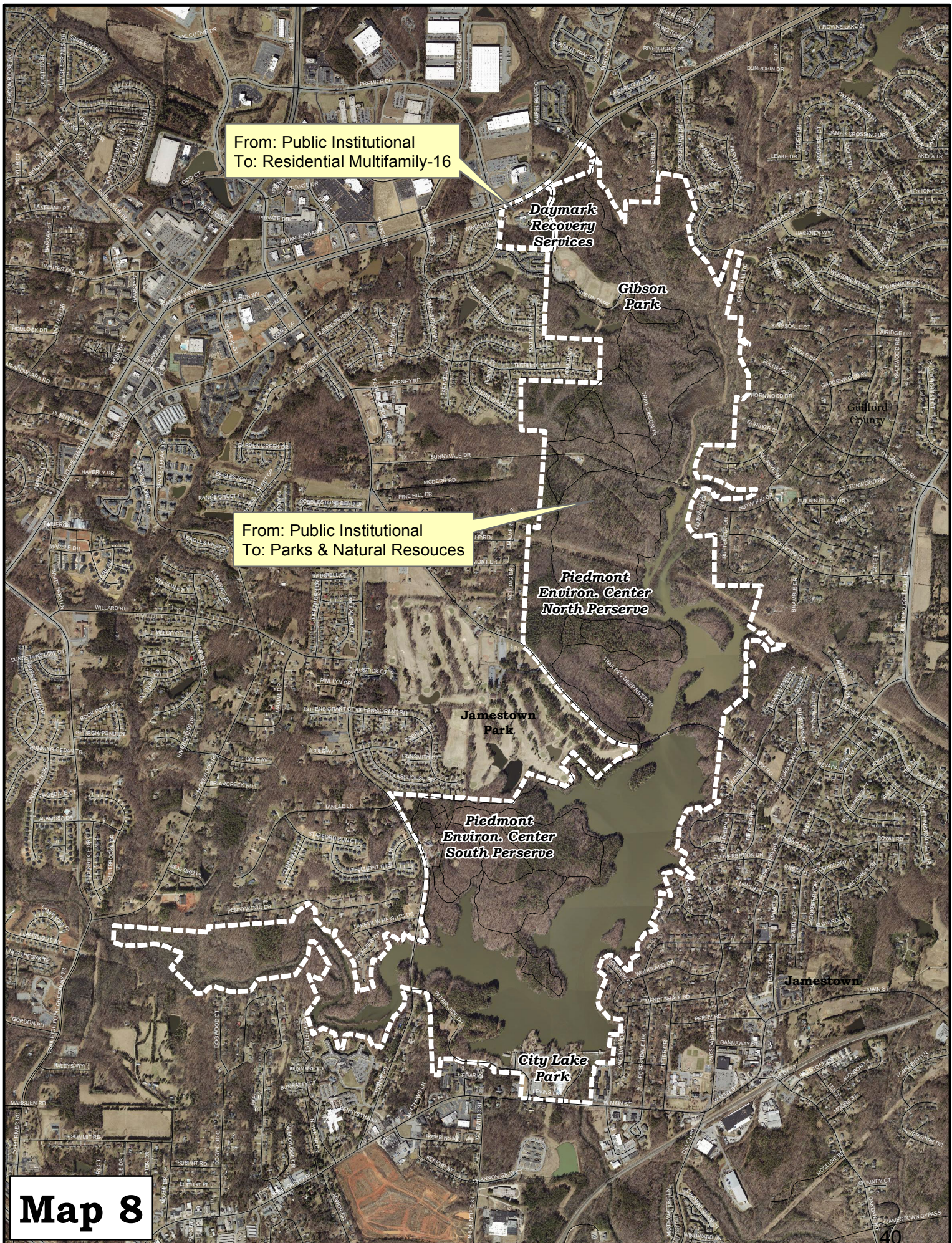
Planning & Development
Department

City of High Point

Date: July 26, 2016



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2016\pz\Group1\Map8lu.mxd



Map 8

Public and Institutional (PI) to Residential Single Family 3 (R-3) and Parks and Natural Resources (PNR) High Point Athletic Complex/Shadybrook Elementary/NCDOT

Zoning Comparison for Shadybrook Elementary and NCDOT R-O-W

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Single Family -3 (R-3)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use: School and NCDOT R-O-W</i>	Permitted	Permitted

Zoning Comparison for High Point Athletic Complex

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: Athletic fields</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Residential Single Family-3 (R-3)	I-74 and Residential
South:	Residential Single Family-5 (R-5) and Residential Multifamily-16 (RM-16)	Residential
East:	Residential Single Family-3 (R-3) Conditional Use Residential Multifamily-5 (CU-RM-5) and Residential Single Family-5 (R-5)	Residential and undeveloped
West:	Residential Single Family-5 (R-5) and General Business (GB)	Residential and Commercial (across Main Street)

Land Use Plan Map Classification

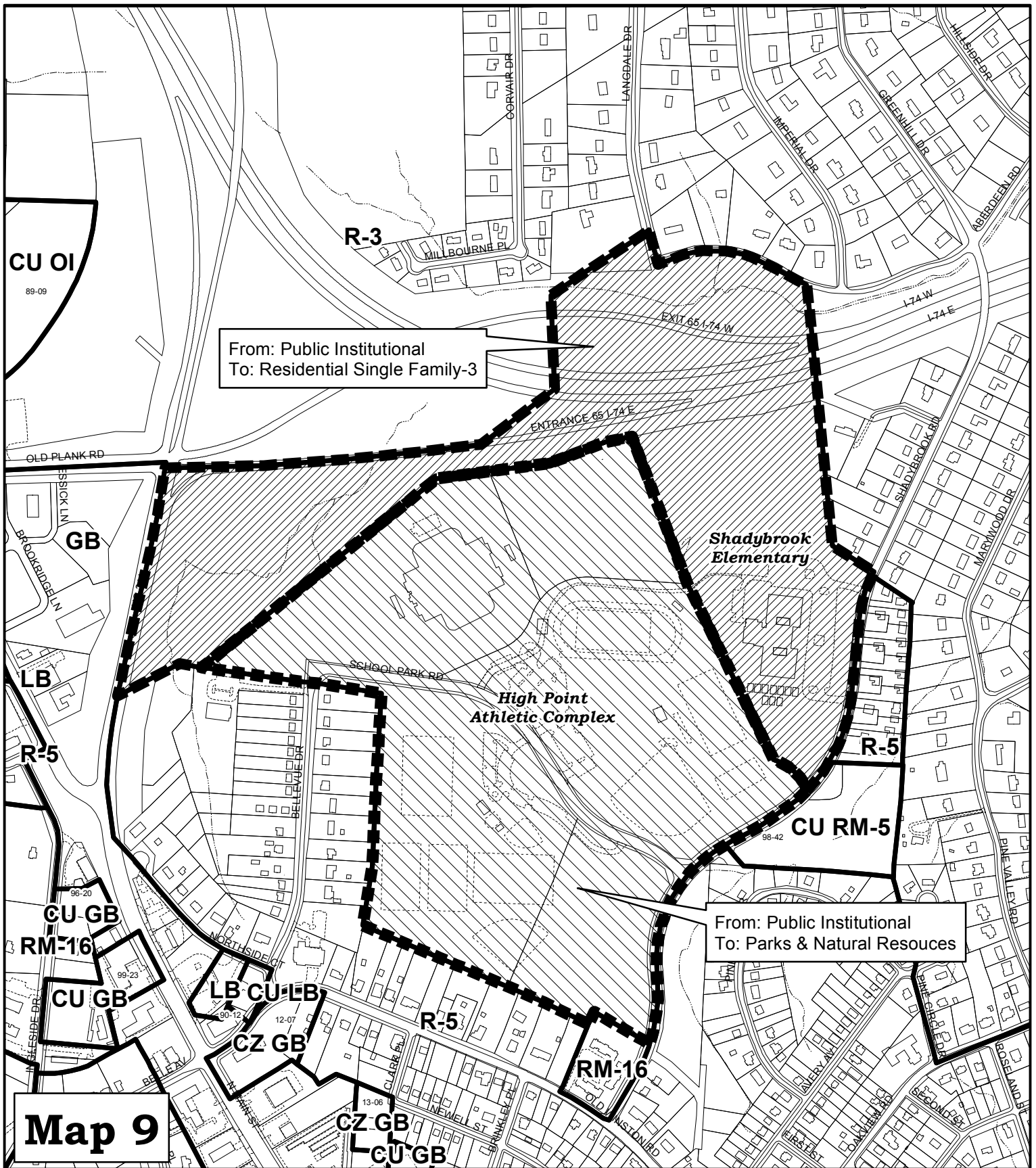
The area is designated primarily as Institutional with small areas of Low Density Residential, Recreation/Open Space, and Moderate Density Residential. The Land Use Classifications are defined as follows:

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

Analysis/Recommendation

This area includes the High Point Athletic Complex and Simeon Stadium, Shadybrook Elementary School and NCDOT right-of-way along I-74 and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as mostly Institutional with some small areas of Low Density Residential, Moderate Density Residential and Recreation/Open Space. It is surrounded primarily by residential uses and zoning with a small area of General Business zoning across Main Street. The portion of the area that contains the elementary school and NCDOT right-of way is adjacent to and it fits in the purpose and intent of the R-3 zoning. The High Point Athletic Complex and Simeon Stadium portion of the area is approximately 92 acres and it fits the purpose and intent of the PNR zoning district. Based on the size and character of the current uses, staff recommends that the school and NCDOT right-of-way be zoned R-3 and the High Point Athletic Complex and Simeon Stadium be zoned PNR.



ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI

To: Parks & Natural Resources - PNR

Residential Single Family-3 - R-3

Existing Zoning Boundary

Subject Property Boundary

**Planning & Development
Department**

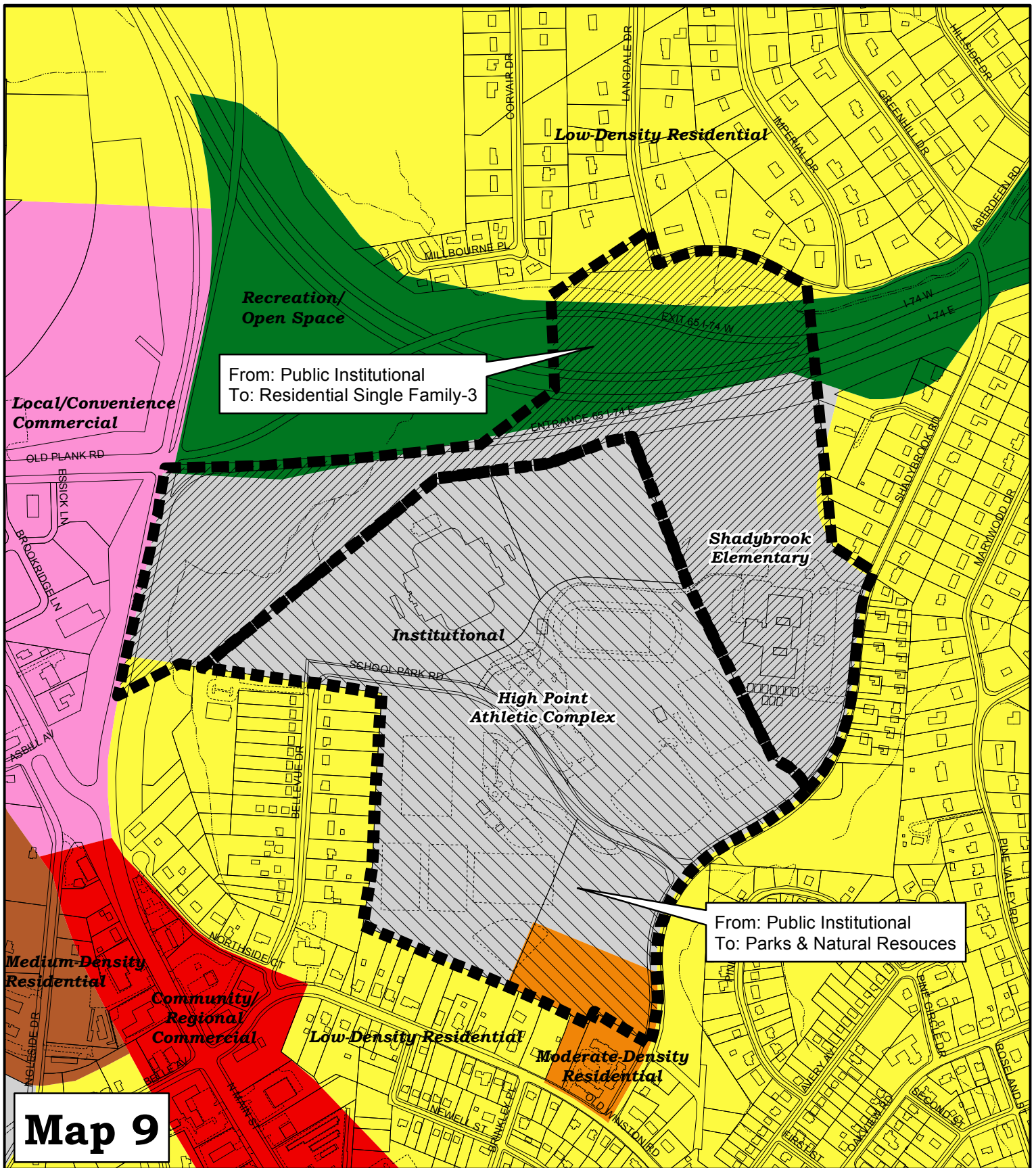
City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary

Planning & Development
Department

City of High Point

Date: July 26, 2016



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2016\pz\Group1\Map9lu.mxd

ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional
To: Residential Single Family-3

**Shadybrook
Elementary**

**High Point
Athletic Complex**

From: Public Institutional
To: Parks & Natural Resources

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Single Family -5 (R-5)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use: School</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Conditional Zoning Residential Multifamily-16 (RM-16)	undeveloped
South:	Residential Single Family-5 District (R-5)	Single Family Homes
East:	Agricultural and Residential Guilford County Zoning	Single Family Homes and undeveloped
West:	Residential Single Family-3 District (R-3) [ETJ]	Single Family Homes

Land Use Plan Map Classification

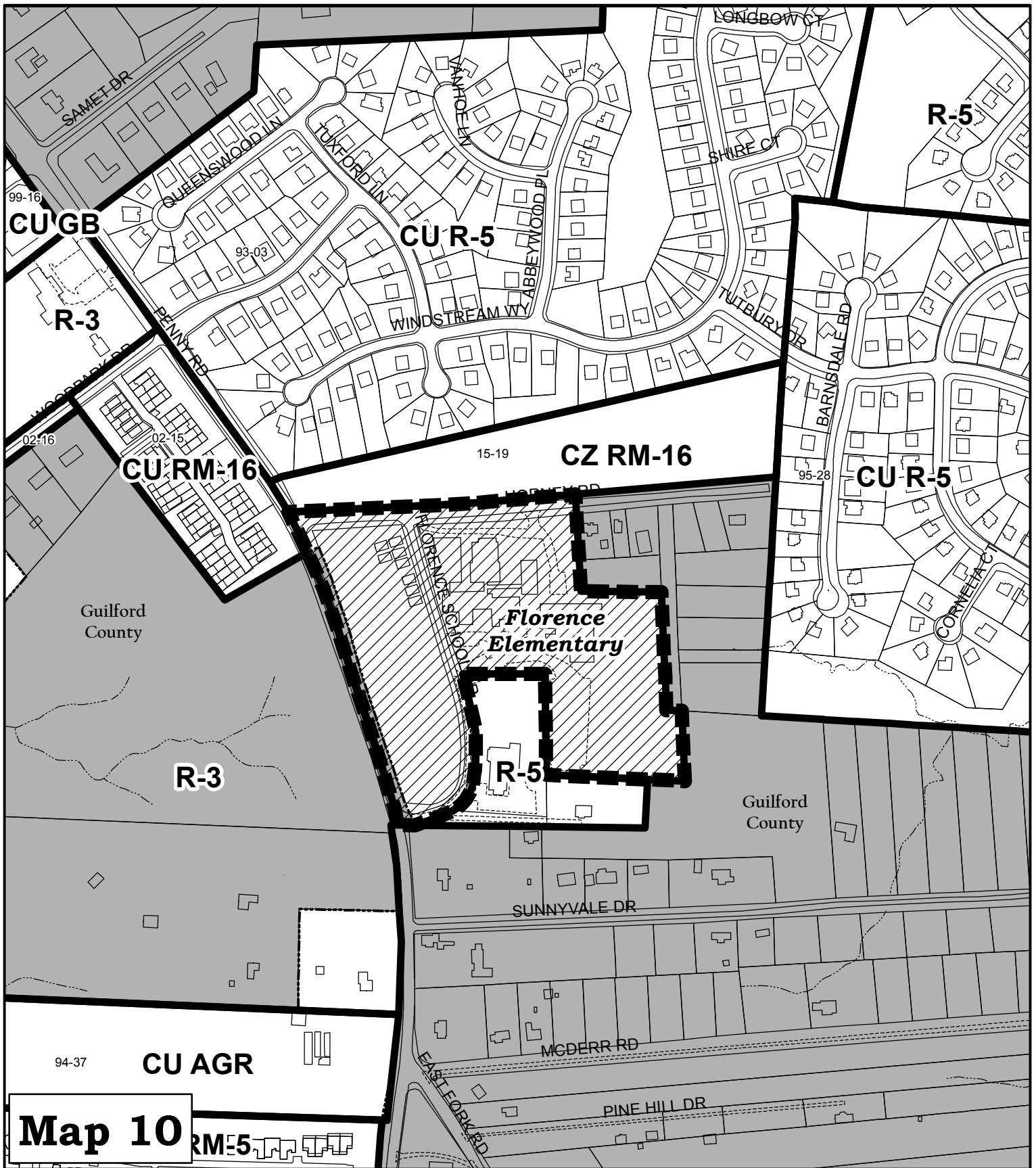
The area is designated as Institutional, which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes Florence Elementary and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. Florence Elementary does not fit the purpose and intent of the new Institutional district.

The Land Use Plan shows the school property as Institutional. It is surrounded by residential uses and undeveloped property with a mixture of City residential zoning and County agricultural and residential zoning. Based on the surrounding zoning and the character of the current use, staff recommends that this area be zoned Residential Single Family-5 (R-5).



ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Single Family-5 - R-5

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

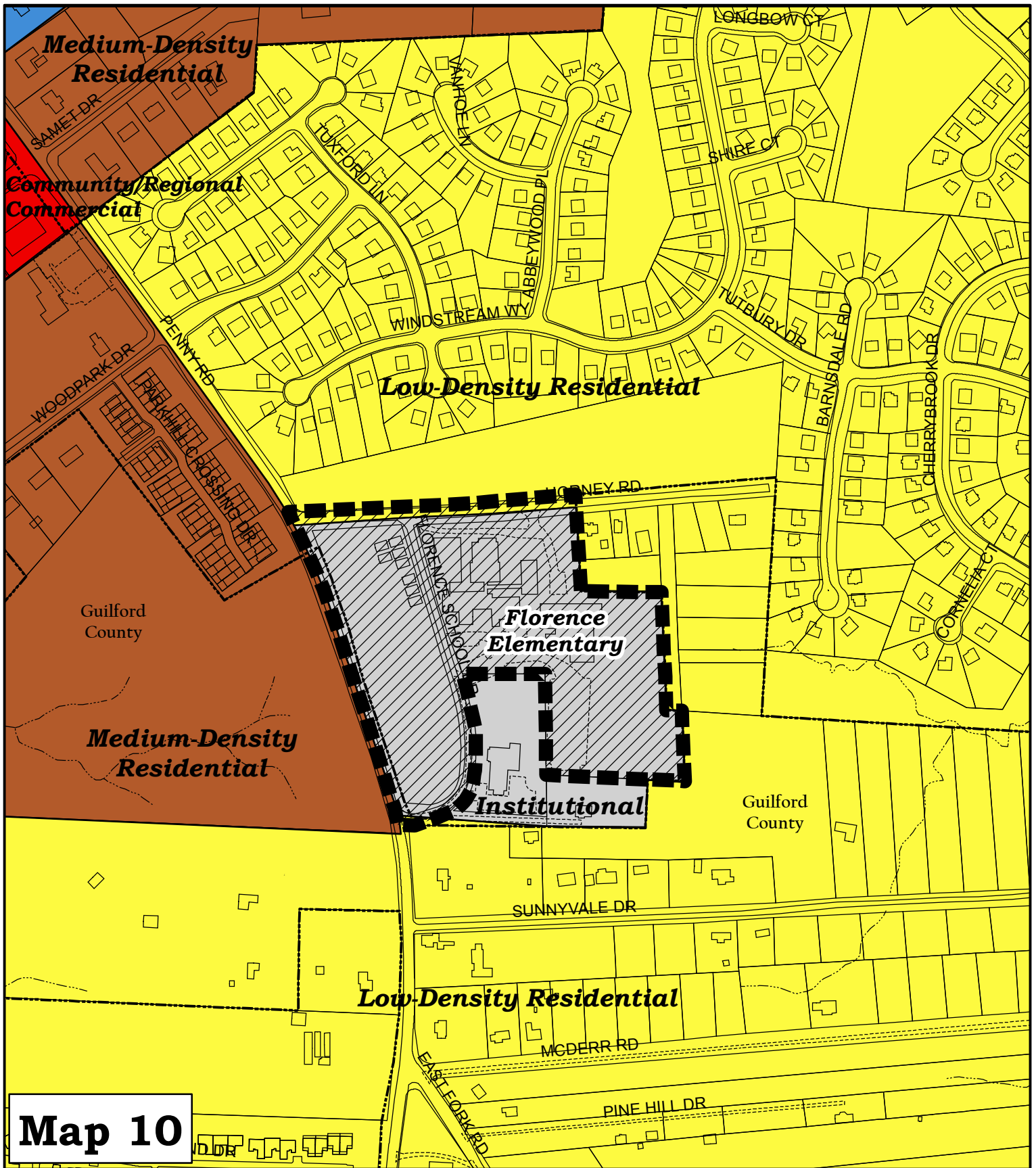
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 10

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

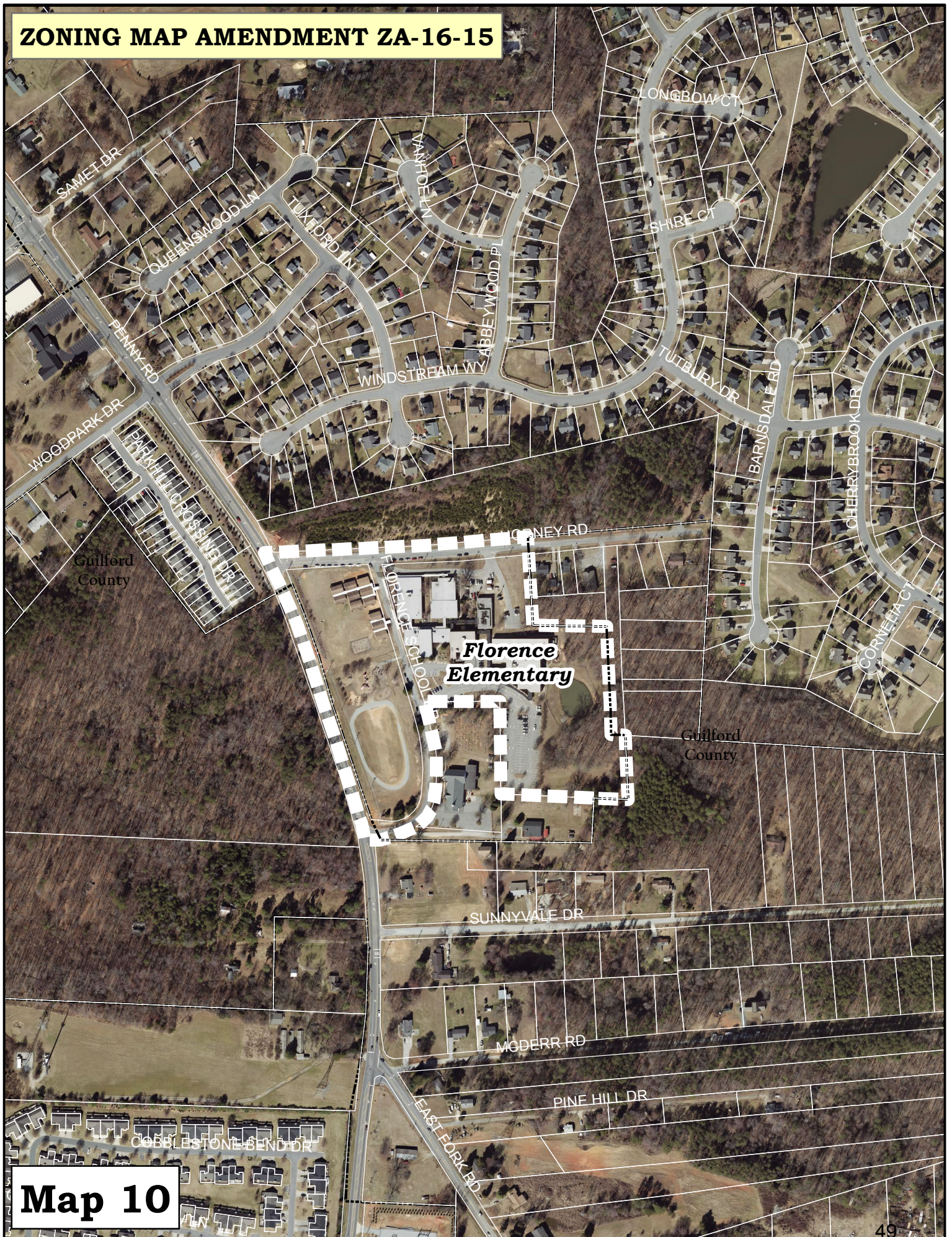
City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Public and Institutional (PI) to Residential Multi-family 16 (RM-16) Johnson St. Gbl. and Duke Engy. Subst.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Multifamily-16 (RM-16)
Purpose and Intent:	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
Current Use : School and Duke Power Elec. Substation	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Residential Multifamily-16 (RM-16)	Residential
South:	General Business (GB) and Transitional Office (TO)	Mix of office and commercial
East:	Residential Multifamily-16 (RM-16)	Residential
West:	Main Street (MS) and General Business (GB)	Mix of office, commercial and warehouse

Land Use Classification

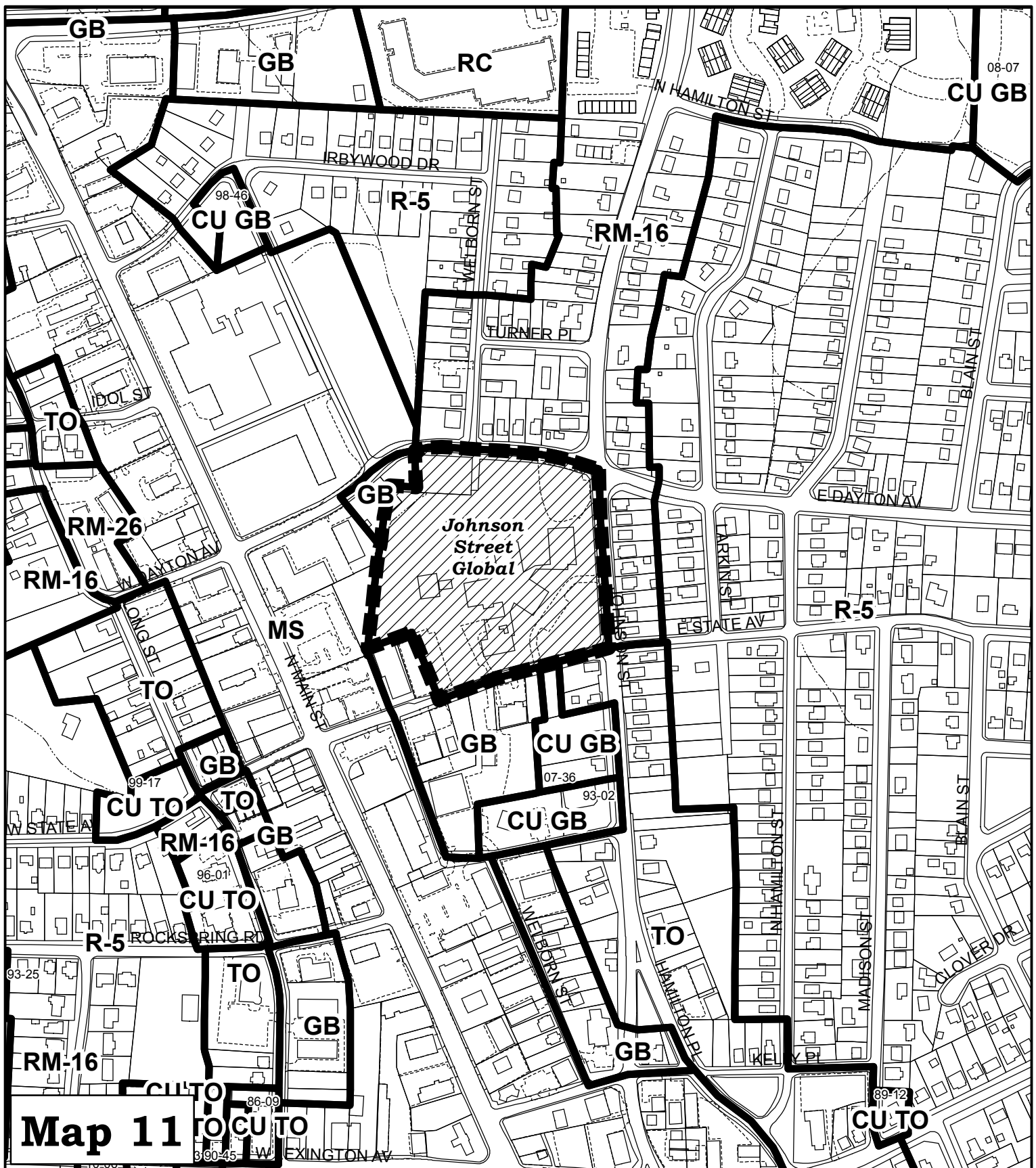
The site is designated as Institutional, which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes Johnson Street Global Studies School, a portion of the Duke Energy electric substation, and a small corner of the City's E. Dayton Street electrical substation, which are currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU and other areas will need to be rezoned to an appropriate new zoning district based on the current use of the property. The school and the electric substations do not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows this area as Institutional. The school is located along Johnson Street which has a mix of residential, office and commercial uses. To the north and east of the school is Residential Multifamily 16 (RM-16), to the south is a mix of Transitional Office (TO) and General Business (GB), to the west is the Main Street (MS) District and the General Business (GB) District. Based on the size and character of the current uses and because schools and utility substations are a permitted use within RM-16, staff recommends that this area be zoned Residential Multifamily-16 (RM-16).



ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Multifamily-16 - RM-16

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

**Planning & Development
 Department**

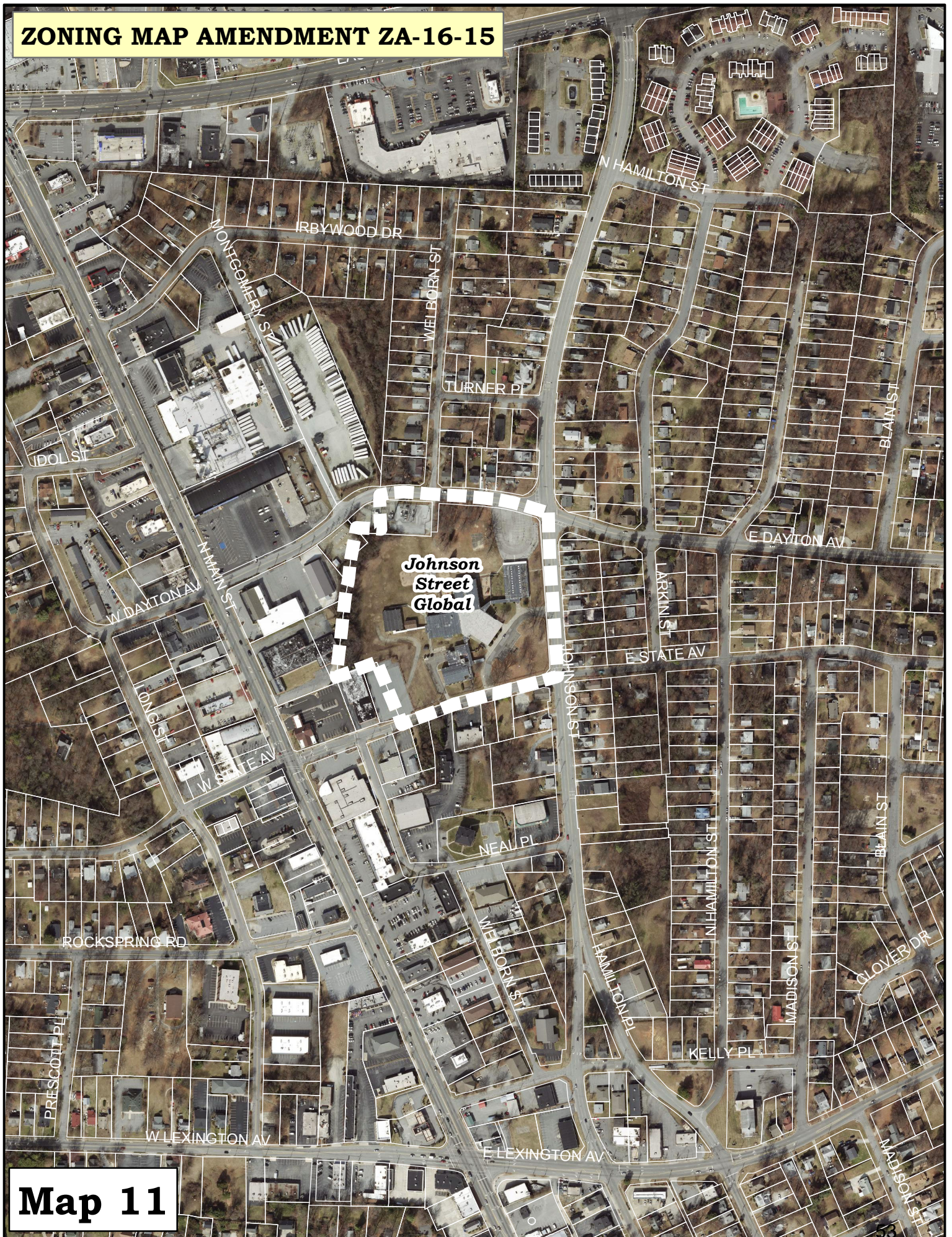
City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Zoning Comparison for the RS-7 Portion of the Welborn/Andrews School Campus

	Current Zoning	Proposed Zoning
	Residential Single Family-7 (RS-7)	Institutional (I)
<i>Purpose and Intent:</i>	The RS-7, Residential Single Family District is primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-7 will typically be 5.0 units per acre or less.	The I district is established to accommodate large-sized public, quasi-public, and institutional uses such as colleges, universities, or hospitals in a campus-like setting. Uses in the I district can have substantial land use impacts or traffic impacts on surrounding uses. This district is not intended to accommodate those smaller public and institutional uses that are typically found in residential districts. The district allows a limited range of residential and institutional development as support uses.
<i>Land Use : Schools</i>	Permitted	Permitted

Zoning Comparison for the RM-8 Portion of the Welborn/Andrews School Campus

	Current Zoning	Proposed Zoning
	Residential Multi Family-8 (RM-8)	Institutional (I)
<i>Purpose and Intent:</i>	The RM-8, Residential Multifamily District is primarily intended to accommodate duplexes, twin-homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. The number refers to the maximum number of dwelling units per acre (after the first acre). Public water and sewer service is required in this district.	The I district is established to accommodate large-sized public, quasi-public, and institutional uses such as colleges, universities, or hospitals in a campus-like setting. Uses in the I district can have substantial land use impacts or traffic impacts on surrounding uses. This district is not intended to accommodate those smaller public and institutional uses that are typically found in residential districts. The district allows a limited range of residential and institutional development as support uses.
<i>Land Use : School</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Residential Single Family-5 (R-5) and Residential Multifamily-5 (RM-5)	Residential
South:	Residential Single Family-5 (R-5) and Residential Multifamily-16 (RM-16)	Residential
East:	Residential Single Family-5 (R-5)	Residential
West:	Residential Single Family-5 (R-5) and Conditional Use Transitional Office (CU-TO)	Residential and the High Point Museum

Land Use Plan Map Classification

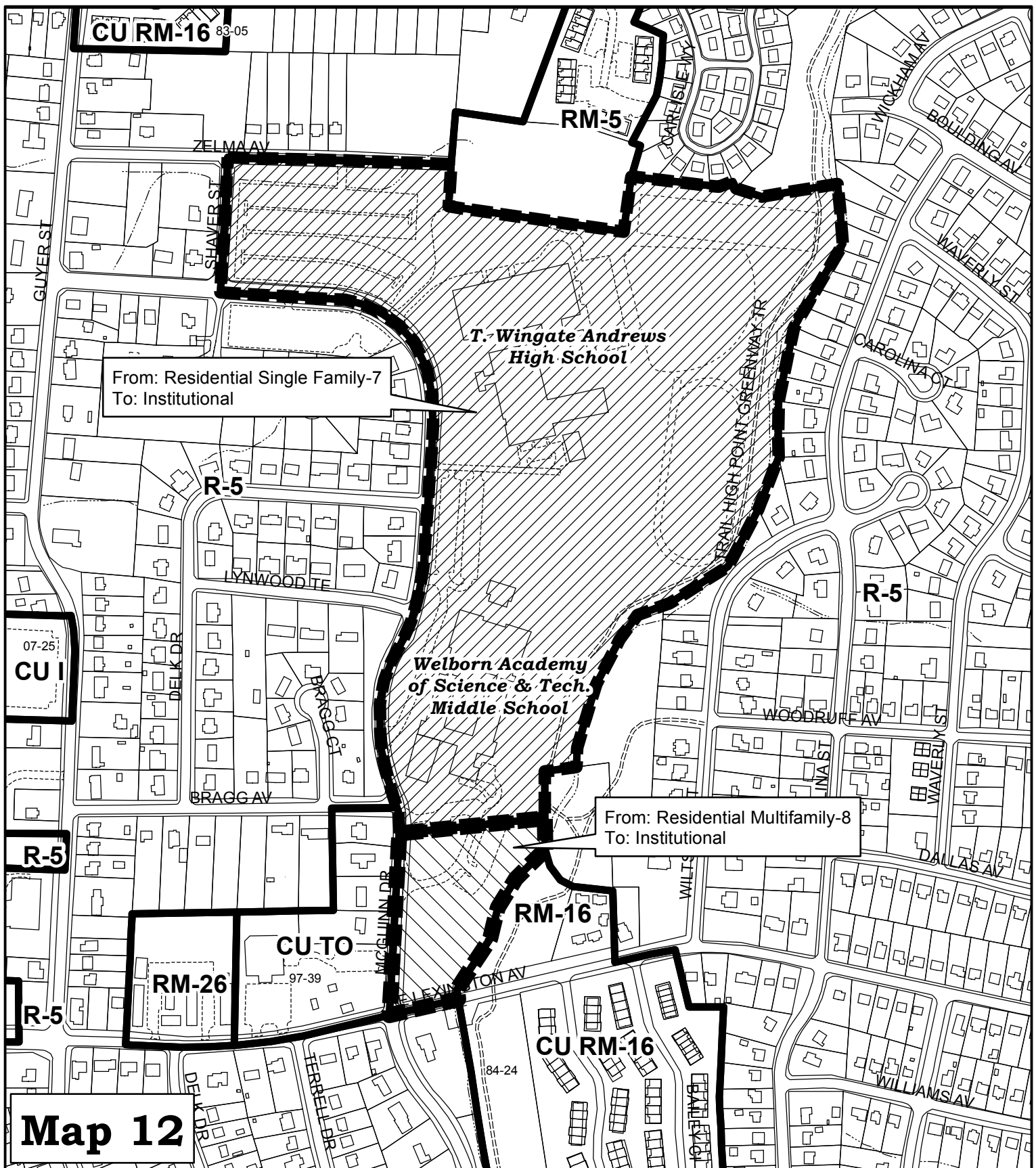
The area is designated as Institutional and Recreation/Open Space, which are defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area includes the Welborn Academy Middle School, T. Wingate Andrews High School and their associated accessory buildings and athletic fields, which total approximately 51 acres. They are currently zoned Residential Single Family-7 (RS-7) and Residential Multifamily-8 (RM-8).

The Land Use Plan shows the area as Institutional and Recreation/Open Space and it is surrounded primarily by residential uses and the High Point Museum to the west with corresponding residential and office zoning. The new Institutional district is intended to accommodate large-sized institutional uses in a campus-like setting and this area fits the purpose and intent of the new Institutional District. Based on the size and character of the current uses, staff recommends that this area be zoned Institutional (I).



ZONING MAP AMENDMENT ZA-16-15

From: Residential Single Family-7 - RS-7 and
Residential Multifamily-8 - RM-8
To: Institutional - I

Existing Zoning Boundary
Subject Property Boundary

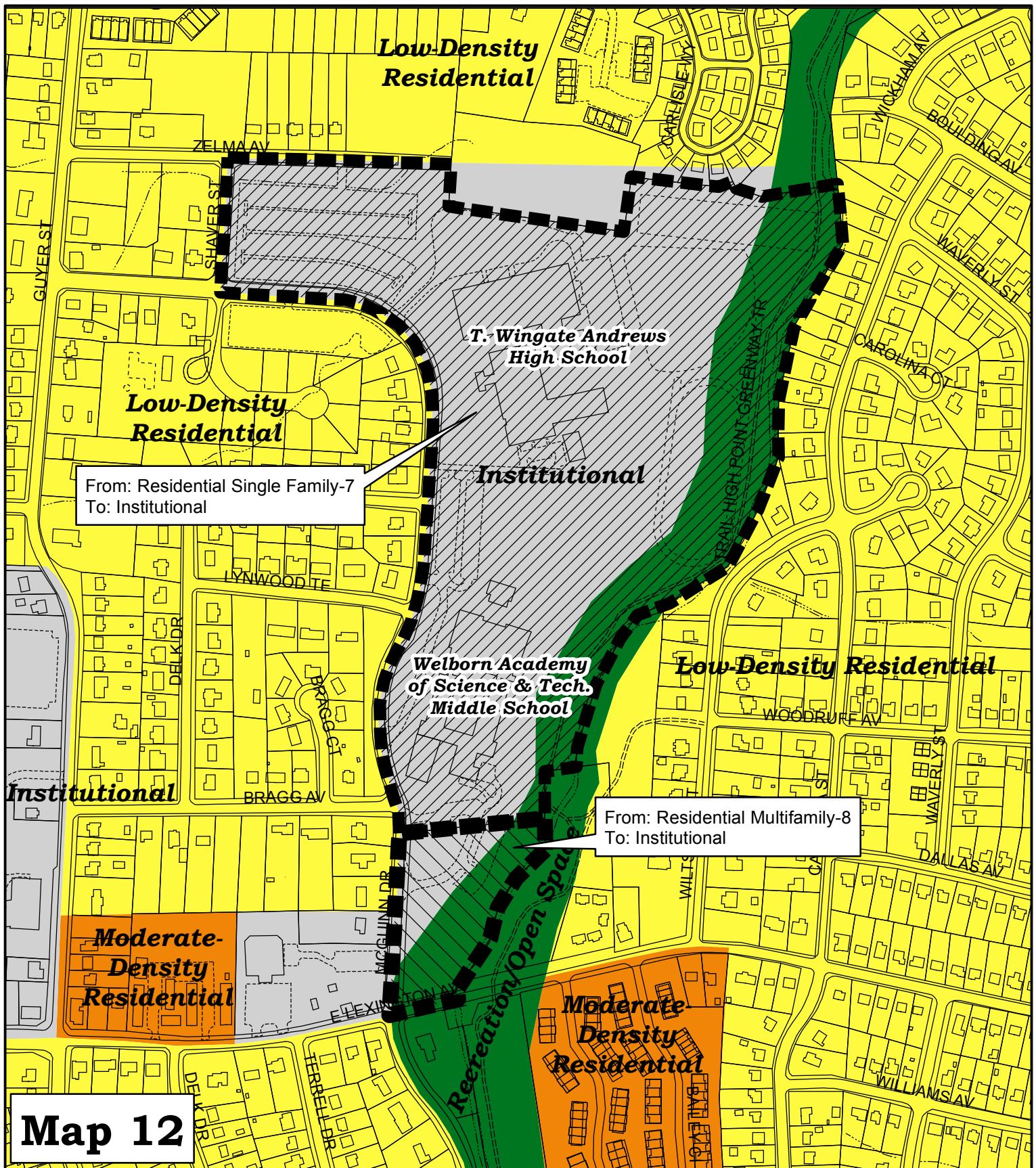
Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



From: Residential Single Family-7
To: Institutional

**T. Wingate Andrews
High School**

**Welborn Academy
of Science & Tech.
Middle School**

From: Residential Multifamily-8
To: Institutional

Map 12

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Single Family -5 (R-5)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use: School</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Conditional Use Residential Multifamily-16 (RM-16) and Residential Single Family-5 (R-5)	Residential
South:	Residential Single Family-5 (R-5)	Residential
East:	Residential Single Family-5 (R-5)	Residential
West:	Residential Single Family-5 (R-5)	Residential

Land Use Plan Map Classification

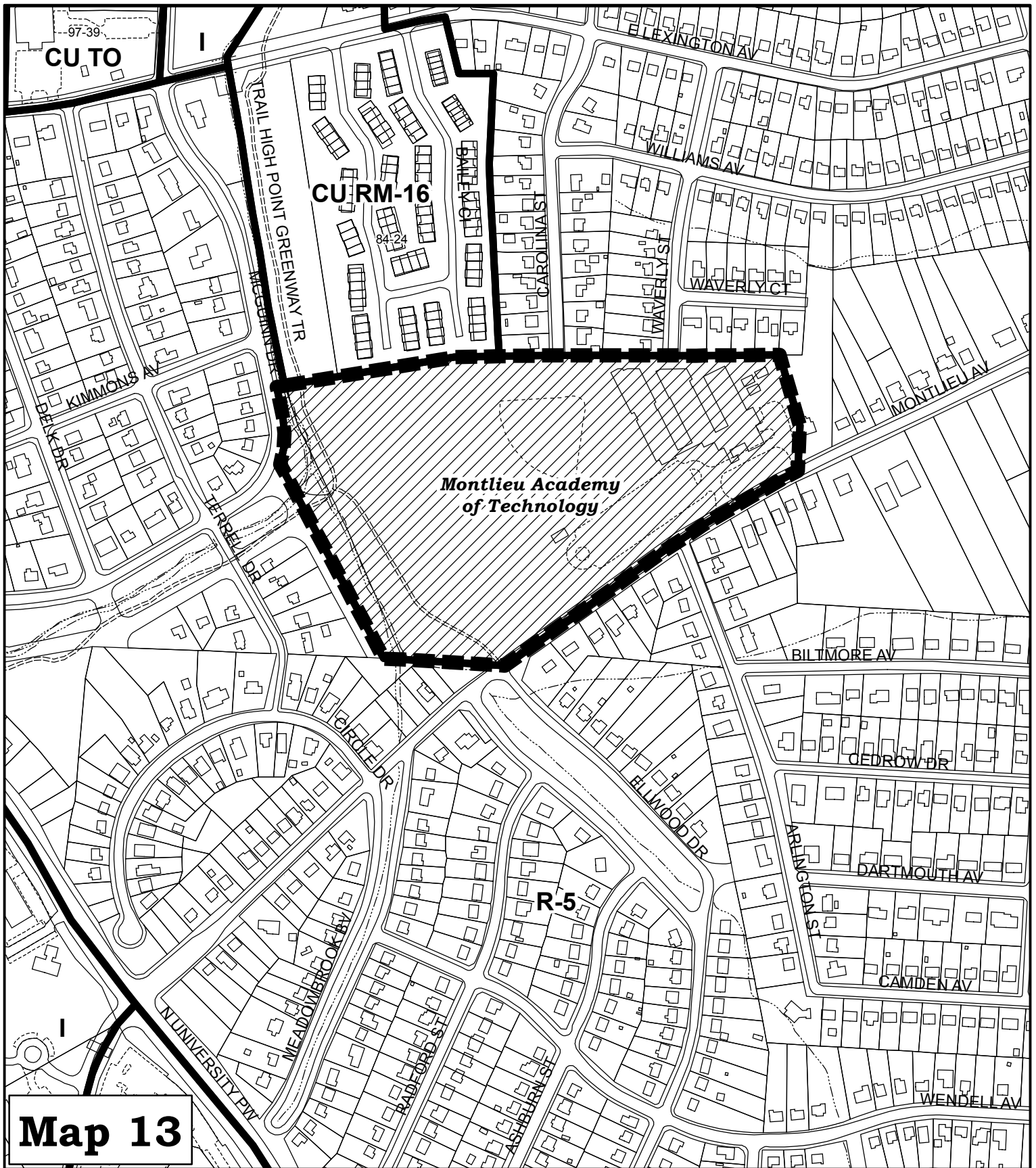
The site is designated as Institutional, which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes the Montlieu Academy of Technology School and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. Montlieu Academy of Technology School does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the school property as Institutional and the school is surrounded by residential uses and zoning. Based on the size and character of the current use and the surrounding zoning and uses, staff recommends that this area be rezoned Residential Single Family-5 (R-5).



Map 13

ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Single Family-5 - R-5

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

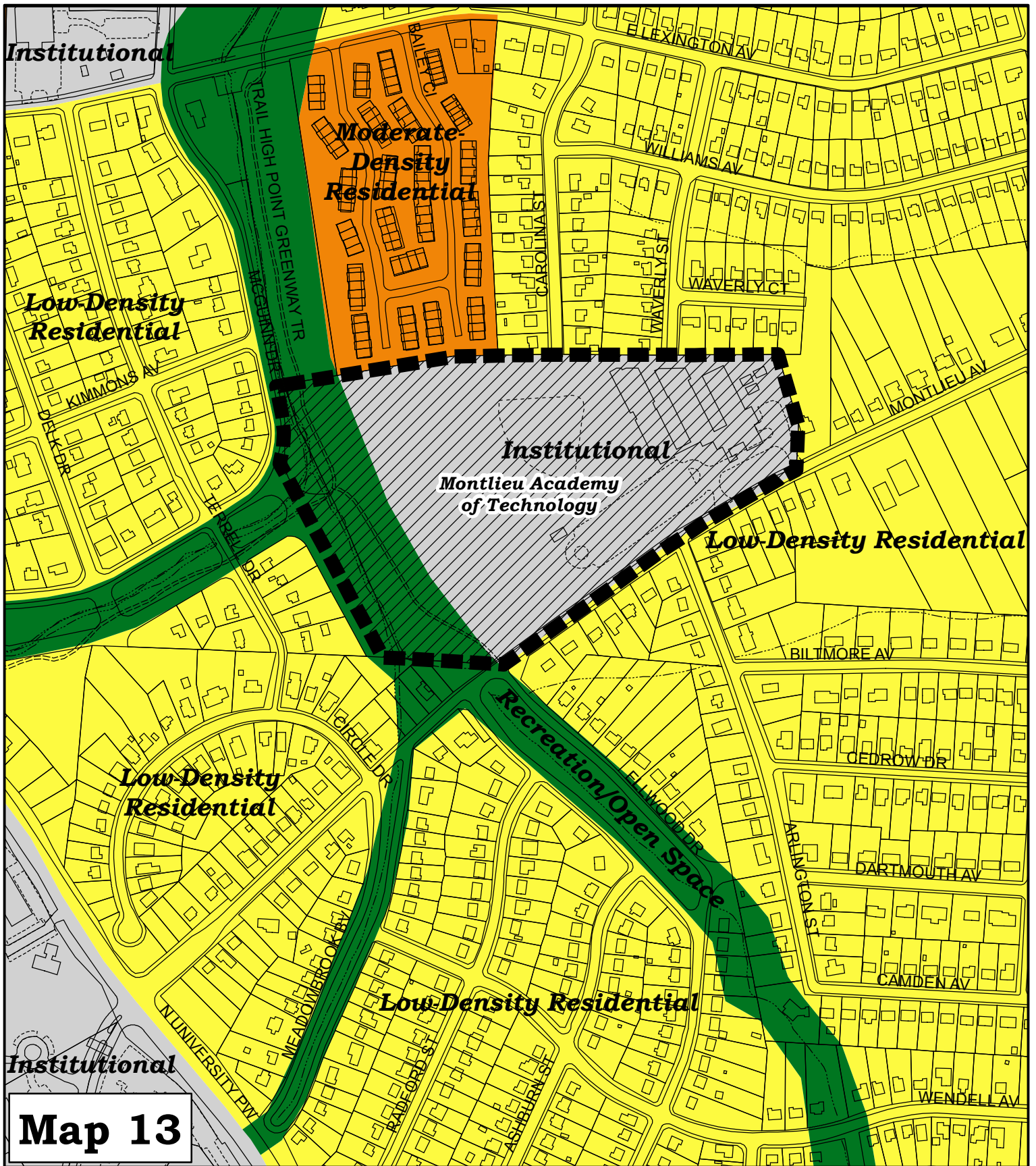
Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

**Planning & Development
Department**

City of High Point

Date: July 26, 2016



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Subject Property Boundary - - - - -

ZONING MAP AMENDMENT ZA-16-15



**Montlieu Academy
of Technology**

Map 13

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single-Family-9 (RS-9)	Institutional (I)
<i>Purpose and Intent:</i>	The RS-9, Residential Single Family District is primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-9 will typically be 4.0 units per acre or less.	The I district is established to accommodate large-sized public, quasi-public, and institutional uses such as colleges, universities, or hospitals in a campus-like setting. Uses in the I district can have substantial land use impacts or traffic impacts on surrounding uses. This district is not intended to accommodate those smaller public and institutional uses that are typically found in residential districts. The district allows a limited range of residential and institutional development as support uses.
<i>Current Use: Schools</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North :	Residential Single Family-5 (R-5)	Residential
South:	Residential Multifamily-16 (RM-16)	Residential
East:	Office Institutional (OI)	Office and Residential
West:	Residential Single Family-5 (R-5) and Residential Multifamily-16 (RM-16)	Residential

Land Use Plan Map Classification

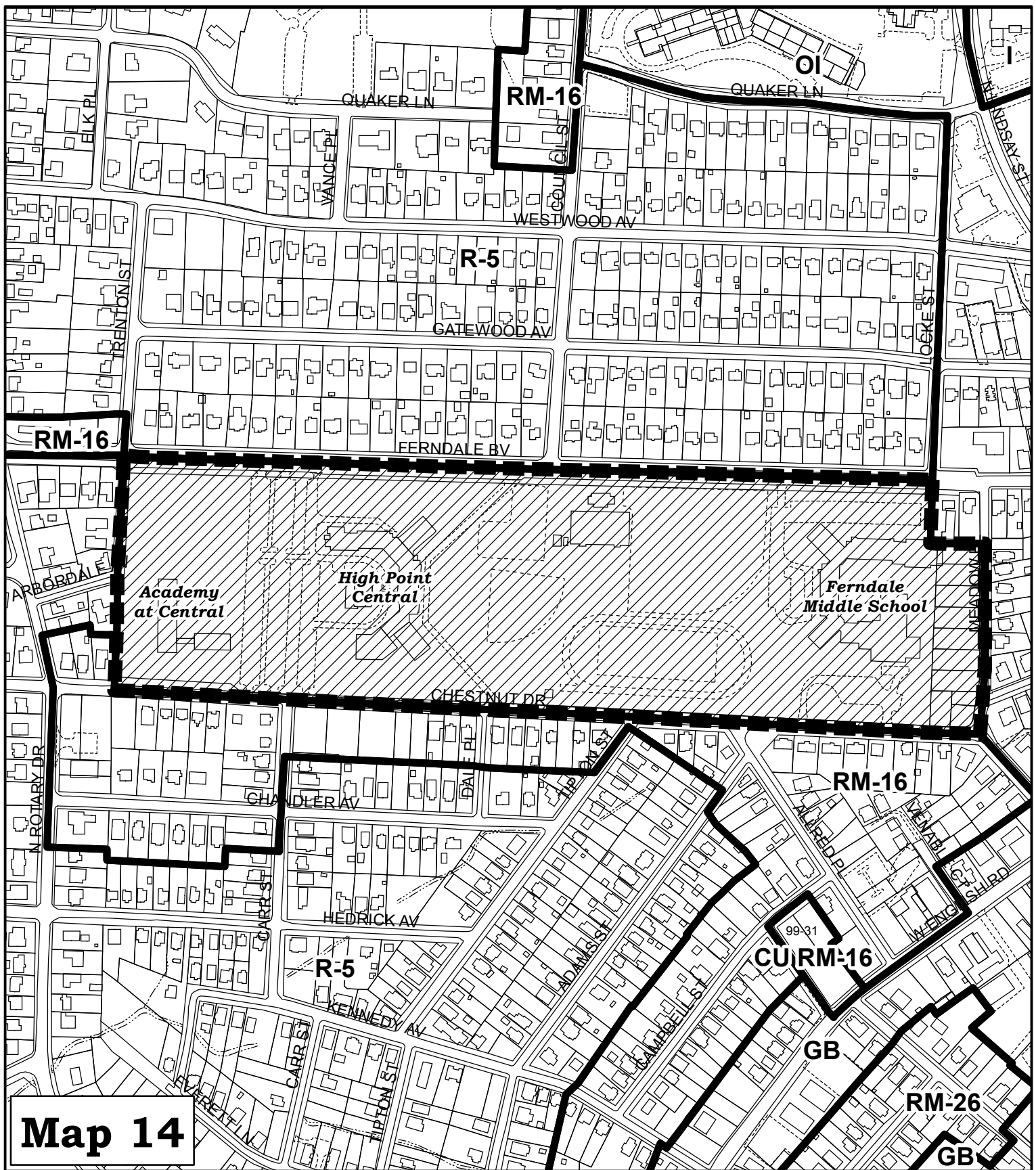
The site is designated as Institutional, which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes the Academy at Central High School, High Point Central High School, Ferndale Middle School and their associated accessory buildings and athletic fields, which total approximately 46 acres. They are currently zoned Residential Single Family-9 (RS-9).

The Land Use Plan shows this area as Institutional. It is surrounded primarily by residential uses with some office uses to the east, with corresponding residential and office zoning. The new Institutional district is intended to accommodate large-sized institutional uses in a campus-like setting and this area fits the purpose and intent of the new Institutional District. Based on the size and character of the current uses, staff recommends that this area be zoned Institutional (I).



Map 14

ZONING MAP AMENDMENT ZA-16-15

From: Residential Single Family-9 - RS-9
To: Institutional - I

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

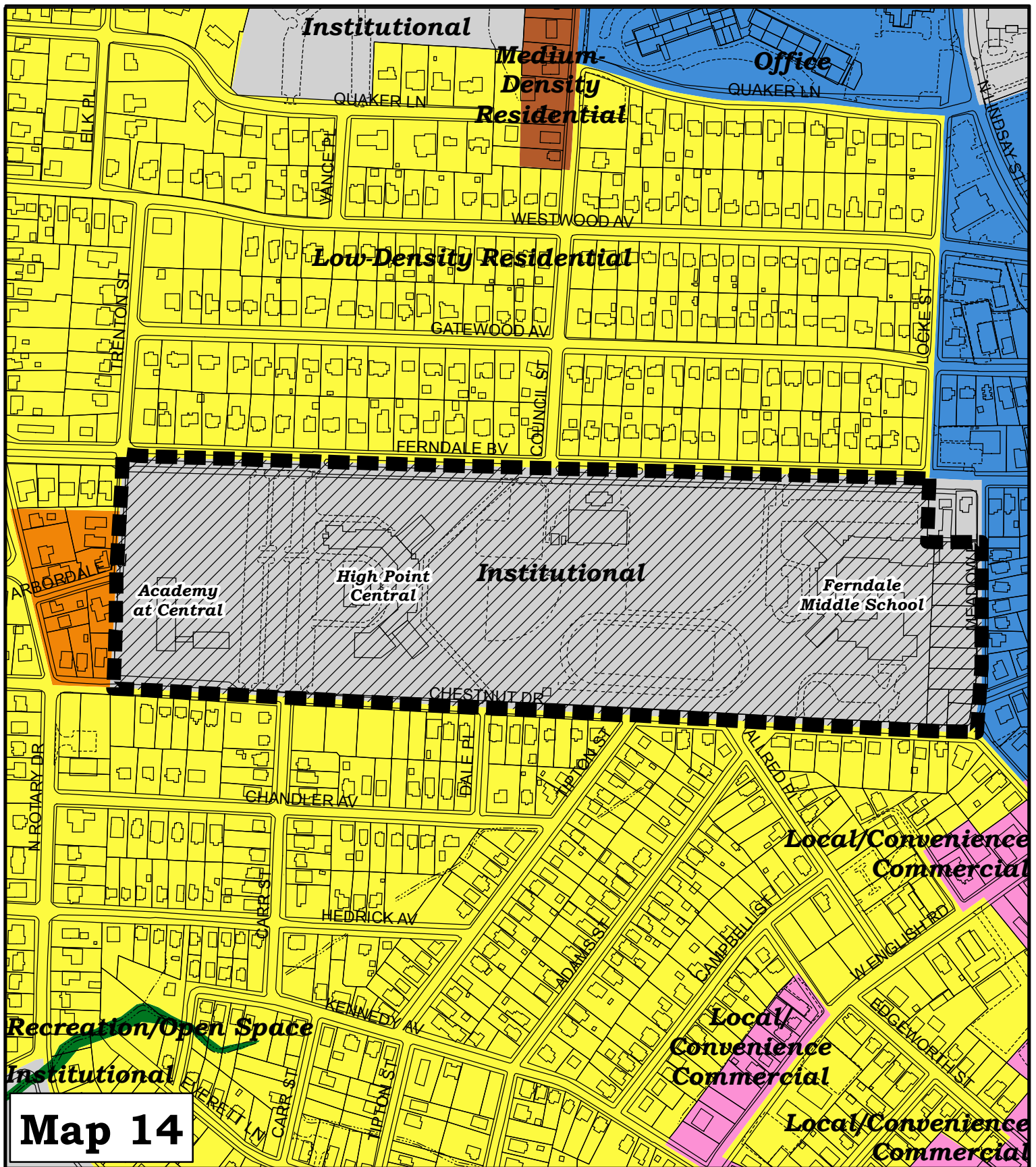
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 14

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 14

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Light Industrial (LI)	Residential Single Family -5 (R-5)
<i>Purpose and Intent:</i>	The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
<i>Land Use: School</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Light Industrial (LI) and Heavy Industrial (HI)	Warehouses
South:	Light Industrial (LI)	Warehouse distribution
East:	Residential Single Family-5 (R-5)	Single Family Subdivision
West:	Light Industrial District (LI)	I-74

Land Use Plan Map Classification

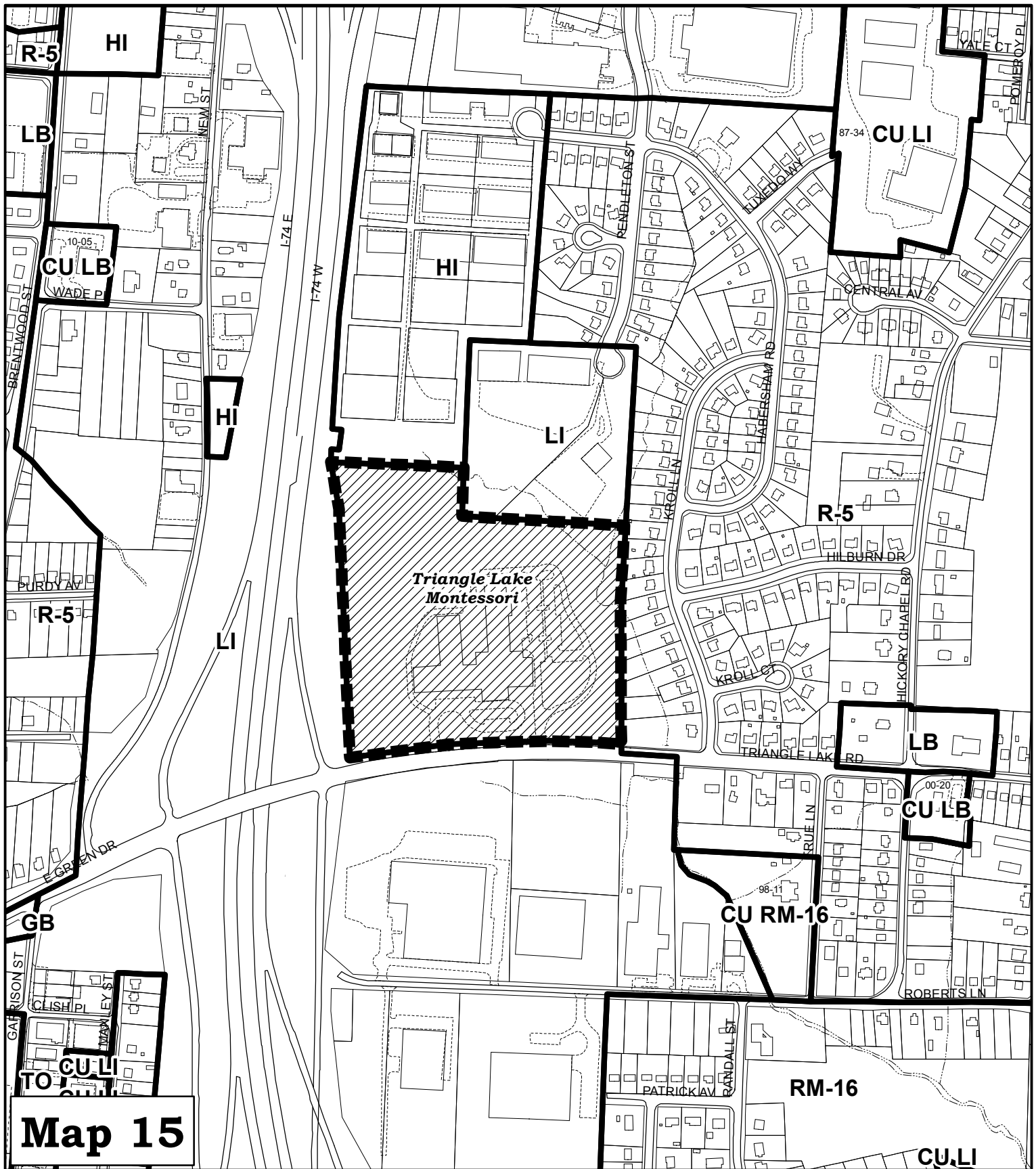
The site has a Light Industrial land use classification on the western half and Low Density Residential on the eastern half. The classifications are defined as follows:

- **Low Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities shall not exceed five dwellings per acre.
- **Light Industrial:** Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.

Analysis/Recommendation

This area contains the Triangle Lake Montessori school and it is currently zoned Light Industrial (LI). The new Development Ordinance does not allow new schools in LI. Where possible, schools are being rezoned to residential or another district that allows the use.

The Land Use Plan shows this area as partially Light Industrial and partially Low Density Residential. The school is located to the east of I-74 and there are industrial uses to the north and south with a residential subdivision to the east with corresponding industrial and residential zoning. The school is adjacent to the Residential Single Family-5 District (R-5) that is developed with a single-family subdivision. Based on the size and character of the use and the surrounding zoning and uses, staff recommends that this area be zoned Residential Single Family-5 (R-5).



Map 15

ZONING MAP AMENDMENT ZA-16-15

From: Light Industrial - LI
To: Residential Single Family-5 - R-5

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

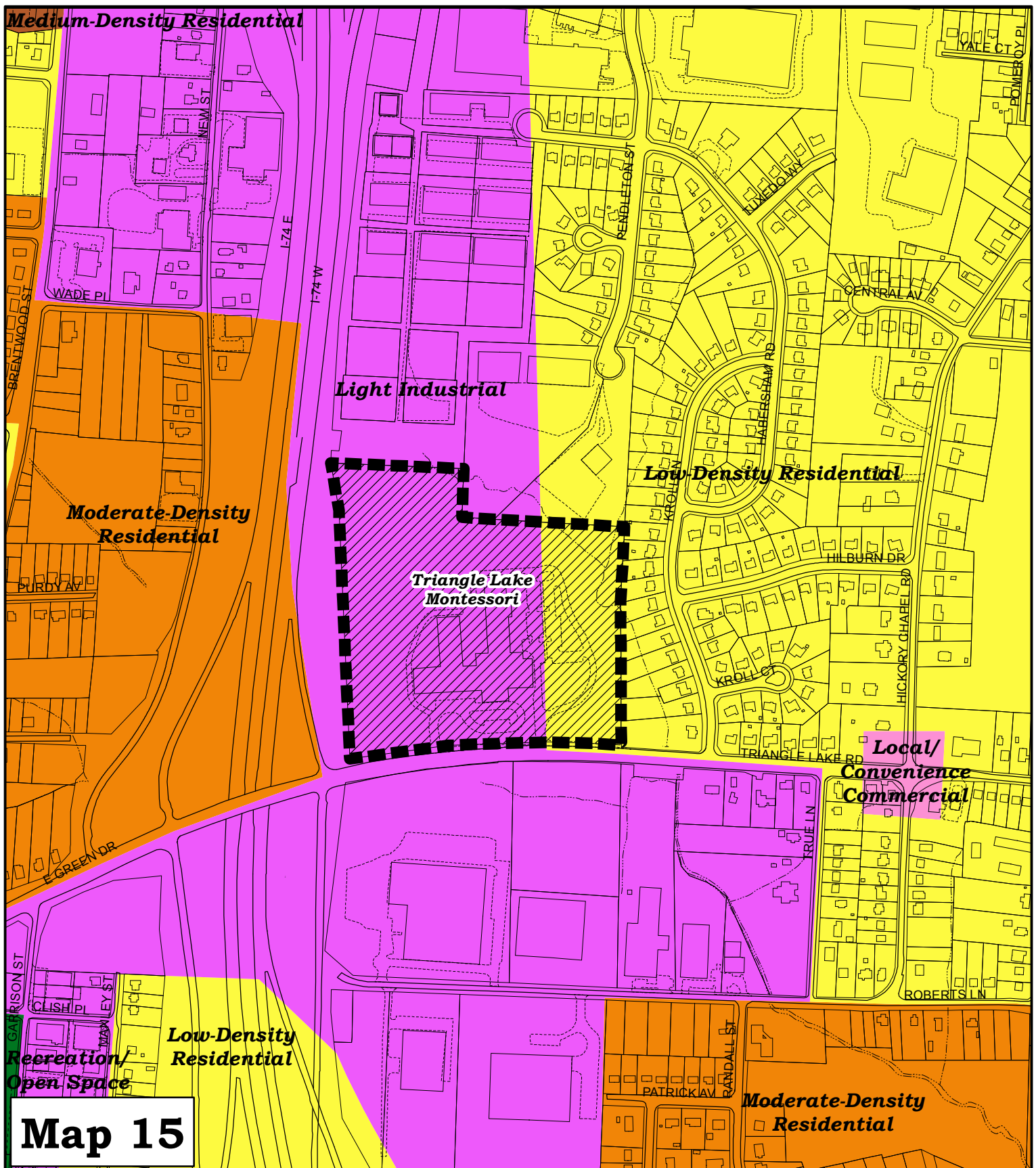
Planning & Development
Department

City of High Point

Date: July 26, 2016



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2016\pz\Group1\Map15.mxd



Map 15

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 15

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	General Business (GB)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.
<i>Current Use : School</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	General Business (GB)	Residential
South:	Residential Single Family-5 (R-5) and Residential Multifamily-16 (RM-16)	Residential
East:	Heavy Industrial (HI)	City of High Point Fleet Services
West:	Light Industrial (LI)	Warehouse distribution

Land Use Plan Map Classification

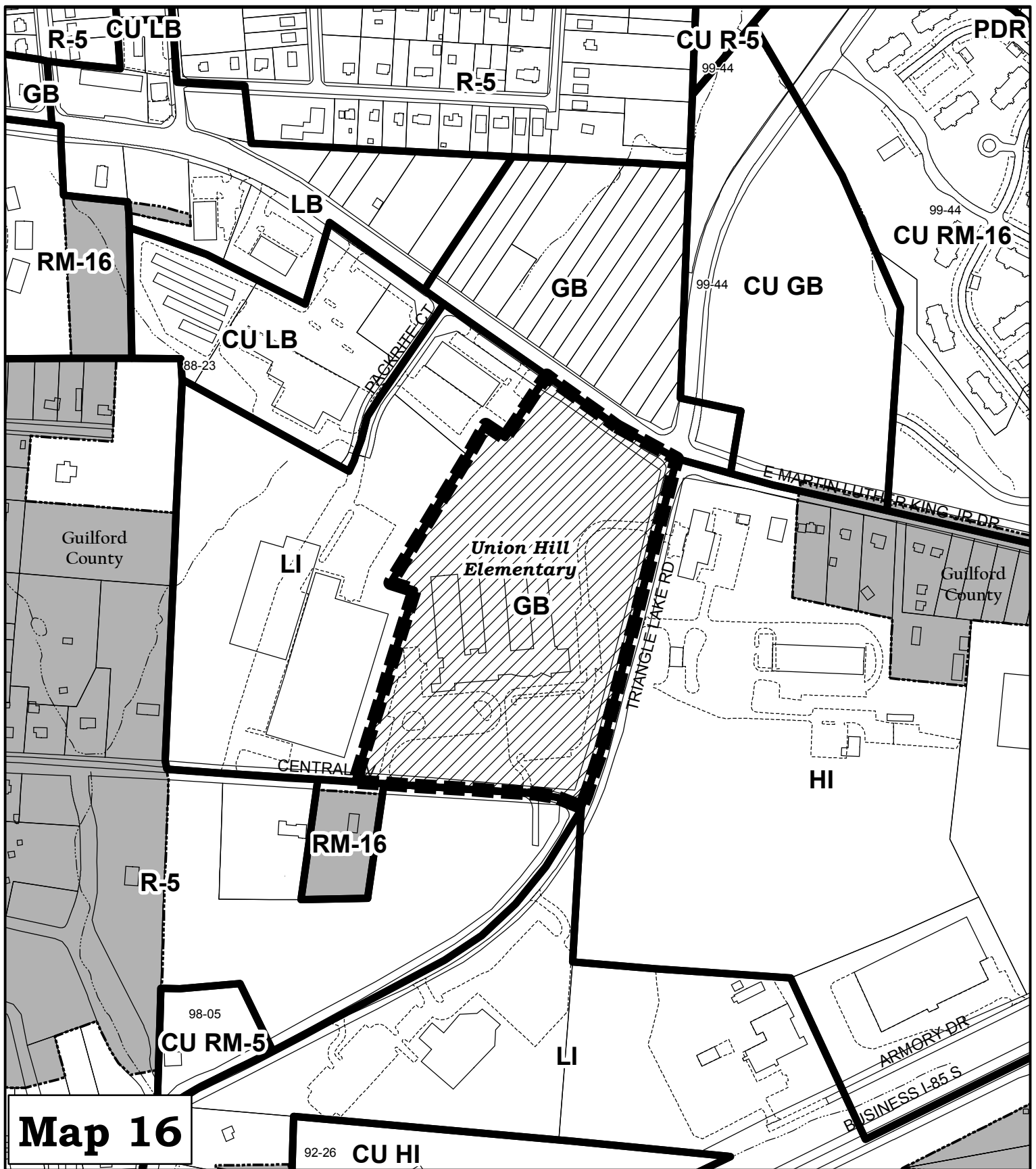
The area has a Light Industrial land use classification on the northern half and a Local/Convenience Commercial land use classification on the southern half. The classifications are defined as follows:

- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
- **Light Industrial:** Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.

Analysis/Recommendation

The area contains Union Hill Elementary school and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to the appropriate new zoning district based on the current use of the property. Union Hill Elementary does not fit the purpose and intent of the new Institutional district, so it needs to be rezoned to a more appropriate zone that fits the area.

The Land Use Plan shows this area as Local/Convenience Commercial on the northern half and Light Industrial on the southern half. The school is located in a primarily commercial corridor with industrial zoning to the east and west and commercial zoning to the north. There is a residential zoning district to the south, but it is primarily undeveloped. Property to the east and west of the school is currently zoned Light Industrial (LI) and Heavy Industrial (HI) and neither of those districts allow new schools. There is General Business (GB) to the north fronting on E. Martin Luther King, Jr. Drive. Based on the size and character of the current use, the adjacent zoning and location along a commercial corridor, staff recommends that this area be zoned General Business.



Map 16

ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: General Business - GB

Existing Zoning Boundary
Subject Property Boundary



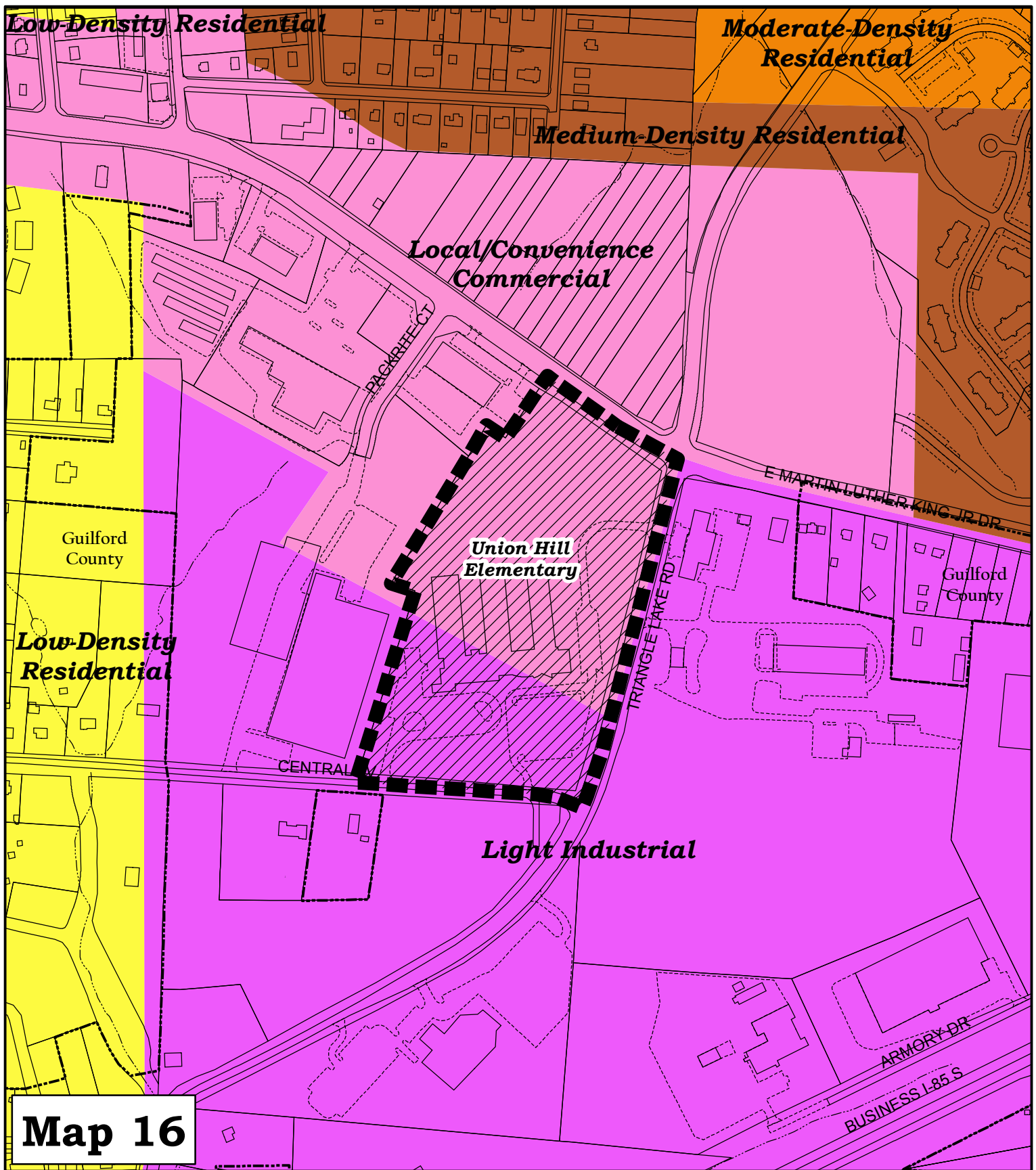
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 16

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 16

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Multifamily-16 (RM-16)
Purpose and Intent:	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.
Current Use : School	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Residential Multifamily-16 (RM-16)	School playground and Residential
South:	Residential Multifamily-16 (RM-16)	Residential
East:	Light Industrial (LI)	Residential and Commercial
West:	Heavy Industrial (HI) and Residential Multifamily-16 (RM-16)	Residential and Industrial

Land Use Classification

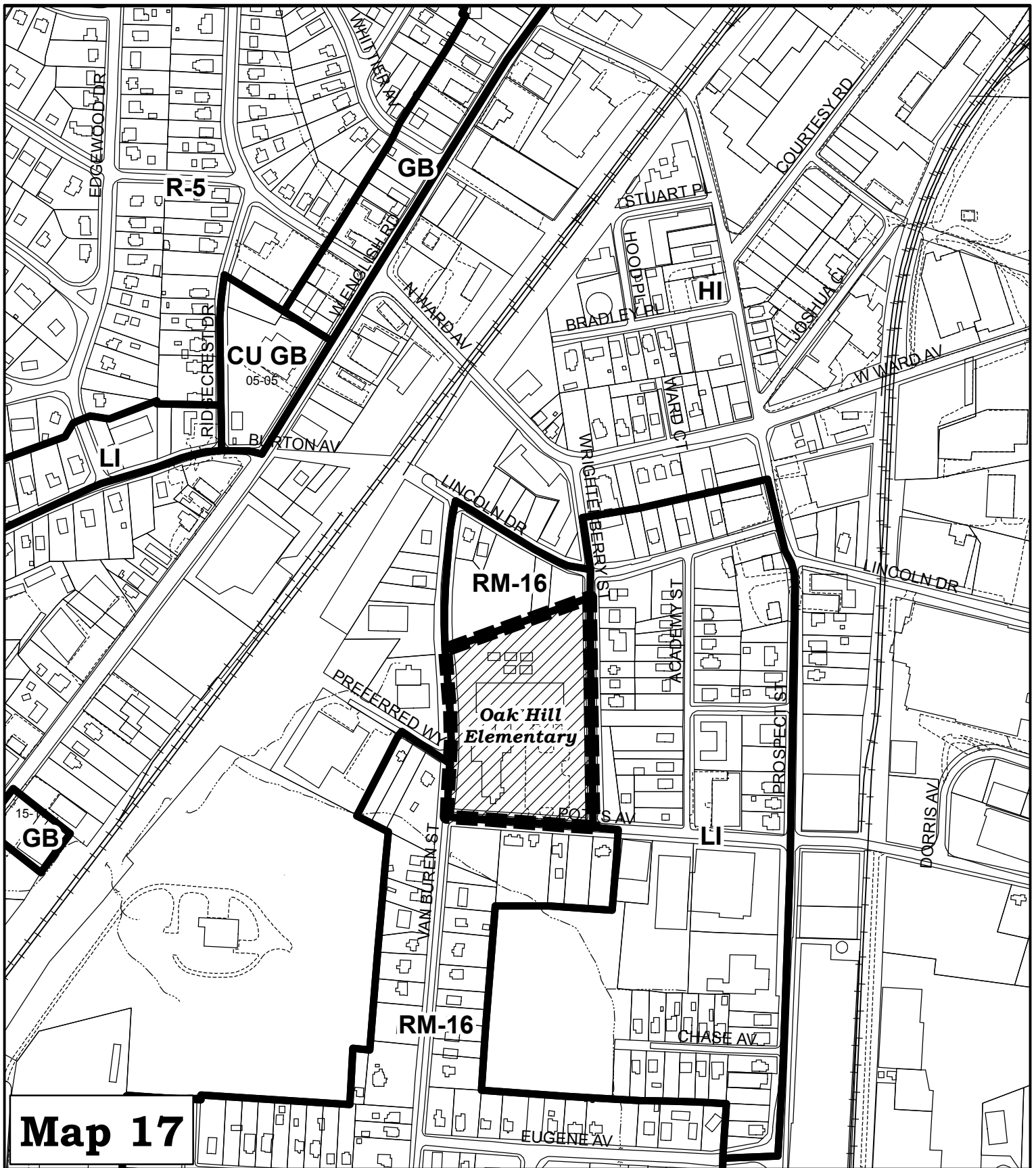
The site is designated as Institutional, which is defined as follows:

- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.

Analysis/Recommendation

This area includes the Oak Hill Elementary school and it is currently zoned Public and Institutional (PI). The new Development Ordinance split the PI district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to the appropriate new zoning district based on the current use of the property. Oak Hill Elementary does not fit the purpose and intent of the new Institutional district, so it needs to be rezoned to a more appropriate zone that fits the area.

The Land Use Plan shows the school property as Low Density Residential. It is surrounded by a mix of residential and industrial uses, with corresponding RM-16, LI and HI zoning. Schools are a permitted use in RM-16 and not permitted in LI and HI. Based on the size and character of the current use and the adjacent zoning, staff recommends that this area be zoned Residential Multifamily-16 (RM-16).



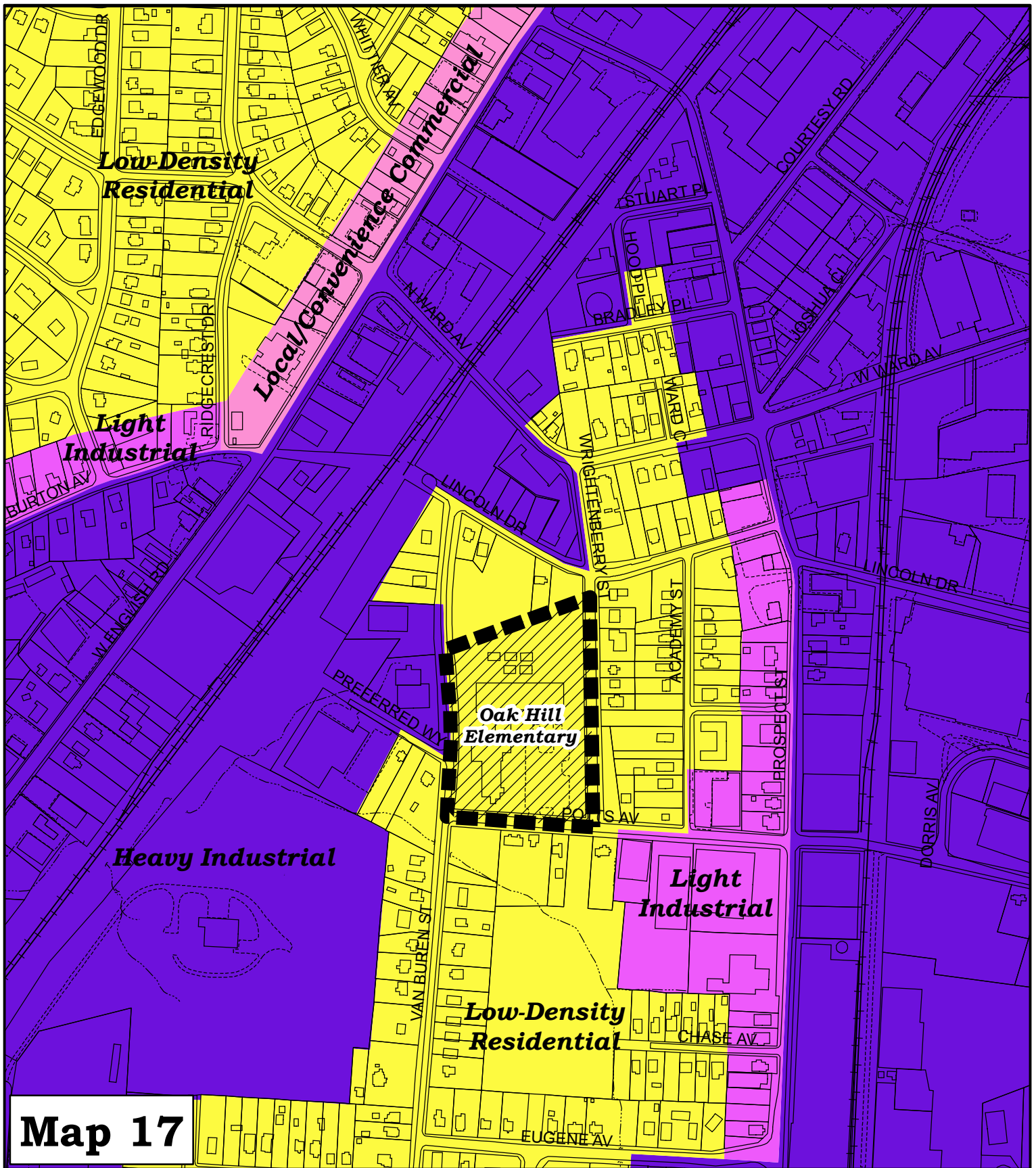
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 17

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Map 17

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Residential Single Family -5 (R-5)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.
<i>Land Use: school</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North:	Residential Multifamily-16 (RM-16) and Residential Single Family-5 (R-5)	Residential
South:	Residential Single Family-5 (R-5)	Residential
East:	Conditional Use Institutional and Residential Single Family-5 (R-5)	Gas station and undeveloped
West:	Residential Single Family-5 (R-5)	Residential

Land Use Plan Map Classification

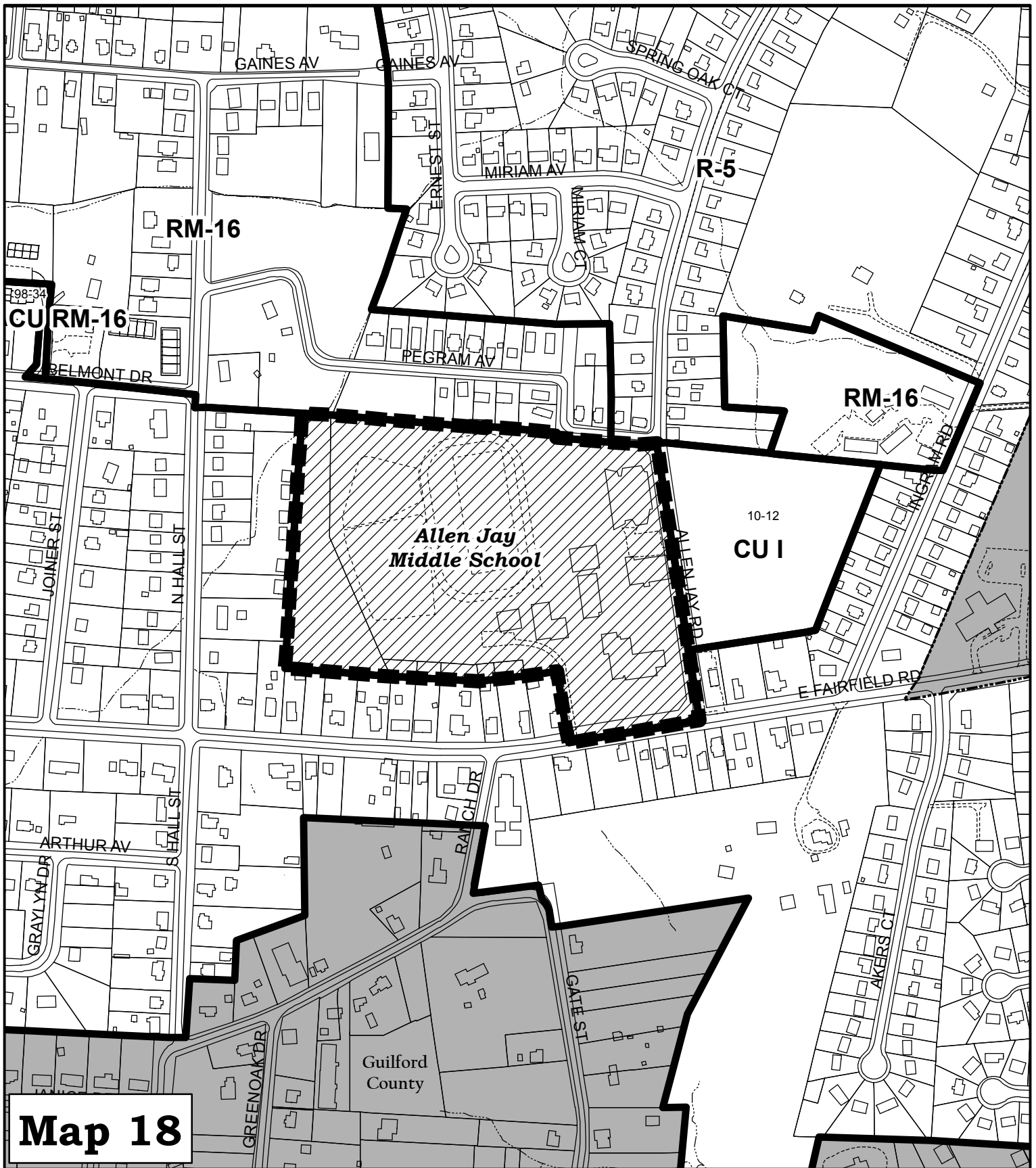
The site is designated as Institutional, which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area includes the Allen Jay Middle School, an undeveloped parcel and the rear portion of five residential lots that front on East Fairfield Road. All properties are currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the school property as Institutional and it is surrounded by residential uses, a gas station and undeveloped property with a mixture of residential and institutional zoning. Based on the size and character of the current uses and the surrounding zoning, staff recommends that this area be zoned Residential Single Family-5 (R-5).



Map 18

ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI
To: Residential Single Family-5 - R-5

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

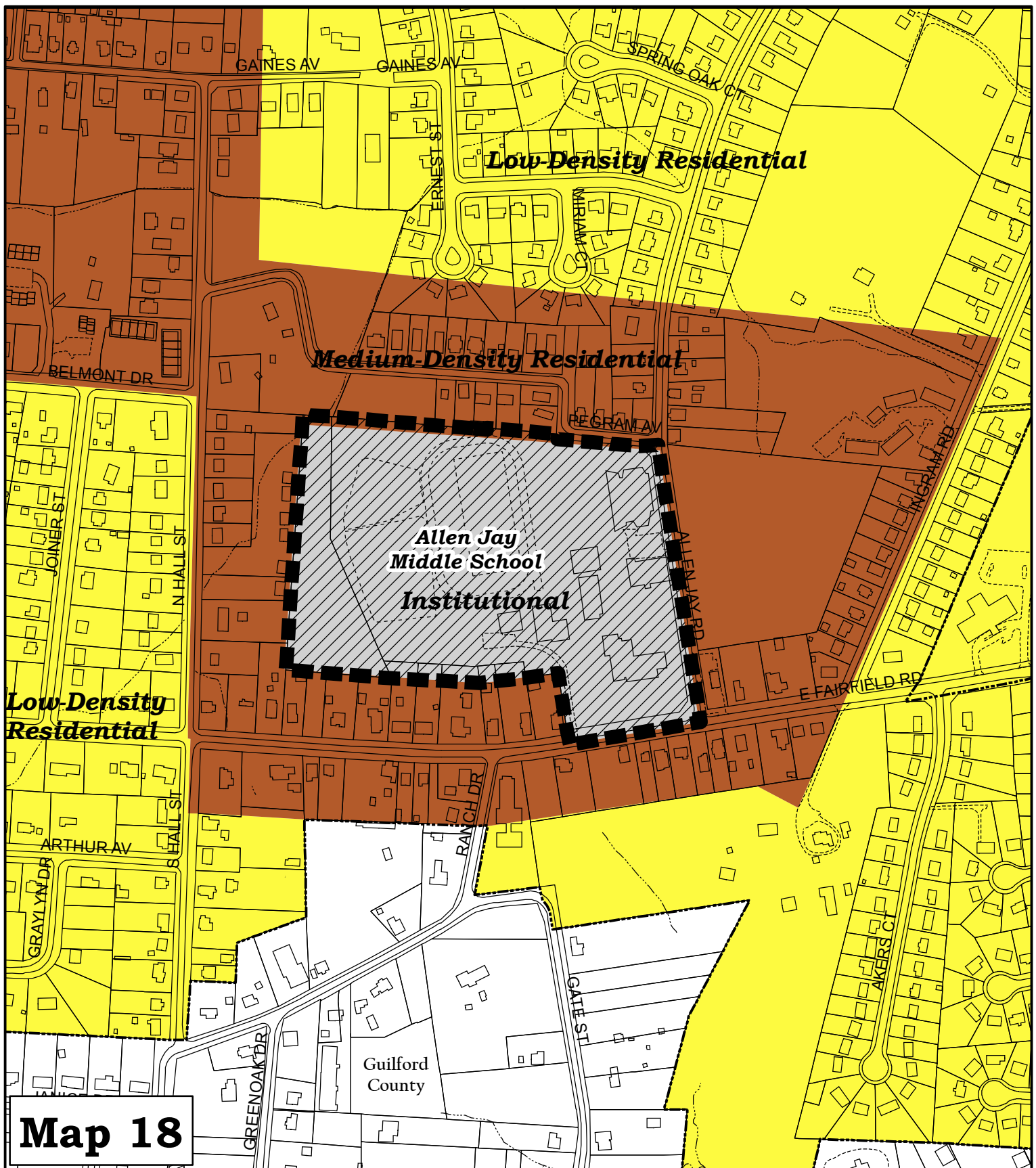
Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	General Business (GB)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.
<i>Current Use : Army Res.</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North :	Residential Multifamily-16 (RM-16)	Residential
South:	General Business (GB) and Residential Single Family-5 (R-5)	Mix of Residential and Commercial
East:	General Business (GB)	Commercial
West:	Residential Single Family-5 (R-5)	Residential

Land Use Plan Map Classification

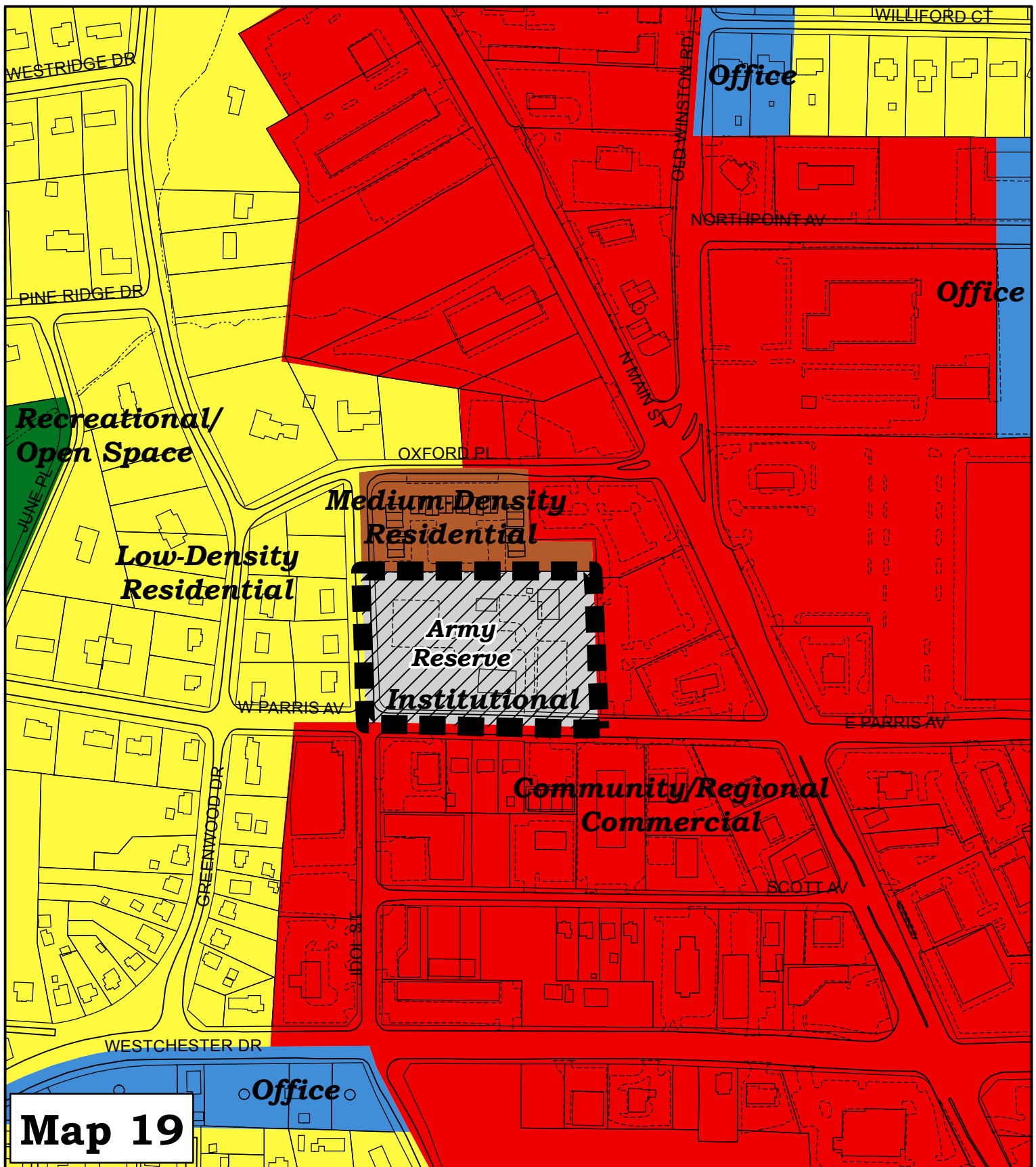
The site is designated as Institutional , which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area contains the Army Reserve facility and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Institutional and it is surrounded by commercial and residential uses, with corresponding zoning. Based on the size and character of the current use and the surrounding zoning, staff recommends that this area be zoned General Business (GB).



Map 19

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Central Business (CB)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The CB district is established and intended to encourage the urban form and architectural character found in the traditional downtown area as well as promote redevelopment that will make the downtown area, a more diverse and vibrant mixed-use urban center. The CB district is intended to accommodate a well-balanced mix of uses (e.g., office, retail, service, high-density residential, and market showroom development), promote a strong pedestrian-oriented environment (with a reduced need for parking), and preserve and protect the downtown's historical and architectural scale and character. The district is subject to flexible standards intended to support a mixed use urban context.
<i>Current Use : Post office</i>	Permitted	Permitted

	Adjacent Zoning	Current Land Use
North :	Light Industrial (LI)	Furniture City Glass
South:	Light Industrial (LI) and Central Business (CB)	Office
East:	Institutional (I)	County Complex
West:	Central Business (CB)	Parking and Showroom

Land Use Plan Map Classification

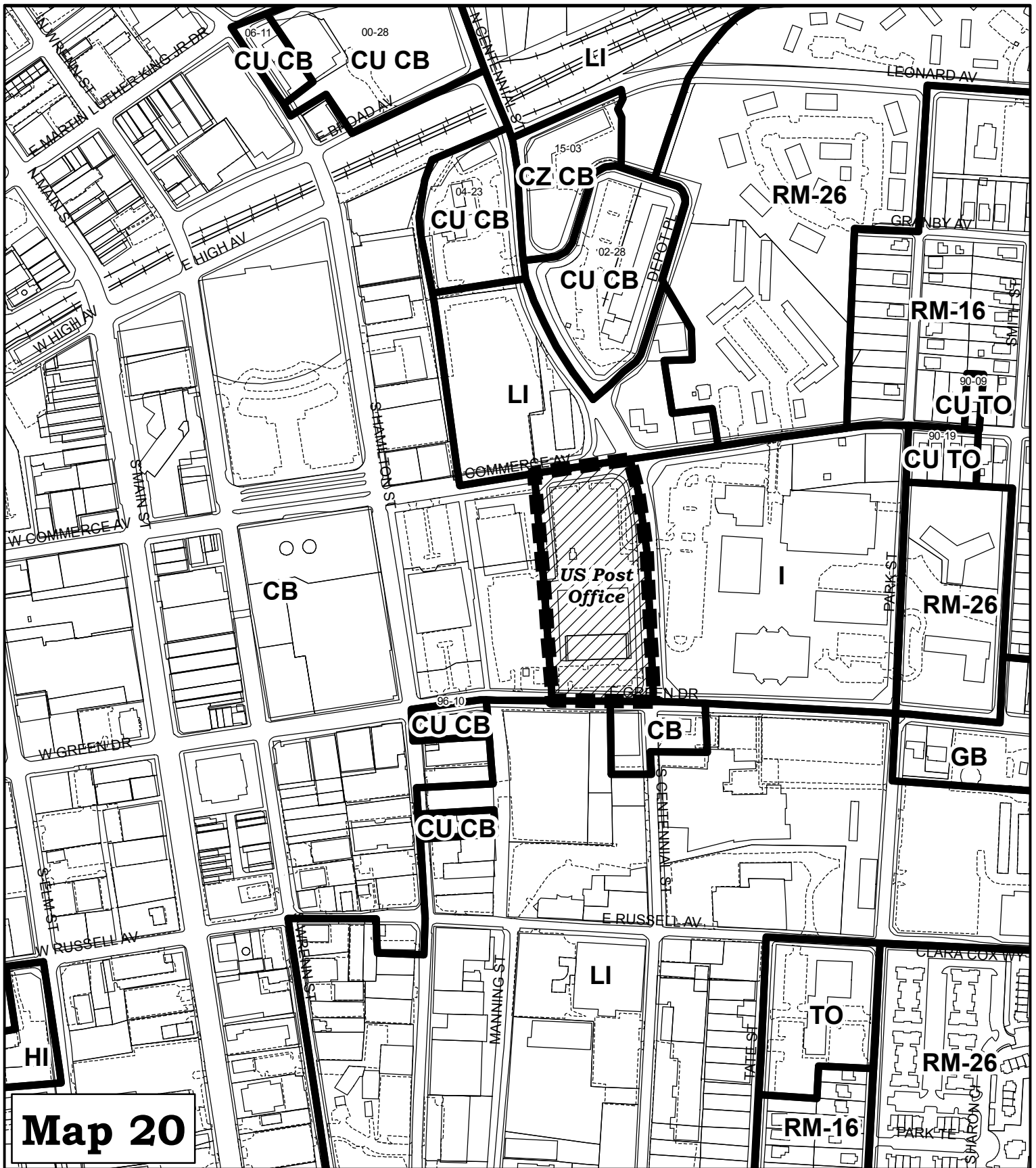
The site is designated as Institutional, which is defined as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area contains the Post Office and it is currently zoned Public and Institutional (PI). The new Development Ordinance split this district into the Institutional (I) and the Parks and Natural Resources (PNR) district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Institutional. It is surrounded by parking, office, showroom and industrial uses, with corresponding Light Industrial and Central business zoning. Based on the size and character of the current use and the surrounding zoning, staff recommends that this area be zoned Central Business (CB).



Map 20

ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI
To: Central Business - CB

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

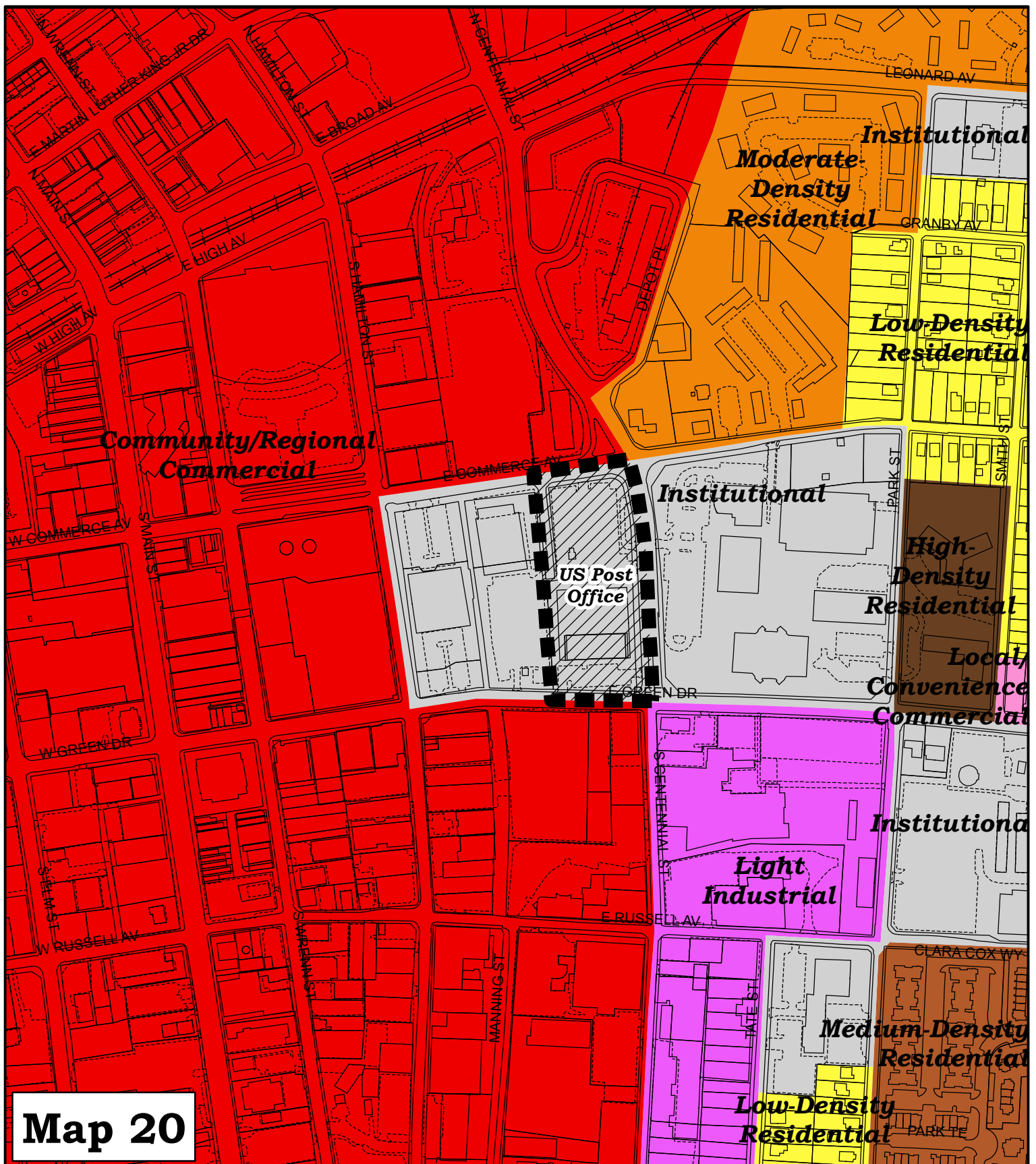
Planning & Development
Department

City of High Point

Date: July 26, 2016



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Map 20

ZONING MAP AMENDMENT ZA-16-15

Land Use Plan

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: July 26, 2016



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ZONING MAP AMENDMENT ZA-16-15



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 May 16, 2016 with an effective date of January 1, 2017;

WHEREAS, zoning map amendments are necessary to implement the new Development Ordinance;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on July 26, 2016 and before the City Council of the City of High Point on August 15, 2016 regarding **Zoning Case 16-15** proposed amendments to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on July 17, 2016, for the Planning and Zoning Commission public hearing and on August 3, 2016 and August 10, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina;

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 shown on Map 1 as: **Parks and Natural Resources (PNR) District**. The property is approximately 25.81 acres. The property is also known as the Johnson Street Sports Complex and Guilford County Tax Parcel 0205164.

SECTION 2

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Single Family-5 (R-5) District**. The property is approximately 7.13 acres. The property is also known as Fire Station #12 and the Barrow Road Electric Substation and Guilford County Tax Parcels 0212500 and 0212501.

SECTION 3

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Parks and Natural Resources (PNR) District**. The property is approximately 1,633.40 acres. The properties are also known as City of High Point Festival Park, Oak Hollow marina, golf course, tennis facility, campground and the reservoir conservation area around the lake and Guilford County Tax Parcels 0169235, 0171380, 0196527, 0196528, 0196529, 0196530, 0199805, 0199812, 0199813, 0199815, 0200170, 0200172, 0200173, 0200174, 0200179, 0200180, 0200187, 0200365, 0200366, 0200383, 0200876, 0201156, 0201157, 0201158, 0204027, 0204278, and 0206779.

SECTION 4

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 4 as: **Residential Single Family-5 (R-5) District**. The property is approximately 28.18 acres. The properties are also known as Oakwood Cemetery and Guilford County Tax Parcels 0189757 and 0220444.

SECTION 5

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Heavy Industrial (HI) District**. The property is approximately 23.48 acres. The properties are also known as Harvell Park, the Fire Training Facility and the Parks and Recreation Landscaping facility and Guilford County Tax Parcels 0173197 and 0173216.

SECTION 6

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 6 as: **Parks and Natural Resources (PNR) District**. The property is approximately 171.98 acres. The properties are also known as Blair Park Golf Course and Guilford County Tax Parcels 0175849, 0175918, and 0192758.

SECTION 7

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 7 as: **Transitional Office (TO) District**. The property is approximately 8.42 acres. The property is also known as Brentwood Park and Guilford County Tax Parcels 0183906 and 0183909.

SECTION 8

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 8A as: **Parks and Natural Resources (PNR) District**. The property is approximately 1,171.15 acres. The properties are also known as Gibson Park, the Piedmont Environmental Center, City Lake Park, and the reservoir conservation area around the lake and Guilford County Tax Parcels 0155240, 0155241, 0202937, 0202938, and 0218584.

SECTION 9

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 9 as: **Parks and Natural Resources (PNR) District and Residential Single Family-3 (R-3)**. The property is approximately 159 acres. The properties are also known as the High Point Athletic Complex and Simeon Stadium, Shadybrook Elementary School and NCDOT right-of-way along I-74 and Guilford County Tax Parcels 0197432, 0197972, 0197977, 0197978, 0198009, and 0198010.

SECTION 10

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 10 as: **Residential Single Family-5 (R-5) District**. The property is approximately 17 acres. The property is also known as Florence Elementary School and Guilford County Tax Parcel 0213315.

SECTION 11

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 11 as: **Residential Multifamily-16 (RM-16)**. The property is approximately 10.19 acres. The properties are also known as Johnson Street Global Studies School a portion of the Duke Energy electric substation, and a small portion of the City's E. Dayton Street electrical substation and Guilford County Tax Parcels 0189069, 0189077, and 0189078.

SECTION 12

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 12 as: **Institutional (I)**. The property is approximately 51 acres. The properties are also known as Welborn Academy Middle School and T. Wingate Andrews High School and Guilford County Tax Parcels 0182730 and 0196943.

SECTION 13

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 13 as: **Residential Single Family-5 (R-5) District**. The property is approximately 25.23 acres. The properties are also known as Montlieu Academy of Technology School and Guilford County Tax Parcels 0176791 and 0183090.

SECTION 14

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 14 as: **Institutional (I)**. The property is approximately 45.94 acres. The properties are also known as Academy at Central High School, High Point Central High School and Ferndale Middle School and Guilford County Tax Parcels 0187814, 0187815, 0187816, 0187817, 0187818, 0187819, 0187820, 0187821, 0187822, 0187823, 0192106.

SECTION 15

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 15 as: **Residential Single Family-5 (R-5) District**. The property is approximately 23.64 acres. The property is also known as Triangle Lake Montessori School and Guilford County Tax Parcel 0181181.

SECTION 16

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 16 as: **General Business (GB) District**. The property is approximately 18.61 acres. The property is also known as Union Hill Elementary School and Guilford County Tax Parcel 0185904.

SECTION 17

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 17 as: **Residential Multifamily-16 (RM-16)**. The property is approximately 6.20 acres. The property is also known as Oak Hill Elementary School and Guilford County Tax Parcel 0173019.

SECTION 18

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 18 as: **Residential Single Family-5 (R-5) District**. The property is approximately 22.18 acres. The properties are also known as Allen Jay Middle School, an undeveloped parcel, and the rear portion of the residential parcels that front on East Fairfield Road and Guilford County Tax Parcels 0195954, 0195955, 0195960, 0195961, 0195962, 0196007 and 0196008.

SECTION 19

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 19 as: **General Business (GB) District**. The property is approximately 4.44 acres. The property is also known as the Army Reserve and Guilford County Tax Parcel 0194659.

SECTION 20

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 20 as: **Central Business (CB) District**. The property is approximately 5.23 acres. The property is also known as the US Post Office and Guilford County Tax Parcel 0171705.

SECTION 21.

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 22.

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

SECTION 23.

This ordinance shall become effective on January 1, 2017.

Adopted by the High Point City Council
this the 15th day of August 2016.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Award 2016-007 North Main Street Underground Utilities (Bid 67-062916)

From: Keith Pugh, Engineering Services

Meeting Date:

August 15, 2016

Public Hearing: N/A

Advertising Date:

May 2016

Advertised By:

Purchasing Division

Attachments: Vicinity Map (Westwood to Parkway)

PURPOSE:

The City of High Point wishes to place overhead utility lines underground along North Main Street from Ray to Parkway. This project will also include replacement of obsolete water and sewer mains existing in N. Main Street between Westwood and Parkway. Council is asked to approve contract 2016-007 for N. Main Street Utility Improvements.

BACKGROUND:

On Wednesday, June 29, 2016 the City of High Point received and opened bids for Contract ENG-2016-007. We received two responsive bids. A previous attempt to bid the work on June 1, 2016 resulted in a re-bid due to only one bidder responding:

Yates Construction Company, Inc.	\$ 5,889,360.75
Sharpe Brothers	\$10,094,573.85

The availability date of this contract is immediately upon execution of the contract documents. The completion date for all work contained in the contract is 400 calendar days from Notice to Proceed.

The purpose of this contract is to relocate existing overhead utility lines and place them underground along North Main Street between Ray and Parkway. As part of this project, overhead lines will also be placed underground along portions of Parkway, Montlieu, Sunset and Ray. During the course of this work we will also replace two existing obsolete water lines (16 inch and 8 inch) as well as an obsolete sanitary sewer line (some dating back to 1902), and repair any existing damaged storm sewer lines between Westwood and Parkway. Private utilities owned by North State Communications, Time Warner Cable and Piedmont Natural Gas are being replaced or relocated throughout the project limits. Upon completion of the underground utility work, the street will be milled and resurfaced to restore storm gutter capacity and provide a fresh riding surface. The traffic signal at N. Main and Montlieu/Sunset will be replaced with a mast-arm type signal. As allowed by NCGS, the City negotiated with the lowest responsive bidder to reduce the contract cost by \$311,900.00. Thus bringing the requested award amount to \$5,577,460.75.

Detour routes will be established for ALL northbound traffic during construction. Southbound traffic will be reduced to one lane through the active work zone area. Businesses will remain open during construction.

BUDGET IMPACT:

Funding is available in:

N. Main 2/3 bonds	411610-533701-411151009805-40203	\$3,470,000
Electric Underground	631799-533701-631001020405-40202	\$ 855,491
Obsolete Water	421779-533701-421001012805-40202	\$ 791,770
Obsolete Sewer	421779-533701-421001010260-40201	\$ 460,200

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department recommends that Council approve this contract award to Yates Construction Company as the lowest responsive bidder at the negotiated bid amount of \$5,577,460.75.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Engineering Services**

COUNCIL AGENDA DATE: **August 15, 2016**

BID NO.: **67-062916**

CONTRACT NO.: **ENG2016-007**

DATE OPENED: **June 29, 2016**

DESCRIPTION:

North Main Utility Improvements (Westwood to Parkway)

PURPOSE:

Relocate existing overhead utility lines to underground and replace existing obsolete water and sewer lines from Westwood to Parkway. Mill and resurface street at end of project to establish smooth riding surface.

COMMENTS:

Bids opened on second attempt. Negotiated with lowest responsive bidder to eliminate/reduce bid by \$311,900.00.

RECOMMEND AWARD TO: **Yates Construction Company**

AMOUNT: **\$5,577,460.75**

JUSTIFICATION:

Received two responsive bids upon re-advertisement on June 29, 2016: Yates Construction had the low bid at \$5,889,360.75 and Sharpe Brothers was second at \$10,094,573.85. As allowed by General Statutes, we negotiated with Yates Construction to reduce their bid by \$311,900.00.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
2012 2/3 Bonds	533701	411151009805	40203	\$3,470,000.00
Electric Underground	533701	631001020405	40202	\$855,491.00
Obsolete Waterlines	533701	421001012805	40202	\$791,770.00
Obsolete Sewer Line	533701	421001010260	40201	\$460,200.00
TOTAL BUDGETED AMOUNT				\$5,577,461.00

DEPARTMENT HEAD: **B. Keith Pugh, PE PWLF**

Digitally signed by B. Keith Pugh, PE PWLF
DN: cn=B. Keith Pugh, PE PWLF, o=City of High Point,
ou=Engineering Services, email=keith.pugh@highpointnc.gov, c=US
Date: 2016.08.03 00:08:52 -0400

DATE: **Aug 2, 2016**

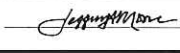
The Purchasing Division concurs with recommendation submitted by the **Engineering Services and recommends award to the lowest responsible, responsive bidder **Yates Construction** in the amount of \$ **5,577,461.00**.**

PURCHASING MANAGER: **Erik Conti**

Digitally signed by Erik Conti
DN: cn=Erik Conti, o, ou,
email=erik.conti@highpointnc.gov, c=US
Date: 2016.08.04 16:52:57 -0400

DATE: **Aug 4, 2016**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: 

Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jmoore@highpointnc.gov, c=US
Date: 2016.08.04 17:19:59 -0400

DATE: **Aug 4, 2016**

CITY MANAGER: **Greg Demko**

Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2016.08.08 11:45:41 -0400

DATE: **Aug 4, 2016**

