

City of High Point

*High Point Theatre, Gallery B
220 E. Commerce Avenue
High Point, NC 27261*



Meeting Agenda

Monday, August 7, 2017

5:30 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[170239](#)

High Point REALTOR® Association - Annual President's Report
Ms. Joan Swift, President of the High Point REALTOR Association, will make the annual Market Status and Corporate Social Responsibility report to City Council.

Attachments: [HPRAR 2017 Report on HP Region Real Estate Market & Social Responsibility.](#)

STRATEGIC PLAN UPDATE[170240](#)

Strategic Plan Update
Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee, and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee, will provide an update on the status of the City's Strategic Plan.

Attachments: [Code Enforcement Activity Report for July 2017.pdf](#)

PUBLIC COMMENT PERIOD[170241](#)

Public Comment Period

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

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

- * Persons addressing City Council are asked to limit their comments to 3 minutes.

- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

FINANCE COMMITTEE - Council Member J. Davis, Chair
Committee Members: J. Davis, C. Davis, Hill and Alexander

CONSENT AGENDA ITEMS[170242](#)

Resolution - Contract - Guilford County Board of Education - SRO Program

Council is requested to adopt a resolution authorizing the city manager to execute a contract with the Guilford County Board of Education to provide for eight (8) School Resource Officers (SROs) for FY 2017-2018.

Attachments: [1. Contract - SRO Program](#)

[SRO Resolution - Signed](#)

[170243](#)

Contract - Purchase of Mini Excavator

Council is requested to approve award of a contract to Kubota Tractor Corporation through our local supplier Sink Farm Equipment in the amount of \$106,228.06 for the purchase of a new mini excavator for use by the Water and Sewer Mains Division of Public Services Department; and declare the old mini excavator as surplus and disposing through the online auction process.

Attachments: [2. Contract - Purchase of Mini Excavator](#)

[170244](#)

Contract - Purchase of Paver

Council is requested to approve the award of a contract to Carolina Caterpillar in the amount of \$176,692.50 for the purchase of a 2017 Leeboy 8515E Paver for use by the Streets Division of the Public Services Department; and declare the old paver as surplus and disposing through the online auction process.

Attachments: [3. Contract - Paver](#)

[170246](#)

Contract - Ingleside Compost Facility - Trommel Screener

Council is requested to approve a contract with Powerscreen Mid-Atlantic Inc., in the amount of \$304,868.59 for the purchase of a Trommel Screener for the Ingleside Compost Facility to provide a clean processed material to the customer base.

Attachments: [5. Contract - Trommel Screener](#)

[170247](#)

Contract - Ingleside Compost Facility - Spare Parts for Trommel Screener

Council is requested to approve a contract with Powerscreen Mid-Atlantic, Inc., in the amount of \$44,913.62 for the purchase of spare parts for the Trommel Screener used at the Ingleside Compost Facility.

Attachments: [6. Contract - Trommel Screener Spare Parts](#)

[170248](#)

Contract - Sole Source for a Magnadrive - Sandy Ridge Pump Station

Council is requested to award a sole source contract to Perkinson Co., Inc. in the amount of \$55,505.00 for the purchase of an additional Magnadrive adjustable speed coupling (APC) for a second pump at the Sandy Ridge Pump Station.

Attachments: [7. Contract - Magnadrive -Sandy Ridge Pump Station](#)

- [170249](#) Contract - Pavement Condition Survey
Council is requested to approve a Professional Engineering Services contract with WitherRavenel, Inc., in the amount of \$110,000.00 to conduct a pavement condition survey that will assist in better maintaining the street infrastructure while expanding the maintenance activities with available funding. This project will provide a complete evaluation of the street network.

Attachments: [8. Professional Service Agreement - Pavement Condition Survey](#)

- [170250](#) Acknowledge Receipt of 2016-2017 Surplus Equipment Disposal
Council is requested to acknowledge receipt of the FY 2016-2017 Surplus Equipment Disposal report.

Attachments: [9. Surplus Equipment Report 2016](#)

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

- [170245](#) Contract - Temporary Services - Material Recovery Facility
Council is requested to approve a contract with People Ready in the amount of \$140,000.00 to provide temporary service employees at the Material Recovery Facility (MRF) until scheduled upgrades are complete.

Attachments: [4. Contract - Temporary Services - Material Recovery Facility](#)

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC

SAFETY COMMITTEE - Council Member Golden, Chair

Committee Members: Golden, Alexander, Ewing and Williams

- [170251](#) Urgent Repair Policies - 2017-2018
Council is requested to approve the Procurement and Disbursement Policy 2017 Urgent Repair Program and the Urgent Repair Program 2017 Cycle as required by the North Carolina Housing Finance Agency.

Attachments: [1. 2017-18 Urgent Repair Program Policies \(002\)](#)

- [170252](#) Resolutions - Property Transfer to Core City CDC
Council is requested to adopt resolutions authorizing the City Attorney's office to proceed with the transfer of the following properties to the Core City CDC - 505 Arlington Street, 2305 Little Avenue, 2309 Little Avenue, 1608 Boundary Avenue, 909 Howard Place, 723 Bridges Drive, 725 Bridges Drive and 611 Bridges Drive

Attachments: [2. Property Transfer - Core City CDC](#)

[Signed Resolutions](#)

- [170253](#) Ordinance - Demolition of Structure - 117 Briggs Place
Council is requested to adopt an ordinance ordering the housing

inspector to effectuate the demolition of a structure located at 117 Briggs Place belonging to Thomas V. Hoth.

Attachments: [3. 117 Briggs Pl Council Packet](#)

[170254](#)

Ordinance - Demolition of Structure - 205 Friendly Avenue
Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 205 Friendly Avenue belonging to Jeffrey & Elizabeth Smith.

Attachments: [4. 205 Friendly Ave Council Packet](#)

[170255](#)

Ordinance - Demolition of Structure - 1013 Johnson Street
Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1013 Johnson Street belonging to Don G. Angell Trust.

Attachments: [5. 1013 Johnson St Council Packet](#)

[170256](#)

Ordinance - Demolition of Structure - 1441 Madison Street
Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1441 Madison Street belonging to the McLaughlin Family.

Attachments: [6. 1441 Madison Council Packet](#)

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair **Committee Members: Ewing, Hill, Wagner and Williams**

[170263](#)

City of High Point Downtown Multi-Modal Vision Plan
Council is requested to approve the City of High Point Downtown Multi-modal Vision Plan. This plan was review by the Prosperity & Livability Committee at the August 2nd meeting and the Committee recommended approval by the City Council.

Attachments: [Downtown Multi Modal Vision Plan](#)

[2. Downtown Multi-modal Vision Plan - P&L 8-2-17](#)

[170265](#)

Resolution - Design-Build Criteria
Council is requested to adopt a Resolution approving design-build method of contracting for the construction of a multi-use stadium.

Attachments: [Design - Build Criteria - Multi use Stadium](#)

[Resolution - Design Build - Multi Use Stadium- Signed](#)

[Samet Corporation Odell - Stadium and Entertainment Venue Project](#)

[High Point Master Developer RFQ 5 23 17](#)

[170257](#)

Public Hearing - Resolution - Acquisition of Properties - Catalyst Project
Monday, August 7, 2017 at 5:30 p.m. is the date established for the adoption of a Resolution providing for the acquisition of properties in accordance with NCGS§158-7.1 as part of the Downtown Catalyst Project.

Attachments: [Affidavit of Publication](#)
[2. Catalyst Project - Public Hearing](#)
[Resolution Catalyst Project - Purchase of Properties - Signed](#)

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair

- [170258](#) Resolution of Intent - Street Abandonment 17-03
Approval of a Resolution of Intent that establishes a public hearing date of Monday, September 18, 2017 at 5:30 p.m., to consider a request by Thomas Built Buses to abandon the northern portion (approximately 250 feet) of the Joshua Circle right-of-way, lying south of Courtesy Road.
Attachments: [SA17-03 Council ROI](#)

PUBLIC HEARINGS

- [170259](#) Resolution - High Point University - Street Abandonment 17-02
A request by High Point University to abandon the eastern portion (approximately 845 feet) of the E. Farriss Avenue right-of-way, specifically the southern segment of the right-of-way lying between N. Centennial Street and Panther Drive (a private drive). In addition, the Planning & Development Department amended the request to also abandon that portion of the Fifth Street right-of-way lying between the northern and southern segment of the E. Farriss Avenue right-of-way.
Attachments: [Staff Report SA17-02](#)

GENERAL BUSINESS AGENDA

- [170260](#) Application -Certificate of Public Convenience and Necessity (Taxi Cab Service) - 2nd Reading
Monday, August 7, 2017 at 5:30 p.m. is the date established for the 2nd and final reading concerning the issuance of Certificate of Public Convenience and Necessity for David Nyalimo to operate a taxi company in the City of High Point. (First reading was held and approved on Monday, July 17, 2017 at 5:30 p.m.)
Attachments: [2nd Reading - Application for Taxi Cab Permit](#)
- [170264](#) Ordinance - Senate Bill 155 - Alcoholic Beverage Sales 10:00 A.M. on Sunday
Ordinance to enact Chapter 10, section 11-10-1 of the City of High Point Code of Ordinances - Alcoholic Beverage Sales beginning at 10:00 a.m. on Sunday.
Attachments: [Ordinance - Sale of Alcohol Beverages 10 on Sunday](#)
[Ordinance - Sale of Alcohol Beverages 10 on Sunday - Signed](#)
- [170266](#) Resolution of Support - House Bill 205 - Electronic Legal Advertising
Adoption of a Resolution supporting House Bill 205 to modernize publication of legal advertisements and notices; to allow Guilford county

and any municipality in Guilford County to use electronic means to provide public notice in lieu of publications.

Attachments: [Resolution of Support - Electronic Advertising](#)

[Resolution of Support - Electronic Advertising - executed copy](#)

[170261](#)

Appointments/Reappointments - Boards & Commissions
Council is requested to confirm the following
appointments/reappointments to the following Board and Commissions:

Reappointment of Gloria Halstead to the Parks and Recreation
Commission as Council Member Alexander's at-large appointment.
Reappointment to be effective immediately and will expire July 1, 2020.

Reappointment of David Horne and Richard Andrews to the Board of
Adjustment. Reappointments to be effective immediately and will expire
July 1, 2020.

Appointment of Annette Cox to the Historic Preservation Commission as
Mayor Bencini's appointment. Appointment to be effective immediately
and will expire July 1, 2019.

Attachments: [Appointments - Boards & Commissions](#)

[170267](#)

Appointment - High Point Housing Authority
Mayor Bencini is requesting that City Council confirm the appointment of
Ms. Meredith Boger to fill the unexpired term of Jim Gdrich who has
resigned. Appointment will be effective September 1, 2017 and will
expire December 22, 2021.

Attachments: [Meredith Boger - HPHA Board Recommendation 080717](#)

[170262](#)

Minutes to Be Approved
Finance Committee; Wednesday, July 12th @ 4:00 p.m.
Manager's Briefing; Monday, July 17th @ 4:00 p.m.
Special Meeting (Closed Session); Monday, July 17th @ 5:00 p.m.
Regular Council Meeting; Monday, July 17th @ 5:30 p.m.

Attachments: [1. July 12 2017 Finance Committee.pdf](#)

[2. July 17 2017 Manager's Briefing.pdf](#)

[3. July 17 2017 High Point City Council Special Meeting \(Closed Session\).pdf](#)

[4. July 17 2017 High Point City Council.pdf](#)

ADJOURNMENT

AFFP

CITY OF HIGH POINT NOTICE PROP

**CITY OF HIGH POINT
NOTICE PROPERTY
CONVEYANCE**

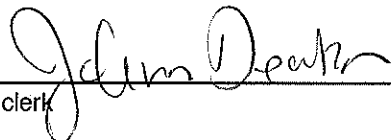
Affidavit of Publication

STATE OF NORTH SS
CAROLINA }
COUNTY OF GUILFORD }

Joann Deaton, being duly sworn, says:

That she is the billing clerk of the The High Point Enterprise, a daily newspaper of general circulation, printed and published in High Point, Guilford County, North Carolina; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
August 09, 2017

That said newspaper was regularly issued and circulated on those dates.
SIGNED:



the billing clerk

Subscribed to and sworn to me this 9th day of August 2017.

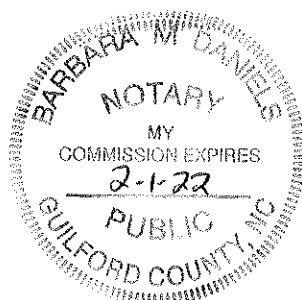


Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30772712

HPE LEGAL ACCT
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 909 Howard Avenue:

Being all of Lot Nos. 17 and 18 of the North Park Subdivision, as per plat thereof recorded in Plat Book 3 at Page 79, in the Office of the Register of Deeds of Guilford County, N.C. and being known as 909 Howard Street, High Point, North Carolina.

City of High Point acquired title to the Premises by deed recorded at Book 7943, Page 2101, Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
City of High Point

Aug. 9, 2017

AFFP

CITY OF HIGH POINT NOTICE PROP

**CITY OF HIGH POINT
NOTICE PROPERTY
CONVEYANCE**

Affidavit of Publication

STATE OF NORTH SS
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COUNTY OF GUILFORD }

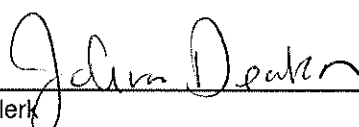
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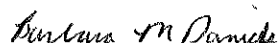
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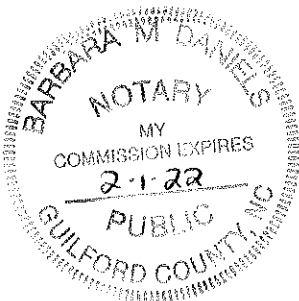
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My commission expires: February 01, 2022

30000567 30772713

****HPE LEGAL ACCT****
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 505 Arlington Street:

BEGINNING at an iron pin in the western property line of Arlington Avenue, which iron pin is located 140 feet north of the intersection of the property lines of Arlington and Emerald Avenues, running thence along the western property line of Arlington Avenue North 10° 00' West 70 ft. to an iron pin; thence South 79° 54' West 150 ft. to an iron pin; thence South 10° 00' East 70 ft. to an iron pin; thence North 79° 54' East 150 ft. to the point of **BEGINNING**, and being all of Lot No. 404 and the northern 10 foot portion of Lot No. 406, Block "A", of Hillsdale Addition No. 2, plat of which is duly recorded in Plat Book 9, at Page 54, in the Office of the Register of Deeds of Guilford County, North Carolina.

City of High Point acquired title to the Premises by deed recorded at Book 7920, Page 1208 Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
City of High Point

Aug. 9, 2017

**CITY OF HIGH POINT
NOTICE PROPERTY
CONVEYANCE**

Affidavit of Publication

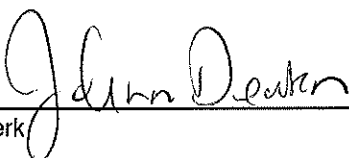
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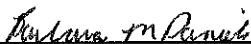
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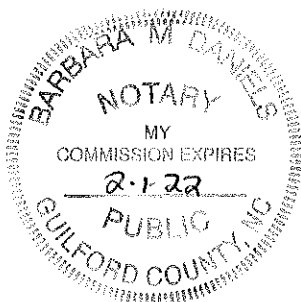
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Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30772714

HPE LEGAL ACCT
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 611 Bridges Drive:

BEING ALL OF LOT NUMBERS TWO HUNDERED FOURTEEN (214) AND TWO HUNDRED FIFTEEN (215) as shown on plat entitled "Map of North Park" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 3, Page 79 and re-recorded in Plat Book 7, Page 70.

City of High Point acquired title to the Premises by deed recorded at Book 7960, Page 262, Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
City of High Point

Aug. 9, 2017

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the billing clerk

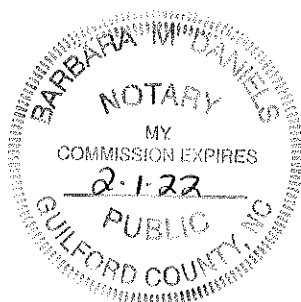
Subscribed to and sworn to me this 9th day of August 2017.

Barbara M. Daniels
Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30772715

HPE LEGAL ACCT
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 723 and 725 Bridges Drive:

BEING ALL OF LOT NUMBERS FOUR (4) AND FIVE (5), as shown on plat entitled "North Park Court Property of Donald W. Conrad" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 19, Page 18.

City of High Point acquired title to the Premises by deed recorded at Book 7957, Page 463, Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
City of High Point

Aug. 9, 2017

AFFP

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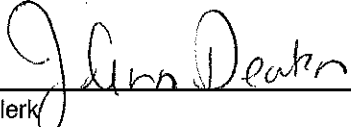
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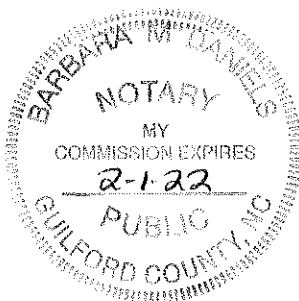


Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30772717

HPE LEGAL ACCT
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 1608 Boundary Avenue:

Being all of Lot No. 130 of the J.C. Elliott Property, Division No. 2, map or plat of which is duly recorded in Plat Book 16, Page 68, in the Office of the Register of Deeds of Guilford County, N.C. and being known as 1608 Boundary Street, High Point, North Carolina.

City of High Point acquired title to the Premises by deed recorded at Book 7943, Page 2106, Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
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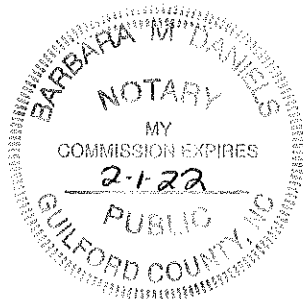
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Barbara M. Daniels
Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30772722

****HPE LEGAL ACCT****
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 2305 Little Street:

Being all of New Lot A as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

City of High Point acquired title to the Premises by deed recorded at Book 7912, Page 2845, and Book 7920, Page 215 Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
City of High Point

Aug. 9, 2017

AFFP
CITY OF HIGH POINT NOTICE PROP

CITY OF HIGH POINT NOTICE PROPERTY CONVEYANCE

Affidavit of Publication

STATE OF NORTH SS
CAROLINA }
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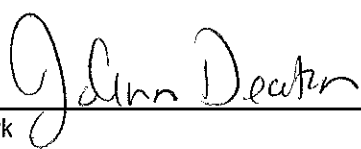
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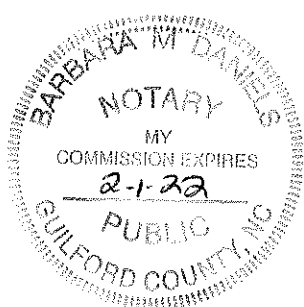
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Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30772724

HPE LEGAL ACCT
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



Please take notice that on the 7th day of August, 2017 the High Point City Council authorized the conveyance to Core City CDC the following property located at 2309 Little Street:

Being all of New Lot C as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

City of High Point acquired title to the Premises by deed recorded at Book 7920, Page 215 Guilford County Registry.

This conveyance is made pursuant to the authority of G.S. 160A-279 for the public purpose of providing lower and moderate income housing. The conveyance shall not be consummated until ten (10) days after the publication of this notice.

Lisa B. Vierling, City Clerk
City of High Point

Aug. 9, 2017

**HIGH POINT CITY COUNCIL SPECIAL MEETING
(CLOSED SESSION)
ECONOMIC DEVELOPMENT & TO PREVENT DISCLOSURE OF PRIVILEGED
INFORMATION
HIGH POINT MUNICIPAL BUILDING
3RD FLOOR LOBBY CONFERENCE ROOM
July 17, 2017 – 5:00 p.m.**

Present:

William S. Bencini, Jr., Mayor; Mayor Pro Tem Jay Wagner (Ward 4), and Council Members Cynthia Y. Davis (At-Large), Council Members Latimer Alexander (At-Large), Jeffrey Golden (Ward 1), Chris Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5) and Jason Ewing (Ward 6)

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Loren Hill, President- High Point Economic Development Corporation; Sandy Dunbeck, Senior Vice President- High Point Economic Development Corporation; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Mayor Bencini called the meeting to order at 5:00 p.m. and announced that the Special Meeting was called for the purpose of holding a Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) to discuss a proposed economic development project, and N.C. General Statute 143-318.11(a)(1) to prevent the disclosure of privileged information.

Council Member Alexander MOVED to enter into Closed Session for discussion of economic development and to prevent disclosure of privileged information. Council Member Golden made a SECOND to the motion, which CARRIED unanimously.

Upon reconvening into Open Session at 5:23 p.m., **MOTION was made by Mayor Pro Tem Wagner and SECONDED by Council Member Ewing to adjourn the meeting.**

Mayor Bencini announced there would be no action taken as a result of the Closed Session.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 117 Briggs Pl

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/7/17

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 117 Briggs Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/16/17. No action occurred by the compliance date of 3/15/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

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
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

117 Briggs Pl.

OWNER:

Thomas V. Hoth

**FIRST
INSPECTION:**
1/26/17

Summary of Major Violations

1. Repair or replace damaged rafters and roof sheathing
2. Repair or replace damaged/rotten trim, soffit and fascia boards
3. Repair or replace front porch
4. Repair or replace broken windows
5. Repair or replace loose ceiling material throughout

**HEARING
RESULTS:**
2/14/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
2/16/17

Order to Repair or Demolish
Date of Compliance 3/15/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

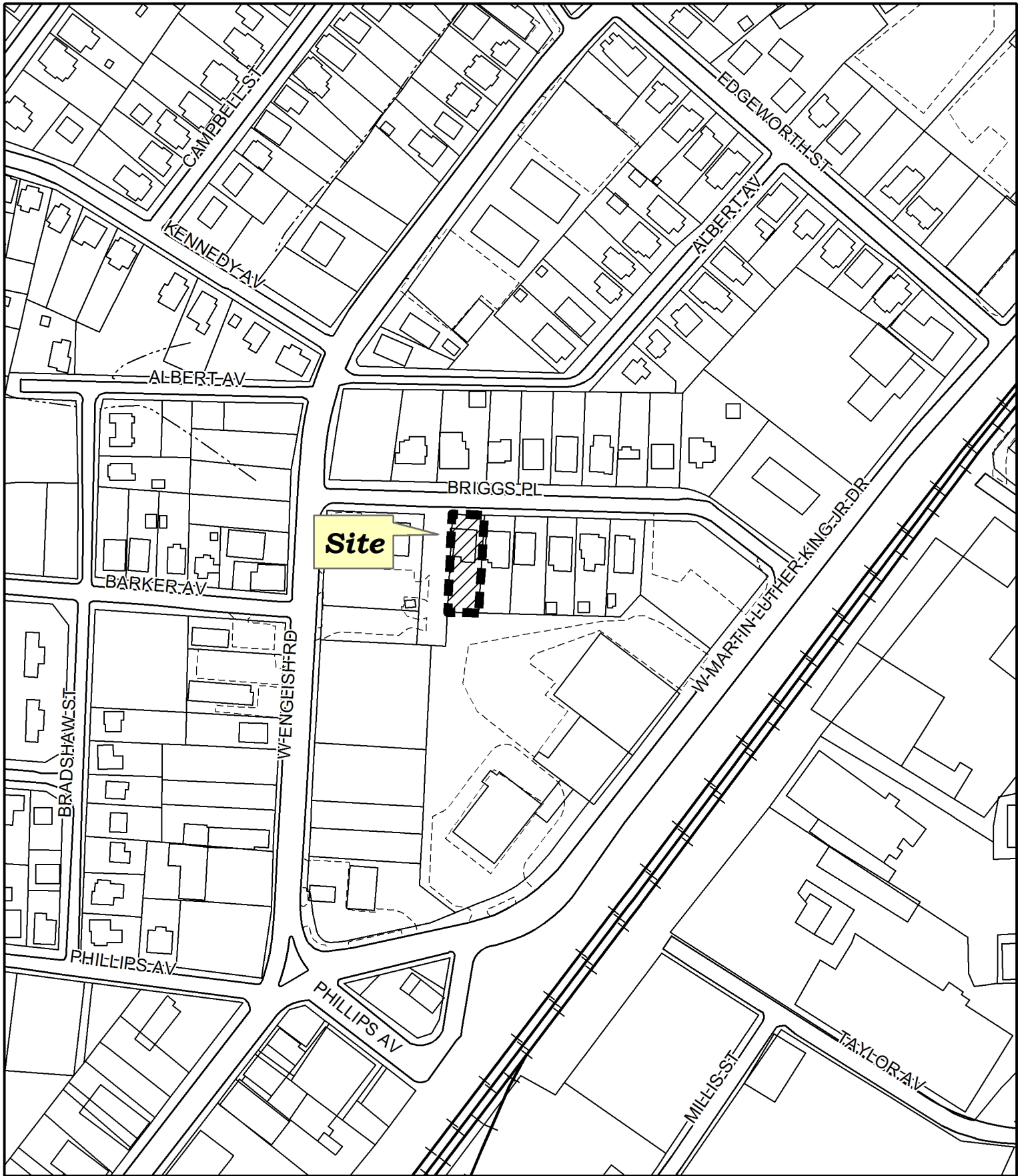
None

EXTENSIONS:

None

ADDITIONAL:

No response from the owner.



117 Briggs Place

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: July 11, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd









AFFP
NOTICE OF PUBLIC HEARING

Affidavit of Publication

STATE OF NORTH SS
CAROLINA }
COUNTY OF GUILFORD }

Lisa Robertson, being duly sworn, says:

That she is the billing clerk of the The High Point Enterprise, a daily newspaper of general circulation, printed and published in High Point, Guilford County, North Carolina; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
July 27, 2017

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Lisa Robertson
the billing clerk

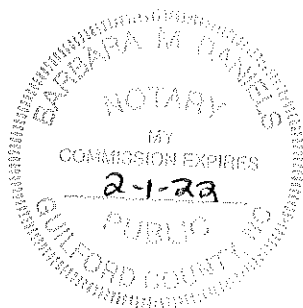
Subscribed to and sworn to me this 27th day of July 2017.

Barbara M Daniels
Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30000567 30770129

HPE LEGAL ACCT
CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261



**NOTICE OF
PUBLIC HEARING**

PLEASE TAKE NOTICE that the High Point City Council will hold a Public Hearing on August 7, 2017 at 5:30 p.m. at Gallery B of the High Point Theatre, 220 E. Commerce Avenue, High Point, North Carolina. The purpose of the meeting is to receive public comment concerning the acquisition of property pursuant to the provisions of N.C.G.S. 158-7.1. The City Council intends to approve property acquisitions and expend City funds from the General Capital Projects Fund totaling \$5,075,000. The properties are suitable for commercial use and all acquisitions shall be in fee simple. The properties to be acquired are more fully described as: 210 Church Ave., 211 Gatewood Ave., 215 Gatewood Ave., 213 Gatewood Ave., 207 Gatewood Ave., 307 N. Elm St., and 305 N. Elm St., purchase price \$1,200,000; 206 Church Ave., purchase price \$60,000; 217 Gatewood Ave. and 308 Pine St., purchase price \$1,250,000; 504 W. English Rd., 500 W. English Rd., 207 Pine St., 209 Pine St., and 211 Pine St., purchase price \$575,000; 215 Church Ave., purchase price \$980,000; 216 Pine St., purchase price \$350,000; 204 N. Lindsay St. and 516 W. English Rd., purchase price \$510,000; and 214 Lindsay St., purchase price \$150,000. These property acquisitions shall increase the taxable property, employment, industrial output, and business prospects of the City.

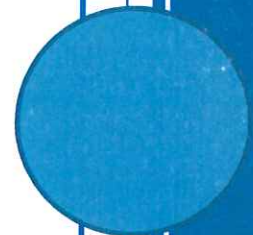
Lisa B. Vierling
City Clerk
July 27, 2017

2017 REPORT ON HIGH POINT REGION REAL ESTATE MARKET & ASSOCIATION'S SOCIAL RESPONSIBILITY

**By: Joan Swift, 2017 President
High Point Regional Association of REALTORS®**



**1830 Eastchester Drive
High Point, NC 27265
(336) 889-8181
<http://hprar.org>**



The Real State of Real Estate

Sales = Up..Home Prices = Up..Days on Market = Way Down..Inventory = 2-3 mos. (usual 6-9)

2017 Report to City Council

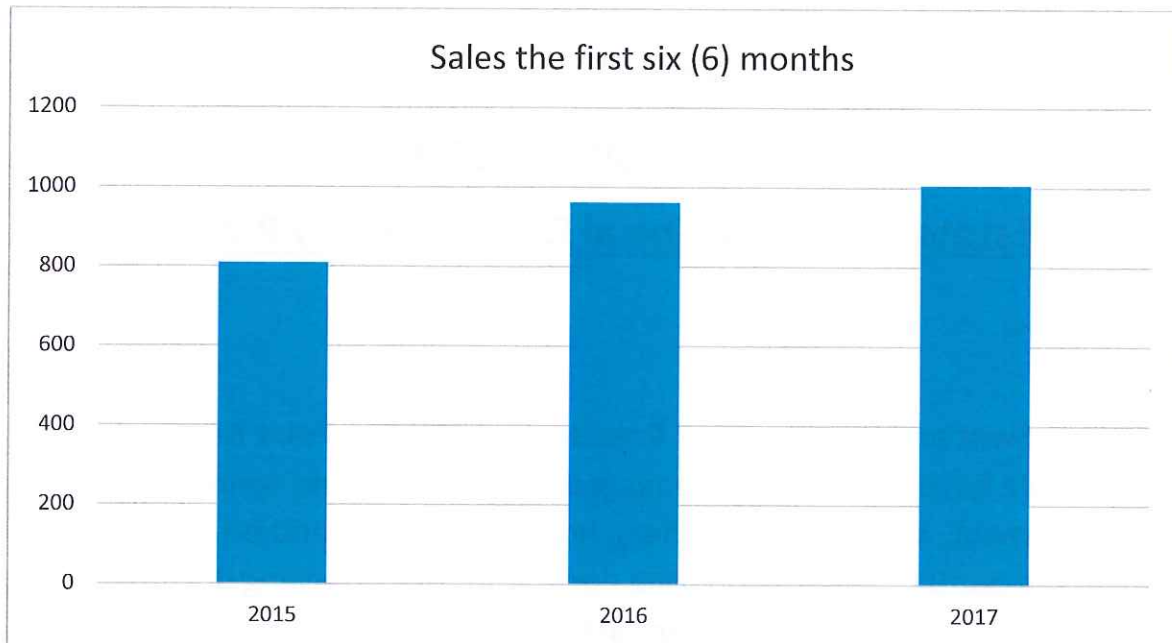
On High Point Region

Real Estate Market & Social Responsibility Programs

My name is Joan Swift and I am the 2017 President of the High Point Regional Association of REALTORS®. We have 566 members engaged in residential and commercial brokerage, property management, appraising for others, home inspecting, and other allied specialty groups. We are in our 94th year of honoring our traditions, governing documents, guiding principles and tenants we hold dear. There are 6 towns and parts of 4 counties in our market namely Archdale and Trinity in Randolph County, Thomasville in Davidson, High Point and Jamestown in Guilford, and Kernersville in Forsyth County.

The market is in the throws of countering a 5 to 7 year recession, with slow, steady growth for the last 4 years. 2013 was the best market in 6 years. And market conditions have been better every year since then. In fact, National Commercial Real Estate News reports that the homeownership rate climbed in the second quarter of 2017, an increase of nearly a full percentage rate from a year ago when it reached a 50-year low.

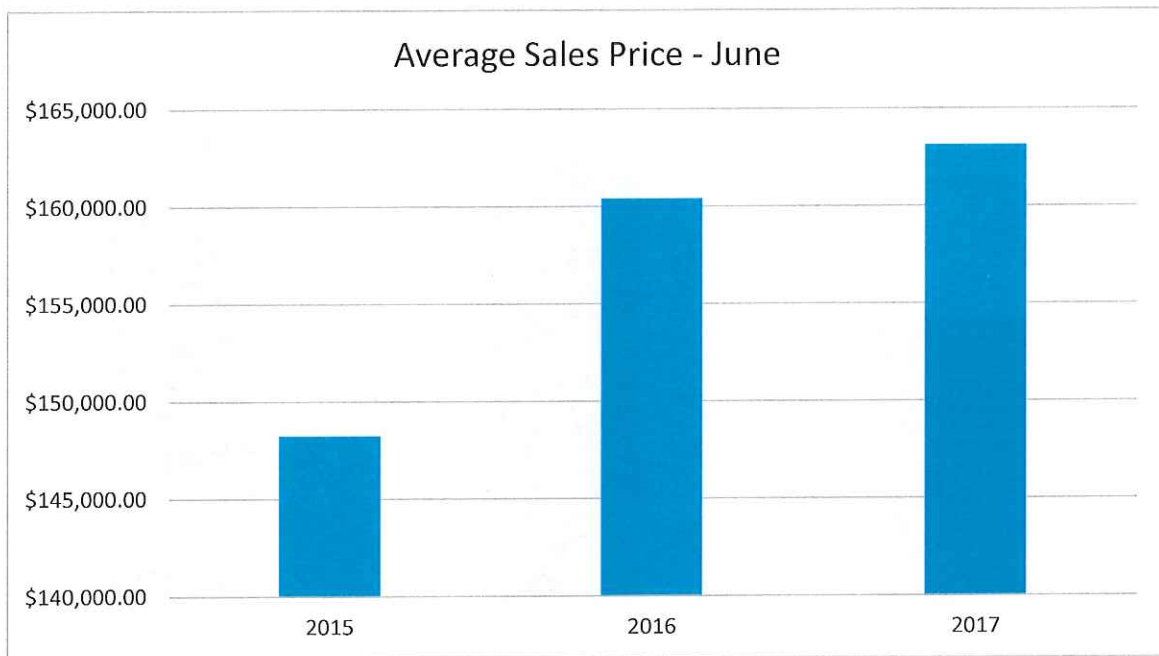
A graphic illustration of sales in the first 6 months for each of the past 3 years shows just how significant the improvement has been: 2015 = 810, 2016 = 962, 2017 = 1006. This in contrast to a recent National Association of REALTORS® report of existing home sales slipping in June from May levels.



These figures translate to increases of 19% between 2015 and 2016, 5% between 2016 and 2017, and a very healthy 25% between 2015 and 2017.

High Point is a product of slow, steady, and sustainable growth. This as opposed to “flash in the pan” artificially accelerated development, which can lead to a dramatic, tumultuous, and rapid decrease in values as was seen in many parts of the country during the recession.

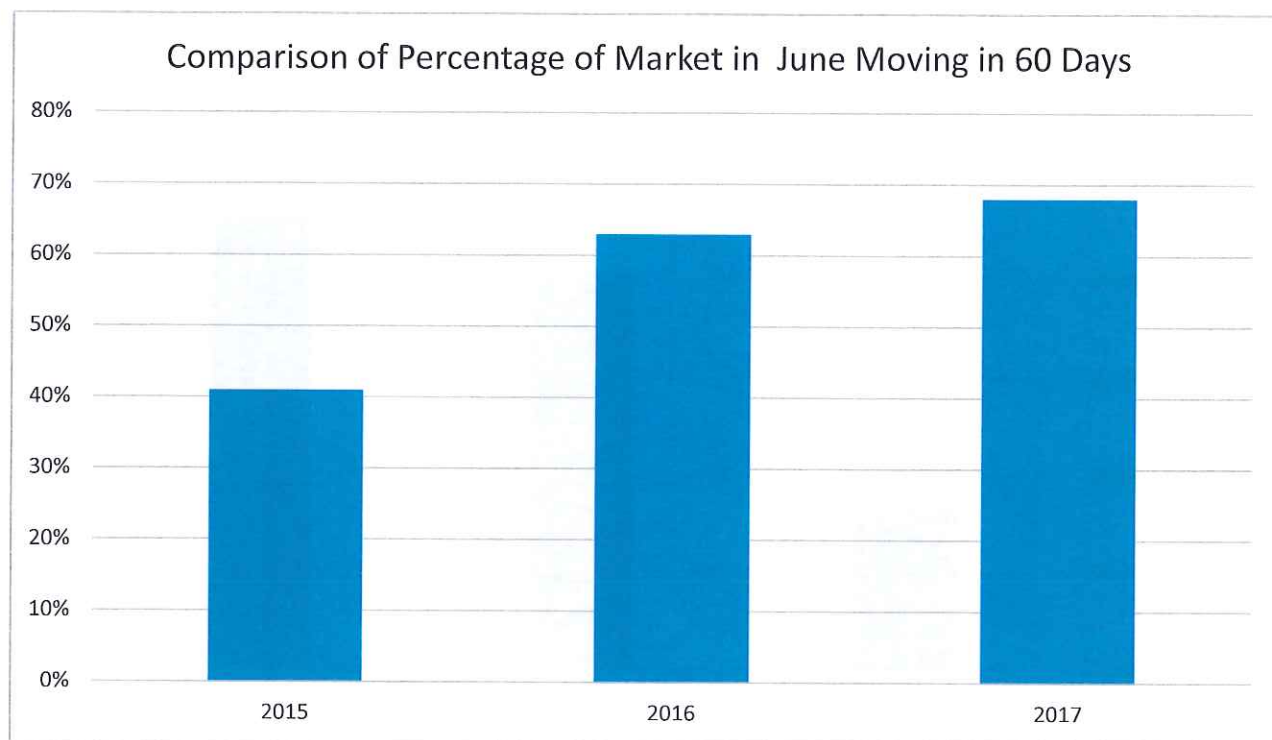
We've now moved well beyond a 15-20% decrease in house values between 2008 (start of the downturn) and 2013 (start of the uptick). A comparison of average sales price for June of each year is a true sign of the improvement in market conditions. For 2015 the figure was \$148,291, 2016 produced \$160,402 and in 2017 the average was \$163,139.



Prices might not see the rapid, almost artificial escalation of the early to mid-2000s, but we've returned to market conditions where we see a modest, but healthy yearly appreciation for any housing investment. It is hard to attach a number to this until the economy stabilizes more. Unless the bottom falls out there will be a period of stability and appreciation. In fact, we've seen several expert predictions that the volume of sales and house values will continue increasing for the next 3 to 4 years.

A national trend which has not yet found its way to our region is young people choosing to live downtown close to jobs, transportation, and night life. This probably will take a while to take hold in our area. It is interesting to note that High Point is making a conscious effort for this to happen sooner rather than later. Gratifying that the REALTOR® Association has offered to be involved in this effort.

Now let's turn attention to another market indicator.....days on market. Our comparison will be based on the percentage of the market moving within 60 days. Again, using June as our comparison benchmark we find: 2015 = 41%, 2016 = 63%, 2017= 68%.



There is still strong pent up demand for new household formations. Because of our recession many extended families had to live together. And even though the recession is "officially over" its effects linger and there is still a significant amount of 'group living'. With the economy continuing its healing process many once in a group living arrangement are seeking independence and wanting to create their own household. There is a new trend toward arranging financing for credit worthy borrowers. Kiplinger letter reports that 60% of new home loans are going to folks with credit scores of 760 or higher.

Some of these are choosing the rental life style. Some people prefer the flexibility that renting offers. A factor in the housing market today are property management occupancy/vacancy rates. These are important for several reasons:

- Housing must be available immediately when a company is relocating to our region. This calls for collaboration and cooperation between the Economic Development Corp. and the REALTOR® Association. And we are undertaking this.
- A healthy real estate market should be able to give those wanting to form their household a choice between purchasing and renting.
- Today's average occupancy rate hovers between 98-99%, the highest it has been in years.....perhaps ever.
- Also, rentals for corporate executives now has its own term "executive rentals". High dollar properties that don't sell as quickly as the owner expects are prime candidates for an executive rentals database. Within our REALTOR® Family that is being discussed and promoted.

Comments About Commercial Market

The commercial market is experiencing its traditional slowdown because of the July, and pre-school August vacation period. But in general terms the commercial market certainly seems to be healthy and steadily improving.

Now seems to be time to begin many projects and commercial professionals say they see a good mix of "tear down and build anew" and redevelopment. It is following the expected cycle of lagging behind the residential market by 15 to 18 months.

Property managers may see a very, very high occupancy rate for residential units, but office space is a different story. We're victim to a stubbornly high national vacancy rate of 16%. Store closures are continuing to plaque retail rentals.

Interest is growing over the recently announced multi-use sports/entertainment complex. Accompanying attractions like an events center, children's museum and park, and free educational theater are attracting supporters to the downtown catalyst project.

Another positive note is that new businesses are being aggressively and successfully recruited into the area and in general the economic market is on the upswing.

Housing's Economic Impact

A formula developed by the National Association of REALTORS® says that based on the number sales since our 2016 Report to you:

- We have created the need and opportunity for more than 900 new jobs.....
- Over time the region will realize \$millions of dollars in capital infusion, primarily through increased tax base and real estate related services.

A caveat is that the lingering effects of the recession has resulted in a delay over seeing these. Another aspect of housing that will have strong positive impact on economy is homebuilding to meet the demand of low inventory, downsizing seniors, millennials looking for housing close to jobs, and remodeling since the inventory of available houses is so low.

Predictions for a Healthy Real Estate Market

- **Sales will remain strong for at least 3 to 4 years** because of pent up demand for household formation due to young adults trying to become independent now after having to live with parents as a result of the recession. In this area sales in '17 are outpacing those of '16 and '15. Consumer confidence is strong and increasing with each quarterly report.
- The rental market will remain strong because some folks prefer the relative flexibility of the rental life style. They need life style choices. Look for rents to rise. And currently there is an inventory shortage of houses for sale and new construction.
- **There will be a healthy growth in home prices and sales.** We're experiencing both in this region and at a faster pace than in 2016. Additional appreciation will depend on the ups and downs of current economic conditions. **Over the past 5 years home prices have grown 4 times faster than personal income. And that trend will continue for several years.**
- Despite the recent record lows, mortgage rates will likely be volatile in 2017. But despite any increase they will remain at historically low figures. Even at increase mortgage interest rates consumers are continuing to enter the home buying market.

- In 2017 builders will likely shift to a more affordable product to cater to entry level buyers. In addition, access to credit is improving enough to make first-time buyer segment more attractive to builders.
- The next several years will show an increased housing demand for both Older Americans choosing to downsize as well as Millennials.
- There is and will continue to be strong movement towards this becoming a seller's market because:
 - o Increasing mortgage rates
 - o Slowly increasing inventory
 - o Increasing prices

Social & Civic Responsibility

The REALTOR® Association recognizes and is committed to responsibly fulfilling our corporate civic and social responsibility. We strive to be a good corporate citizen. We gladly accept the accountability we have to our members' communities for the social, ethical, and principled effects of our programming.

In order to claim the title of 'Voice for Real Estate in this Market' we dedicate resources to identify partnerships and alliances that allow us to join forces with business, legislative, and education communities to find solutions to real estate related challenges.

Average is out. Excellence means relevance to those that cross your path. In our initiatives for 2017 and beyond we are committing to credible and relevant involvement in identifying and spearheading growth opportunities. Some of our Annual REALTOR® Family activities include:

- Blood Drives.
- Food Drive – our philosophy.....anything helps!
- Host area youth to an afternoon of America's Traditional Pastime.....baseball! This is a once in a lifetime treat for many.

- Our Young Professionals Network hosted 1) their first 5K fundraiser with all proceeds to World Relief, and 2) a day long career Day/Expo between real estate professionals from various disciplines and the Boys & Girls Clubs. Scholarships to:
 - a. Leadership High Point (Chamber of Commerce)
 - b. Central Carolina Regional Leadership Academy
 - c. North Carolina REALTORS®' Leadership Academy
 with the goal of equipping REALTORS® for excellent leadership, both for REALTOR® Associations and also for leadership within all the communities in our regional market.
- Leverage the REALTOR® Seat on the Housing Coalition to maximize stakeholder participation in planning and promoting the Affordable Fair Housing Program.
- Fill a seat on the Human Relations Commission and bring to the table the interactions of more than 500 REALTORS® and nearly 50 Allied members.
- Participate actively as a stakeholder representing the REALTOR® Family on private and public organizations as requested.

And

Several things of special note:

- **City Leadership Summit** – Mayor and City Manager from 6 area towns presented to Board of Directors focusing on characteristics, planning and growth opportunities.
- REALTOR® Safety Initiative – major thrust involving agent safety and company safety procedures, aimed at keeping our REALTOR® Family safe.
- **Honorary Director Program** – bringing in business, legislative and education leaders periodically to keep our Directors updated on area events and where/how our assistance is most needed.
- In concert with High Point Convention + Visitors' Bureau refine + promote REALTOR® Family Certification Program.
- Used clothing drive – **collections to support those most in need.**
- **For the latter part of 2017 and beyond our initiatives include:**
 - **Forming a Shelter Industry Coalition to address Millennial and Affordable Housing**
 - **Coordinate volunteers to work at Homeless Shelter**

- Continue to refine Toy and Food Drives and also REALTOR® for Warmth Donations.
- In partnership with Heal the Heroes create services for local returning veterans.
- Multi-faceted, multi-discipline support for High Point Boys & Girls club through our Young Professionals Network
- First Responder Recognition and Service Event
- A sponsor of High Point's Multi-Cultural Fair
- Making a dent in affordable housing issue via:
 - Spearhead coalition to build/support Habitat housing in High Point and also Thomasville Habitat organizations.
 - Coordinate support for Housing Coalition's Affordable Housing Bus Tour.
 - Low Income and Affordable Housing Homeowner Responsibilities Training

In closing, let me thank you for your time and attention. I think we can all appreciate this wonderful economic news of our greatly improved real estate market and its financial impact and some of our quality of life priorities. A strong prediction is that employment and, in fact, America's labor force continues to grow, which will add to consumers' wallets and allow them to purchase their first house or upgrade to a newer, larger one.

We appreciate and support your sacrifice and leadership as you deal with the fast-paced change all around us. We pledge to do everything in our power to advocate for all cities within our REALTOR® Association market and to partner with each City as is applicable.



Profile

Meredith

First Name

Boger

Last Name

meredithboger@gmail.com

Email Address

1843 Chatfield Dr.

Street Address

1843 Chatfield Dr.

Suite or Apt

High Point

City

NC

State

27260

Postal Code

What district do you live in? *

☒ Within High Point Corporate Limits

Mobile: (336) 508-8485

Primary Phone

Alternate Phone

Guilford County Schools

Employer

Which Boards would you like to apply for?

Housing Authority Board: Not Submitted

Ward 2

Ward you reside in?

Interests & Experiences

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

16 years as an Educator with Guilford County Schools Youth Ministry and Community Outreach Volunteer at Harvest World Outreach Church M.Ed. in Educational Leadership at High Point University, Dec. 2017

Have you participated in Leadership High Point?

☐ Yes ☒ No

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

Gender

☒ Female

MEREDITH BOGER

1843 Chatfield Dr.
High Point, NC 27260
336.508.8485
bogerm@gcsnc.com

PROFILE

School Administrator with significant experience mentoring teachers, facilitating innovative professional development, curriculum needs assessment, and developing instructional resources. Recognized for strong organizational and leadership skills that contribute to the growth and development of both students and colleagues, I am passionate about cultivating and equipping educators.

PROFESSIONAL QUALIFICATIONS

- Observant & Perceptive
- Solution Oriented
- Strong Leadership skills
- Strategic thinker and planner
- Excellent Communication Skills
- Thorough & efficient project completion
- Strong Organizational skills
- Resourceful
- Detail Oriented

Johnson Street Global Studies School – Assistant Principal ((July 2017-present)

Provide instructional and managerial leadership for faculty and staff to promote teacher growth and student achievement in a positive, nurturing environment.

Kernodle Middle School- Language Arts Teacher (August 2008 – June 2017)

Actively involved in school leadership, serving on several committees and supporting all key organizational functions including facilitating staff development activities, performance evaluation, and curriculum development and delivery.

Selected Accomplishments/Contributions:

- Served on **Superintendent's Teacher Advisory Committee** as Western Region representative.
- Served as Leadership **Team Chair**, collaborating with parents, colleagues and administrators to establish and improve organizational procedures and academic expectations that increased overall student achievement. School achieved Honor School of Excellence recognition with 90% of students performing at Grade Level.
- Worked with parents and colleagues to foster and sustain a favorable school climate.
- Trained staff on **Balanced Literacy-Professional Development**; a comprehensive language acquisition program, which contributed to students' gains in comprehension and fluency.
- Served as the **IST (Intervention Support Team) Coordinator** developing strategic plans to assess and meet academic and behavioral support needs; as a result teachers saw improvement in work completion, attitudes, and effort. 100% of student promotions achieved.

Guilford Middle School- Language Arts Teacher (July 2001 – June 2008)

Demonstrated leadership in meeting the academic needs of a diverse student population. Mentored novice teachers in the areas of classroom management, enriching content pedagogy, and student motivation.

Selected Accomplishments/Contributions:

- As a member of the **Appeals Committee**, evaluated growth and performance of 20+ at-risk students to determine final promotion recommendations.
- Worked with vertical teams to align content area vocabulary, resources and expectations; feedback from high schools indicated efforts improved overall preparedness and depth of knowledge.

- Presented best practices for engaging students and classroom differentiation to staff as professional development. Colleagues incorporated these practices and shared positive feedback with regard to their effectiveness.
- Nominated for **Rookie Teacher of the Year**, 2001

RELATED EXPERIENCE

UNCG On-Site Teacher Educator (OSTE).

Worked closely with student teacher in areas of classroom management, discipline, pedagogy, and content knowledge. Student teacher was hired at my school and later nominated for Rookie Teacher of the Year.

Mentor Teacher

Completed Mentor training and served as a **Mentor** to beginning teachers. Give constructive feedback during observations, as well as guidance with regard to management, motivation and content pedagogy.

Curriculum Developer

Worked both independently and collaboratively to create lessons aligned with NCSCOS goals and objectives. Uploaded lessons to county website as resource for middle grades teachers. Teachers gained access to more relevant and innovative curriculum to create engaging lessons.

Common Core Workshop Facilitator

Identified and utilized a variety of resources to instruct teachers on creating rigorous lesson plans that align with the Common Core curriculum. Evaluated and vetted lessons for middle-school teachers in the district. Teachers received valuable feedback and were able to measure their lessons against the expectations of the CC standards and revise/adjust accordingly.

Assessment for Learning (ASF)

Facilitated ASF year-long professional development. Developed assessment tools to create more effective formative assessment that drives instructions as opposed to curriculum primarily driven by summative assessment. Led workshops with ASF team to train KMS staff. Teachers implemented strategies presented and gained greater understanding of the role of assessment in the classroom.

Interim Assessment Editor

Review and edit quarterly ELA Interim Assessments for Dept. of Formative Assessment with attention to verbiage and goal alignment. Department utilized feedback to revise assessments to ensure optimal student achievement.

EDUCATION, CERTIFICATIONS, & RECOGNITION

M. Ed. High Point University, (2017)

Guilford County Schools Teacher of the Year Finalist (2016)

Delta Kappa Gamma Society -International Honorary Educators Organization (2014)

National Board Certification Renewal, (March 2014)

Mentor Training (renewal) (August 2014)

AG Certification, Local Standards (August, 2013)

National Board Certification, (November, 2004)

Mentor Training (June 2005)

Advanced Placement Instructional Training (2003)

North Carolina Teacher Certification, (June 2001)

Bachelor of Science, English & Social Studies Education, The University of North Carolina at Greensboro (May, 2001)

References

Dr. Barbara Zwadyk

Associate Professor, High Point University

336.944.3712

bzwadyk@highpoint.edu

Mr. Will Laine

GCS Executive Director of Organizational Development/ Induction & Success

336.665.8000

lainew@gcsnc.com

Mrs. Thea McHam

Principal, Kernodle Middle School

336.545.3717

mchamt@gcsnc.com

Mrs. Jade Nix

Curriculum Facilitator, Kernodle Middle School

336. 545-3717

nixm@gcsnc.com

Todd Cayton

GCS Literacy Coordinator

336.404.0647

caytonj@gcsnc.com

Mrs. Tracy Roof

Principal, Lindley Elementary

336.294.7360

rooft@gcsnc.com

Dr. Love Crossling

Director of Human Relations, Greensboro NC

910.261.2329

love.crossling@greensboro-nc.gov

CITY OF HIGH POINT

AGENDA ITEM



Title: Ingleside Compost Facility – Trommel Screener

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

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A
Advertised By: On-Call

Attachments: NJPA Quote

PURPOSE:

The City budgeted for replacement of its existing trommel screener at Ingleside Compost Facility. The trommel screener removes waste and larger items from the compost to provide a clean processed material to the customer base.

BACKGROUND:

The existing trommel screener is 12 years old. The typical service life is 8 to 10 years. The existing screener has been well maintained but has exceeded its useful life. This equipment is needed to continue processing clean material for the customer base. The recommended unit is available through NJPA (Contract # 042815-TER).

BUDGET IMPACT:

Funds are available in the FY 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and asks for the Council to award Powerscreen Mid-Atlantic Inc. in the amount of \$304,868.59.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services - Ingleside Compost Facility**

COUNCIL AGENDA DATE: **August 7, 2017**

BID NO.: **NJPA - 042815-TER** CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Trommel Screener for removing waste products from compost.

PURPOSE:

The City budgeted for replacement of it's existing trommel screener at Ingleside Compost Facility. The trommel screener removes waste and larger items from the compost to provide a clean processed material to the customer base.

COMMENTS:

The existing screener is 12 years old. The typical service life is 8 to 10 years. The existing screener has been well maintained but has exceeded it's useful life. This equipment is needed to continue processing clean material for the customer base. The recommended unit is available through NJPA contract.

RECOMMEND AWARD TO: **Powerscreen Mid-Atlantic, Inc.** AMOUNT: **\$304,868.59**

JUSTIFICATION:

The machine offered by Powerscreen Mid-Atlantic, Inc. will meet all of the needs of Ingleside Compost Facility to provide clean material to the customer base.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
661749	533101	661181002605	40202	\$350,000.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Terry Houk** Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2017.07.27 13:57:25 -0400 DATE: **Jul 27, 2017**

The Purchasing Division concurs with recommendation submitted by the **Public Services and recommends award to the lowest responsible, responsive bidder **Powerscreen Mid-Atlantic** in the amount of \$ **304,868.59**.**

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=, email=erik.conti@highpointnc.gov, c=US
Date: 2017.07.27 14:07:53 -0400 DATE: **Jul 27, 2017**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jfmoore@highpointnc.gov, c=US
Date: 2017.07.27 15:18:31 -0400 DATE: **Jul 27, 2017**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2017.07.28 09:02:31 -0400 DATE: **Jul 28, 2017**

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent (ROI) for Street Abandonment 17-03
(Thomas Built Buses)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 7, 2017

Public Hearing: No

Advertising Date: Not applicable

Advertised By: N/A

Attachments: A. Resolution of Intent (ROI) for Street Abandonment 17-03
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 Thomas Built Buses to abandon the northern portion (approximately 250 feet) of the Joshua Circle right-of-way, lying south of Courtesy Road.

BACKGROUND:

Resolution of Intent for Street Abandonment 17-03 is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council set a public hearing date of Monday, September 18, 2017 to hear this request.

Publish four (4) consecutive weeks: August 25, 2017 and September 1, 8, & 15, 2017

**RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(SA17-03)**

WHEREAS, the City Council has been petitioned by Thomas Built Buses to abandon the northern portion (approximately 250 feet) of the Joshua Circle right-of-way, lying south of Courtesy Road.

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, July 17, 2017, 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 7th day of August, 2017.

Lisa B. Vierling, City Clerk

Petition Submitted by: Thomas Built Buses, and
Paul's Water Treatment, LLC



STREET ABANDONMENT SN-17-03

Applicant: Thomas Built Buses

Area: 0.23 acres



Location of requested street abandonment



Previously abandoned right-of-ways

Planning & Development
Department

City of High Point

Date: July 13, 2017



Scale: 1"=300'

G:/Planning/Secure/ba-pz/
2017/pz/sa17-03.mxd

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1441 Madison St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/7/17

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 1441 Madison St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 4/19/17. No action occurred by the compliance date of 6/19/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

PENDING ACTION:

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

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

ORDINANCE

REQUEST: Ordinance to Demolish

PROPERTY

ADDRESS: 1441 Madison St.

OWNER: McLaughlin Family LLC

FIRST

INSPECTION:

3/21/17

Summary of Major Violations

1. Repair or replace rafters and roof sheathing
2. Repair or replace foundation
3. Repair or replace broken windows
4. Repair or replace damaged ceilings through out house
5. Replace insulation where water damaged

HEARING

RESULTS:

4/19/17

No one appeared for the Hearing, but Ms. McLaughlin did call the inspector on 4/8/17 to advise she can't attend the hearing (due to distance and her age (she lives in Chapel Hill and is 86 years old). She advised that she plans to sell the property. The inspector agreed to give her a 60 day Order to Repair instead of a 30 day Order to Repair to give her time to find a buyer. The inspector did advise that if she can't find a buyer he can't keep extending the compliance date. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

ORDER(S)

ISSUED:

4/19/17

Order to Repair or Demolish

Date of Compliance 6/19/17

APPEALS:

No appeals to date.

OWNER

ACTIONS:

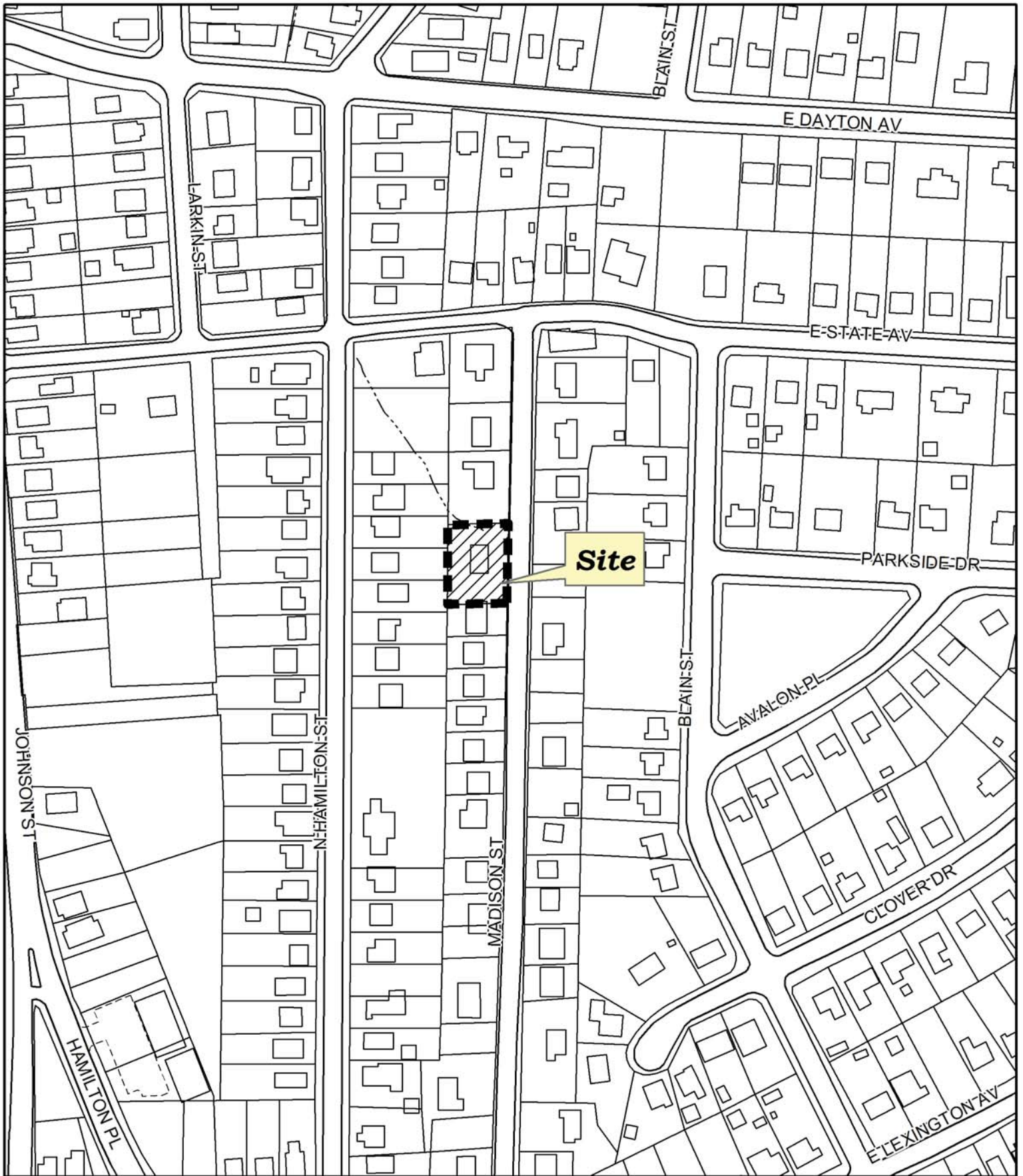
None

EXTENSIONS:

Granted a 60 day Order to Repair or Demolish instead of 30 days

ADDITIONAL:

Ms. McLaughlin advised the inspector on 7/28/17 that the first 2 buyers she had fell through but that she has another purchaser. But she doesn't know when it will close or any definite information.



1441 Madison Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: July 24, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd









CITY OF HIGH POINT

AGENDA ITEM



Title: Material Recovery Facility – Temporary Services

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

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A
Advertised By: On-Call

Attachments: Formal Bid Recommendation

PURPOSE:

The City budgeted for full time temporary service employees to at the Material Recovery Facility (MRF) until scheduled upgrades are complete. The scope of services will authorize the City to utilize temporary labor services for the purpose of assisting with current manual sorting of recyclable materials.

BACKGROUND:

The services to be provided with this agreement involve providing temporary service employees to assist with manual sorting on the picking line. A RFP process was conducted and People Ready provided was the lowest responsible responding firm. These services are needed to continue processing recyclable materials collected from the customer base through the completion of the facility upgrade.

BUDGET IMPACT:

Funds are available in the 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends City Council approval to award the temporary services to People Ready in the amount of \$140,000.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services - Material Recovery Facility**

COUNCIL AGENDA DATE: **August 7, 2017**

BID NO.: **12-101316** CONTRACT NO.: DATE OPENED: **Oct 13, 2016**

DESCRIPTION:

The services to be provided with this agreement involve providing temporary service employees to assist with manual sorting on the picking line. A RFP process was conducted and People Ready provided was the lowest responsible responding firm.

PURPOSE:

The City budgeted for full time temporary service employees to at the Material Recovery Facility (MRF) until scheduled upgrades are complete. The scope of services will authorize the City to utilize temporary labor services for the purpose of assisting with current manual sorting of recyclable materials.

COMMENTS:

RECOMMEND AWARD TO: **People Ready** AMOUNT: **140,000.00**

JUSTIFICATION:

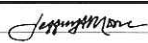
People Ready was the lowest responsive firm.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
661742	527202			140,000.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Terry Houk** Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2017.07.21 11:04:01 -0400 DATE: **Jul 21, 2017**

The Purchasing Division concurs with recommendation submitted by the **Public Services** and recommends award to the lowest responsible, responsive bidder **People Ready** in the amount of \$ **140,000.00**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=, ou=, email=erik.conti@highpointnc.gov, c=US
Date: 2017.07.24 15:42:21 -0400 DATE: **Jul 24, 2017**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, ou=Financial Services Director, email=jffmoore@highpointnc.gov, c=US
Date: 2017.07.26 11:16:37 -0400 DATE: **Jul 26, 2017**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2017.07.27 11:23:51 -0400 DATE: **Jul 27, 2017**

**AN ORDINANCE ADDING A NEW CHAPTER 10, SECTION 11-10-1 OF TITLE 11
ENTITLED "SALE OF MALT BEVERAGES, UNFORTIFIED WINE, FORTIFIED
WINE, AND MIXED BEVERAGES"**

WHEREAS, on June 29, 2017 the North Carolina General Assembly ratified Senate Bill 155 authorizing city and county governments to adopt an ordinance to allow alcohol sales beginning at 10:00 a.m. on Sundays; and

WHEREAS, the ratified Senate Bill 155 was signed into law by Governor Roy Cooper on the June 30, 2017 and became effective on that date (Session Law 2017, Chapter 87); and

WHEREAS, by enacting Senate Bill 155, North Carolina joins 47 other States in allowing alcohol service before noon on Sunday and will allow the hospitality community and retail merchants in our community to meet the needs of their customers, will benefit our small business community, and will bring people into business districts earlier in the day, and generate increased tax revenues;

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

1. Pursuant to the authority granted to the City pursuant to North Carolina General Statute §160A-205.3 (Session Law 2017, Chapter 87, Senate Bill 155, Section 4)), the City of High Point hereby enacts a new City Code Chapter 10, Section 11-10-1 of Title 11 to read as follows:

Chapter 10

Section 11-10-1 Sale of Malt Beverages, Unfortified Wine, Fortified Wine, and Mixed Beverages

The sale of malt beverages, unfortified wine, fortified wine and mixed beverages shall be allowed within High Point's corporate limits at any premise licensed pursuant to N.C.G.S. 18B-1001 on Sundays beginning at 10:00 a.m.

2. All laws and clauses of law in conflict herewith are repealed to the extent of any such conflict.

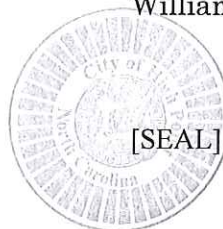
3. This ordinance is effective upon adoption.

Adopted this 7th day of August, 2017.



William S. Bencini, Jr., Mayor

ATTEST:


Lisa B. Vierling, City Clerk



Randy Hemann



Building Structures. Building Relationships.

**Qualifications to
The City of High Point**

**RFQ 50-050917 for
Design-Build Services
Baseball Stadium and
Entertainment Venue Project**

May 9, 2017



Samet Corporation

309 Gallimore Dairy Road, Suite 102 | Greensboro, NC 27409

Greensboro | Charlotte | Raleigh | Charleston

www.sametcorp.com

**Qualifications to
The City of High Point
for
RFQ 50-050917 for
Design-Build Services
Baseball Stadium and
Entertainment Venue Project**

May 9, 2017

**Adam Cardin | Project Development Manager | Samet Corporation
Main: 336-544-2600 | Direct: 336-544-2633 | Cell: 910-671-0807
acardin@sametcorp.com**



309 Gallimore Dairy Road, Suite 102 | Greensboro, NC 27409

www.sametcorp.com

May 9, 2017

Selection Committee for the High Point Baseball Stadium and Entertainment Venue
City of High Point
211 S. Hamilton St.
High Point, NC 27260

Dear Selection Committee Members,

The Samet-ODELL Design-Build team is excited to have the opportunity to serve the City of High Point and deliver a new venue for The Atlantic League team to play. We know it is paramount that this project is completed on time and with the highest quality since it will be a marquee attraction for the community. The Baseball Stadium and Entertainment Venue will be a crowd favorite providing a lot of cultural value to help re-energize downtown High Point. Samet Corporation is proud to have been a partner in many past local landmark success stories including Baseball Stadiums for the Greensboro Grasshoppers and the Winston-Salem Dash. Both of these stadiums have been the driver behind a downtown revitalization and are the anchors for new development.

Samet's heritage began in High Point, and it means everything to us to help create such a vibrant community cornerstone. We would love to lend our passion and expertise for Stadium construction to the City and look forward to continuing our working relationship with ODELL and our key Design Team members on this project. We are experts at utilizing the design-build delivery method, having completed hundreds of design-build projects, many of which are prominently located right here in High Point. In order to meet the milestone dates of this project, it will take a cohesive unit with experience together. We have worked on over 100 projects with our key design team members here in the Triad. Our Design, Preconstruction and Construction team has the experience necessary to provide expertise during the Design Phase that will help accelerate the design timeline.

We know firsthand what a terrific economic catalyst a downtown ballpark can bring to the community. Last year, Samet constructed a multifamily complex adjacent to the Winston-Salem Stadium that was sold out before project completion, and more mixed use development is planned. The area around Greensboro's ballpark was a dead-end road, and now it is booming with new businesses and residences.

We are the team with the technical expertise, similar experience, and capacity to perform the work. The Samet-ODELL Team has successfully put into place large scale public entertainment venues, athletic facilities, performing arts theaters, and the infrastructure that supports them. There is no learning curve. Our familiarity with High Point and our local relationships will help deliver your new facility on time, on budget, and with the quality that you desire.

We respectfully ask to be your Design-Build partner, and look forward to serving the City of High Point. We welcome your review of our qualifications and encourage you to reach out to any of our team members with any questions.

Warm regards,



Kenneth J. Grube, DBIA
Samet Corporation



J. Michael Woollen, AIA
ODELL

309 Gallimore Dairy Road
Suite 102
Greensboro, NC 27409

PO Box 8050
Greensboro, NC 27419
(336) 544-2600

5605 Carnegie Boulevard
Suite 310
Charlotte, NC 28209
(704) 697-2125

5420 Wade Park Boulevard
Suite 104
Raleigh, NC 27607
(919) 703-0263

2457 Aviation Avenue
Suite 122
North Charleston, SC 29406

www.sametcorp.com

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SAMET
CORPORATION

ODELL

Section 1

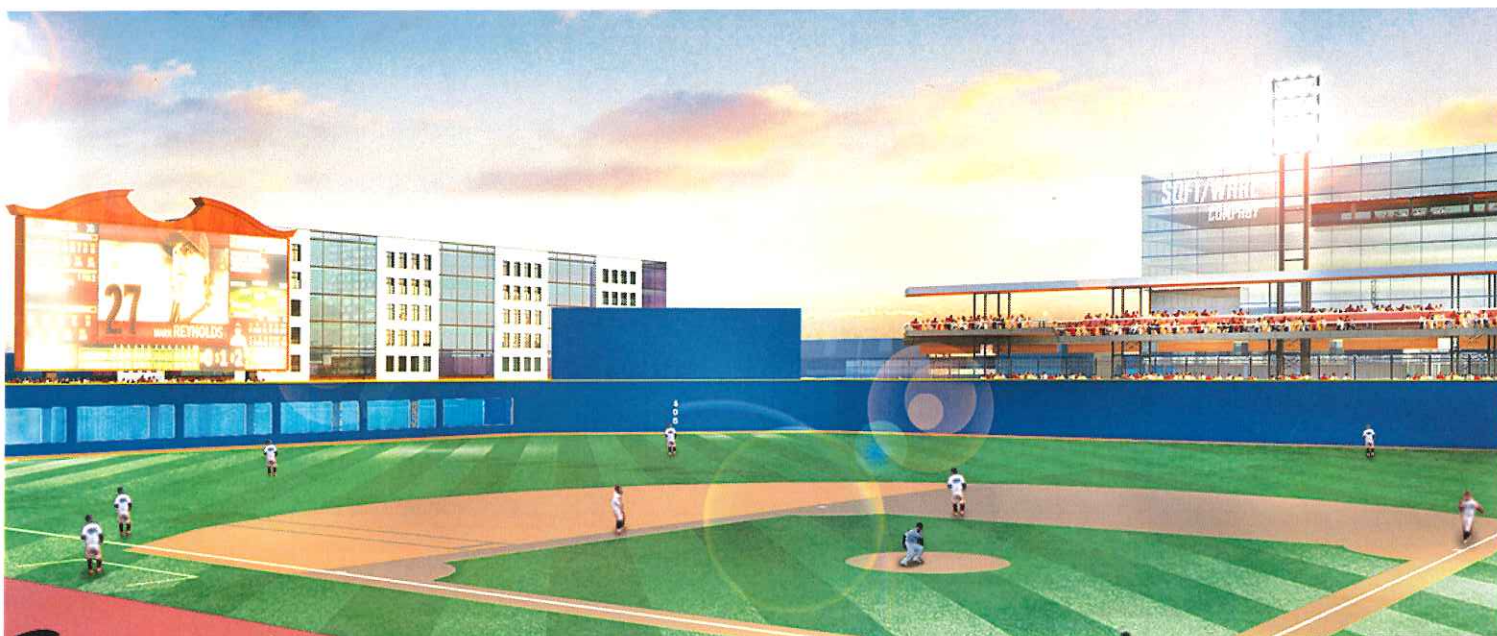
Statement of Interest



Our Design-Build team is excited and ready for design and delivery of High Point's new Baseball Stadium and Entertainment Venue Project. Our Design-Build team is led by Samet Corporation and our design partner ODELL Associates – leaders in Sports and Entertainment Venues/Arena Centers and Athletic design. We have been fully invested in this project since the beginning of the feasibility study. It is our hope that we can continue to serve the City of High Point and utilize our long tenured relationship to expedite the phasing and permitting of this project to meet the critical milestone dates needed to open this Ballpark on time and to welcome adoring fans. We believe we are uniquely qualified due to our stadium design and construction expertise, and intimate knowledge of the City's processes. Our Design team is also accentuated by our partners Stimmel Associates for Civil and Landscape Design, Johnson's Modern Electric for electrical design and contracting, Systems Contractor for Mechanical design and contracting, Freeman Kennett as the Associate Architect, McKim & Creed for Plumbing Engineering, King Guinn Associates for Structural Engineering, and William Caruso & Associates for food service and concession design. This experienced group brings the City the construction and design knowledge needed to provide an unparalleled design build experience for High Point and her stakeholders. Further, this design and build team has extensive experience together.

Samet Corporation's Design-Build experience dates back to its beginnings in 1961. At the time, Norman Samet who was a recent graduate of NCSU, was asked to use his engineering background and construct warehouse facilities for the booming furniture industry in High Point, NC. Norman's successful pioneering of providing this space led to distribution projects and soon industrial / commercial projects throughout the state in a design-build delivery system. Samet Corporation, today, is a top 400 ENR Ranked Construction Management and Design-Build firm where 85% of the projects that we perform each year are negotiated. Most importantly, many of these projects are with repeat customers – an unsaid testimony of our ability to perform. We will stack our amount of Design-Build work and our proposed team against any team vying for this project.

The Baseball Stadium and Entertainment Venue and Design-Build delivery system uniquely fit into our strategic capabilities and alliances. Our proposed team has designed or built all three of the most recent minor league ballparks in the State of NC. All of them took a high level of civic interaction to come to fruition, the dollar values correspond, and are hallmarks within their communities. Our design team, led by ODELL, has a range of clients from nationwide to small town projects providing results-focused, creative yet practical design. ODELL Associates has a local design approach built upon a thorough understanding of the business of sports and entertainment.



Section 2

Design-Build Team Information and History on Firms

3.3.2 Firm(s) Description

3.3.3 Team List

3.3.4 Basic Company Information

3.3.5 Firm Ownership

3.3.6 Firm History

3.3.7 Litigation

3.3.8 Completion of Work



3.3.2 Firm(s) description.

Our proposed Design-Build Team for the new High Point Baseball Stadium and Entertainment Venue Project provides a combined team with more than 400 years experience in design and construction! It unites thirteen companies (twelve North Carolina companies!) who have first hand experience working together. In fact, Samet Corporation, the lead Design-Builder, worked with members from Johnson's Modern Electric, Stimmel Associates, Systems Contractors and Preferred Engineering on the successful, award winning BB&T Ballpark in Winston-Salem. We look forward to the opportunity to repeat that success in for the City of High Point.



Samet Corporation (Samet) will lead the team as the lead Design-Builder, with ODELL Architecture the designer of record. Samet was founded by Norman Samet in 1961 in High Point, NC. Over the past 56 years, the corporate office has remained in the Triad. Norman has deep roots in the Triad, and particularly, High Point where he began his construction career working with several furniture related businesses.

Always active in the community, Norman is a past Chair of High Point Chamber of Commerce. As the company has grown to be one of the Top 400 contracting companies in the Southeast, our experiences and personnel provide a depth far beyond our initial beginnings. Samet is now also known for our education, multi-family, healthcare and sports/entertainment work. Samet has completed the two most recent baseball stadiums in the Triad - **BB&T Ballpark** in Winston-Salem and **First National Bank Field** in Greensboro, as well as the recent renovation to the **Greensboro Coliseum Field House** for the City of Greensboro and the Greensboro Swarm basketball team.



ODELL's Sports & Entertainment Studio creates exciting, functional and profitable recreation, competition and spectator venues. Based on a working knowledge of the operations of sports and entertainment facilities, ODELL's designs accommodate the demanding requirements of single-use/single-sport venues as well as multi-use venues that require quick and efficient changeovers between differing events. We enhance the athlete and entertainer experience by creating functional and convenient back-of-house facilities equipped with the latest amenities. We enhance the spectator experience by providing environments that integrate food and beverage and retail uses with premium seating, stadium clubs, and a great diversity of seating options. We enhance venue revenues by designing spaces that maximize the potential for branded, sponsored environments.

ODELL has significant recent experience designing new and renovated ballpark projects similar to the High Point Baseball Stadium and Entertainment Venue. In addition to designing numerous arenas, stadiums and sports complexes, over the last 3 years ODELL has completed or is currently completing the following comparable projects: 1) **High Point Ballpark and Entertainment District Feasibility Study and Conceptual Design** – High Point, NC; 2) **BB&T BallPark** - Home of the Charlotte Knights - Charlotte, NC; 3) **North Augusta Ballpark & Mixed-Use Development** - North Augusta, SC; 4) **Gastonia Downtown Sports and Entertainment District Feasibility Study** - Gastonia, NC; 5) **Francis Marion University Athletic Complex** - Florence, SC; 6) **Bojangles' Coliseum Renovations** - Charlotte, NC; 7) **Charleston Civic Center Additions and Renovations** - Charleston, WV



Systems Contractors, Inc.

Systems Contractors, Inc. (Systems) will be designing, permitting and installing our Mechanical systems. Founded in 1977, Systems Contractors, Inc. is a design/build HVAC contractor dedicated to innovation in the commercial and industrial markets. They offer design and installation of piping, duct and metal fabrication, refrigeration, custom air handling units, building automation controls and service. Since that time, the industry has changed considerably, but their team of engineers has maintained a leading edge in delivering the latest innovations and technology. Today, they offer a full range of systems and solutions to ensure that customers across the country have facilities that run efficiently and comfortably. While committed to evolving with the needs of our customers, they are just as committed to providing them with personal attention and quality workmanship. System Contractors is based in Greensboro, NC.



Johnson's Modern Electric (JME) is fast approaching their 50 year anniversary! Founded in 1968, they continue to provide superior service for their customers, building a reputation for integrity and quality. Times and technology have changed, but our focus on providing a superior end product hasn't. JME is a one stop shop, providing electrical, telecommunications systems, fiber optic installations, fire alarm, and all other institutional systems. Johnson's Modern Electric is based in East Bend, NC.



Preferred Engineering, PLLC (PE) offers electrical engineering consulting services to architects, design/build contractors, and owners. Experience in a wide variety of project types, including healthcare, corporate office, senior living, performing arts, recreation, higher education, data centers, labs. PE has expertise in lighting, power distribution, fire alarm, data/comm, and other electrical systems design. Since 2011, they have worked with Johnson's Modern Electric on over 50 projects in a design-build relationship. Preferred Engineering is based in Lewisville, NC.



Stimmel Associates, PA, based in Winston-Salem, North Carolina, is a full service Landscape Architecture, Land Planning & Civil Engineering firm with more than 30 years of experience in more than 200 communities in the southeast. With our expert professional staff of 40, including Licensed Landscape Architects & Civil Engineers, LEED Accredited Professionals & former governmental regulatory officials, we help a broad range of clients determine what to build & where to build it. Our objective is to create vibrant work integrated with the surrounding environment.

Stimmel Associates has extensive experience working in the City of High Point for various clients, including providing their design expertise to High Point University's expanding campus on various types of projects since 2010. Professional services have included master planning, rezoning, public hearings, civil engineering, permitting, amenity design, landscape architectural and construction administration services.



Freeman Kennett Architects (FKA) is an architectural firm offering a fresh approach to project design. The firm's principals, Peter H. Freeman and John P. Kennett, Jr. provide hands-on project management assuring each client a project manager with generous design and construction experience. We are proud of the diversity and range of projects and clients we have been fortunate to serve. Centrally located in the High Point/Greensboro/Winston-Salem area, the principals of Freeman Kennett Architects offer an impressive resume of significant building projects and relationships throughout the Triad and the state of North Carolina. Peter H. Freeman is a third generation design professional. He and John P. Kennett, Jr. are High Point natives.



McKim & Creed's (MKC) three-plus decades in business have been marked by one constant, and that is change. As a consultancy offering a full range of engineering, surveying, landscape architectural and planning services, we have continuously re-invented ourselves to meet the ever-changing needs of our customers and our marketplace. McKim & Creed offers a full range of engineering, surveying, and planning services. Core competencies of the firm include mechanical, electrical, plumbing and fire protection engineering design services, water and wastewater planning and design, site/civil engineering, hydraulic design, landscape architecture, structural engineering, GIS, and surveying specialties ranging from electronic data collection to hydrographic surveying, aerial photogrammetry, laser scanning and subsurface utility engineering. Engineering News-Record has named McKim & Creed one of the top 500 design firms and top 200 environmental firms in the U.S. Public Works magazine ranked McKim & Creed as one of the top AEC firms in the U.S., and Southeast Construction names the firm as one of the top firms in the region.



KingGuinn Associates, founded in 1967, provides full service structural design and engineering services throughout the eastern United States. Projects include warehouse and industrial facilities, hospitals and medical facilities, high-rise structures, low rise office buildings, retail facilities, public and private schools, and university facilities, hotels, parking decks, recreational facilities, and a variety of other structures. Being a single discipline firm, our expertise and specialization includes all aspects of structural design and engineering. Our building design reflects and supports the vision of the architect and owner. KingGuinn Associates regards each project as a partnership between client, owner, architect and engineer. On April 1, 2017 KingGuinn Associates became a Bennett & Pless Company. Bennett & Pless is a structural engineering firm that was originally founded over 50 years ago with the main office in Atlanta, with additional offices in Boca Raton, FL, Chattanooga, TN and now in Charlotte, NC.



Thorburn Associates are professionals who work hard to provide quality, innovative designs to our clients. TA is a full service Acoustical, Technology, and Lighting Design firm. Founded in 1992 by principals who have consulted on and managed more than 3000 projects, we understand that our client's satisfaction is key to our success. We provide a full range of services which allow the client, architect, or end-user a single point of contact during design and construction. At TA we are both sensologists and technologists: Acoustic and lighting designs affect the senses and how someone feels within a space; Audiovisual, structured cabling, and security designs are technology-oriented and require attention to detail as well as current knowledge of the industry and where it is headed. Our team is approachable and accessible, including our principals who are highly involved with all projects. We think holistically about our projects recommending cost effective, functional, and durable solutions.



WC & Partners, Inc. (WC&P) is an internationally recognized, independent consulting firm specializing in the planning and design of food service facilities. Our portfolio of award-winning projects includes some 162 major public assembly buildings throughout the world including **over 100 stadiums** (includes Collegiate, MLB, NFL, MLS and CFL) and arena projects – each completed with the highest level of professionalism and quality. Our unique scope of services includes financial and market feasibility analyses, master planning, operational/design program development, caterer RFP/contract preparation and negotiation, existing operations analyses, as well as full scope design services beginning with conceptual design through construction administration.



505Design has a full time staff of 8 people fully dedicated to developing environmental graphics and signage projects throughout the world. Our Environmental Graphics Services include wayfinding, placemaking, signage and identity design. We are extremely experienced at helping our clients understand their “Brand” and translating the Vision into built elements. We have completed countless projects for both cities and private developers in various market types. Through environmental graphic design, we craft identities and create unique experiences that last.

Our background in environmental graphic design includes multiple projects that successfully and positively influence urban surroundings, have revitalized lackluster areas and provide entertainment day and night.

3.3.3 Provide a list of the licensed contractors, licensed subcontractors, and licensed design professionals whom the Design-Build Team proposes to use for the project’s design and construction. (Statutory Requirement)

Service	Firm	North Carolina Licensing Board	License #
Lead Design-Builder	Samet Corporation	General Contractors	3538
Architect of Record	ODELL Associates, Inc. Joseph Michael Woollen Bradley J. Bartholomew Anthony C. Hersey Jonathan Patrick Blain Gaurav Atul Gupte	Architecture Architecture Architecture Architecture Architecture Architecture	50016 31116 11084 11665 8961 9798
Civil Design Engineer	Stimmel Associates, PA Stimmel Associates, PA Doug Stimmel	Examiners for Engineers & Surveyors Landscape Architects Landscape Architects	C-1347 C-069 427
Electrical Design & Contractor	Johnson Modern Electric, Inc. Preferred Engineering, PLLC Gregory F. Mulholland	Examiners of Electrical Contractors Examiners for Engineers & Surveyors Examiners for Engineers & Surveyors	U-5702 P-0979 017665
Mechanical Design & Contractor	Systems Contractor Michael Charles Lemnios	Examiners for Engineers & Surveyors Plumbing, Heating & Fire Sprinkler Contractors	P-0765 29531
Associate Architect	Freeman Kennett Architects, PLLC Peter Hancock Freeman John Phillip Kennett	Architecture Architecture Architecture	51774 6765 8018
Plumbing Engineering	McKim & Creed Atul M. Nerurkar Martin E. Boyer	Examiners for Engineers & Surveyors Examiners for Engineers & Surveyors Examiners for Engineers & Surveyors	F-1222 011807 017580
Structural Engineering	KingGuinn Associates, P.A. Lawrence A. McGinnis	Examiners for Engineers & Surveyors Examiners for Engineers & Surveyors	C-0130 012614

Copies of the licenses for the referenced contractors, subcontractors and design professionals are included in the Appendix of this submittal.

3.3.4. Basic company information of all participating companies/firms:

- a. Company/Firm name;**
- b. Physical address;**
- c. Mailing address & zip code;**
- d. Email address & name of primary contact at each company/firm;**
- e. Main telephone number and direct telephone number for contacts;**
- f. Number of years in business for each company/firm.**

Firm (3.3.4 a)	Company/Firm Name Physical Address Mailing Address (3.3.4 b,c)	Primary Contact Email & Phone Number (3.3.4 d, e)	No. of Years Firm has been in Business Form of Ownership State (3.3.4 f)
Samet Corporation	309 Gallimore Dairy Rd Greensboro, NC 27409 PO Box 8050 Greensboro, NC 27419	Kenneth J. Grube Regional Vice President kgrube@sametcorp.com 336-544-2618 (D) 336-207-3282 (C)	56
ODELL	ODELL 212 S. Tryon Street Suite 980 Charlotte, NC 28281	Michael Woollen woollenm@odell.com 704-414-1000 (O) 704-414-1522 (D)	77
Stimmel Associates, PA	601 N. Trade Street, Suite 200 Winston-Salem, NC 27101	Doug Stimmel, President dstimmel@stimmelpa.com 336-723-1067 (O)	30
Johnson's Modern Electric Company Incorporated	6629 Old US 421 Hwy East Bend, NC 27018	Joshua M. Johnson, President jjohnson@jmecompany.com 336-699-3957 (O) 336-830-9500 (C)	49
Preferred Engineering, PLLC	PO Box 116 Lewisville, NC 27023	Gregory F. Mulholland greg@pe-triad.com 336-972-0796	6
Systems Contractors	711 Camann St Greensboro, NC 27407 PO Box 16023 Greensboro, NC 27416	Mike Lemnios, President mlemnios@systemscontractors.com 336-763-8975 (D) 336-707-2331 (C)	40
Freeman Kennett	1102 N. Main St., Suite 201 High Point, NC 27262	Peter H. Freeman freeman@freemankennett.com John P. Kennett, Jr. Kennett@freemankennett.com 336.869.3464 (O)	12

Firm (3.3.4 a)	Company/Firm Name Physical Address Mailing Address (3.3.4 b,c)	Primary Contact Email & Phone Number (3.3.4 d, e)	No. of Years Firm has been in Business Form of Ownership State (3.3.4 f)
McKim & Creed	8020 Tower Point Drive Charlotte, NC 28227	Atul Nerurkar anerurkar@mckimcreed.com 704.841.2588 (O) 704.945.3380 (D)	39
KingGuinn (a Bennett & Pless Company)	1309 Amble Drive Charlotte, NC 28206	Lawrence A .McGinnis lmcginnis@bennett-pless.com 704-597-1340 (O) 704-927-1509 (D)	50
Thorburn Associates	401 North Tryon Street 10th Floor Charlotte, NC 28202	Steven Thorburn sjt@ta-inc.com 704.334.1040 (O)	25
W.C. & Partners	8055 East Tufts Avenue Suite 1320 Denver, CO 80237	William Caruso wcaruso@wcandpartners.com 303.649.1600 (O)	30
505Design	508 W. 5th Street Suite 250 Charlotte, NC 28202	Kevin Kern kkern@505design.com 704.264.1745 (O)	12

3.3.5. Form of firm ownership, including state of residency or incorporation: Is the offerer a sole proprietorship, partnership, corporation, Limited Liability Company (LLC), joint venture, or other structure?

Samet Corporation is a North Carolina "S" Corporation.

3.3.6. Succinctly describe the history and growth of your firm(s) and any past or current experience with the Design-Build team being purposed (if any).

History

Since 1961, Samet Corporation has been providing outstanding service to our commercial construction clients. We became quickly known for our unwavering commitment to client satisfaction and high ethical standards. As our capabilities have grown, our core values — Service, Quality, Innovation, Trust and Safety — have remained constant. Samet has the experience, resources, and structured processes of a large company combined with the responsiveness, management accessibility and personalized service that has been ingrained in our culture from the very beginning.

Arthur Samet joined the company in 1991 and succeeded his father as CEO in 2000. Under Arthur's leadership, we have diversified from our commercial/industrial roots into high-growth segments such as multi-family housing, education, healthcare, and technology and we have continued our geographic expansion through the Southeastern U.S.

Our core values help direct our team members as they complete their day to day activities following The Samet Way. By Planning, Knowing, Executing, and Protecting the Job and Making the Job Safe we ensure a well conceived project from preconstruction through construction close-out, resulting in a high quality project, efficiently managed and within a safe environment for all.

Current Experience with Other Team Members

Combined, our Design-Build team has worked together on over 100 projects in just the past 5 years. Many of these project have been in the local Triad area. A great example is the fact that Samet, Stimmel, Johnson's Modern Electric, Systems Contractors and Preferred Engineering were all teamed on the BB&T Ballpark in Winston-Salem.

3.3.7. Regarding litigation with owners, subcontractors, and other construction-related entities, list any active or pending litigation and explain. List, and briefly describe any and all legal actions for the past three years in which respondent has been a debtor in bankruptcy, a defendant in a lawsuit for deficient performance under a contract or agreement; a respondent in an administrative action for deficient performance, or a defendant in a criminal action. Failure to fully comply with is item will be grounds for elimination from the competition.

Samet Corporation currently has no pending judgments, claims, arbitration proceedings or suits pending for any projects in all market segments including commercial, industrial, healthcare and education. There are also no pending judgments, claims, arbitration proceedings or suits for any officers or joint ventures.

There are currently 4 open claims, arbitration proceedings or suits. Based on the volume of work in the housing segment and the nature of the work and subcontractor base, these claims are within reasonable expectations. None of these claims have a material impact on the operations of Samet Corporation.

- The Flats at Mixson Apartments Charlestown, SC – 2013/2015. Suits filed by suppliers/subcontractors for lien bond enforcements. Contract Value: \$23,429,561: Claims Value: \$225,044
- Calabash Town Center Apartments, Calabash, NC - 2012. Suit filed by Shallotte Partners, LLC for contract dispute. Resolved in Voluntary Mediation. Suit then filed by Samet Corporation for breach of Mediation agreement. Voluntary dismissal filed by both parties. Shallotte Partners, LLC filed a second suit claiming similar as the first. Contract Value: \$11,341,056: Claims Value: \$317,788
- Flats at Glenwood Apartments, Raleigh, NC – 2015/2016. Suit also filed by subcontractor for alleged monies owed and by a utility provider for alleged damage to facilities. Contract Value: \$24,443,079: Claims Value: \$161,366
- 21st Century Products, Inc., Greensboro, NC - 2016
Suit filed by Samet Corporation for non-payment of services rendered. Currently in process of being resolved in Voluntary Mediation.
Contract Value: \$121,000: Claims Value: \$121,000

In the past three (3) years, Samet Corporation has NOT been a debtor in bankruptcy, a defendant in a lawsuit for deficient performance under a contract or agreement; a respondent in an administrative action for deficient performance, or a defendant in a criminal action.

3.3.8. Has the firm ever failed to complete any work awarded to it or has it been removed from any project awarded to the firm? Explain.

Samet Corporation, has never failed to complete any work awarded, nor have we ever been removed from a project.

Section 3

References

3.3.9 References for Design-Build Team

3.3.10 Trade References



3.3.9. Give three (3) references to which your Design-Build team has provided professional services of a nature and quality similar to those required herein. This reference information should include a short paragraph describing the service(s) provided, together with the following:

- a. The name of the organization to which the services were provided**
- b. Project location**
- c. Dates during which services were performed**
- d. Thorough description of project/Images**
- e. Cost description (this description, at a minimum, must include: Original project budget; Final project cost; and why there exists a difference in the original and final costs, if any).**
- f. A current contact name, together with organizational title, at the firm**
- g. The contact's current address and telephone number. Obsolete contact information will be grounds for elimination from the competition.**

Combined, our Design-Build team has worked together on over 100 projects in just the past 5 years. Many of these project have been in the local Triad area. A great example is the fact that Samet, Stimmel, Johnson's Modern Electric, Systems Contractors and Preferred Engineering were all teamed on the BB&T Ballpark in Winston-Salem.

Please see the information on the following pages

3.3.10. List five (5) major trade contractor references. Include company name, contact name, and telephone number.

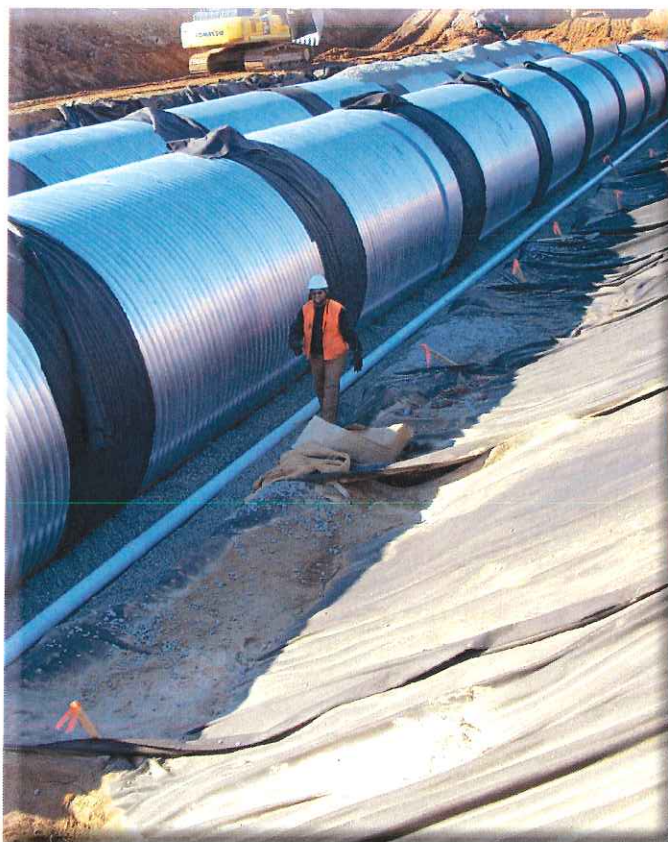
Johnson Modern Electric
Josh Johnson
336- 669-3957

System Contractors
Kevin Waters
336-763-8974

Ace/Avant
Michael Somero
336- 431-5852

Sunland Fire Protection
Chuck Sandlin
336- 886-7027

Precision Walls
Steve Riggins
336-852-7710



BB&T Ballpark, Home of the DASH



Winston-Salem, NC
17.1 Acres, 6,000 Seats

PROJECT DESCRIPTION

This CM@Risk project consisted of a 6,000 seat minor league baseball stadium built on a 17.1 acre site. The stadium includes 16 private suites, two that are available to rent for private events, a carousel, 5 concession stands, a bar and full kitchen restaurant, and over 100 toilets and urinals. ***BB&T BallPark was named "Ballpark of the Year" in 2010 on ballparks.com.***

PROJECT SCHEDULE

Construction: 2007

Completion: 2010 - This project was delayed 8 months due to ownership changes

PROJECT CONSTRUCTION COST

Original Contract: \$30,270,000

Actual: \$31,200,000 Changes were due to Owner added scope and design changes.

PROFESSIONAL SERVICES PROVIDED

Construction Manager at Risk for the project.

DESIGN-BUILD TEAM MEMBERS PROVIDING DESIGN-BUILD CONSTRUCTION SERVICES

Samet Corporation

Stimmel Associates

Systems Contractors

Johnson's Modern Electric

Preferred Engineering (PE's Owner when working for other company)

PROJECT OWNER

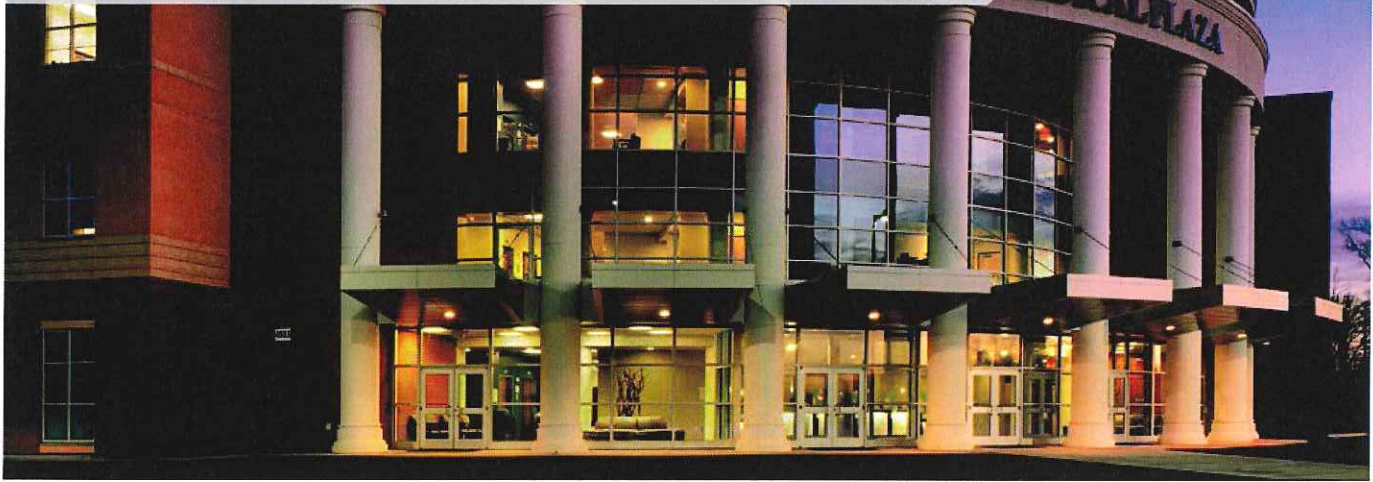
Billy Prim

Phone: 336-331-4012

bprim@primowater.com



Premier Medical Plaza



High Point, NC

PROJECT DESCRIPTION

Premier Medical Plaza LLC contracted with ODELL for the programming, design, and administration of Premier Medical Plaza medical office building. This four-story medical office building accommodates physician offices, urgent care, outpatient surgery, an Imaging Center and support services. The interiors consist of a fully completed Pediatrics Center, Family Medicine, Neurology, Gastroenterology, Internal Medicine, Laboratory, and Oncology areas. Samet Corporation completed the 12,650 sf Imaging Upfit on the first floor. The upfit included a CT Scan room, Radiology and mammography rooms and data storage room.

PROJECT SCHEDULE

Construction: 2009

Completion: 2010 Project Completed On-Time

PROJECT CONSTRUCTION COST - ODELL

Final: \$22,200,000

PROJECT CONSTRUCTION COST - SAMET'S UPFIT

Original Contract: \$789,870

Actual: \$1,31,635 Changes were due to Owner scope and design changes.

PROFESSIONAL SERVICES PROVIDED

Programming, Design, and Administration (ODELL)

General Construction Services (Samet)

DESIGN-BUILD TEAM MEMBERS PROVIDING DESIGN-BUILD CONSTRUCTION SERVICES

ODELL Associates (Design)

Samet Corporation (Construction)

PROJECT OWNER

Doug Mathis, COO and CFO

Cornerstone Health Care

336-802-2700



Old Dominion Freightline Office Renovation



Thomasville, NC

PROJECT DESCRIPTION

160,000 sf Multi-phased corporate office renovation with no business interruption. Project included a new employee entrance / patio addition to help bring daylight into basement office area, new client lounge, new employee lunch/break area, additional parking spaces and resurfacing of existing parking lots.

Work included a complete redesign of electrical and mechanical systems.

PROJECT SCHEDULE

Construction: 2007

Completion: 2010 - This project was delayed 8 months due to ownership changes

PROJECT CONSTRUCTION COST

Original Contract: \$474,082

Actual: \$12,939,512 Project was completed in phases. Cost for each phase was determined and approved by Owner prior to construction of the phase.

PROFESSIONAL SERVICES PROVIDED

Design/Build Renovation

DESIGN-BUILD TEAM MEMBERS PROVIDING DESIGN-BUILD CONSTRUCTION SERVICES

Samet Corporation

Systems Contractors

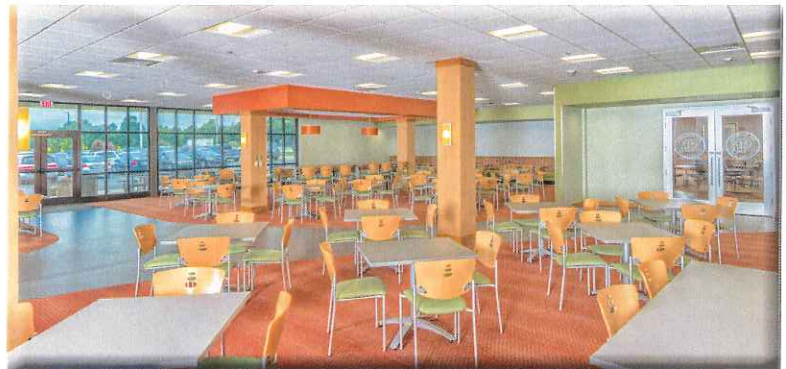
Johnson's Modern Electric

PROJECT OWNER

Matt Nowell

336-822-5778

matt.nowell@odfl.com



Section 4

Office Submitting Qualifications



3.3.11. Office Submitting Qualifications:

If the firm has multiple offices, the qualification statement should include information about the parent company and branch office separately. Identify the office from which the project will be managed and that office's proximity to the project site. Parent company (or general office) financial information as totals will be acceptable IF "parent" (or "general office") means that it is financially responsible for the liabilities of the branch office. If the parent company is not so responsible, meaning that its financial resources are not available to the office that will perform the contract, it will be misleading to the Owner to offer the financials of any office other than the one with the prospect of a contract with the Owner.

Samet Corporation, the Lead Design-BUILDER, has its corporate office in Greensboro, NC, with regional offices in Charlotte, NC, Raleigh, NC and Charleston, SC. Samet Corporation does not have a parent company. The local Greensboro office will be responsible for the management of the new Baseball Stadium and Entertainment Venue Project.

Samet's office is located just 10.2 miles from the site of High Point's new stadium.

Section 5

3.3.12 Relevant Project Experience of DESIGNER



3.3.12. Relevant Project Experience of the DESIGNER:

Relevant project experience refers especially to buildings comparable to this project in relevant ways. The most relevant experience will be on other Design-Build projects as designer. If the designer claims experience acquired by hiring of or participation by personnel who were/are members of another firm(s) at the time of the experience, please express that fact and disclose the name of the other firm(s). Describe no fewer than three projects in order of most relevant to least relevant that demonstrate the firm's capabilities to provide design services on the project at hand. For each project, the following information should be provided:

- a. Project name
- b. Project location
- c. Dates during which services were performed
- d. Physical description (e.g., square footage, number of stories, site area)
- e. Cost description (this description, at a minimum, must include: Original project budget; Final project cost; and why there exists a difference in the original and final costs, if any).
- f. Brief description of project
- g. Services performed as Designer
- h. Statement of performance versus owner expectations in the areas of cost, quality, and schedule
- i. Owner reference

ODELL has significant recent experience designing new and renovated ballpark projects similar to the High Point Baseball Stadium and Entertainment Venue. In addition to designing numerous arenas, stadiums and sports complexes, over the last 3 years ODELL has completed or is currently completing the following comparable projects:

- High Point Ballpark and Entertainment District Feasibility Study and Conceptual Design – High Point, NC;
- BB&T BallPark - Home of the Charlotte Knights - Charlotte, NC;
- North Augusta Ballpark & Mixed-Use Development - North Augusta, SC;
- Gastonia Downtown Sports and Entertainment District Feasibility Study - Gastonia, NC;
- Francis Marion University Athletic Complex - Florence, SC;
- Bojangles' Coliseum Renovations - Charlotte, NC;
- Charleston Civic Center Additions and Renovations - Charleston, WV

Three of these projects are detailed in the following pages.



BB&T BALLPARK - HOME OF THE CHARLOTTE KNIGHTS
CHARLOTTE, NORTH CAROLINA
8 Acres, 10,000 Seats



PROJECT DESCRIPTION

BB&T BallPark is a new 10,000 seat ballpark in Uptown Charlotte for the Charlotte Knights Triple-A team. The ballpark is designed to fit into a tight urban site, surrounded by streets on all 4 sides. The field was strategically oriented to showcase views of the Uptown Charlotte skyline from home plate. The main entrance plaza is located across from the new Romare Bearden Park to strengthen the synergy between the two parks. **BB&T BallPark received an AIA North Carolina Design Award and was named Best Ballpark in the Minors in 2015.**

PROJECT SCHEDULE

Design: 6 months
Construction: 18 months
Completion: 2014

PROJECT CONSTRUCTION COST

Estimated: \$54,000,000 Project Cost
Actual: \$44,485,000 Construction Cost; \$53,900,000 Actual Project Cost

PROFESSIONAL SERVICES PROVIDED

Architecture & Structural Engineering, site location investigation and development, programming, design, construction documents, construction administration

STATEMENT OF PERFORMANCE VERSUS OWNER EXPECTATIONS IN THE AREAS OF COST, QUALITY, & SCHEDULE

The project met the Owner's goals in relation to cost quality and schedule. As evidence of the quality, the BB&T BallPark received an AIA North Carolina Design Award and was named Best Ballpark in the Minors in 2015.

PROJECT OWNER

Jim Schumacher, PE
Schumacher Urban Projects
704-400-3493
jimurbanprojects@windstream.net



NORTH AUGUSTA BALLPARK & ENTERTAINMENT DEVELOPMENT
NORTH AUGUSTA, SOUTH CAROLINA

PROJECT DESCRIPTION

Single A Ballpark with 4,500 total capacity. The project includes 12 suites, a 3,200 s.f. stadium club, a “brew pub” restaurant in right field, and 20,000 s.f. of “franchised” retail and restaurant spaces along the first base side that serve the local community while supplementing the food & beverage offerings of the ballpark.

PROJECT SCHEDULE

Construction is underway, with a scheduled completion date of April, 2018.

PROJECT CONSTRUCTION COST

\$38 Million project cost for the ballpark, restaurant, and retail spaces.

PROFESSIONAL SERVICES PROVIDED

Architecture: programming, master planning, full architectural services

STATEMENT OF PERFORMANCE VERSUS OWNER EXPECTATIONS IN THE AREAS OF COST, QUALITY, & SCHEDULE

The project is currently under construction. Costs and schedule are tracking as outlined in the project construction documents.

PROJECT OWNER

City of Augusta
Todd Glover
City Manager
803-441-4202
tglover@northaugusta.net



FRANCIS MARION UNIVERSITY GRIFFIN ATHLETIC COMPLEX FLORENCE, SOUTH CAROLINA

PROJECT DESCRIPTION

The Francis Marion University Athletic Complex is a new multi-venue project that forms the centerpiece for the University's Athletic program. The design weaves together the venues with a pedestrian plaza that provides a welcoming and energizing experience for the fans.

Baseball Stadium - 1,200 Seats

Soccer Stadium - 450 Seats

Pedestrian plaza

Lake and water features

Softball Stadium - 340 Seats

Field House and Lockers

Parking - 520 spaces

PROJECT SCHEDULE

Completed March 2012

PROJECT CONSTRUCTION COST

\$10,250,000

PROFESSIONAL SERVICES PROVIDED

Architecture and Structural Engineering: master planning, design, construction documents, bidding, construction administration

STATEMENT OF PERFORMANCE VERSUS OWNER EXPECTATIONS IN THE AREAS OF COST, QUALITY, & SCHEDULE

The project met the Owner's goals in relation to cost quality and schedule.

PROJECT OWNER

Francis Marion University

Ralph Davis

Director of Facilities Management

843.661.1101

RDavis@fmarion.edu

Section 6

3.3.12 Relevant Project Experience of BUILDER



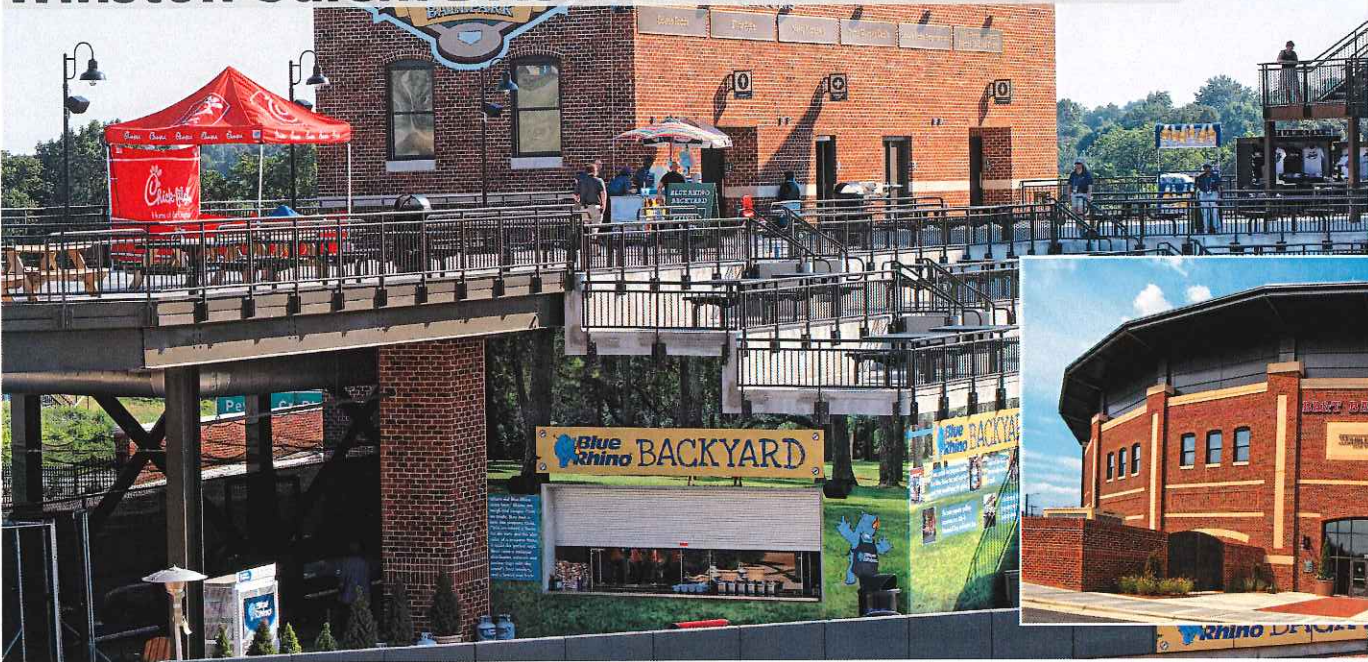
3.3.13. Relevant Project Experience of the BUILDER:

Relevant project experience includes similar building type and delivery method relevant to the type of project to be constructed using the Design-Build delivery method or performing as a general contractor on comparable types and sizes of projects. If the builder claims experience acquired by hiring or participation by personnel who were members of another firm(s) at the time of the experience, please express that fact and disclose the name of the other firm(s). Describe no fewer than three projects in order of most relevant to least relevant that demonstrate the firm's capabilities to perform the project at hand. For each project, the following information should be provided:

- a. Project name
- b. Project location
- c. Dates during which services were performed
- d. Physical description (e.g., square footage, number of stories, site area)
- e. Thorough description of project/images
- f. Cost description (this description, at a minimum, must include: Original project budget; Final project cost; and why there exists a difference in the original and final costs, if any).
- g. Services performed as Builder
- h. Statement of performance versus owner expectations in the areas of cost, quality, and schedule
- i. Owner reference

Please see the following pages.

BB&T Ballpark Winston-Salem for the Winston-Salem DASH



WINSTON-SALEM, NORTH CAROLINA
17.1 Acres, 6,000 Seats

PROJECT DESCRIPTION

This CM@Risk project consisted of a 6,000 seat minor league baseball stadium built on a 17.1 acre site. The stadium includes 16 private suites, two that are available to rent for private events, a carousel, 5 concession stands, a bar and full kitchen restaurant, and over 100 toilets and urinals. **BB&T BallPark was named "Ballpark of the Year" in 2010 on ballparks.com.**

PROJECT SCHEDULE

Construction: 2007
Completion: 2010 - This project was delayed 8 months due to ownership changes

PROJECT CONSTRUCTION COST

Original Contract: \$30,270,000
Actual: \$31,200,000 Changes were due to Owner added scope and design changes.

PROFESSIONAL SERVICES PROVIDED

Construction Manager at Risk for the project.

SIMILARITIES WITH HIGH POINT BASEBALL STADIUM

- Rezoning of properties
- Road Closures
- Relocation of utilities
- Having to keep surrounding business open without utility interruptions
- Demolition of existing structures
- Urban Setting/Environment (site logistic/phasing planning)

COMPLEXITY

The site selected for the new ball field had several challenges. Samet and the City of Winston-Salem worked together to determine how to preserve and relocate several historic landmarks and demolish other structures in preparation for the ballpark. The site - a bowl nestled between major thoroughways - was topographically challenging. Challenges such as the original steep grade drop across the site were solved and now celebrated with the unique outfield retaining wall, pedestrian bridge, and brick retaining site walls. The ballpark also required a massive amount of engineering to construct a way to allow storm drainage from 100' to flow to the ballpark from 4' pipes that existed under a functioning interstate highway. A solution involved two 12' diameter, 190' pipes to meet at a structure that had check-downs to slow the water flow to the city side. The team worked together to ensure that the entire park geometrically and architecturally worked to create the desired effect.

The project quality and artisanship for the ballpark incorporated historic design and expert masonry craftsmanship. Samet worked closely with designers on specific details and constructability. We supplied multiple options for considerations based on prior experience with similar facilities. Our construction team also provided multiple mock-up designs for review. During the design phase, we used computer modeling to virtually orient the stadium - we paid attention to what the view was from every angle.

STATEMENT OF PERFORMANCE VERSUS OWNER EXPECTATIONS IN THE AREAS OF COST, QUALITY & SCHEDULE

The project met the Owner's goals in relation to cost quality and schedule. Although there were challenges to the schedule due to Ownership changes, Samet was able to keep the project moving to reduce subcontractor and Owner impact.

PROJECT OWNER

Billy Prim
Phone: 336-331-4012
bprim@primowater.com

First National Bank Field for the Greensboro Hoppers



GREENSBORO, NORTH CAROLINA
7.8 Acres, 6,000 Seats



PROJECT DESCRIPTION

First National Bank Field ballpark is a 6,000 seat minor league baseball stadium. This state-of-the-art facility features a 30' wide, open-air concourse, 36 concession points of sale, the Go Triad Grandstand outdoor sports bar, a kid-safe play park and numerous amenities. Park includes 16 luxury suites and 2 grass berm and picnic areas. The stadium was constructed to meet Class AA standards with room for expansion. The site was also very tight with little construction laydown area in the downtown area of the city. This was a joint venture project, with Samet taking the Project Management lead. The success of this project allowed for Samet to be contractor of choice for the new ballpark in Winston-Salem.

PROJECT SCHEDULE

Construction: 2003 (387 days)
Completion: 2005

PROJECT CONSTRUCTION COST

Original Contract: \$13,700,000
Actual: \$14,200,000 - Owner added scope, unforeseen site conditions & design changes.

PROFESSIONAL SERVICES PROVIDED

Construction Manager at Risk for the project. This project was completed by a joint venture between Samet and Barton-Malow. **Samet was the managing lead JV partner on the project and provided the lead construction team members including the Sr. Project Manager, Project Engineer, Project Administrator and preconstruction team support for the facility and provided preconstruction of the site development.** Barton Malow provided the Superintendent, facility preconstruction and assisted in the site development preconstruction.

STATEMENT OF PERFORMANCE VERSUS OWNER EXPECTATIONS IN THE AREAS OF COST, QUALITY, & SCHEDULE

The project met the Owner's goals in relation to cost, quality and schedule.

PROJECT OWNER

Jim Melvin
Phone: 336-691-9803

SIMILARITIES WITH HIGH POINT BASEBALL STADIUM

- Demolition of existing structures
- Urban Setting/Environment (site logistic/phasing planning)
- Relocation of utilities

Greensboro Coliseum Complex for Greensboro Swarm



GREENSBORO, NORTH CAROLINA
2,100 Seats
40,841 sf



PROJECT DESCRIPTION

The newly renovated, state-of-the-art structure is the home of the Charlotte Hornets' NBA Development League franchise, the Greensboro Swarm. The Fieldhouse features a 30,000-square-foot, column-free area along with 8,500 square feet of support space that includes locker rooms, dressing rooms and its own box office.

PROJECT SCHEDULE

Construction: 2016 (170 days)
Completion: 2016

PROJECT CONSTRUCTION COST

Original Contract: \$5,480,000
Actual: \$5,700,000 - Unsuitable Soils, Owner scope changes and minor upgrades required by Fire Department

PROFESSIONAL SERVICES PROVIDED

Construction Manager at Risk for the project.

STATEMENT OF PERFORMANCE VERSUS OWNER EXPECTATIONS IN THE AREAS OF COST, QUALITY, & SCHEDULE

The project met the Owner's goals in relation to cost, quality and schedule.

PROJECT OWNER

City of Greensboro
Greensboro Coliseum
Mike Perdue
Phone: 336-373-7457
mike.perdue@greensboro-nc.gov

Section 7

Local & Minority Business



3.3.14. Minority Business (MB): Indicate whether offerer is a Minority Business Enterprise and any MB firms on the Design-Build Team. Complete MB forms Affidavit A and Identification of Minority Business Participation on Pages 28 & 34 or Affidavit B for own work force. (this may be part of the appendix) OR Outline design-build team strategy to meet County's MB goals for construction as outlined in Section 1.2.4

The Design-Build Team is not a Minority Business Enterprise; however, Samet Corporation has a proven plan to ensure Minority Business Participation at, **or above**, the City of High Point's goals for the Baseball Stadium and Entertainment Venue Project. We will also focus on ensuring local subcontractors and vendors are given the opportunity to participate in this signature project.

Overview of Local and MWBE Participation Plan

Purpose and Objectives:

The Samet Team has written this comprehensive plan to ensure successful Local and HUB participation in this project. Through the implementation of this plan, we will achieve the following objectives:

1. Capture interest by publicly reaching out to capable minority and woman owned firms in the community to inform them about opportunities to participate in this project.
2. Offer our experience and knowledge to firms targeted for participation by providing training, networking opportunities, and assistance with the completion of the North Carolina Subcontractor Prequalification form and process. (This includes assistance with obtaining NC HUB/SWUC certification where necessary to maximize HUB participation.)
3. Structure specific bid packages with reduced financial and bonding requirements in order to maximize HUB participation.
4. Track and assist targeted HUB firms from the time of identification through the bidding process in order to ensure a successful bid response for this project.
5. Involvement of Local and MWBE Firm to work with Samet through Preconstruction and Construction.

Plan Administration:

This plan shall abide by the North Carolina laws that govern minority business participation. The guidelines will be implemented through the following good faith components:

- Active Recruitment and Prequalification
- Preconstruction Phase Contractor's Outreach and Local and MWBE Vendor Networking Session
- Tailored Trade Packages
- Financial and Bonding Assistance
- Second Tier Strategy
- Reporting

Active Recruitment & Involvement

The Samet Team will begin recruitment of HUB and local firms by hosting an outreach and vendor networking session to promote the project to the community. The subcontractor outreach gathering shall be scheduled to occur prior to the deadline for submitting prequalification applications, thus allowing the participants who attend the event the opportunity to prequalify as a 1st tier bidder. HUB firms will be solicited through project advertisements placed in the following venues upon confirmation with the owner:

- Mailing, e-mailing, or faxing applications for prequalification
 - This project will use the standard North Carolina Subcontractor Prequalification form
- Individual consultations in person or by phone with potential bidders to determine interest and qualifications

- Advertising our Outreach Meetings, HUB Information Sessions, prequalification process and bid solicitations, as applicable, in the following venues:
 - o Newspapers if approved by High Point
 - o Statewide HUB Coordinators
 - o United Minority Contractors of North Carolina
 - o iSqFt

Assistance in completing the applications for prequalification will be discussed and made available to interested firms at the outreach gatherings.

Contractors' Outreach and Local and MWBE Vendor Networking Session

The Contractor's Outreach and Local and MWBE Vendor Session will consist of multiple Local and MWBE Vendors that will be show casing their services from Minority MEP Supply Companies, Bonding/ Insurance Agencies, Staffing Agencies, and Banking Companies. The goal of the Vendor Show is to maximize bid participation by HUB firms that normally have trouble getting participation by providing face to face contact with Minority Firms to increase second tier participation, and enable small firms to talk directly with Insurance and Bonding Companies to aid in bidder participation.



The following objectives will be achieved:

- Provide networking opportunities where HUB firms can meet with appropriate majority trade contractors, vendors, and service providers.
- Provide individual one-on-one assistance in completing prequalification forms.
- Increase Second Tier Participation.
- As time permits, aid targeted candidates with the NC HUB registry process in the event that the targeted minority or woman owned firm is not currently certified. A secondary goal of this plan is to increase the number of qualified HUB firms available to bid on future projects.

Tailored Trade Packages

Portions of work will be identified and tailored into bid packages specifically designed to promote the interest of available MWBE firms and maximize participation.

Specific bid packages and reduced barrier bid packages will be determined during and near the conclusion of the Preconstruction Phase. "Reduced barrier" bid packages may not require that a bond be provided by 1st Tier Trade Subcontractors that will be involved in work that falls at or below a certain dollar value. Part of our strategy to maximize HUB participation will be the utilization of a Subcontractor Bonding Program to encourage HUB participation from firms that do not currently bond their own projects but meet other requirements.

Financial and Bonding Assistance

Our interaction with potential HUB firms targeted for participation in this project will begin with our Preconstruction Phase Contractor's College. During this time, our construction team and executive staff will learn, evaluate, and develop an approved assistance plan to address the financial and bonding needs of HUB firms on a case by case basis. This component of our comprehensive plan will include the following on a case by case basis:

- Provide interim payment schedules between regular progress payments to assist with cash flow needs
- Assist in the acquisition of required insurance coverage and in procuring or alleviating bonding requirements.
- Assist qualified HUB firms in obtaining bonding through partnerships or wave bonding requirements where possible based on statutory requirements.

Any agreed upon assistance will be made an official part of the executed subcontract documents. Additionally, the owner must approve the aforementioned items in order to assist the Samet Team in meeting the associated cash flow requirements of the project.

Second Tier Strategy

To further maximize HUB participation, Bid Packages for Prime Subcontractors might be written to include select scopes of work not normally provided by that trade to enable more active recruitment of second tier HUB firms. For example, the Mechanical Bid Package might include painting of utility piping and insulation. While this is a related activity, this scope is usually included in the Painting subcontractor's scope of work. By including this scope in the Mechanical Bid Package, the 1st tier mechanical firm will be encouraged to seek out qualified HUB participation.

Reporting

We will prepare a summary report that will indicate the percentage of HUB participation reasonably expected for each bid package. This report will be updated monthly in conjunction with the Application for Payment and will reflect actual HUB participation for this project.

To maximize participation, each Subcontractor who is awarded a contract with Samet will be required to submit their project specific HUB Plan within 72 hours of the Post Bid Review inclusive of how they plan to achieve a minimum of 10% participation while working on the project. Each Hub Plan will be reviewed by Samet Hub Coordinator for the Project and all Plans will be submitted to High Point for review and approval. This will assure that participation efforts on the project reach full potential.

Below are examples of recent projects and our success in meeting our Clients' participation goals.

Team	Owner	Project Type	MWBE Participation
Samet	Greensboro D-League	Fieldhouse Renovation	32%
Samet/SRS	Simkins Elementary	School	56%
Samet/SRS/BMCO	UNCG Spartan Village Phase I	Residence Halls	33.8%
Samet/SRS	GTCC Cameron Campus	Classroom	29%
Samet/SRS	Winston-Salem State University	Classroom / Studio	29.3%
Samet	VA Healthcare Center	Multi-Story Medical Facility	34.24%

Section 8

Why Samet's Design-Build Team

Firms' Resources

Key Personnel

Project Approach

Schedule

Safety



3.3.15. Statement of "why" the Proposing Firm Should Be Selected: This section provides each firm the opportunity to provide specific information that differentiates them from others in the competition. Including: **Personnel Capability - Provide general information about the firm's personnel resources, including classifications and numbers of employees and the locations and staffing of relevant offices. Provide list of qualified and available personnel resources, identifying experience and ability for key personnel. The key personnel, at a minimum, are the proposed Designer(s) of Record, supporting project architects and engineers, 3.3.15. Statement of "why" the Proposing Firm Should Be Selected:** This section provides each firm the opportunity to provide specific information that differentiates them from others in the competition. Including: **Personnel Capability - Provide general information about the firm's personnel resources, including classifications and numbers of employees and the locations and staffing of relevant offices. Provide list of qualified and available personnel resources, identifying experience and ability for key personnel. The key personnel, at a minimum, are the proposed Designer(s) of Record, supporting project architects and engineers, project superintendent, Design-Builder's project manager, project director, estimator, preconstruction manager, and the executive in charge. At this stage, firms may list more than one person qualified and available for the proposed project.**

Bid Strategy



Samet Corporation is uniquely positioned as being a well known and trusted local builder and respectfully asks to be your Design-Builder for the new High Point Baseball Stadium and Entertainment Venue. **We are fully invested in our community and will do whatever it takes to ensure this Stadium has the best design and quality achievable. We believe that only the Samet Design-Build team has the relationships with our local, and MWBE trade contractors to ensure they have capacity available to execute the work in a timely manner.** You will experience our attention to detail through our holistic process and organizational culture that is dedicated and project focused.

What separates our team, differentiators?

- Local Resources
- Design-Build Project Delivery Experience
- 56 Years of Experience and History in and With The City of High Point
- Design Team Experience
- Local Subcontractor Base
- Capacity to Complete the Work on Time
- Commitment to community
- Experience with Baseball Stadium & Entertainment Venues
- Experienced Project Team and Personnel
- Developer Experience
- Building Information Modeling (BIM) and Civil 3D Design Capabilities
- Understanding of the Project Site
- Understanding of Infrastructure Relocation and Program Requirements
- Financial Strength

True Design Builder – The Samet led team cut its teeth on Design-Build delivery and has perfected this delivery system over the past 56 years. A huge portion of our work (over half) is dedicated to Design-Build and your dedicated Executive in Charge, Kenneth Grube, is DBIA (Design Build Institute of America) certified and a founding committee member of the DBIA North Carolina chapter. As a Design-Builder we recognize the collaboration among the design team members and the construction team. But, the most important element – is that the responsibility for design, cost, and constructability rests with one entity – Samet!

Design Team – Our assembled design team of ODELL and Stimmel has project experience with Samet and these designers have provided architectural and design services for recent Baseball Stadiums and Entertainment Venues. Our team has regional and national exposure with local roots. ODELL was responsible for the preliminary site studies, ballpark programming, and initial ballpark/mixed-use development concepts, so we are very familiar with the City of High Point and the needs for the ballpark project. ODELL has extensive experience designing sports complexes in conjunction with larger mixed-use developments.

Subcontractor Base – Samet understands the importance of having strong, mutually beneficial relationships with our subcontractors and suppliers. We will keep the fruits of our labor right here. The wages earned will remain local and benefit families right here in Guilford County. As mentioned in our Local MWBE plan, we actively recruit new trade partners and remove barriers for access to our organization. Samet-ODELL shows up on day one with a system for prequalifying subcontractors and a base of prequalified trades already queued up for this project. Our system yields multiple trade personnel which increases bids on bid day. This yields more competition and better pricing for the City of High Point.

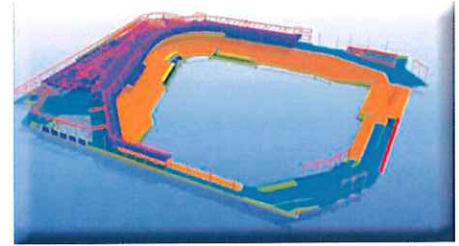
Risk Management - Samet's advantage is that we stand alongside you, the City of High Point, as the single source of responsibility for design and construction. At the beginning we are the "information repository" that will provide detailed meeting summaries as we all plan the job together. We define the risks and reduce those elements. For example, we document and raise constructability issues internally and alert the team to budget management issues (over/under). In preconstruction, our team will take the time to fully educate potential subcontractors before the bid by providing project information/recruitment gatherings. Further, we provide scheduling and logistics/phasing plans as a "trust" tool so our trade partners can accurately "plan" the job which results in accurate costs and timely deliveries – when everyone is on the same page. We incorporate only those partners with a proven history of maintaining schedule, safety standards, are insurable and financially sound. We also verify 2nd tier subcontractors and suppliers. Today's market conditions are volatile. Our process minimizes the risk of subcontractors stalling a project.

Capacity - Samet Corporation has been building and growing since 1961, celebrating our 56th year this April. We remain financially strong and well capitalized in a turbulent economy. Samet participates in a \$400,000,000 bond program, established financing options, strong balance sheet and liquidity.

Please see our project team resumes and capacity in the following pages.

Experience - Our proposal features projects that combine Baseball Stadium and Entertainment Venue Design & Construction. Each project we perform is treated as if we were the owners. What that means to High Point is that each project is vetted for optimal return. Our philosophy is not one that concerns the construction only but a relationship that transcends the life of the facility through its various systems and the intended function for 25-35 years from now. We have coined this methodology...and call it...IQD or Integrated Quality Delivery. This is our holistic approach to High Point and that experience starts now, it is in our proposal, it is in our conversations, our relationships – much more than sticks and bricks.

Modeling Studio - Our in-house team has the capability to digitally analyze and research the Baseball Stadium and surrounding ancillary sites through our software and human capital investments. We can incorporate your facility, working with our design team, in the virtual world which allows High Point flexibility in making decisions thus saving project time and money. As part of our normal package of services, we will provide conceptual plans and due diligence required to assist you with making efficient decisions regarding the site(s) in respect to: local development ordinances, topography, access, utilities, building orientation, watershed development, and storm drainage.



BIM & 3D Civil Design Modeling Capabilities

Development Experience - With our team, you get a Design Builder with a focus on total development. Samet Corporation owns or manages over four million square feet of property throughout the local area. We participate as owners, developers, equity partners and/or builders. This means that we understand the total picture from your perspective. What it takes to make the project viable, the financing particulars, the many partners at the table. This translates into one objective: "we've got to do, what we say we're going to do"...in a word, TRUST...when many stakeholders are at the table, it only works when there is trust involved.

In summary, the Samet team is a truly local firm with a complete commitment to the success of this project. Samet has over 50 years of design-build experience and community outreach in the city of High Point. We are not just your design-build team, we are the enthusiastic fans sitting side by side with you. It will give us great pride to attend games with our families knowing we helped build this landmark facility for our community. This means absolute accountability. This is our personal commitment.

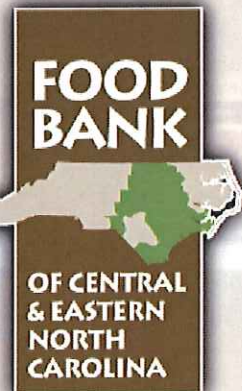
Also, following this introduction, please reference the following sections to complement our "Statement of Why" Samet-ODELL Design-Build Team.

- **Community Stewardship & Involvement**
- **High Point Construction Projects, majority of which utilizing Design-Build Project Delivery**
- **Firms' Resources**
- **Key Personnel**
- **Project Approach**
- **Schedule**
- **Safety**

THE BEST NEIGHBOR YOU COULD ASK FOR



**HIGH POINT
UNIVERSITY**



**Guilford
County Schools**



BOYS & GIRLS CLUB



**United Way
of Greater Greensboro**



**United Way
of Greater High Point**



High Point Project Experience

Just Some of Our Exceptional Work in High Point

Tri-City Christian Academy	Syntec, Inc.
Student Excellence Center	ARC of High Point
Violino	Mannington
Premier Medical Plaza	Andco Industrial Corporation
Stanley Furniture	Shaw Furniture Galleries
Ilderton Dodge Chrysler Jeep Ram	Pendelton Street Extension
University Village I & II	National Center III Spec Building
High Point University Residence Hall II	National Center II Spec Building
Art Frame Direct	Rock Point Shell Building
High Point University Residence Hall	Wood-Armfield
High Point University Roberts Hall Green	Trone Advertising
Hospice of the Piedmont	Craftex Plastics Addition
Black's Furniture	Cintas Uniform
High Point University	Apparel Sales And Printing
Westchester Village Phase II	Alfred Williams & Co.
Mannington Building #4	Tenn-Tex
Mannington Mills, Inc.	Quantum Group, Inc.
Culp, Inc.	BB & T Office Building
Palladium Cinemas	National Center One Spec Building
Mannington Wood Floors, Phase III	Showplace Showrooms
Wesleyan Gym	Guardsman Products, Inc.
Providence Place Building "C"	Bennett Uniform
Deep River West	Carolina Aluminum, Inc.
Thorndike/Tyler	Foamex, Inc.
Community Bible Church	AKZO Coatings, Inc.
Universal Furniture International	Salvation Army Green Street Building
Mannington Wood Floors, Phase II	Carson Dellosa Properties
Brayton International	Wachovia Bank
Hanamint Facility	Stefani Group America, Inc.
Steele Street Partners Showroom	Culp, Inc.
American Premium Beverage	Bethany Medical
Jeffco Furniture Showroom	The Atrium
Beeson Hardware	Carson-Dellosa Publishing Company.
Speer Collectibles	One Piedmont Centre
Pita Delite	S & R Building
Rock Point II	Maitland-Smith, Ltd.
National Center IV Spec Building	Capitol Records, Inc.



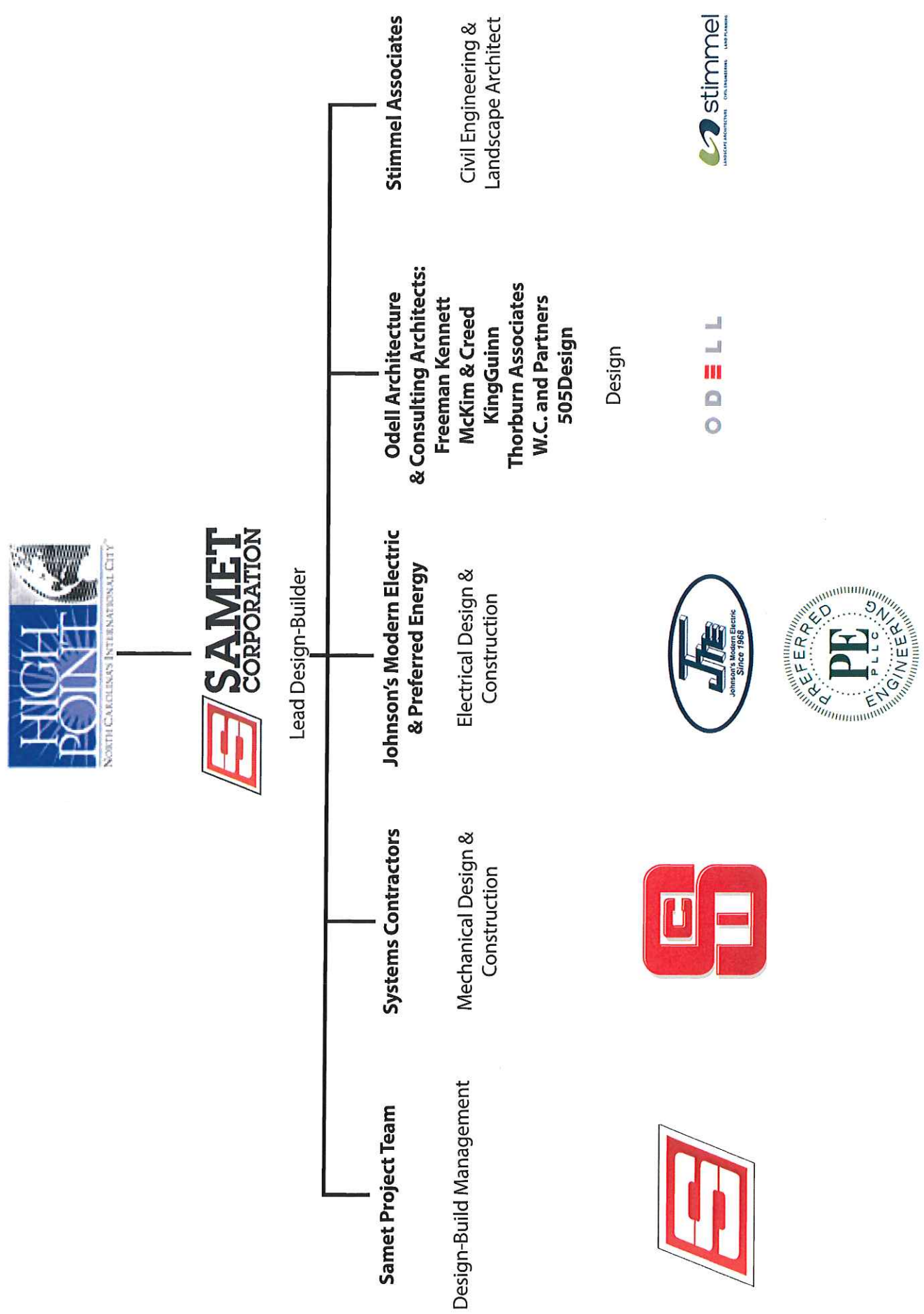
Building Structures. Building Relationships.

Personnel Capability - Provide general information about the firm's personnel resources, including classifications and numbers of employees and the locations and staffing of relevant offices. Provide list of qualified and available personnel resources, identifying experience and ability for key personnel. Including: Personnel Capability - Provide general information about the firm's personnel resources, including classifications and numbers of employees and the locations and staffing of relevant offices. Provide list of qualified and available personnel resources, identifying experience and ability for key personnel. The key personnel, at a minimum, are the proposed Designer(s) of Record, supporting project architects and engineers, project superintendent, Design-Builder's project manager, project director, estimator, preconstruction manager, and the executive in charge. At this stage, firms may list more than one person qualified and available for the proposed project.

Samet Corporation, the lead Design-Builder for this project is based in Greensboro, NC, and this is the office that will manage the project. We currently have 153 employees, company-wide, with 84 in Greensboro. Below is a breakout of key construction personnel resources.

Role	Samet		ODELL	
	Project Office	Company Wide	Project Office	Company Wide
Architect			8	12
Intern	8	8	7	11
Construction Administration	8	8	1	2
Specifications			1	1
Interior Designer			1	3
Carpenter I		1		
Corporate Services	19	27		
Director of QA/QC		1		
Field Engineer I & II	3	11		
Field Engineer Services	3	3		
Field Executive	1	3		
General Superintendent		1		
PEP Manager	1	1		
Precon Project Engineer		1		
Precon Project Executive	3	4		
Precon Project Manager I & II	2	4		
Sr. Precon Project Manager	1	1		
Project Engineer I & II	2	7		
Project Executive	3	8		
Assistant Project Manager	4	6	2	4
Project Manager I & II	5	13		
Sr. Project Manager	2	7		
Project Planner	1	1		
Project Services Manager	1	1		
Quality Assurance			1	1
Regional Vice President	1	2		
Safety Coordinator	1	2		
Assistant Superintendent	2	3		
Superintendent I & II	13	23		
Sr. Superintendent	2	7		
Virtual Construction & Design Manager	1	1		

Project Organizational Chart



Key Team Members



Kenneth J. Grube, DBIA
Executive-in-Charge



Winston-Salem DASH
Member Participant

Design Team



Michael Woollen
Principal-In-Charge

Preconstruction / Construction Team



Rodney Cheek
Project Executive



Brad Bartholomew
Architect



Anthony Hersey
Architect



Jonathan Blain
Architect



Gaurav Gupte
Architect



Peter H. Freeman
Architect



Bill Wooten
Precon Project Executive



Mike Lemnios
Mechanical Design & Construction



Ryan Verstat
Project Manager



John P. Kennett Jr.
Architect



Atul Nerurka
Plumbing Engineer



Tim Rape
Plumbing & Fire Protection



Larry McGinnis
Structural Engineer



Steve Phillips
Structural Engineer



Scott Robinson
Precon Project Manager



Josh Johnson
Electrical Design & Construction



Mike Gobble
Sr. Superintendent



Steve Guinn
Structural Engineer



Doug Stimmel
Landscape Architect



Neal Tucker
Civil Engineer



Kelway Howard
Civil Engineer



Luke Dickey
Land Planner



Paul Adolwa
Project Planner
(Scheduling/Estimating)



Greg Mulholland
Electrical Design & Construction



Lee Collins
Superintendent



Steven Thorburn
Low Voltage / IT



Topper Sowden
Low Voltage / IT



William Caruso
Food Service



Steven Young
Food Service



Kevin Kern
Graphics / Signage



Kelly Kleinfelter
Graphics / Signage



Chris Brown
BIM Manager



Bruce Jaworoski
Safety Director



Kenneth Buck
Superintendent

Key Team Members



Kenneth J. Grube, DBIA
Executive-in-Charge



Winston-Salem DASH
Member Participant

Design Team



Michael Woollen
Principal-In-Charge

Preconstruction / Construction Team



Rodney Cheek
Project Executive



Brad Bartholomew
Architect



Anthony Hersey
Architect



Jonathan Blain
Architect



Gaurav Gupte
Architect



Peter H. Freeman
Architect



Bill Wooten
Precon Project Executive



Mike Lemnios
Mechanical Design & Construction



Ryan Verstat
Project Manager



John P. Kennett Jr.
Architect



Atul Nerurka
Plumbing Engineer



Tim Rape
Plumbing & Fire Protection



Larry McGinnis
Structural Engineer



Steve Phillips
Structural Engineer



Scott Robinson
Precon Project Manager



Josh Johnson
Electrical Design & Construction



Mike Gobble
Sr. Superintendent



Steve Guinn
Structural Engineer



Doug Stimmel
Landscape Architect



Neal Tucker
Civil Engineer



Kelway Howard
Civil Engineer



Luke Dickey
Land Planner



Paul Adolwa
Project Planner
(Scheduling/Estimating)



Greg Mulholland
Electrical Design & Construction



Lee Collins
Superintendent



Steven Thorburn
Low Voltage / IT



Topper Sowden
Low Voltage / IT



William Caruso
Food Service



Steven Young
Food Service



Kevin Kern
Graphics / Signage



Kelly Kleinfelter
Graphics / Signage



Chris Brown
BIM Manager



Bruce Jaworoski
Safety Director



Kenneth Buck
Superintendent



Kenneth J. Grube, DBIA, LEED Green Associate | Executive-in-Charge

Ken has over twenty years of experience professionally managing projects, business development, and operations. He has expert skills in field operations, financial analysis, cost controls, personnel supervision, marketing and contract management. Ken manages the operations and is Vice President, managing civic, government & education projects. Ken will provide preconstruction management services and overall project direction for High Point. He will manage the project team from the initial design phase until construction completion.

- Design/Build Institute of America (DBIA) Certified
- Founding Member, DBIA of NC Chapter

Education/Affiliations

BS in Construction
Engineering Technology,
East Tennessee State
University

Professional Construction
Estimators Association
of America (PCEA) | LEED
Accredited | Design Build
Institute of America
Designated (DBIA)

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- Greensboro Coliseum Field House, Greensboro, NC
- OrthoCarolina Sportsplex, Pineville, NC
- High Point University
 - * Founders Hall
 - * Cottrell Hall
 - * University Village
 - * York Residence Hall
 - * Blessing Residence Hall
- Old Dominion Freight Line, Design-Build Corporate Office Renovation, Thomasville, NC



J. Michael Woollen, AIA LEED AP | Principal-in-Charge, Project Manager

Mike is the managing principal of ODELL's PLAY market sector responsible for the design of sports & entertainment venues and public assembly venues. Mike has been involved in over two dozen arena projects, 8 ballparks, and numerous other stadiums and sports complexes throughout the southeastern

Relevant Projects:

- High Point Ballpark and Entertainment District, High Point, NC
- Gastonia Downtown Sports and Entertainment District, Gastonia, NC
- BB&T BallPark - Home of the Charlotte Knights, Charlotte, NC
- North Augusta Ballpark & Mixed-Use Development, North Augusta, SC
- Richmond Flying Squirrels Ballpark & Mixed-Use Development, Richmond, VA
- Ramapo Ballpark Design Competition, Ramapo County, NY
- Five County Stadium - Home of the Carolina Mudcats, Zebulon, NC
- Charlotte Knights Baseball Stadium, Fort Mill, SC
- Francis Marion University Athletic Complex, Florence, SC
- GoodSports Indoor Sports Fieldhouse and Hotel, Charlotte, NC

Education/Affiliations

Bachelor of Environmen-
tal Design in Architecture

Masters of Architecture,
North Carolina State
University

American Institute of
Architects | NCARB |
International Association
of Venue Managers |
Stadium Managers |
Charlotte Hospitality &
Tourism Alliance |
Charlotte Development
Review Board | LEED Ac-
credited Professional



Brad Bartholomew, AIA, LEED BD+C | Design Principal

Brad leads a team of architects and designers dedicated to design. With more than 19 years of experience in design and construction, Brad's diverse body of work includes civic, commercial, hospitality, retail, residential, and workplace commissions that have garnered regional, national and international attention. This significant level of experience has helped him form an expertise in design and the ability to realize this vision in meaningful architecture.

Relevant Projects:

- High Point Ballpark and Entertainment District, High Point, NC
- Gastonia Downtown Sports and Entertainment District, Gastonia, NC
- North Augusta Ballpark & Mixed-Use Development, North Augusta, SC
- Richmond Flying Squirrels Ballpark & Mixed-Use Development, Richmond, VA
- GoodSports Indoor Sports Fieldhouse and Hotel, Charlotte, NC
- Cedar Fair Indoor Sports Complex (confidential location)
- Bojangles' - Ovens Link Building, Charlotte, NC
- Project Rose Indoor Sports Complex, Cabarrus County, NC (confidential project)
- Panama City Beach Events Center Feasibility Study, Panama City Beach, FL

Education/Affiliations

Bachelor of Architecture,
Syracuse University
American Institute of
Architects | National
Council of Architectural
Registration Boards
(NCARB) | LEED Accredited
Professional



Anthony Hersey, AIA | Sr. Project Designer

Anthony has worked on a variety of project types ranging from small-scale renovations to over 450,000 square foot additions. He brings a high-level design to each project that he works on and constantly works toward solving each client's design challenges with innovation and resourcefulness.

Relevant Projects:

- High Point Ballpark and Entertainment District, High Point, NC
- Gastonia Downtown Sports and Entertainment District, Gastonia, NC
- North Augusta Ballpark & Mixed-Use Development, North Augusta, SC
- Richmond Flying Squirrels Ballpark & Mixed-Use Development, Richmond, VA
- GoodSports Indoor Sports Fieldhouse and Hotel, Charlotte, NC
- Panama City Beach Events Center Feasibility Study, Panama City Beach, FL
- Bay County Tourist Development Plan, Bay County, FL
- Bojangles' - Ovens Link Building, Charlotte, NC
- Davidson College Athletic Center and Hall of Fame, Davidson, NC

Education/Affiliations

Bachelor of Architecture,
University of Kansas
American Institute of
Architects



Gaurav Gupte, AIA, LEED AP | Sr. Project Architect, Designer

Mr. Gupte's experience includes large scale public assembly, entertainment and healthcare as well as small scale corporate and interior renovations. He brings his design abilities and experience in three dimensional visualization to create opportunities and solve challenges on projects. He works hand in hand with clients to help them create lasting value through innovative design.

Relevant Projects:

- BB&T BallPark - Home of the Charlotte Knights, Charlotte, NC
- Bojangles' - Ovens Link Building, Charlotte, NC
- Bojangles Coliseum Renovation, Charlotte, NC
- Florence Civic Center Expansion & Renovations, Florence, SC
- BOK Center, Tulsa, OK
- UNCC Student Activity Center Expansion, Charlotte, NC
- Spectrum Center Arena, Charlotte, NC
- Charleston Civic Center Expansion & Renovations, Charleston, WV

Education/Affiliations

Bachelor of Architecture,
Academy of Architecture
Bombay, India | Master
of Architecture, North
Carolina State University |
American Institute of Ar-
chitects | LEED Accredited
Professional



Jonathan Blain, AIA | Sr. Project Architect

Jonathan is a senior project architect specializing in baseball, arenas and higher education projects. He also has experience with airports, laboratory, healthcare and office buildings. In addition, he has also served as Project Manager on certain projects. Jonathan recently served as Senior Project Architect for the new Tulsa BOK Arena and the Time Warner Cable Arena.

Relevant Projects:

- BB&T BallPark - Home of the Charlotte Knights, Charlotte, NC
- North Augusta Ballpark & Mixed-Use Development, North Augusta, SC
- Ernie Shore Field Baseball Stadium, Winston-Salem, NC
- Five County Baseball Stadium, Zebulon, NC
- Francis Marion University Athletic Complex, Florence, SC
- Bojangles' Coliseum Renovation, Charlotte, NC
- Bojangles' - Ovens Link Building, Charlotte, NC
- BOK Center, Tulsa, OK
- Spectrum Center Arena, Charlotte, NC

Education/Affiliations

BS in Architectural Design,
University of Miami |
Architectural Association
School of Architecture,
London, England |
Associate of Arts in
Architecture, Miami-Dade
Community College

American Institute of
Architects



PETER H. FREEMAN, AIA, NCARB | Associate Architect

A design professional for over 27 years, Peter has effectively worked with boards, administrators, and user groups to direct successful design projects for a variety of building types. Peter is a third generation design professional from a family that has provided professional design services throughout North Carolina and the southeast since 1929.

Relevant Clients:

- City of High Point
- City of Thomasville
- Town of Kernersville
- UNC Chapel Hill
- UNC Greensboro
- Mark David Showroom/Offices
- Millis Place Showrooms
- North State Communications
- Old Dominion Freight Lines

Education/Affiliations

Master of Architecture,
Washington University |
Bachelor of Environmen-
tal Design-Architecture,
North Carolina State
University

AIA -PAC Board of
Directors | Piedmont Triad
Partnership Strategic
Planning Board | High
Point Historic Preservation
Board-Past Chairman |
High Point Downtown
Improvements Board



John P. Kennett Jr., AIA NCARB | Associate Architect

Jonathan is a senior project architect specializing in baseball, arenas and higher education projects. He also has experience with airports, laboratory, healthcare and office buildings. In addition, he has also served as Project Manager on certain projects. Jonathan recently served as Senior Project Architect for the new Tulsa BOK Arena and the Time Warner Cable Arena.

Relevant Projects:

- City of High Point Renovations to City Hall
- City of High Point Emergency Communication Center
- City of High Point Parks and Recreation
- High Point Chamber of Commerce
- City of High Point Kersey Valley Landfill

Education/Affiliations

Bachelor of Architecture,
North Carolina State
University | Bachelor of
Environmental Design-Ar-
chitecture, North Carolina
State University

NCARB | American
Institute of Architects



Atul Nerurkar, PE | Project Manager, Plumbing Engineer

Mr. Nerurkar has over 40 years of experience in design and overview of construction for coliseums, recreational facilities, municipal facilities, public schools, university, high rise office buildings, hotels, civic centers, libraries, computer rooms, jails and airports. His expertise includes economic analysis of HVAC systems, preparation of specifications, energy studies and reports.

Relevant Projects:

- UNC Charlotte Health & Wellness Center
- UNC Charlotte Football Complex and Lighting
- Appalachian State University Concessions and
- Appalachian State University Field House Building Additions
- Appalachian State University Softball Complex Renovations
- Frances Marion University New Athletic Complex

Education/Affiliations

B.E., Mechanical, Indian
Institute of Technology,
Bombay, India

Professional Engineer, NC



Tim Rape, NICET IV | Sr. Plumbing and Fire Protection Designer

Mr. Rape has more than 25 years of experience performing professional assignments in plumbing and fire protection designs for many state and local government, commercial, institutional, educational, and industrial clients' projects. Specific project experience includes design of critical facilities, FM200 systems.

Relevant Projects:

- Brunswick County Smithville Park Concessions, Restrooms, Storage
- Kingfisher Pond Discovery Center, Savannah Coastal Wildlife
- UNC Charlotte Health & Wellness Center
- UNC Charlotte Football Complex and Lighting
- Appalachian State University Baseball Concessions
- Appalachian State University Field House Building Additions
- Appalachian State University Softball Complex Renovations
- Frances Marion University New Athletic Complex

Education/Affiliations

A.A., Mechanical Design,
Central Piedmont Com-
munity College

NICET IV Fire Protection,
Sprinkler



Lawrence A. McGinnis, PE | Structural Engineer

Lawrence has over 30 years experience and has performed the role of project structural engineer on many similar projects including design, detailing, shop drawing review and construction administration. Types of projects include: high and low rise office buildings, condominiums, parking decks, retail, public and private educational facilities, university and community college facilities, churches, recreational, medical facilities, industrial and warehouse facilities, judicial and correctional facilities, and structural investigations and building renovations.

Relevant Projects:

- UNCC Center City Building, Charlotte, NC (submitted for LEED Certification)
- NASCAR Office Tower, Charlotte, NC
- NASCAR Chiquita Upfit, Charlotte, NC
- Ballantyne (Hotel and) Conference Center, Charlotte, NC

Education/Affiliations

BS in Engineering, University of North Carolina at Charlotte

Registered Engineer in
NC, GA, FL, SC, TN, VA



Stephen O. Philips, PE | Structural Engineer

Stephen has over 40 years experience and has performed the role of project structural engineer on many similar projects including design, detailing, shop drawing review and construction administration. Types of projects include: high and low rise office buildings, condominiums, parking decks, retail, public and private educational facilities, university and community college facilities, recreational, medical facilities, industrial and warehouse facilities, judicial and correctional facilities, and structural investigations and building renovations.

Relevant Projects:

- North Augusta Green Jacket Ballpark, North Augusta, GA
- BB&T Ballpark Seating Expansion, Mascot Statue Installation, etc., Charlotte, NC
- Tryon Place, Charlotte, NC
- Charleston Civic Center, Charleston, WV
- Davidson College Practice Facility, Davidson, NC

Education/Affiliations

BS in Civil Engineering,
North Carolina State
University

American Society of Civil
Engineers | American
Concrete Institute
Registered Engineer in
NC, WV, SC, KY, WI, VA, FL,
MD



Steve E. Guinn, PE | Structural Engineer

Steve has 30 years experience and has performed the role of project structural engineer on many similar projects including design, detailing, shop drawing review and construction administration. Types of projects include: schools, churches, office buildings, hotels, warehouses, research and technical centers, hospitals, shopping malls, dormitories.

Relevant Projects:

- Queens University Field House and Welcome Center, Charlotte, NC
- Ballantyne Resort Hotel and Spa, Charlotte, NC
- Historic Berry Hill Plantation Renovation, South Boston, VA
- UNCC Stadium Scoreboard and Fence Extensions, Charlotte, NC
- Franklin Park One and Two (in design phase), Franklin, TN

Education/Affiliations

BS Civil Engineering,
North Carolina State
University
Registered Engineer in
NC, CO



Steven J. Thorburn, PE, LEED Ap, CTS-D, CTS-1 | Low Voltage / IT

Mr. Thorburn, as a founder of Thorburn Associates, has been involved with over 3000 different projects. He is active in projects that require both acoustical engineering and technology system design services. His dual degrees from Michigan Technological University in theatre design and electrical engineering enable him to coordinate technical requirements involved in the construction bid process with practical issues re-quired by the end-users.

His projects have included performing arts centers, recording facilities, entertainment facilities, presentation and conference facilities, government and university buildings, film and video studios, luxury hotels, libraries, churches, and medical facilities.

Education/Affiliations

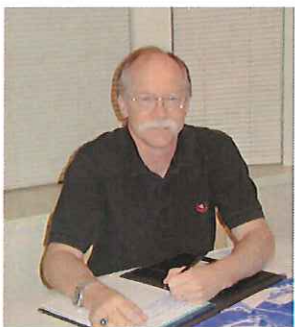
BS Electrical Engineering
BS Liberal Arts, Michigan
Technological University

ICIA | LEED AP

Registered Engineer in NC
and 19 other states

Relevant Projects:

- Cabarrus Arena & Event Center, Concord, NC
- Carlmont High School Stadium, Belmont, CA
- N. Park Aquatic Center, Chapel Hill, NC
- Universal Studios Islands of Adventure, Super Hero Island, Orlando, FL



Christopher "Topper" Sowden, PE | Low Voltage/IT

Mr. Sowden has over 30 years of experience in a broad range of acoustical and electrical engineering services, with special emphasis on building and room acoustics, noise control, electro-acoustics, audio/visual and production lighting systems. His experience includes the design of acoustics and technical systems for entertainment facilities including arenas, churches, sports facilities, meeting facilities and theaters; design of audio/visual presentation and control systems for professional, educational and training facilities; interior acoustical design of broadcast studios, auditoriums, rehearsal halls, performance facilities and convention centers; design of architectural and mechanical noise and vibration control systems for office buildings, hotels and apartment complexes.

Education/Affiliations

BS Electrical Engineering,
The University of Texas at
Arlington

Relevant Projects:

- Anaheim Stadium, Anaheim, CA
- Auburn University Jordan Hare Stadium, Montgomery, AL
- Baseball Grounds at Jacksonville, FL
- Benedictine University Sports Facility, Naperville, IL
- Bank One Ballpark, Phoenix, AZ
- Baylor Stadium, Waco, TX
- Boardwalk and Baseball, Orlando, FL



William J. Caruso, FFCSI, ISHC | Founding Partner / Food Service

William Caruso brings to assignments forty-three (43) years of food service consulting experience. With formal educational and practical work training in foodservice marketing, finance, economics, menu planning, organizational behavior and general foodservice management, Bill has directed the master planning and design programming of numerous major domestic and international projects.

Relevant Projects:

- Coors Field, Denver, CO
- North Augusta Ballpark, Augusta, GA
- San Diego Padres Spring Training Facility, Peoria, AZ
- Seattle Mariners Spring Training Facility, Peoria, AZ

Education/Affiliations

MBA, Marketing and Or-
ganizational Behavior,
University of Colorado
BS, Hotel and Restaurant
Administration,
Cornell University



Stephen K. Young, FCSI | Partner & Director of Global Design / Food Service

Stephen brings to the firm 30 years of direct food facility/dietary and textile services planning and design. Steve has been responsible for the programming, design and implementation of a wide variety of domestic and international food/beverage facilities including state-of-the-art healthcare facilities, public assembly facilities, correctional institutions, resort hotels, school and university foodservice programs, business and industry employee dining facilities, and country clubs.

Relevant Projects:

- North Augusta Ballpark, Augusta, GA
- San Diego Padres Spring Training Facility, Peoria, AZ
- Seattle Mariners Spring Training Facility, Peoria, AZ
- Texas A&M University softball Facility, College Station, TX

Education/Affiliations

BS Architectural Design/
Planning, Denver Techni-
cal College
Graphic Design, Colorado
Institute of Art
Computer Aided Drafting,
Computer Technology

Member FCSI



Kevin Kern | Director of Environmental Graphic Design

Kevin Kern is a creative professional with a passion for creating dynamic and memorable environments with over 20 years experience in the development of both national and international environmental graphic design projects, he is skillful in the management of all phases of a project from initial visualization through implementation. Kevin's specialties include identity, wayfinding, amenity, and architectural signage design for retail, commercial mixed-use, entertainment, and residential community properties.

Relevant Projects:

- BB&T Ballpark, Charlotte, NC
- Bojangles Coliseum, Charlotte, NC
- Romare Bearden Park, Charlotte, NC
- Dadeland Mall, Miami, FL
- Mall of San Juan, San Juan, PR
- Bank of American Stadium, Charlotte, NC

Education/Affiliations

Interior Architectural De-
sign, Maryland Institute
College of Art

Society of Experiential
Graphic Design | ICSC



Kelly Kleinfelter | Environmental Graphic Designer

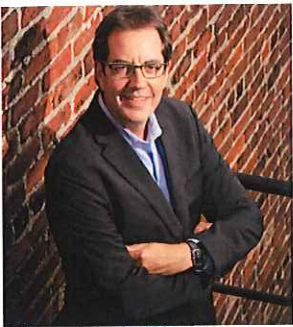
Kelly Kleinfelter is an Environmental Graphic Designer with a passion for solving design problems. With a diverse background in interior design and graphic design, her approach to environmental graphics is to create fully integrated environments that reflect the essence of the client.

Relevant Projects:

- Kingsley, Fort Mill, SC
- Nexton, Charleston, SC
- Akamai, Boston, MA
- MathWorks, Natick, MA
- Florence Civic Center, Florence, SC

Education/Affiliations

Master of Arts, Graphic
Design, Savannah College
of Art and Design
BS Interior Design,
Drexel University



Doug Stimmel, RLA, ASLA | Principal-In-Charge / Landscape Architect

Doug has over 30 years experience in civil design. He is responsible for supervising all aspects of a project from initial client contact through construction, focusing primarily on the design phase, presentations, and client coordination. Doug specializes in representing and presenting design projects involving a multitude of neighborhood organizational meetings, citizen inputs, municipality reviews and zoning board approvals.

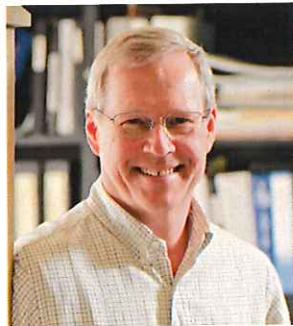
Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- 200-acre Wake Forest Innovation Quarter, Winston-Salem, NC
- High Point University:
 - * HPU Greek Village
 - * Centennial Square Townhomes
 - * School of Education
 - * Montlieu Avenue Streetscape
 - * Cottrell Hall East Plaza

Education/Affiliations

Bachelor of Landscape Architecture,
University of Illinois

American Society of
Landscape Architects |
Winston-Salem Steering
Committee



Neal Tucker, PE | Director of Civil Engineering, Sr. Project Manager

Neal has over 30 years experience in civil engineering. His responsibilities include client contact and management, determining the scope of work for projects, preparing proposals for professional services and engineering staff management. Professional experience includes six years as a Project Manager in the general construction industry, and 29 years as a Project Engineer/Engineering Project Manager for projects in the areas of land development, industrial civil engineering and agricultural waste management.

Relevant Projects:

- Salemtowne Healthcare Expansion Winston-Salem, NC
- Kernersville Medical Parkway Kernersville, NC
- Kernersville Medical Center Kernersville, NC
- Robinhood Village Winston-Salem, NC
- Wesleyan Christian Academy Athletic Fields High Point, NC

Education/Affiliations

BS in Civil Engineering
North Carolina State
University

American Society of Civil
Engineers
Licensed in NC, SC, VA,
WV, TN, GA, IA



Kelway Howard, III, PE | Civil Engineer / Sr. Project Manager

Kelway's responsibilities include client contact and management, project engineering, project scheduling, cost estimating, and managing the design team to meet the client's budget, schedule and goals, to producing site construction documents, stormwater management designs, and roadway designs. With over 30 years experience, Kelway's knowledge will be integral to the success of any civil engineering project.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- YMCA Fulton Athletic Fields, Winston-Salem, NC
- RJR Reynolds High School Athletic Practice Fields, Winston-Salem, NC
- Bowman Gray Stadium, Winston-Salem, NC
- Wake Forest Innovation Quarter Infrastructure & Streetscape Winston-Salem, NC

Education/Affiliations

BS in Civil Engineering
University of North Carolina at Charlotte

Licensed in NC



Luke Dickey | Land Planner / Sr. Project Manager

Luke serves as Senior Project Manager for commercial/retail and residential development, industrial/economic development, and healthcare projects. Luke is also the Director of the Land Planning Department where he is responsible for client contact/coordination, determining the scope of work, preparation of proposals, site planning, zoning/board approvals, neighborhood organizational input and municipal review meetings, opinion of probable costs, and supervision of staff.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- Wesleyan Christian Academy Athletic Fields High Point, NC
- RJR Reynolds High School Athletic Practice Fields Winston-Salem, NC
- Demon Deacon Village Winston-Salem, NC

Education/Affiliations

Bachelor of Landscape Architecture,
Ball State University

NCEDA | Winston-Salem
Chamber of Commerce -
Past Governmental Affairs
Committee



Rodney Cheek, P.E. | Project Executive

Rodney has twenty-eight years experience in commercial construction and has completed several sports related projects in the Triad. As Project Executive, he will direct all field staff, resources and activities necessary to successfully complete a project. Rodney will work with the Ryan and the project superintendents as a team to produce a quality product on time and within the project budget. He will provide technical support, manage the overall field direction of general trades' construction activities and plan, implement and sequence construction operations, direct safety, security and quality control programs to minimize disruption to the project's operations.

Relevant Projects:

- Rhodes Stadium, Elon University, Elon, NC
- Wake Forest Field House, Winston-Salem, NC
- Wake Forest Soccer Stadium, Winston-Salem, NC
- American Hebrew Academy, Athletics Center/Natatorium, Greensboro, NC

Education/Affiliations

BS in Civil Engineering
North Carolina State
University

Registered Professional
Engineer | ASCE | NSPE



Bill Wooten | Preconstruction Project Executive

Bill has 30 years experience in estimating, coordinating the construction and renovation of the full range of commercial construction - from industrial warehouse to healthcare and sports venues. Bill was the lead estimator on the BB&T Ballpark in Winston-Salem and the Links at Brookstown multi-family project recently completed near that ballpark. Bill has worked with the City of High Point on many projects over the years.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- First National Bank Field, Greensboro, NC
- Greensboro Swarm Home Court Renovation, Greensboro, NC
- Glen Raven Mills Office Renovation, Glen Raven, NC
- BB&T, High Point, NC
- Brayton International, High Point, NC

Education/Affiliations

BS, Industrial Technology
Construction Management,
East Carolina University



Scott Robinson, LEED AP | Preconstruction Project Manager

Scott has over 20 years experience in estimating, construction and renovation of projects ranging in scope from educational facilities to complex manufacturing facilities. Scott is committed to sustainable building practices and can develop construction cost estimates for environmentally sustainable design options. Scott will work with Bill and utilize his construction experience in providing cost estimates throughout the design phase of the project(s). His experience will be invaluable in reviewing construction details, building systems, and technical specifications in order to provide value to the client through value engineering, thus enhancing

Education/Affiliations

AAS, Construction Technology State University of New York, Delhi College of Technology

Relevant Projects:

- OrthoCarolina Sportsplex, Pineville, NC
- Oak Grove Area High School, Winston-Salem, NC
- Department of Veterans Affairs Health Care Center, Fayetteville, NC

LEED AP



Paul Adolwa, LEED Green Associate | Project Planner (Scheduling/Estimating)

Paul works with the whole project team to monitor and maintain the overall project schedule. During the preconstruction phase he will work with Ken, Rodney and Bill to develop the overall schedule and properly identify long-lead items and schedule milestones. During construction he will continue to work with the Rodney and Ryan to ensure the schedule is maintained and construction is properly tracking.

Relevant Projects:

- Spartan Village at University of North Carolina at Greensboro, Greensboro, NC
- DJR Student Activities Center, Winston-Salem State University, Winston-Salem, NC
- Center for Design Innovation, Winston-Salem State University, Winston-Salem, NC

Education/Affiliations

M.S., Industrial Technology, North Carolina A&T State University
BS Engineering Technology, East Tennessee State University



Chris Brown | BIM Manager

We have cultivated an environment that is "forensic-like" by implementing BIM (Building Information Modeling) on our projects. From this vantage point we are able to carefully and thoroughly examine each projects' execution from start to finish. We have found this to be the best way to attain measurable, affordable, and rewarding success for our clients and ourselves. Chris lives and breaths all things computer graphics and always seeks the most effective methods to provide critical project analysis.

Relevant Projects:

- Department of Veterans Affairs Health Care Center, Fayetteville, NC
- Center for Design Innovation, Winston-Salem State University, Winston-Salem, NC
- Greensboro Day School, Greensboro, NC
- Premier Medical Surgical Center, High Point, NC

Education/Affiliations

Studied at Atlanta Christian College
Clayton State College



Michael C. Lemnios, P.E. | Mechanical Design & Construction

Mike has over 20 years experience and is President of Systems Contractors. His project management responsibilities include estimating, quoting, material takeoff, procurement, and management of crews and subcontractors. Coordinate drawings with other subcontractors for conflict resolution. Design engineer responsibilities include design of HVAC systems to meet owner's needs including heating/cooling loads and equipment selection. Projects include medical offices, distribution/warehousing and laboratories.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- Greensboro Swarm Home Court Renovation, Greensboro, NC
- Glen Raven Mills Office Renovation, Glen Raven, NC

Education/Affiliations

BS in Mechanical Engineering,
North Carolina State University



Josh Johnson | Electrical Design & Construction

Josh has over 25 years of electrical commercial construction experience. Josh was promoted to president of JME in 2012. Currently Josh specializes in high rise, student housing, multifamily housing & entertainment venues.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- High Point University:
 - * HPU Greek Village
 - * Centennial Square Townhomes
 - * School of Education
 - * Montlieu Avenue Streetscape
 - * Cottrell Hall East Plaza

Education/Affiliations

Attended Surry Community College

High Point University
Board of Visitors | NCAEC
| High Point Chamber of Commerce



Greg Muholland, PE | Electrical Design & Construction

Greg has 30+ years' experience in electrical engineering design of a wide variety of project types. Greg has worked with Josh Johnson, our proposed electrical contractor for the Baseball Stadium & Entertainment Venue, on over 50 projects since 2011.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- High Point University:
 - * HPU Greek Village
 - * Centennial Square Townhomes
 - * School of Education
 - * Montlieu Avenue Streetscape
 - * Cottrell Hall East Plaza

Education/Affiliations

BS Electrical Engineering,
North Carolina State University

National Society of Professional Engineers | NCSPE
| IEE | US Order of Engineer



Ryan Verstat | Project Manager

A High Point resident, Ryan is very excited to be considered part of the new Baseball Stadium and Entertainment Venue Project. Ryan has more than 10 years experience in commercial construction and has versatile experience in the management of commercial construction projects, including new construction and renovations. Ryan will foster a sense of community among the project team, and with the aid of the project superintendents, he will monitor/control construction through to ensure project is built safely on schedule and within budget; continually reviewing all areas of work to plan most cost effective method of operating on all aspects of project.

Education/Affiliations

BS, Construction Management,
Milwaukee School of Engineering

Relevant Projects:

- Carolina SciQuarium Expansion, Greensboro, NC
- High Point University, Cottrell Hall, High Point, NC
- Elon University, Inman Admissions Welcome Center, Elon, NC



Mike Gobble | Sr. Superintendent

Mike has over 30 years experience in commercial construction. Mike will direct all field staff, resources and activities necessary to successfully complete a project; and to work with the project managers and superintendents as a team to produce a quality product on time and within the project budget. He will manage the overall field direction of general trades' construction activities. Mike will plan, implement and sequence construction operations and direct safety, security and quality control programs to minimize disruption to the project's operations.

Relevant Projects:

- High Point University:
 - * Founders Hall
 - * University Village
 - * York Residence Hall
 - * Blessing Residence Hall
- UNCG Jefferson Suites, Greensboro, NC

Education/Affiliations

OSHA 30 Hour
The Samet Way Instructor



Lee Collins | Superintendent

Lee has over 25 years experience in commercial construction. He has worked with Mike Gobble on several projects and they have developed a strong working relationship; they know their individual responsibilities and support each other well. Lee also worked on both the Greensboro and Winston-Salem Ballparks. Lee works well with subcontractors and has an excellent knowledge of construction materials, practices, codes, engineering, layout, job safety, quality control and productivity. Working with the site superintendent, he oversees the field direction of general trades' construction activities, and aids in the planning, implementation and sequencing of construction operations. Directs safety, quality and security control programs to minimize disruption of project operations.

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- First National Bank Field, Greensboro, NC
- High Point University:
 - * Founders Hall
 - * University Village
 - * York Residence Hall
 - * Blessing Residence Hall

Education/Affiliations

OSHA 30 Hour
The Samet Way Training



Kenneth Buck | Superintendent

Kenneth has over 15 years experience in commercial construction. He has worked with Mike Gobble and Lee Collins on several projects and they have developed a strong working relationship; they know their individual responsibilities and support each other well. Kenneth also worked on both the Greensboro and Winston-Salem Ballparks. Kenneth works well with subcontractors and has an excellent knowledge of construction materials, practices, codes, engineering, layout, job safety, quality control and productivity. Working with the site superintendent, he oversees the field direction of general trades' construction activities, and aids in the planning, implementation and sequencing of construction operations. Directs safety, quality and security control programs to minimize disruption of project operations.

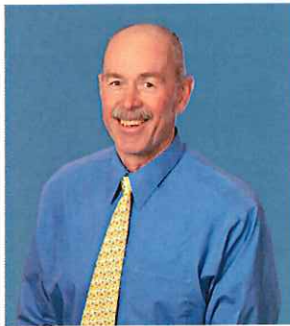
Education/Affiliations

OSHA 30 Hour

The Samet Way Training

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- First National Bank Field, Greensboro, NC
- High Point University:
 - * Founders Hall
 - * University Village



Bruce Jaworoski | Safety Director

Bruce will develop a specific safety program for the Baseball Stadium and Entertainment Venue to ensure project & personnel safety. Bruce works with all trades and subcontractors to ensure compliance with OSHA regulations and monitors workmen's compensation concerns. He will constantly monitor safety protocol and be proactive in addressing potential problem areas in an effort to avoid all types of accidents.

Bruce was instrumental in qualifying Samet Corporation as a NC Building Star contractor and he continues to monitor and maintain the company's designation. Samet has held this designation since 2003.

Education/Affiliations

BS in Economics & Business,
University of LaVerne

Prior Experience

Senior Safety Compliance
Officer NC Dept. of Labor

Senior Chief Petty Officer
US Navy

Relevant Projects:

- BB&T Ballpark, Winston-Salem, NC
- First National Bank Field, Greensboro, NC
- High Point University:
 - * Founders Hall
 - * University Village
 - * York Residence Hall
 - * Blessing Residence Hall

To ensure a successful project delivery for the City of High Point, the Design-Build project team of Samet-ODELL brings a vast amount of local project experience, key differentiators and creditability to the Project Team. Outlined below is an overview of our design-build project approach specifically tailored into succinct categories for the High Point Baseball Stadium and Entertainment Venue Project.

a. Project Location & Familiarity

Given our High Point heritage, our team is extremely familiar with the project site location, local contracting community, existing infrastructure and requirements of the City of High Point zoning and inspections department. Over the last 56 years, we have completed hundreds of scalable construction projects within the High Point City limits, likely more than any other construction company in the area. We have been delivering Design-Build construction services from our inception and know the design-build construction process.

Our Project Location & Familiarity will pay dividends as there is no learning curve for our team, we know you and you know us. This is a win-win for the City of High Point!

b. Developer Experience

In addition to being the largest General Contractor with its headquarters based here in the Triad, we are also an established Development Company which can bring a developer’s perspective to the project to assist the City of High Point and Forward High Point with evaluating different development schemes, options and scenarios.

Allow us to put our Local development knowledge to work for you!

c. Due Diligence & Project Planning

Due Diligence & Project Planning on the front end of the High Point Baseball Stadium and Entertainment Venue Project will and is a key to ensure a successful and timely delivery of the project. In a proactive effort, we have already begun our due diligence and started our project planning process. Identified hurdles and proposed solutions are outlined below. Items identified by Owner can be provided as part of the Design-Build Services, but we wanted to identify this list to help or assist the City of key activities to help facilitate the project schedule.

Initial Critical Path Activities	Status or Solution
Site Survey (Topographic, Boundary, Utility Locates)	In progress by the City, critically needed to expedite the Civil design work following project award
Phase I Environmental Surveys	Required to validate no brownfield conditions are prevalent on the existing sites; need for property closures and identification of potential permit challenges
Asbestos / Hazardous Materials Surveys of Existing Structures	Required to expedite early demolition package
Recombination Plat and Rezoning of Existing Parcels	Required for permitting and construction for early demolition
Road closures	Required to expedite early demolition and site development package in early October
Geotechnical Subsurface Report	Required to expedite site and structural design decisions
Identify and approximate locations of on-site existing Water, Sewer and Storm Utilities	Required to develop scheduling plan and early site utility relocation package – This work is in progress by our team
Preliminary layouts of baseball stadium and adjacent development	Will help project team expedite the schedule by pre-determining the best placement of the stadium and adjacencies – Work is currently in progress

Initial Critical Path Activities	Status or Solution
Determine a Relocation Plan for either Scott Erikson, DDS, 303 Gatewood Ave, High Point, NC and/or Davis and Goldberg Orthodontics, 315 N Elm St, High Point, NC	Design-Build Team has begun studies to facilitate on site stadium construction with the goal that would allow one or both of these businesses to stay in their respective facility(s) until said time a new or renovated facility can be designed, permitted and constructed, thus making this the last phase of vertical stadium construction on-site.
Preconstruction / Design Master Schedule	Design-Build Team has prepared a detailed design and preconstruction services schedule plan for further review and refinement with City of High Point input to facilitate an April 2019 opening.

Our team has identified the above key critical path work activities which we believe need to be addressed as soon as possible. Our team knows the challenges and is prepared to bring solutions to the table for project success!

d. Design Management

Given the number of successful Design-Build projects delivered over the years by the Samet Design-Build team, we consistently deliver well-coordinated projects from the onset. One of the ways we will accomplish this task is to have a member of each design-build team member dedicated to coordination and quality control of the design documents each step of the way.

Design Management will be a key to success when implementing a fast track design-build schedule.

e. Design-Build Institute of America Affiliation / Team Member Accreditations

Samet Corporation is a founding member of the Design-Build Institute of America's Carolina Chapter and fully supports the benefits of Design-Build project delivery. We currently have ten (10) associates in the process of becoming certified through the DBIA and currently have two designated and certified Design-Build Professionals on staff, one of which is the Executive in Charge, Mr. Kenneth Grube, DBIA.

Dedication to implementing sound principles of Design-Build Institute of America is a benefit for the City of High Point as there is no learning curve with our team.

f. Value Engineering

Value analysis or what we have come to term "value engineering/enhancement" is the process of identifying alternate systems, details and materials about cost and performance over the life of the building. The High Point Baseball Stadium and Entertainment Venue is in a great position to be able to maximize and achieve the greatest amount of cost savings for the project by utilizing design-build project delivery.

We will work closely with the City of High Point at each phase of the design to identify suggestions to either reduce cost, improve life cycle cost, or provide an enhancement to the design at little to no impact to the budget. Each suggestion will be tracked on a Cost Management Log (CML) and will be used as a collaboration tool to manage important decisions made by the project team before the project moves into the bidding and subsequent construction phases.

When preparing value engineering proposals for review and consideration by the project team, our outlining goal is to place an emphasis on reviewing and studying the current working design by evaluating alternative materials, components and/or systems in order to:

- Achieve the Owner's required function for lower cost
- Improve or add functionality to the completed project for the same or slightly greater cost
- Optimize facility operating costs
- Eliminate unneeded functions

Our integrated design-build approach will limit the need for much value engineering, however when the need arises, our project team routinely saves Owners 1% to 5% of the project cost without compromising quality or function.

The following chart provides examples of Value Engineering cost savings on recent projects.

EXAMPLE VALUE ENGINEERING COST SAVINGS SUMMARY							
Project Name	Date Bid	Project Delivery	Final GMP	Last Estimate/ GMP	Estimate Accuracy from Initial GMP	Value Engineering Savings	% Savings of GMP
Guilford Middle School	26-Apr-16	CMAR	\$30,897,500	\$30,939,717	0.14%	\$491,692	1.59%
Greensboro Coliseum D-League	15-Mar-16	CMAR	\$5,482,424	\$5,784,279	5.51%	\$129,250	2.36%
VA Healthcare Center	9-Aug-13	CMAR	\$82,088,141	\$85,778,588	4.50%	\$3,690,447	4.50%
WSSU DJR Student Activities Center	1-Jun-11	CMAR	\$25,174,935	\$25,393,206	0.87%	\$616,570	2.45%
Recent Projects Bid in the Triad in Public Forum							

g. Constructability Issues

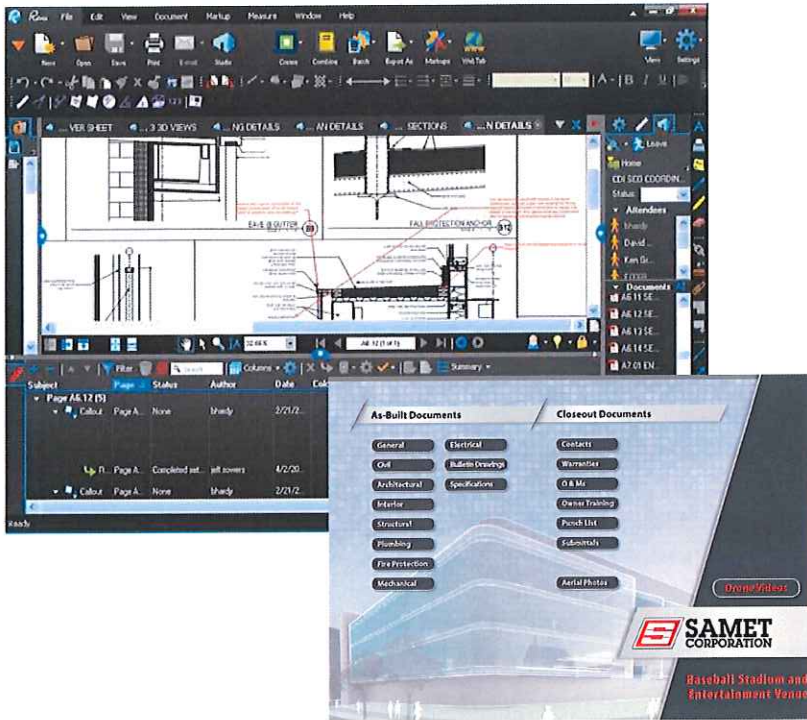
On our projects, we take a proactive approach to identify constructability issues prior to the project reaching the field by thinking through development regulations, code issues, and construction means and methods during the design process. Our initial review will concentrate on identifying site and building design related issues. Additional constructability issues will be identified and presented to the team throughout the life cycle of our involvement.

From the outset of award, we have taken a proactive approach to develop a site logistics and phasing plan (see insert) that is continuously developed throughout the preconstruction and construction phases to address changes that occur during the project whether demolition, sitework, traffic patterns, covered walkways, or the everchanging building structure. We use these types of plans to visually communicate to all members of the team the importance and the need to **effectively manage the site** and to resolve/forecast any potential impacts to the project schedule, cost, safety, or quality.

Collaborative Design QA / QC Review

Further, as constructability issues are identified, our Design-Build team will track them through our use of Bluebeam Studio. We enter the issue into our “virtual” database, assign responsibility and track to resolution of the issue.

This Studio allows the entire project team to collaborate in real time as the information becomes available for all team members to view from wherever they are located.



Bluebeam® Revu®

Document Control

- Constructability Reviews
- RFI Communications
- Specific Folder Set is Established
- Drawings / Details Are Linked and Housed on the Cloud for Team Use
- Approved Submittals are Housed in the Cloud for Team Use
- Documents are all available on Ipad's and Computers
- Testing & Inspection Reports
- Punchlists / Worklists

Closeout

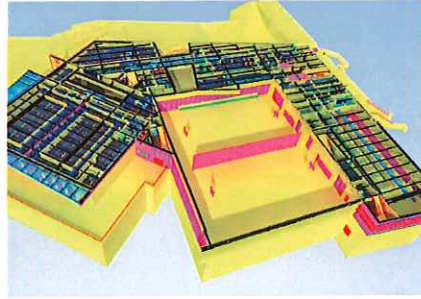
- A closeout "dashboard" housing all project as-built drawings, approved submittals, testing reports, punchlists, etc. will be issued to NC A&T on a flash-drive at the conclusion of the project.

Building Information Modeling (BIM)

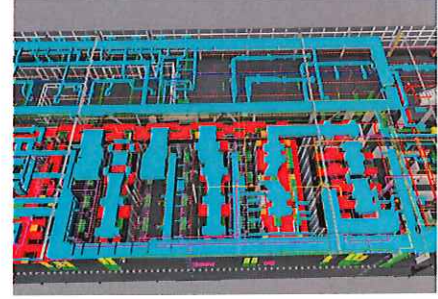
Our in-house BIM management also allows us to work as an integrated team with our trade package contractors to identify potential conflicts prior to execution of the work. Our Design-Build team will use these models to display in our trailers and within building "job boxes" so that the trades people are able to see what they are building throughout construction – even before they have picked up their tools.



VA Healthcare



WSSU DJR Student Activities Center



JSNN

h. Cost Model/Estimates

Local Knowledge of Market

Given the current cost volatility in the market place, we strive to provide the best cost estimating for detail and accuracy in the Triad market. We have been in this local market for 56 years and have extensive trade contractor relationships which will be leveraged to work for us and the City of High Point. We are price work routinely here in the Triad for a variety of projects which allows us to keep a pulse on "local" pricing yielding dividends for our clients. Our relationships run deep and we have trade partners that will forgo pursuing other work in order to work with the Samet-ODELL team.

Estimating Process

In light of our local trade contractor and pricing knowledge, our Design-Build team will provide an accurate cost model based on programming and spatial relationships from the onset which will allow the City of High Point to make key decisions very early in the project.

Our goal, as it is the City of High Point, is to be able to get as much building, equipment and systems as your budget will allow.

Subsequent to the initial cost model, we will update and provide more detailed cost estimates for all building components throughout the following design phases:

- Schematic Design Phase
- Design Development Design Phase
- Guaranteed Maximum Price Phase

In House Capability

Each estimate phase will be based on "in house" quantitative surveys, current material pricing, selective applied historical cost data and key subcontractor input or hard trade package pricing. All aspects of the project scope from site development through electrical work will be quantified and priced by our preconstruction services team members. We utilize ICE Estimating software which houses our historical database and estimating assemblies.

ICE Estimate Example Design Development Cost Summary by Trade Package			
			
Type: Design Development Est Date: 09/30/2016 Project Size: 250000 SF			
Trade Package Detail			
Item Description	Quantity UM	Total Cost	\$/SF
16A - Electrical			
* Service Entrance			
Transformer Pad w/grounding	1.00 EACH	1,924	0.01
Pad Mid. Transformer (By Utility)	NOTE		
208V 3000A MCB Dist Panel (Installation)	1.00 EACH	2,165	0.01
* Distribution Panel Installation			
208V 1200A MLO Dist Panel	7.00 EACH	7,577	0.03
208V 600A MLO Dist Panel	2.00 EACH	1,804	0.01
208V 1200A Feeder Breaker	7.00 EACH	6,945	0.03
208V 600A Feeder Breaker	2.00 EACH	992	
208V 400A Feeder Breaker	8.00 EACH	2,526	0.01
208V 225A Feeder Breaker	6.00 EACH	812	
208V 200A Feeder Breaker	2.00 EACH	248	
208V 100A Feeder Breaker	5.00 EACH	338	
Distribution Panel TVSS	1.00 EACH	180	
* Circuit Breaker Panel Installation			
208V 400A MLO	7.00 EACH	5,683	0.02
208V 400A MCB	1.00 EACH	812	
208V 225A MLO	6.00 EACH	3,247	0.01
208V 200A MCB	2.00 EACH	1,082	
208V 100A MLO	4.00 EACH	1,443	0.01
208V 100A MCB	1.00 EACH	361	
Load Center for Housing Unit	70.00 EACH	18,942	0.08
* Balance of Power Distribution	****		

Estimate Tracker DD v. CD Budget Reconciliation Analysis				
				
<Owner Name> _____ <Project Name> _____ <Project Location> _____				
Project No. 00-000				
Trade Package Description	DD Budget Estimate	CD Budget Estimate	DD v. CD Variance (Over / Under)	Qty. of Bids
01A Site Demolition / Clearcut	\$678,401	\$772,700	\$94,299	1
01B Site Demolition / Clearcut - Quantitative Allowance	\$0	\$11,100	\$11,100	1
02D Combined Site Prep / Site Utilities	\$1,366,456		\$1,366,456	1
02D Combined Site Prep / Site Utilities - Quantitative Allowance	\$251,008		\$251,008	1
03E Construction Fencing	150	\$20,000	\$19,850	1
03F Asphalt Paving		\$20,000	\$19,850	1
02P Asphalt Paving - Quantitative Allowance		\$18,212	\$18,212	1
03G Landscaping	147	\$402,100	\$397,630	n/a
03H Planting	\$1,341,227	\$3,613,311	\$2,272,084	n/a
04A HVAC	\$4,633,800	\$4,428,357	\$205,443	n/a
04A Underground Electrical	\$218,400	\$478,026	\$259,626	n/a
04A Underground Electrical - Quantitative	\$0	\$2,500	\$2,500	n/a
04B Electrical	\$6,370,304	\$6,308,830	\$61,474	n/a
Subtotal \$11,225,237 \$10,228,664 (\$996,573)				
Accepted Cost Management Log Items: (\$1,530,640) \$0 (\$1,530,640)				
Subtotal Cost of Work (Trade Package Cost): \$79,994,657 \$10,228,664 (\$69,765,993)				
CH Design / Estimating Contingency: \$407,200 \$0 (\$407,200)				
Total Direct Costs: \$80,401,857 \$10,228,664 (\$69,765,993)				
Indirect Costs: \$5,801,584 \$4,954,274 (\$847,310)				
Total Constructed in Costs: \$86,203,441 \$15,182,938 (\$71,020,503)				
Current Construction Budget: \$48,000,000 \$48,000,000 \$0				
Amount Over / (Under) Budget: (\$37,796,559) (\$318,062) (\$37,478,497)				
Samet / SRS - a JMK Venture Company Page 1 of 1 Confirmed				

Estimate Tracking

As the design progresses, the overall cost picture will be further solidified and compared back to previous estimates for tracking and comparative purposes. In anticipation of bidding the trades, we prepare cost estimates using the likely bid package category breakdown with specific allowances and assumptions being defined during each estimate phase.

Guaranteed Maximum Price (GMP) Development – Subsequent to preparation and reconciliation of the final construction document estimate, we will prepare our Guaranteed Maximum Price for review and approval by the City of High Point. Given the schedule requirements, we recommend three (3) succinct bid packages as enumerated below.

- Demolition & Utility Relocation Package
- Site Development & Structural Package
- Remaining Building Package

Project Manual / Trade Package Scope Development – Subsequent to approval of each bid package estimate, completion of the Trade Partner Prequalification Process and establishment of the GMP, our team prepare the Project Manual / Trade Package Scopes of Work for release into the market place for competitive pricing of the trade work.

Bidder Participation – *What does it mean to an Owner when you don't get adequate Bidder Participation on all trades.....a higher first project cost and missed cost estimates!* We consistently receive and open trade package bids with three (3) or more bids on each and every bid package. **We have completed more design-build work in our High Point / Greensboro area than any other General Contractor and our bidder participation results speak for themselves.**

i. Project Tracking / Reporting

We are a firm believer that effective “**Communication**” is the foundation for proper Project Tracking and Reporting. We utilize technology in many ways to increase and promote best communication practices amongst project team members. We consistently promote fluid communication – when all team members are informed, projects run smoother and are well managed.

With respect to specifics, we utilize **Prolog by Meridian Systems and Bluebeam Revu** to manage our project controls for tracking progress and action items that are identified and processed on a day-to-day basis. Our reporting structure and procedures are embedded as part of our internal training program; however, it can be modified to accommodate the needs of the City of High Point. Specifics which are tracked and reviewed routinely or at various stages of project progress are as follows:

PROLOG ▶

Project Summary Information • Project Contacts • Project Directory Cost Control • Potential Changes • Change Requests / Logs • Purchase Order Change Orders • Subcontract Change Orders	Document Control • Drawing & Specification Logs • Conversation Logs • Submittal Registers • Submittal Logs • Hotlists / Action Items • Requests for Information (RFIs) • Meeting Minutes • Transmittals	Field Administration • Daily Field Reports • Events • Notices to Comply • Material Inventory / Tracking • Work/Punch Lists • Safety Notices • Field Work Directives
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j. RFI / Shop Drawings

We take the time to meticulously review the project plans and specifications and when an aspect of the design is not clear, we ask the question via a Request for Information (RFI) to gain full clarity from our Designer partner. When we do ask a question, we try to provide a solution as this tends to help expedite the turnaround process and can quickly confirm what we believe the intent of the documents to be. By taking a pro-active approach, this helps benefit the team and the overall project schedule.

Reviewing of shop drawings and submittals and in turn on-site verification that the specified materials are in fact being installed on site is a key part of our quality control process. We take the time to thoroughly vet the information to confirm accuracy with the contract documents and make corrections before material is released. Once we determine what is missing, we routinely request to have the information revised prior to sending to our Design Partner for review and approval. Timely processing of submittals is a key to schedule management and one area our team fully understands. We will work closely within our integrated team to develop a mutually beneficial submittal schedule that will have full buy in from our subcontractors and suppliers.

Further, all official project documents are managed, tracked and archived in our online project information and management system. Leveraging a web services platform enables the project to benefit from online third party collaboration with **real time access to project data and documentation** including RFIs and shop drawings and submittals. This will prevent re-work and will improve the quality of construction for the City of High Point.

k. Quality Control

Samet-ODELL is organized on a unique, client-focused approach to Total Quality Management. The focus of this program is to create "Raving Fans" by each City of High Point administrator, end user and staff by quickly and cost effectively meeting their expectations of quality and delivery. Samet-ODELL is driven to achieve the highest standards of quality for the High Point Baseball Stadium and Entertainment Venue Project and this operating principle is clearly reflected by our long-term client relationships, and the fact that each year a significant volume of our annual construction revenue is driven by repeat customers.

Samet-ODELL requires strict compliance with the specified terms, scopes, schedules and budgets of our contracts. We carefully plan all work activities and follow approved plans; communicating clearly and frequently with clients and staff, including all relevant parties in the decision-making process; and finally, continuously striving to improve our performance by evaluating past performance and utilizing lessons learned.

Team performance will be consistent with our core values of Service, Quality, Innovation, Trust and Safety, driven by the execution of the Project Management Plan. Execution and Quality are documented and reported using our online project information and management system from sources and practices including:

- Document Coordination
- Documentation Control
- Submittal Process/Control
- 100% Material & Equipment Verification
- Preinstallation Meetings
- Quality Control Checklists & Special Documentation
- Testing and inspections
- Non-conformance List (also tracked on Schedule)
- Progress Photos
- As-Built Drawings

Prior to the commencement of a Trade Contractor's Scope of Work, Samet-ODELL will hold a mandatory pre-installation/ preparatory meeting with attendance of the Design-Builder, City of High Point, Testing Firm, and the designated Trade Contractor's Project Manager, Superintendent, Foreman, and other pertinent personnel to ensure the project scope and tasks are adequately understood, thus eliminating potential errors and omissions in the field.

Samet-ODELL utilizes photographic documentation at each stage of construction to ensure in-place work is commensurate with the project drawings and specifications. Any non-compliant work is immediately identified and rectified via notifications to the applicable Trade Contractor. These photos are utilized to fully illustrate work performed at time of installation. Select pictures are incorporated into the owner's monthly report prepared by the Samet-ODELL project team.

Quality Control Requirements		
Topic:	Required Actions & Documentation:	Initial
☐ Documentation Control	Keep an organized file of all required documents up to date and on site at all times. Communicate with CM team when the inspection or test reports will be completed & the frequency of submission.	
☐ Submittal Process	Conform to all contractual requirements for this project. Submittal request will not be accepted for any item not previously approved by Samet/SRS.	
☐ 100% Material & Equipment Verification	Complete the Material & Equipment Verification List for all materials and equipment. This is an active document that will be updated throughout the course of construction. Samet/SRS are to receive these on a weekly basis or on a schedule that is agreed to up front by CM quality team. (See attached "Material & Equipment Verification List" template)	
☐ Pre-Installation Meetings	Attendance is mandatory by field supervision and/or Project Manager. No documentation required except completed SSOCP.	
☐ Quality Control Checklists & Special Documentation	Trade specific Quality Control Checklists will be utilized on an area by area basis. All checklists are to be signed off by your Quality Control Team and submitted to CM team daily. Any special documentation will be completed and turned over to CM team with your completed checklists as required.	
☐ Testing & Inspections	All contractual requirements will be listed first and turned in with your plan. Tests & Inspections will be witnessed by your Quality Representative and any documentation or reports will be turned over to Samet/SRS within 72 hours. Track all contractual and non-contractual inspections or tests on a Testing & Inspection Log. (See attached "Testing & Inspection Log" template)	
☐ Non-Conformance	Full participation from your company is mandatory in documenting and rectifying Non-Conformances. All issues will be remediated per the approved corrective action and completed in an expedient time frame. All issues will be looked at on a week by week basis during inspections. Updated status of each will be required.	
☐ Progress Photos	Take them, take them often, and they must be have the areas and date on each photo. Submission requirements are on a trade by trade basis. Ask the DSAV project team what your requirements will be.	
☐ As-built Drawings	The master as-built set kept by Samet/SRS in the field trailer will be updated by your field Supervisor on a weekly basis.	

Note: All attached templates are Samet/SRS example documents that are for examples propose. Each subcontractor may use this, create their own, or already has their own they would like to use, they must meet or exceed the minimum requirements. This will be determined by the CM project team. The following are the required documents to be a part of every Quality Control Plan:

- The "Site Specific Quality Control Plan"
- "Material Verification Form"
- Trade specific Quality Control checklists and special documents
- "Testing & Inspection Report" as required
- "Testing & Inspection Log" mandatory - at a minimum will include all contractually required tests or inspections

Signature: _____ Date: _____
Quality Director

2 of 3 9/27/2018

Local Matters!

Our Design-Build Project Team is ready to go to work for the City of High Point and deliver another marquee Baseball Stadium here in the Triad!



OD ELL



SEQUENCING:

1. Establish Perimeter Construction Fencing & Gates.
2. Mobilize Construction, Field Office & Demo Crew.
3. Demo & Remove Existing Construction From The Stadium Footprint First, Then Surrounding Demo.
4. Relocate Existing Underground Utilities From Proposed Bldg. Areas.
5. Strip & Remove Existing Pavement & Stone From Stadium Footprint.

SITE LOGISTICS AND PHASING PLAN

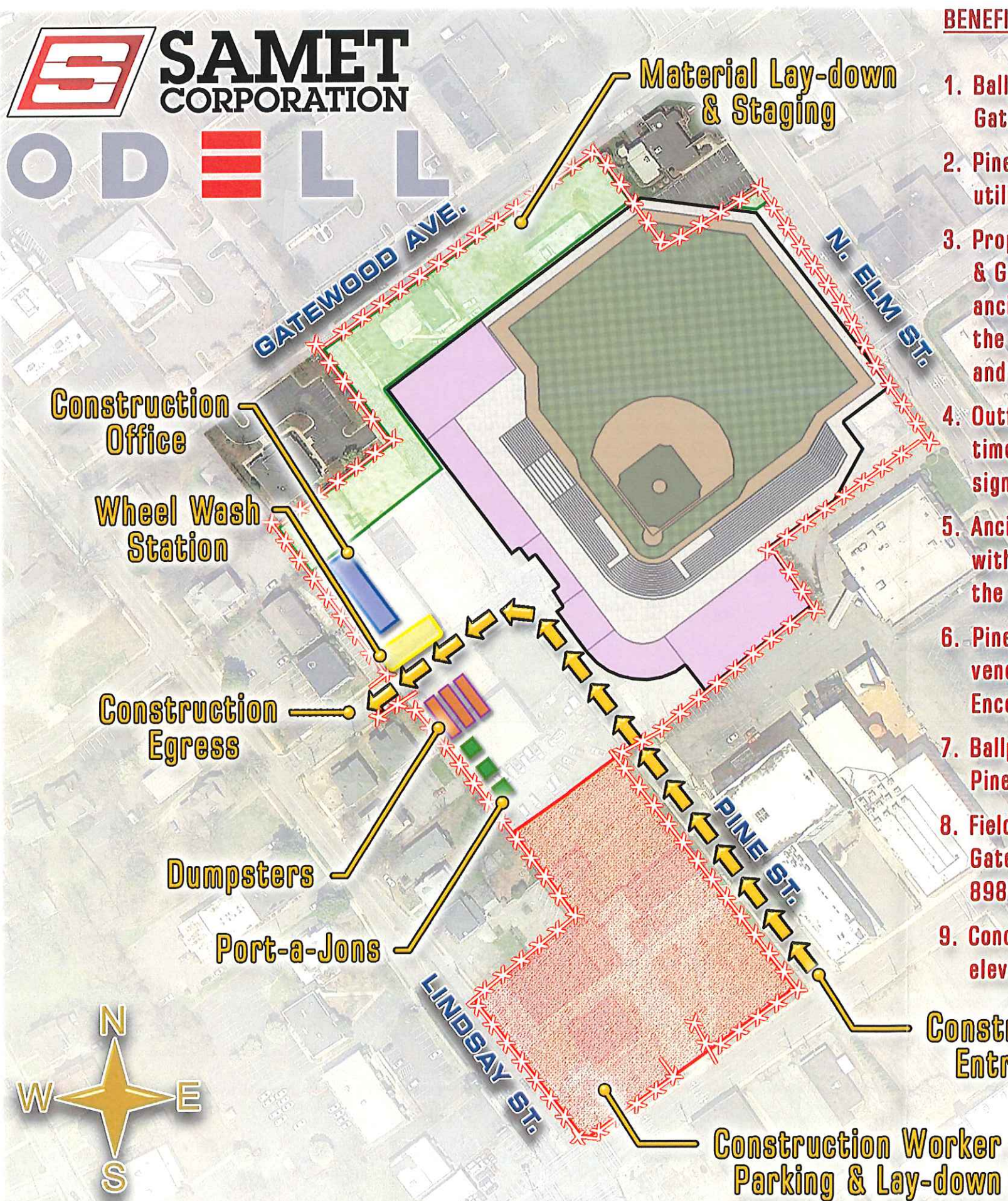
HIGH POINT BASEBALL STADIUM

PHASE I

Date: 4/28/2017



OD ELL



BENEFITS:

1. Ballpark exposure to Elm street and Gatewood street frontage.
2. Pine Street can remain – Limits underground utility work, saves Time and Money!
3. Property at corner of Gatewood Ave. & Pine St. & Gatewood Ave. & N. Elm St. are proposed ancillary development and are not critical to the advancement of the construction schedule and can be phased in during project construction.
4. Outfield wall max height at approx. 8 feet saves time & money vs other orientations studied with significantly higher and costly walls.
5. Ancillary development can occur along Pine Street with parking behind – Creates a buffer between the Lindsay Street properties.
6. Pine Street can be used during games for vendors, bands, or ancillary business functions – Encourages Community Foot traffic
7. Ballpark entrances occur on both Pine Street and Elm Street.
8. Field Access occurs from Gatewood and slopes down from 898' to Field elevation 892'.
9. Concourse is located at elevation 908'.

SEQUENCING:

1. Mass Grading of Site, Shape The Ballpark Bowl & Excavate For Lower Level Construction.
2. Construct Bldg. & Concourse Foundations Below Seating & Cast-In-Place Walls.
3. Erect Vertical Construction At Concourse, Suites & Covered Areas.
4. Relocate Construction Fencing To Include Area Accomodating Relocated Buisneses & Complete Remaining Demolition & Construction.
5. Complete Construction Of Center Field Wall After Existing Business Relocates.

SITE LOGISTICS AND PHASING PLAN

HIGH POINT BASEBALL STADIUM

PHASE II

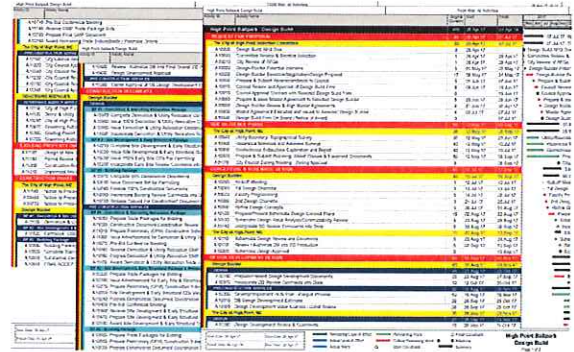
Date: 4/28/2017

Schedule

As a proactive measure, the Samet-ODELL Team has prepared a design/preconstruction management schedule (see insert herein) mapping out the proposed design and preconstruction process to facilitate an April 2019 opening! This schedule will be refined further with input from the City of High Point and in turn will be integrated into the Master Project Construction Schedule, which will delineate all construction activities of the project. Our team will maintain and regularly update this schedule during the project. **The schedule is comprehensive**, complete with milestone dates for all activities including design, permitting, construction and occupancy. Long lead items and critical path items are identified early in the preconstruction schedule in order to prohibit delays. The team is focused on meeting the schedule dates to ensure on time delivery.

Based on our initial assessment, we anticipate delivering the project in three (3) succinct bid packages as enumerated below and as reflected within the enclosed design/preconstruction schedule.

- Demolition & Utility Relocation Package
- Site Development & Structural Package
- Remaining Building Package



On each of the Projects we have included in our list of similar projects, the Owner's move-in dates/occupancy dates were met. The phased construction of each project, including early packages, allowed these projects to meet the Owner's milestones so that additional scope was allowed to be included to meet the Owners' changing needs.

Our team maintains and systematically updates the progress of the project and holds all team members accountable for meeting the dates - from start to finish. We include the project schedule in each and every bid package so that the expectations are clearly communicated to the trade package partners.

Allow the Samet-ODELL Design-Build Team to be your trusted partner and deliver the High Point Baseball Stadium and Entertainment Venue for opening pitch in April 2019!

High Point Ballpark Design Build		TASK filter: All Activities			26.Apr.17 18:11																											
Activity ID	Activity Name	Original Duration	Start	Finish	2017							2018												2019								
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	May	Jun	Jul	
High Point Ballpark Design Build		489	28.Apr.17	01.Apr.19	01.Apr.19, High																											
REQUEST FOR PROPOSAL		49	28.Apr.17	07.Jul.17																												
The City of High Point Selection Committee		49	28.Apr.17	07.Jul.17																												
A10000	Design Build RFQ Due	0	28.Apr.17																													
A10850	Committee Review & Shortlist Selection	1	28.Apr.17	28.Apr.17																												
A10010	City Review of RFQs	1	28.Apr.17	28.Apr.17																												
A10020	Design-Builder Potential Interview	5	01.May.17	05.May.17																												
A10030	Design-Builder Selection/Negotiation/Design Proposal	17	08.May.17	31.May.17																												
A10860	Prepare & Submit Recommendation to Council	5	01.Jun.17	07.Jun.17																												
A10870	Council Review and Approval of Design Build Firm	8	08.Jun.17	19.Jun.17																												
A10910	Council Approval Contract with Selected Design Build Firm	0		19.Jun.17																												
A10880	Prepare & issue Master Agreement to Selected Design Builder	5	20.Jun.17	26.Jun.17																												
A10890	Design Builder Review & Sign Master Agreements	4	27.Jun.17	30.Jun.17																												
A10900	Master Agreement Executed and issued to Selected Design Builder	4	03.Jul.17	07.Jul.17																												
A10040	Design Build Firm On Board / Notice of Award	0		07.Jul.17																												
DUE DILIGENCE PHASE		80	12.May.17	05.Sep.17																												
The City of High Point, NC		80	12.May.17	05.Sep.17																												
A10940	Utility/Boundary/ Topographical Survey	30	12.May.17	23.Jun.17																												
A10960	Hazardous Materials and Asbestos Surveys	40	12.May.17	10.Jul.17																												
A10950	Geotechnical Subsurface Exploration and Report	40	12.May.17	10.Jul.17																												
A10920	Prepare & Submit Rezoning, Street Closure & Easement Documents	80	12.May.17	05.Sep.17																												
A11170	City Council Zoning Meeting - Zoning Approval	0		05.Sep.17																												
CONCEPTUAL & SCHEMATIC DESIGN		45	12.Jul.17	13.Sep.17																												
Design Builder		40	12.Jul.17	06.Sep.17																												
A10050	Kickoff Meeting	1	12.Jul.17	12.Jul.17																												
A10060	1st Design Charrette	1	13.Jul.17	13.Jul.17																												
A10070	Facility Programming	5	14.Jul.17	20.Jul.17																												
A10080	2nd Design Charrette	3	21.Jul.17	25.Jul.17																												
A10090	Refine Design Concepts	5	26.Jul.17	01.Aug.17																												
A10100	Prepare/Present Schematic Design Concept Plans	15	02.Aug.17	22.Aug.17																												
A10130	Schematic Design Value Analysis/Constructability Review	5	23.Aug.17	29.Aug.17																												
A10140	Incorporate SD Review Comments into Docs	5	30.Aug.17	06.Sep.17																												
The City of High Point, NC		15	23.Aug.17	13.Sep.17																												
A10110	Schematic Design Review and Comments	5	23.Aug.17	29.Aug.17																												
A10150	Review / Authorize DB into DD Production	5	07.Sep.17	13.Sep.17																												
A10200	Schematic Design Approval	0		13.Sep.17																												
DESIGN DEVELOPMENT DESIGN		60	16.Aug.17	08.Nov.17																												
Design Builder		60	16.Aug.17	08.Nov.17																												
DESIGN		45	23.Aug.17	25.Oct.17																												
A10190	Prepare/Present Design Development Documents	25	23.Aug.17	27.Sep.17																												
A10370	Incorporate DD Review Comments into Docs	10	12.Oct.17	25.Oct.17																												
PRECONSTRUCTION SERVICES		60	16.Aug.17	08.Nov.17																												
A10330	Develop/Implement HUB Plan / Prequal Process	60	16.Aug.17	08.Nov.17																												
A10310	DB Design Development Estimate	20	28.Sep.17	25.Oct.17																												
A10300	Design Development Value Analysis / Const Review	20	28.Sep.17	25.Oct.17																												
The City of High Point, NC		30	28.Sep.17	08.Nov.17																												
DESIGN		25	28.Sep.17	01.Nov.17																												
A10290	Design Development Review & Comments	10	28.Sep.17	11.Oct.17																												

High Point Ballpark Design Build			TASK filter: All Activities										26.Apr.17 18:11															
Activity ID	Activity Name	Original Duration	Start	Finish	2017								2018								2019							
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr
A10710	Pre-Bid Conference Meeting	1	03.Jan.18	03.Jan.18																								
A10740	Receive GMP Trade Package Bids	0		29.Jan.18																								
A10750	Prepare Final GMP Document	10	30.Jan.18	12.Feb.18																								
A10790	Award Remaining Trade Subcontracts / Purchase Orders	10	20.Feb.18	05.Mar.18																								
The City of High Point, NC		89	12.Oct.17	19.Feb.18																								
PRECONSTRUCTION SERVICES		89	12.Oct.17	19.Feb.18																								
A11160	City Council Review of BP#1 - Demolition & Utility Relocation Package	3	12.Oct.17	16.Oct.17																								
A11220	City Council Approval of BP#1 - Demolition & Utility Relocation Package	0		16.Oct.17																								
A10340	City Council Review Preliminary GMP Agreement and BP#2 - Early Site & Structural Package	5	12.Dec.17	18.Dec.17																								
A11230	City Council Review/Execute Preliminary GMP Agreement and BP#2 - Early Site & Structural Package	0		18.Dec.17																								
A10760	City Council Review Final Reconciled GMP Package	5	13.Feb.18	19.Feb.18																								
A11240	City Council Approval of Final Reconciled GMP Package	0		19.Feb.18																								
GOVERNING AGENCIES		93	11.Sep.17	23.Jan.18																								
GOVERNING AGENCY APPROVALS		93	11.Sep.17	23.Jan.18																								
A11110	City of High Point / TRC / NCDNER Demo & Utility Relocation Permit Review & Comments	20	11.Sep.17	06.Oct.17																								
A11120	Demo & Utility Relocation Permit Approval	0		13.Oct.17																								
A10280	City of High Point / NCDNER Grading & Shell Permit Review & Comments	20	09.Nov.17	08.Dec.17																								
A10670	Governing Authority Review & Comments	25	04.Dec.17	09.Jan.18																								
A10360	Grading Permit & Structural Shell Permit Approval	0		15.Dec.17																								
A10720	Governing Authority Approval	0		23.Jan.18																								
EXISTING PROPERTY OWNER RELOCATION PHASE (POTENTIAL SCENARIO)		180	20.Jun.17	06.Mar.18																								
A11180	Design of New Space for Existing Property Owners	45	20.Jun.17	22.Aug.17																								
A11190	Permit Review & Approval	20	23.Aug.17	20.Sep.17																								
A11200	Construction/Remodeling of New Space	100	21.Sep.17	13.Feb.18																								
A11210	Implement Move	15	14.Feb.18	06.Mar.18																								
CONSTRUCTION PHASE		370	17.Oct.17	01.Apr.19																								
The City of High Point, NC		86	17.Oct.17	20.Feb.18																								
A11140	Notice to Proceed with Demo & Utility Relocation Phase	0	17.Oct.17																									
A10490	Notice to Proceed with Early Site & Structural Phase	0	19.Dec.17																									
A10770	Notice to Proceed with Building Construction Phase	0	20.Feb.18																									
Design Builder		370	17.Oct.17	01.Apr.19																								
BP #1 - Demolition & Site Utility Relocation Package		90	17.Oct.17	23.Feb.18																								
A11130	Demolition & Utility Relocation Phase	90	17.Oct.17	23.Feb.18																								
BP #2 - Site Development & Early Structural Package		150	21.Dec.17	25.Jul.18																								
A10520	Earthwork, Utilities & Structural Phase	150	21.Dec.17	25.Jul.18																								
BP #3 - Building Package		283	21.Feb.18	01.Apr.19																								
A10800	Building Package Construction Phase	262	21.Feb.18	01.Mar.19																								
A10820	Complete Training/Punchlist/Closeout Documents	45	29.Jan.19	01.Apr.19																								
A10830	Substantial Completion	0		01.Mar.19																								
A10840	FINAL ACCEPTANCE / COMPLETION	0		01.Apr.19																								

Samet has a written Health & Safety Program that incorporates regulations of the current editions of the State and Federal laws, including but not limited to, the latest amendments of the following: Williams-Steigler Occupational Safety and Health Act of 1970, Public Law 91-956; Part 1910, Occupational Safety & Health Standards, Chapter 17 of Title 29, Code of Federal Regulations; Part 1926, Safety & Health regulations for Construction Chapter 17 of Title 29, Code of Federal Regulations.

A site specific safety and incident prevention program will be developed for the Baseball Stadium and Entertainment Venue Project to assist Ryan, Mike, Lee, Kenneth, the subcontractors and tiered subcontractors and workers in understanding an incident free environment and the safety and health expectations and requirements of this project. Compliance with the site safety and incident prevention program is expected and a condition of employment on a Samet project site.

Safety and incident prevention is everyone's responsibility. Each worker on this project site will be expected to follow all Samet Safety Rules and specific safety requirements as outlined in this policy. Each contractor supervisor and foreman is responsible for safety, implementing Samet safety program and training employees in safe work procedures. Sr. Superintendent Mike Gobble will have the overall responsibility for safety of the project. Bruce Jaworoski, Safety Director, has the corporate responsibility and authority for safety and accident prevention. Samet policy is to provide a safe and healthy place of employment for every worker on site and to abide by accident prevention regulations set forth by the federal, state and local governments. Health and safety will always remain the top priority for all levels of management, supervision, and workers engaged in construction activities. Health and safety will never be sacrificed in lieu of schedule, cost, production, or any other component of the work process.

EMR

Samet has a current EMR rate of .69.

Samet had **no lost time injuries** in 2016. Currently, we have gone 1048 days without a lost time accident.

Safety Awards

NC Building Star Contractor
since 2003

ABC STEP Diamond Safety

ABC National Safety Merit
(2016 & 2014)

14 Consecutive Years
NC Building Star
Contractor Gold Safety





**APPENDIX for
Qualifications to
The City of High Point**



Appendix

3.3.16 Minimum Criteria

- Declarations Statement
- Licensing
- Insurance



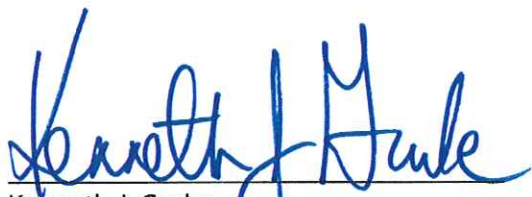
Declaration Statement

We certify that our Design-Build entity's "Designer(s) of Record" have current North Carolina Architectural and/or Engineering license(s) as appropriate for their portion of the design work.

We certify that our Design-Build entity's "Builder" has a current North Carolina Contractor's unlimited license.

We certify that our firm will have and maintain liability insurance coverage for a total of \$1 million/occurrence & \$2 million/general aggregate for commercial general liability, and not less than \$1 million per claim for commercial business automobile liability.

We certify that we will have coverage for errors and omissions by all Designer(s) of Record of not less than \$1 million per claim.



Kenneth J. Grube
Regional Vice President
Samet Corporation

DB Team Information

High Point Baseball Stadium & Entertainment Venue

Samet Corporation - General Contractor License

License Year	License No.
2017	3538

North Carolina
Licensing Board for General Contractors

This is to Certify That:

Samet Corporation
Greensboro, NC

is duly registered and entitled to practice
General Contracting
Limitation: Unlimited
Classification: Building

until
December 31, 2017
when this Certificate expires.

Witness our hands and seal of the Board.
Dated, Raleigh, N.C.
February 8, 2017

This certificate may not be altered.

[Signature]
Chairman

C. Paul Wimmer
Secretary-Treasurer



Design Team - Business and Professional Licenses

The North Carolina Board of Architecture

certifies that

Odell Associates, Inc.

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 50016
Initial registration: 8/12/1970
Expires on: 12/31/2017



Catherine M. Evans
Executive Director

The North Carolina Board of Architecture

certifies that

Joseph Michael Woollen

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 3116
Initial registration: 2/10/1978
Expires on: 6/30/2017



Catherine M. Evans
Executive Director

The North Carolina Board of Architecture

certifies that

Bradley J. Bartholomew

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 11084
Initial registration: 5/14/2008
Expires on: 6/30/2017



Catherine M. Shank
Executive Director

The North Carolina Board of Architecture

certifies that

Anthony C. Hersey

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 11665
Initial registration: 1/28/2010
Expires on: 6/30/2017



Catherine M. Shank
Executive Director

The North Carolina Board of Architecture

certifies that

Jonathan Patrick Blain

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 8961
Initial registration: 8/22/2001
Expires on: 6/30/2017



Catherine M. Shank
Executive Director

The North Carolina Board of Architecture

certifies that

Gaurav Atul Gupte

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 9798
Initial registration: 8/17/2004
Expires on: 6/30/2017



Catherine M. Egan
Executive Director



NORTH CAROLINA BOARD OF EXAMINERS
FOR ENGINEERS AND SURVEYORS
4601 Six Forks Rd. Suite 310
Raleigh, North Carolina 27609

Stimmel Associates, P.A.
601 N Trade Street, Ste 200
Winston-Salem, NC 27101

This is to Certify that:

Stimmel Associates, P.A. is licensed with the North Carolina Board of Examiners for Engineers and Surveyors,
and is authorized to practice engineering under the provisions of Chapter 89C and 55B of the General Statutes of
North Carolina.

This authorization must be renewed annually, and expires on June 30, 2017

License No.: C-1342



THE NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS
AND SURVEYORS

Adrian Pitt
Executive Director

Stimmel Associates, P.A.
601 N. Trade Street, Ste 200
Winston-Salem, NC 27101

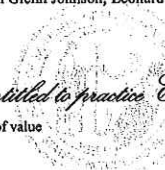
North Carolina Board of Landscape Architects
P.O. Box 41225 • Raleigh, NC 27629-1225
(919) 850-9088 • Fax: (919) 872-1598 • ncbla@bellsouth.net • www.ncbola.org
Registration of Landscape Architect Corporation

This certifies that
Stimmel Associates, P.A.
License # C-069
is registered to practice
Landscape Architecture in
North Carolina.
07/01/2016 to 06/30/2017

North Carolina Board of Landscape Architects
P.O. Box 41225 • Raleigh, NC 27629-1225
(919) 850-9088 • Fax: (919) 872-1598 • ncbla@bellsouth.net • www.ncbola.org
Registration of Landscape Architect

Doug Stimmel
601 N. Trade Street, Ste 200
Winston-Salem, NC 27101

This certifies that
Doug Stimmel
License # 427
is registered to practice
Landscape Architecture in
North Carolina.
07/01/2016 to 06/30/2017

LICENSE NUMBER 05702-U	STATE OF NORTH CAROLINA BOARD OF EXAMINERS OF ELECTRICAL CONTRACTORS	EXPIRATION DATE 01/31/2018
THIS IS TO CERTIFY THAT: Johnson's Modern Electric Company Inc. DBA: Modern Edge Technologies Qualifiers: Steven Glenn Johnson, Leonard Michael Simpson, Zachary Glenn Johnson		
<i>is duly registered and entitled to practice Electrical Contracting in the</i> Unlimited Classification Limitation: Any project regardless of value		
Johnson's Modern Electric Company Inc. DBA: Modern Edge Technologies Steven Glenn Johnson 6629 Old US 421 Hwy East Bend, NC 27018		<i>Witness our hands and seal of the Board</i>  <i>Mark A. Hoff</i> Chairman <i>Jim Norman</i> Secretary-Treasurer

North Carolina Board of Examiners for Engineers and Surveyors

<https://www.membersbase.com/ncbels/search>

Preferred Engineering, PLLC
PO Box 116
Lewisville, NC 27023
(336) 972-0796

License: P-0979
Status: CURRENT
Service: Engineering

[View/Print Current Annual License Certificate](#)**Disciplinary Actions**

None found

[Search again.](#)

North Carolina Board of Examiners for Engineers and Surveyors

<https://www.membersbase.com/ncbels/search>

Gregory F. Mulholland
Preferred Engineering PLLC
PO Box 116
Lewisville, NC 27023

License: 017665
Status: CURRENT
Expires: 12/31/2017

Disciplinary Actions

None found

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searching for does not appear.



NORTH CAROLINA BOARD OF EXAMINERS
FOR ENGINEERS AND SURVEYORS
4601 Six Forks Rd. Suite 310
Raleigh, North Carolina 27609

Systems Engineering Group PLLC
PO Box 16023
Greensboro, NC 27416

This is to Certify that:

Systems Engineering Group PLLC is licensed with the North Carolina Board of Examiners for Engineers and Surveyors, and is authorized to practice engineering under the provisions of Chapter 89C and 55B of the General Statutes of North Carolina.

This authorization must be renewed annually, and expires on June 30, 2017.

License No. : P-0768



THE NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS
AND SURVEYORS

Adm Pitts
Executive Director



Receipt for Annual Renewal

Date: 12/14/2016 11:09:00 PM
Order ID: AX0EF16ADF68
Fee: \$75.00

Registrant: Michael C. Lemnios , License: 027031		
Business address Systems Contractors Inc 711 Camann St Greensboro , NC 27407	Mailing Address Systems Contractors Inc PO Box 16023 Greensboro , NC 27416	Payment information Card: 4*****6396 Expiration: 03 /18 Michael C. Lemnios Systems Contractors Inc Greensboro , NC 27416

The North Carolina Board of Architecture

certifies that

Freeman Kennett Architects, PLLC

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 51774
Initial registration: 5/23/2006
Expires on: 12/31/2017



Catherine M. Egan
Executive Director

The North Carolina Board of Architecture

certifies that

Peter Hancock Freeman

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 6765
Initial registration: 3/1/1994
Expires on: 6/30/2017



Catherine M. Shank
Executive Director

The North Carolina Board of Architecture

certifies that

John Phillip Kennett

is registered and authorized to practice
Architecture in the State of North Carolina.

In testimony whereof this certificate has been issued
by the authority of this Board.

Registration number: 8018
Initial registration: 7/8/1998
Expires on: 6/30/2017



Catherine M. Shank
Executive Director



NORTH CAROLINA BOARD OF EXAMINERS
FOR ENGINEERS AND SURVEYORS
4601 Six Forks Rd. Suite 310
Raleigh, North Carolina 27609

McKim & Creed, Inc.
1730 Varsity Drive, Ste 500
Raleigh, NC 27608

This is to Certify that:

McKim & Creed, Inc., is licensed with the North Carolina Board of Examiners for Engineers and Surveyors, and is authorized to practice *engineering and land surveying* under the provisions of Chapter 89C and 55B of the General Statutes of North Carolina.

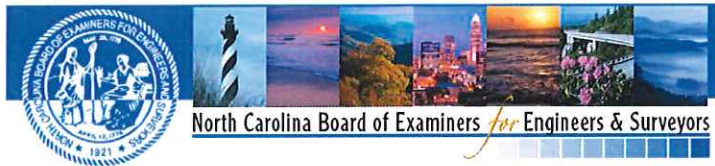
This authorization must be renewed annually, and expires on June 30, 2017

License No. : E-1222



THE NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS
AND SURVEYORS

Adel Pitt
Executive Director



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License Lookup

Atul M. Nerurkar
9115 Kalanchoe Dr
Mathews, NC 28105

License: 011807
Status: CURRENT
Expires: 12/31/2017

Disciplinary Actions

None found

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Note: Licensees may submit corrections to this information by clicking the "Renewals" link at the top. Please contact the Board office if you have questions about a license restriction or if a name you are



NORTH CAROLINA BOARD OF EXAMINERS
FOR ENGINEERS AND SURVEYORS
4601 Six Forks Rd Suite 310
Raleigh, North Carolina 27609

KingGuinn Associates, P.A.
1309 Amble Drive
Charlotte, NC 28206

This is to Certify that:

KingGuinn Associates, P.A. is licensed with the North Carolina Board of Examiners for Engineers and Surveyors, and is authorized to practice engineering under the provisions of Chapter 89C and 55D of the General Statutes of North Carolina.

This authorization must be renewed annually, and expires on June 30, 2017

License No.: G-0130



THE NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS
AND SURVEYORS

Adrian Pitter
Executive Director

Page 1 of 1

POCKET CARD

North Carolina Board of Examiners for Engineers and Surveyors

This is to certify that
Lawrence A. McGinnis
is duly licensed and entitled to practice
Engineering
until December 31, 2017 when this certificate expires.
Registration Number: 012614 Status: CURRENT

Carl M. Ellington, Jr.
Carl Ellington, Chair

Andrew Zoutwelle
Andrew Zoutwelle, Secretary

Receipt for Annual Renewal

Date: 12/1/2016 8:00:20 AM
Order ID: AU0EF03EA29E
Fee: \$75.00

Registrant: Lawrence A. McGinnis, License: 012614		
Business address King/Guinn Assoc 1309 Amble Dr Charlotte, NC 28206	Mailing Address King/Guinn Associates PA 1309 Amble Dr Charlotte, NC 28206	Payment information Card: 4*****8825 Expiration: 04/19 Larry A McGinnis 1309 Amble Drive Charlotte NC

Samet Corporation - General Contractor Insurance



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 11/10/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Scott Ins (Greensboro) 628 Green Valley Road Ste. 306 Greensboro NC 27408		CONTACT NAME: Dianne Harris PHONE (A/C, No., Ext.): 336-510-0077 FAX (A/C, No.): 336-273-5915 E-MAIL ADDRESS: dharris@scottins.com	
INSURED Samet Corporation 309 Gallimore Dairy Rd., #102 Greensboro NC 27409		INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Insurance Company (NAIC # 16535 INSURER B: Commerce and Industry Insurance Com 19410 INSURER C: Catlin INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1894420351

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		GLO3433219	10/1/2016	10/1/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS		BAP3433220	10/1/2016	10/1/2017	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$10,000		BE067941489	10/1/2016	10/1/2017	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000 SIR \$10,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WC3433218	10/1/2016	10/1/2017	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	E&O/Pollution		CPL6908661017	10/1/2016	10/2/2017	Limit 5,000,000 Ded 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2014/01)

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**RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF CONTRACT
WITH GUILFORD COUNTY BOARD OF EDUCATION FOR THE SCHOOL SAFETY
RESOURCE OFFICER PROGRAM**

WHEREAS, the Guilford County Board of Education ("the Board") desires assistance of the City of High Point ("City") in providing School Safety Resource Officers ("SROs) for additional police services to create safe and crime free educational campuses; and

WHEREAS, there is a need to maintain the School Safety Resource Officer Program ("SRO Program") jointly operated by the City and the Board in select public schools; and

WHEREAS, the City and the Board believe that the continued operation of the SRO Program is vital in protecting and safeguarding these campuses and seeks to memorialize the continued operation through a written contract; and

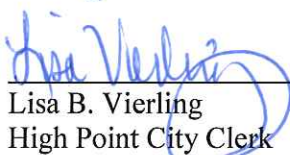
WHEREAS, under this contract, the City agrees to provide eight (8) officers for a period of one year to the SRO Program and the Board shall reimburse the City for \$532,240.00 for the salaries and equipment of the officers assigned to the SRO Program for a period beginning on the date of contract signature through June 30, 2018; and

WHEREAS, the City and the Board shall continue to work together to ensure the successful protection of those educational campuses; and

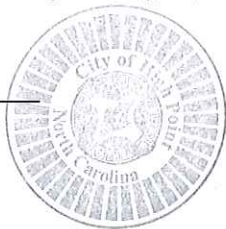
WHEREAS, the City would like to enter into a contract with the Board for providing SROs.

NOW THEREFORE, BE IT RESOLVED by the High Point City Council that the attached contract between the City and the Board for the SRO Program in the amount of \$532,240.00 is hereby ratified as required by N.C.G.S. 160A-461, and the City Manager is hereby authorized to execute the attached contract on behalf of the City, and that this resolution ratifying the interlocal cooperation between the City and the Board is hereby spread upon the minutes of the High Point City Council.

Adopted this the 7th day of August, 2017.



Lisa B. Vierling
High Point City Clerk





Mayor William S. Bencini, Jr.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ingleside Compost Facility – Spare Parts for Trommel Screener (Sole Source)

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

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A
Advertised By: NJPA Contract

Attachments: Quote

PURPOSE:

The City budgeted for replacement of its existing trommel screener at Ingleside Compost Facility. The trommel screener removes waste and larger items from the compost to provide a clean processed material to the customer base. As with most mechanical machines, a spare parts inventory is recommended. Obtaining the spare parts will assist with minimal down time and savings as repairs are needed.

BACKGROUND:

Public Services was granted funding to replace the existing trommel screener which is 12 years old. The typical service life is 8 to 10 years. The new trommel screener has multiple wear parts. Obtaining these parts will assist with minimum operational delays.

BUDGET IMPACT:

Funds are available in the FY 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and asks for the Council to award Powerscreen Mid-Atlantic Inc. in the amount of \$44,913.62.

DEPARTMENT RECOMMENDATION
Informal Bid(s)

DEPARTMENT: **Public Services - Ingleside Compost Facility**

BID #: **NA** DATE OPENED:

DESCRIPTION:

Public Services was granted funding to replace the existing trommel screener which is 12 years old. The typical service life is 8 to 10 years. The new trommel screener has multiple wear parts. Obtaining these parts will assist with minimum operational delays.

PURPOSE:

The City budgeted for replacement of it's existing trommel screener at Ingleside Compost Facility. The trommel screener removes waste and larger items from the compost to provide a clean processed material to the customer base. As with most mechanical machines, a spare parts inventory is recommended. Obtaining the spare parts will assist with minimal down time and savings as repairs are needed.

COMMENTS:

This will allow for minimal downtime when maintenance is required.

RECOMMEND AWARD TO: **Powerscreen Mid-Atlantic, Inc.** AMOUNT: **\$44,913.62**

JUSTIFICATION:

Powerscreen Mid-Atlantic, Inc. is the supplier of the screener. Utilizing the company for parts will assure exact fits and maintenance repairs assist in achieving a long service life for the equipment.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
661749	533101	661181002605	40202	\$45,000.00
TOTAL BUDGETED AMOUNT				\$45,000.00

DEPARTMENT HEAD:	Terry Houk Digitally signed by Terry Houk DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US Date: 2017.07.27 14:03:30 -04'00'	DATE:	Jul 27, 2017
PURCHASING MANAGER:	Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2017.07.27 14:17:26 -04'00'	DATE:	Jul 27, 2017
FINANCIAL SERVICES DIRECTOR:	Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2017.07.31 13:37:14 -04'00'	DATE:	Jul 31, 2017

(\$5,000 - \$30,000)
(\$30,000 - \$90,000)



Mid-Atlantic, Inc.

P.O. Box 2505
Kernersville, NC 27285-2505
(800) 797-7276
(336) 992-9757 FAX

PHOENIX 2100

RECOMMENDED SPARE PARTS

<u>Part #</u>	<u>Description</u>	<u>Quantity</u>	<u>Cost Per</u>	<u>Total</u>
17630156	SEAL RING RUBBER	1	\$130.00	\$130.00
8010106	OMV630 MOTOR	1	\$1,597.00	\$1,597.00
5420138	OMT 500 MOTOR	1	\$1,184.00	\$1,184.00
1920254	OMSS 200 MOTOR	1	\$512.62	\$512.62
6630306	Disc Return Roller	2	\$126.00	\$252.00
6930290	L1280 Disc Return Roller	2	\$119.00	\$238.00
2020604	Side Roller	3	\$30.00	\$90.00
2020605	Side Roller	3	\$30.00	\$90.00
2020606	Side Roller	3	\$30.00	\$90.00
2020607	Side Roller	3	\$30.00	\$90.00
9420255	L1145 Octagonal Roller	1	\$156.00	\$156.00
12230735	L1145 Disc Return Roller	2	\$127.00	\$254.00
5120115	L538 Center Roller	4	\$41.00	\$164.00
2023213LOU	2.5" Bearing	2	\$115.00	\$230.00
5120159	2.5" Bearing	2	\$109.00	\$218.00
2251105	2" Bearing	2	\$63.00	\$126.00
9900405	2" ##3 Bearing	2	\$80.00	\$160.00
6590276	E-Stop	2	\$73.00	\$146.00
20550261	TR933 Guide Wheel	1	\$1,010.00	\$1,010.00
17620210	Trommel Drive Wheel	2	\$770.00	\$1,540.00
15820251PRTO	Trommel Brush	8	\$300.00	\$2,400.00
15820254	Phoenix T-Bolt	2	\$79.00	\$158.00
5060187	Small Finn Filter	2	\$39.00	\$78.00
3260232	Large Finn Filter	2	\$32.00	\$64.00
15850105	Mesh Clamp	25	\$89.00	\$2,225.00
	Wrap Around Mesh			
17650110	Drum	1	\$25,801.00	\$25,801.00
PHNX3/8"SQ	Trommel Screen	20	\$295.50	\$5,910.00
			Total =	\$44,913.62

CITY OF HIGH POINT

AGENDA ITEM



Title: Design-Build Criteria

From: JoAnne Carlyle

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Resolution

Purpose/Background:

N.C.G.S. §143-128.1A requires a governmental entity to establish, in writing, the criteria used for determining the circumstances the design-build method is appropriate for a project. The statute sets forth minimum findings and conclusions that must be met. A key element of the catalyst project will be a multi-use stadium and the timing of the design and construction, is essential to the project's success.

Budget Impact:

None

Recommendation:

Council adopt a resolution approving design-build method of contracting for the construction of a multi-use stadium.

**RESOLUTION OF HIGH POINT CITY COUNCIL APPROVING DESIGN-BUILD
METHOD OF CONTRACTING
FOR THE CONSTRUCTION OF A MULTI-USE STADIUM**

WHEREAS, the City Council of the City of High Point has authorized the pursuit of a catalyst project in the downtown area, with the goal of increasing commercial activity, tax base, jobs, and further economic development, and

WHEREAS, a key element of the catalyst project will be a multi-use stadium, with the goal of activating the private development of retail, commercial and entertainment businesses in the area, and

WHEREAS, the construction of a multi-use stadium requires complex agreements with team owners and leagues, and timing the construction and opening of the stadium to coincide with the beginning of a multi-use season is critical to the first year success of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT makes the following facts and draw the following conclusions with regard to the use of a design-build contract for the multi-use stadium:

1. The project requirements can be adequately and thoroughly defined for a design-build contract for a multi-use stadium based on the building elements in similar sized stadiums in other American communities, and by following the specifications required by governing bodies for the stadiums utilized by teams in their leagues. Public record documents detailing the projects proposed and constructed by other cities and counties are available to the City of High Point for reference in defining the scope and elements of the High Point project.

2. The ability to begin construction of the multi-use stadium no later than the spring of 2018, and have it completed no later than the start of the 2019 baseball season, is critical to the economic projections supporting the project. Delay in completing construction past the start of the 2019 baseball season would subject the parties to additional costs for an alternate venue for staging baseball games, or the loss of the ability to play in the 2019 season, and the potential increase in construction costs for waiting an extra year to begin construction. These time constraints dictate a fast track design and construction schedule that is best accomplished through use of a design-build contract.

3. The City will utilize the services of an experienced design-build team, along with close inspection of the project by qualified professionals on City staff, to ensure delivery of a quality design and quality construction of the multi-use stadium. City staff is experienced at the management of major public construction projects, and the appropriate staff will be assigned to the management and inspection of this project. The assembled project team for the multi-use stadium will also include outside consultants with significant relevant experience in large public/private partnership projects similar to the catalyst projects the City envisions with the stadium and surrounding development. Staff has been in the process of reviewing the credentials of development consultants and are aware of specialized consultants that are able to assist the City in these projects and they bring experience with both public/private collaborations and design build construction projects.

4. The City will require the design-build team to make a good faith effort to comply with N.C.G.S. §143-128.2, N.C.G.S. §143-128.4 and to recruit and select small business entities to participate in the stadium project. The City will publicize the project and the small business opportunities that may be available for participation, and will monitor the selected design-build contractor's performance in selecting and utilizing small business entities in the project.

5. The professional staff of the City, in conjunction with outside consultants, have reviewed the advantages and disadvantages of using the design-build method of construction for the multi-use stadium project, and have compared those factors to the construction bid methods identified in subdivisions (1), (2), and (4) of N.C.G.S. §143-128 (a1), and have concluded that because of the time pressure on the design phase of this project, and the specific deadline for construction completion and occupancy of the facility by a baseball team by the start of the 2019 baseball season, design-build is the most effective and efficient method of delivering the project on time and on budget.

THEREFORE, based on the above Findings and Conclusions, the City Council of the City of High Point finds that using the design-build method of contracting for the construction of a multi-use stadium incorporated into the Catalyst Projects for the downtown area is the most effective and efficient contracting method for this project.

ADOPTED this the 7th day of August, 2017.

Mayor William S. Bencini, Jr.

Attested to:

Lisa Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Mini Excavator

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendation

Meeting Date: August 7, 2017

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Water & Sewer Mains Division of Public Services has a 2005 Kubota KX161 excavator in need of replacement due to age and hours. Using the NJPA Contract # 070313-KBA, a 2017 Kubota KX080 Mini Excavator from Kubota Tractor Corporation is being recommended for council approval.

BACKGROUND:

The Water & Sewer Mains Division is currently using a 2005 Kubota KX161 that is twelve years old and has over 5,600 hours. This mini excavator is at the end of its useful life and is being recommended to replace now. This equipment is used daily to perform multiple tasks related to repairing and replacing water and sewer lines. The Kubota KX080 is like the ones they are currently using and will meet their needs. The price of \$106,228.06 is for one mini-excavator, bucket, training, and delivery. The estimated delivery is 75-90 days.

BUDGET IMPACT:

Funds are available in 2017-18 budget

RECOMMENDATION / ACTION REQUESTED:

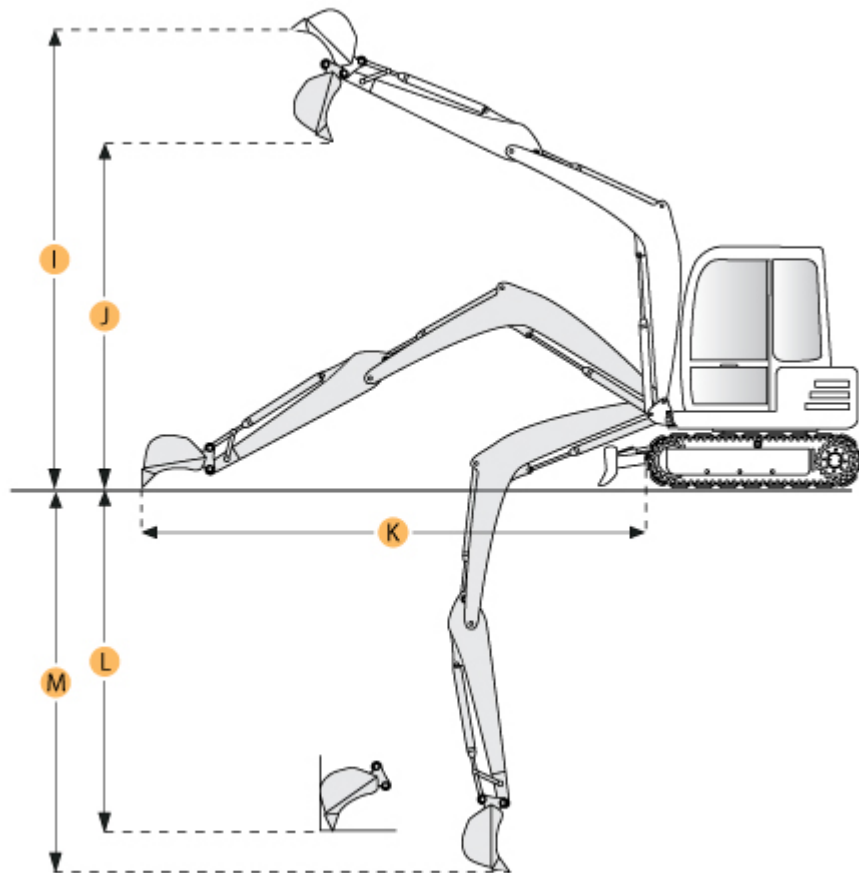
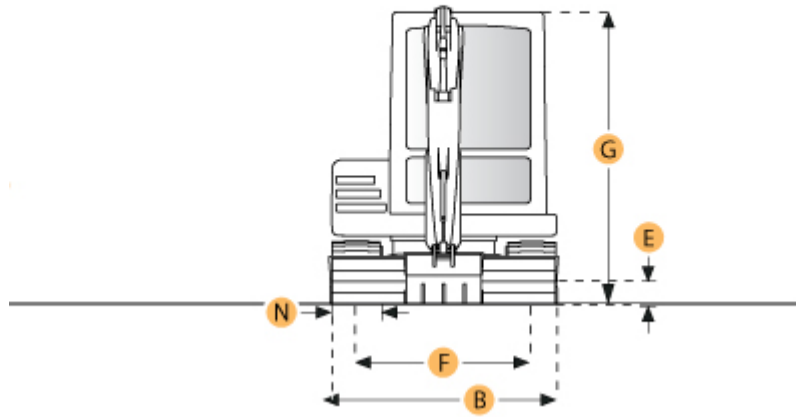
The Fleet Services Department recommends purchasing a 2017 Kubota KX080 Mini Excavator from Kubota Tractor Corporation through our local supplier Sink Farm Equipment. Recommendation also includes declaring the old mini-excavator as surplus and disposing through the online auction process.



2005 Kubota KX161-12,000lbs.



2017 Kubota KX080-18,500lbs.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **August 7, 2017**

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

DESCRIPTION:
2017 Kubota KX080 Mini Excavator

PURPOSE:
The Water & Sewer Mains Division is currently using a 2005 Kubota KX161 that is twelve years old and has over 5,600 hours. This mini excavator is at the end of its useful life and is being recommended to replace now. This equipment is used daily in repairing and replacing water lines.

COMMENTS:
The price of \$106,228.06 is for one mini-excavator, bucket, training, and delivery. The estimated delivery is 75-90 days.

RECOMMEND AWARD TO: **Kubota Tractor Corporation** AMOUNT: **\$106,228.06**

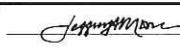
JUSTIFICATION:
Using this bid allows the City of High Point to take advantage of the volume discount offered through the NJPA contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$106,228.06
TOTAL BUDGETED AMOUNT				\$106,228.06

DEPARTMENT HEAD: **Gary L. Smith** Digitally signed by Gary L. Smith
DN: cn=Gary L. Smith, o=City of High Point, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US
Date: 2017.07.25 09:01:58 -0400 DATE: **Jul 25, 2017**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services and recommends award to the lowest responsible, responsive bidder **Kubota Tractor Corp.** in the amount of \$ **106,228.06**.**

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=ou, email=erik.conti@highpointnc.gov, c=US
Date: 2017.07.25 15:36:37 -0400 DATE: **Jul 25, 2017**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jfmoore@highpointnc.gov, c=US
Date: 2017.07.26 11:19:09 -0400 DATE: **Jul 26, 2017**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2017.07.27 11:19:09 -0400 DATE: **Jul 27, 2017**



FINANCE COMMITTEE

Chaired by Council Member J. Davis

Members: J. Davis, Alexander, C. Davis, and Hill

JULY 12, 2017 – 4:00 P.M.

3rd FLOOR CONFERENCE ROOM

MINUTES

Present:

Committee Chairman Jim Davis and Committee Members Latimer Alexander, Cynthia Davis, and Alyce Hill

Staff Present:

Randy McCaslin, Deputy City Manager; Terry Houk, Director of Public Services; Lee Tillery, Parks & Recreation Director; Jeff Moore, Director of Financial Services; Robby Stone, Public Services Assistant Director; Mark McDonald, Transportation Director; Tommy Reid, Fire Chief; Brian Evans, Assistant Fire Chief; Garey Edwards, Electric Utilities Director; Bob Martin, Customer Services Director; Gary Smith, Fleet Services Director; Steve Lingerfelt, Communication and Information Services Director; Maria Smith, Deputy City Clerk and Lisa Vierling, City Clerk

Others Present: Judy Stadler, TREBIC

News Media:

Pat Kimbrough, *High Point Enterprise*

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

Due to a major water line break requiring immediate attention, Terry Houk Public Service Director, reported on his items first.

Professional Services Engineering Agreement - Sanitary Sewer Master Plan

Council is requested to approve a Professional Engineering Services agreement with CDM Smith in the amount of \$410,300.00 for a sanitary Sewer Master Plan for evaluating wastewater capacity for current conditions and for future development.

Terry Houk, Director of Public Services, reported that the first Sewer Master Plan was done in 1988 and the last one was done in 1996. He stated that the Water Master Plan has already been awarded and the contractor has started. Staff recommends approval.

Both the Water Master Plan and Sewer Master Plan will be used to evaluate the current capacity of water and sewer with a recommendation for each service.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Professional Engineering Services Agreement - Schnabel Engineering South, P.C.

Council is requested to approve contract with Schnabel Engineering South, P.C. in the amount of \$186,720.00 for the evaluation of alternatives to rehabilitate the Arnold Koonce City Lake Dam.

Mr. Houk reported that Public Services is proposing a dam upgrade in the future to improve the discharge capabilities of the water for the spillway. This is considered a large size, high hazard dam, and it should have significant spillway capacity to convey $\frac{3}{4}$ of the probable maximum precipitation. He advised the estimated project increase would be \$8 million. This is for preliminary engineering work to evaluate alternatives.

Chairman J. Davis wanted to know how the city would budget for the \$8 million. Mr. McCaslin suggested it would be a revenue bond as part of the Capital Improvement Program. These are planned out years in advance.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Change Order Westside WWTP - Shook Construction Company

Council is requested to approve a change order to the Shook Construction Company contract in the amount of \$117,266.42 to address safety issues that have been identified by the City of High Point Safety and Health Department.

Mr. Houk explained this change order is needed primarily to address two safety issues, one identified by the city's, Safety and Health Division.

- 1. New emergency eye wash and shower stations*
- 2. Aluminum platform for sludge*

He reported that the platform would allow access for repairs without standing on the transfer belts. He added the change order would allow 65 days for completion time. Staff recommends approval.

Chairman J. Davis questioned why this came up at the last minute. Mr. Houk stated due to the upgrade for the eye wash station, there was a requirement to convert them to tepid water which meant there needed to be a water heater installed and a recirculation system. He added that it needed to be installed during construction and noted that the platform was never part of the project, but was identified during the safety and health inspection.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Purchase of Compact Refuse Trucks

Council is requested to approve the award of contract to Amick Equipment Company for the purchase of three (3) new 2017 Isuzu trucks with a New Way Diamondback compact rear loading body in the amount total contract amount of \$296,169.96 and declare the old equipment as surplus and dispose of through the online auction process.

Gary Smith, Fleet Services Director, reported on replacing the two rear loading refuse trucks with compact rear loading trucks. He added that the trucks would be smaller, but would still work as well. Purchasing three trucks instead of two would allow for a compact spare, which they do not currently have.

Committee Member C. Davis asked what the city is currently doing for a spare; Mr. Smith reiterated that there is no spare. He noted another advantage of the compact refuse truck is that a CDL license is not required for operation. Randy McCaslin, Deputy City Manager, explained that the lack of a spare requires staff to work longer which results in overtime and longer hours. Purchasing the compact refuse trucks would result in a net savings of \$55,000 and they would perform just as well as the big trucks.

Committee Member Alexander asked if the truck and the compaction unit would wear out at the same time. Mr. Smith replied that the compaction body piece wears down and would be extremely expensive to rebuild so it would be better to sell as a complete unit.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Purchase of Side Loading Refuse Trucks

Council is requested to approve the award of contract to Amick Equipment Company for the purchase of three (3) Peterbilt trucks with New Way side loading refuse body in the amount of \$764,424.99 and declare the old equipment as surplus and dispose of through the online auction process.

Mr. Smith advised that staff is recommending replacing three of the refuse side loading trucks with three of the new ones. He noted that the three trucks being replaced were some of the original trucks back from 2010 when the program began. He stated they were purchased used, so they would not have to come up all at once for replacement during the budget year. He added when these three trucks are out of the system, they would probably go down to two a year from this point forward. He stated that all three trucks have between 10 - 12,000 hours and they begin to look at replacing the trucks around 10,000 hours. He suggested that to move the current three trucks into the spare pool, then take three from the spare pool and sell those which have 13,000 – 15,000 hours.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Janitorial Services for Parks & Recreation Facilities

Council is requested to approve the award of a contract to Rocky Top Cleaning for janitorial services at the Morehead, Southside and Allen Jay facilities in the amount of \$201,600.00 and Matt's Janitorial for janitorial services at the Deep River, Oakview, Piedmont Environmental Center and the Washington Terrace Community Building in the amount of 93,240.00.

Lee Tillery, Parks & Recreation Director, explained the Parks and Recreation Department has transitioned over the last three to four years from full-time positions to contracting those facilities out with the retention of some of those custodial positions. He pointed out there are two contracts for seven facilities with a three-year contract that comes up for renewal every year. Staff recommends approval.

Committee Member C. Davis questioned the lack of bids from local companies. Mr. McCaslin explained that the bids were advertised and these eight were the only ones to respond.

Committee Member Alexander pointed out anyone interested in submitting bids could go through the Purchasing Department and register to be put on the bid list.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Purchase of Water Meters

Council is requested to approve the award of a contract to Carolina Meter and supply in the amount of \$1,295,100 for the purchase of new 5/8 water meters.

Customer Services Director Bob Martin reported this is for 8,000 water meters, primarily residential. He explained this is the third year the city has been using these types of meters, which allow the meter readers to do the readings from a farther distance. It also retains about 45 days of data, which allows staff to go back to research any water leaks for about 1 ½ months. He noted that it represents a larger quantity than they normally purchase and would allow the city to do drive-by readings. This would be a one-year contract with three, one-year renewals.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Wesco - Underground Cable

Council is requested to award contract to WESCO in the amount of \$202,350.00 for the purchase of 750 MCM Copper Underground Cable.

Garey Edwards, Electric Utilities Director, reported on the underground 750 MCM copper underground cable that is 40 years old and in need of replacement. He advised this would restock what the city currently has. Mr. McCaslin added by ordering a larger amount, the city received a better price per foot. Mr. Edwards shared that this resulted in a \$3-4 dollars' savings per foot.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Motorola Solutions, Inc. - Police Department Radios

Council is requested to award contract to Motorola Solutions, Inc., in the amount of \$493,894.75 for the replacement of 113 portable radios.

Steve Lingerfelt, Communication and Information Services Director, explained this is part of the annual replacement and staff is requesting to purchase 113 portable radios in the eight-year cycle. The radios will be used for the Police Department and will be purchased off State contract. Committee Member C. Davis asked how often the radios are replaced in the Fire Department. Mr. Lingerfelt replied they are replaced every eight years.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 4-0 unanimous vote.

Contract - Atlantic Emergency Solutions - Pierce Fire Apparatus

Council is requested to approve award of contract to Atlantic Emergency Solution in the amount of \$1,897,933.00 for the purchase of three (3) Pierce Fire Apparatus (pumper, pumper tanker and rescue/service truck); and declare the old equipment as surplus and dispose of through the online auction process.

Tommy Reid, Fire Chief, reported this is the third-year of the replacement plan that was adopted by Council during the 2015-2016 budget. This would put them on a normal cycle to purchase two trucks every year. He advised these three trucks would replace three others and they plan to sell the trucks taken out of the fleet on GovDeals.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 4-0 unanimous vote.

Revised Interlocal Agreement - Guilford County

Consideration of Resolution amending the Interlocal Agreement with Guilford County for revenue collections.

Mr. McCaslin explained that Guilford County is in the process of revising the agreement. The changes would amend the agreement that has been in place since 2016 and would allow them to continue collecting High Point's tax revenues, and would also authorize them to bill and collect for High Point's liens (nuisance liens, securings, demolitions, etc....). He advised that the recent tax bills for 2017 have the liens identified and reported there are about 800 properties with about 2,700 different liens totaling close to \$1 million.

Committee Member C. Davis wanted to know if they could split their bill or if it was possible for them to pay their High Point and Guilford County taxes and ignore the liens. Mr. McCaslin replied that it would be up to Guilford County as to the collection and how they would apply it.

Since the document was not ready, Chairman J. Davis suggested this matter be placed on the regular agenda for further discussion/consideration.

Transit Section 5303 Planning Grant Agreement with NCDOT

Council is requested to authorize the City Manager to execute an Agreement with the North Carolina Department of Transportation (NCDOT) for the FY 2018 Metropolitan Planning Program Grant (Section 5303) in the amount of \$49,500.00.

Mark McDonald, Transportation Director, advised this would be an annual agreement with NCDOT for Transit, which totals \$55,000 with High Point's share being \$5,500. He explained it is used for the collection of ridership data, transit planning activities, execution of responsibilities associated with compliance, civil rights, accessibility, etc....

Chairman J. Davis wanted to know how we are doing with our advertising on the new buses and if we are making a profit. Mr. McDonald believes that the response has been good and positive. Mr. McCaslin stated that staff will follow up and get more information regarding the advertising on the buses.

Committee Member C. Davis shared that she received a complaint about having a handful of people on the buses while operating all day. Mr. McCaslin pointed out there are opposite complaints that the buses do not run long enough or cover enough routes, so he was unsure how to address the complaints. Committee Member C. Davis advised that this individual making the complaint suggested creating some kind of call-in or database to track the individuals using it for work and suggested the routes be adjusted so the buses would not have to run as frequent.

Committee Member J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 4-0 unanimous vote.

Transit Operating and Capital Grant Application - Public Hearing

Monday, July 17, 2017 at 5:30 p.m. is the date and time established to receive public comments on the filing of the FY2018 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

Mr. McDonald reported that this public hearing is required for the 5307-Capital Operating Grant System for FTA and NCDOT.

Committee Member Alexander reported on the disintegrating condition of High Street between Lindsay and Elm. He questioned the integrity of the railroad cut and believed there is enough distortion along there which indicates more is going on underneath. Mr. McCaslin stated staff would investigate the area.

Mr. McDonald reported on the bank stabilization project that Engineering and Public Services would be working on between Elm and Centennial would be starting soon to address similar problems.

Request for Signage on English at Lindsay

Committee Member C. Davis suggested placing a sign on Lindsay alerting motorists that the lane shifts and they need to be turning right. She felt this was not very clear because people do not understand while sitting at the Lindsay red light that they really need to be shifted by that point.

Round-about on Hamilton at Saint George's Greek Orthodox Church

Mr. McDonald felt it would be possible and mentioned that several years ago, staff studied some concepts on how this could be addressed in the area where the triangle and the merge section is. Mr. McCaslin advised staff will review this further.

There being no further business to come before the Committee, the meeting adjourned at 4:32 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

Jim Davis, Chairman

DRAFT

**RESOLUTION AUTHORIZING THE MAYOR, CITY ATTORNEY, CITY MANAGER,
OR HIS DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED
WITH THE ACQUISITION OF PROPERTIES PURSUANT TO THE PROVISIONS OF
N.C.G.S. 158-7.1**

WHEREAS, on April 3, 2017 City Council adopted the implementation of procedures relating to the Downtown Catalyst Project ("Project") which included the purchase of land, site and multi-use stadium design at a cost not to exceed \$15,000,000; and

WHEREAS, the Project requires the acquisition of multiple properties and the City Council desires to acquire said properties located in the downtown area in accordance with the provisions of N.C.G.S. 158-7.1; and

WHEREAS, City staff has negotiated Offers to Purchase fee simple interests for the following properties:

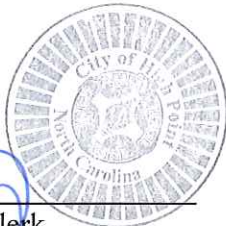
<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>	<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>
210 Church Ave.		206 Church Ave.	\$60,000
211 Gatewood Ave.			
215 Gatewood Ave.	\$1,200,000	504 W. English Rd.	\$575,000
213 Gatewood Ave.		500 W. English Rd.	
207 Gatewood Ave.		207 Pine St.	
307 N. Elm St.		209 Pine St.	
305 N. Elm St.		211 Pine St.	
217 Gatewood Ave.	\$1,250,000	216 Pine St.	\$350,000
308 Pine St.			
		214 Lindsay St.	\$150,000
204 N. Lindsay St.	\$510,000	215 Church Ave.	\$980,000
516 W. English Rd.			

THEREFORE, THE HIGH POINT CITY COUNCIL RESOLVES THAT the Mayor, City Attorney, City Manager, or his designee, execute any and all documents necessary in order to effectuate the City's acquisition of the properties identified above at a purchase price totaling \$5,075,000.

ADOPTED this the 7th day of August, 2017.

Attested to:


Lisa Vierling, City Clerk




Mayor William S. Bencini, Jr.

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract with Guilford County Board of Education for School Resource Officers

From: Kenneth J. Shultz, Police Chief

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date N/A

Advertised By:

Attachments: Contract
Resolution

PURPOSE:

The Police Department is requesting approval from City Council to enter into a contract with the Guilford County Board of Education for eight School Resource Officers (SROs).

BACKGROUND:

Our SRO program has been on-going since 1995 when we originally provided two officers for the schools. The SRO program has expanded over the years, as the schools in our jurisdiction have grown and as decisions were made to assign officers to the middle schools. While High Point Officers are now assigned to all of our City High Schools and Middle Schools, the Board of Education reimburses us for the expense of providing these officers. Contracts for these agreements have been entered into annually, upon the adoption of the Board of Education's budget.

BUDGET IMPACT:

Funding is available in the FY 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Police Department requests that Council adopt resolution authorizing the City Manager to execute the contract with the Guilford County Schools for the 2017-2018 SRO services.

**RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF CONTRACT
WITH GUILFORD COUNTY BOARD OF EDUCATION FOR THE SCHOOL SAFETY
RESOURCE OFFICER PROGRAM**

WHEREAS, the Guilford County Board of Education (“the Board”) desires assistance of the City of High Point (“City”) in providing School Safety Resource Officers (“SROs) for additional police services to create safe and crime free educational campuses; and

WHEREAS, there is a need to maintain the School Safety Resource Officer Program (“SRO Program”) jointly operated by the City and the Board in select public schools; and

WHEREAS, the City and the Board believe that the continued operation of the SRO Program is vital in protecting and safeguarding these campuses and seeks to memorialize the continued operation through a written contract; and

WHEREAS, under this contract, the City agrees to provide eight (8) officers for a period of one year to the SRO Program and the Board shall reimburse the City for \$532,240.00 for the salaries and equipment of the officers assigned to the SRO Program for a period beginning on the date of contract signature through June 30, 2018; and

WHEREAS, the City and the Board shall continue to work together to ensure the successful protection of those educational campuses; and

WHEREAS, the City would like to enter into a contract with the Board for providing SROs.

NOW THEREFORE, BE IT RESOLVED by the High Point City Council that the attached contract between the City and the Board for the SRO Program in the amount of \$532,240.00 is hereby ratified as required by N.C.G.S. 160A-461, and the City Manager is hereby authorized to execute the attached contract on behalf of the City, and that this resolution ratifying the interlocal cooperation between the City and the Board is hereby spread upon the minutes of the High Point City Council.

Adopted this the 7th day of August, 2017.

Lisa B. Vierling
High Point City Clerk

Mayor William S. Bencini, Jr.

STATE OF NORTH CAROLINA

CITY OF HIGH POINT

CONTRACT – SRO Program

THIS CONTRACT, entered into this ____ day of _____, 2017, by and between the CITY OF HIGH POINT, hereinafter referred to as “City”; and the GUILFORD COUNTY BOARD OF EDUCATION, hereinafter referred to as “Board”;

WITNESSETH:

THAT WHEREAS, the Board desires special law enforcement services to be rendered by the City of HIGH POINT, namely the providing of School Safety Resource Officers (SROs) and

WHEREAS, the City of HIGH POINT has agreed to provide such special law enforcement services to the Board upon certain terms and conditions provided hereinafter;

NOW, THEREFORE, in consideration of the mutual promises contained herein and pursuant to the authority of the General Statutes of the State of North Carolina, and the acts and things done and performed, and to be done and performed by the parties hereto, one with the other, the parties mutually agree as follows:

SECTION 1. DUTIES AND RESPONSIBILITIES OF THE CITY

1.01 The City shall provide eight (8) sworn police officers to be assigned to specific middle/high schools as School Safety Resource Officers (SROs) by the Chief of Police. The selection of the individual officers shall be at the discretion of the Chief of Police. During the term of this agreement, the primary duty and responsibility of the SROs shall be to the schools. The SROs are expected to be on duty at school on regular school days, summer school days, and available for special assignments during the weeks when school is not in session. SRO assignments may be adjusted based on needs identified by the Chief of Police or the Police Department’s SRO Supervising Officer upon consultation with the Board’s Administrator for School Safety. The normal duty hours for SROs at their school(s) are 8:00 a.m. to 4:00 p.m. Changes to these hours can be made by

agreement with the Program Administrators for School Safety, the principal of the school, and the Chief of Police or the Police Department's SRO Supervising Officer.

- 1.02 It is understood that, in the event of Police Department emergencies, the School Safety Resource Officers may be required, for short periods of time, to attend such emergencies in lieu of their duties under this Contract. In the event that such a need arises, the Chief of Police or his designee may notify the Board's Program Administrator for School Safety as soon as practical. For purposes of this Contract, "emergency" is defined as an event that involves an imminent threat of death or serious bodily injury or a threat to the wellbeing and safety of the citizens of High Point which requires immediate action. The emergency assignment shall be completed in a timely manner so as not to create unnecessary jeopardy to school safety.
- 1.03 It is understood that the School Safety Resource Officers are employees of the High Point Police Department and will be subject to the vacation and holiday schedule of the department. In the event an SRO is absent from work, the SRO shall notify both their police department supervisor and the principal of the school to which the SRO is assigned. It is understood and agreed that time spent by SROs attending court for juvenile and/or criminal cases arising from or out of their assignment as an SRO shall be considered as hours worked under this Contract.
- 1.04 The City shall ensure that the exercise of any law enforcement powers by the SROs is in compliance with the authority granted by law and that they receive basic and in-service training necessary to properly maintain their law enforcement certification.
- 1.05 SROs shall coordinate and communicate with the principal or his or her designee as necessary to effectively perform their duties.

- 1.06 The City agrees to provide each SRO with the necessary law enforcement supplies and forms required in the performance of their duties.

SECTION 2. DUTIES AND RESPONSIBILITIES OF THE BOARD

- 2.01 The Superintendent of the Board has designated the Board's Program Administrator for School Safety as the person to work with, coordinate activities of, and otherwise communicate with the School Safety Resource Coordinator and the City on behalf of the Board.
- 2.02 For the fiscal year covered by this agreement (FY 2017-2018), the Board shall pay to the City the amount needed to pay eleven months of the actual salaries and benefits for the eight SROs as set out in the attached cost sheet incorporated herein by reference.
- 2.03 The Board shall also pay to the City the amounts set out below to cover vehicle maintenance costs, and half of the funds necessary to cover training costs and replacement over a two-year period of three law enforcement vehicles.
- TRAINING: \$500.00 per officer
- VEHICLE MAINTENANCE: \$1,500.00 per officer
- VEHICLE: \$20,250.00 total
- 2.04 The Board shall make biannual (twice a year) payments to the City to cover the costs set out in 2.02 and 2.03 above. Invoices shall be sent to the Board in January and June and Board shall have thirty (30) days from the invoice date to make payment. Payments to the City should be sent to the City of High Point Finance Department.
- 2.06 The Board through its principals or their designees shall provide and maintain, to the extent resources are available, office space, furniture and/or telephone to SROs through the duration of this contract.

SECTION 3. SCHOOL RESOURCE OFFICER PROGRAM

- 3.01 The general outline of the Program shall be as provided in the attached addendum entitled "Standard Operating Procedures For Guilford County School Resource Officers," which is incorporated herein by reference.
- 3.02 School officials shall allow SROs to inspect and copy any public records maintained by the school including student directory information such as yearbooks. However, law enforcement officials may not inspect and/or copy confidential student education records except in emergency situations. If some information in a student's cumulative record is needed in an emergency situation to protect the health and/or safety of the student or other individuals, school officials may disclose to the SRO the information that is needed to respond to the emergency situation based on the seriousness of the threat to someone's health and/or safety. This disclosure is based upon the immediacy of the need and the impact of the delay in obtaining said information from other sources. If confidential student records information is needed, but no emergency situation exists, the information may be released only upon a signed notarized consent of a parent or guardian, the issuance of a search warrant or a subpoena to produce the records.

SECTION 4. TERM OF AGREEMENT

- 4.01 This Agreement shall be made for a one-year period beginning on the date of signature, and ending on June 30, 2018, with the intent to renew the Agreement, contingent upon the availability of the necessary funding through the appropriation of state and/or local funding or designated grants for SROs, for successive terms beginning on July 1.
- 4.02 Upon expiration, this Agreement shall continue from year to year without re-execution subject to the amount budgeted by the Board each year and the right of either party to terminate as set out below.

SECTION 5. TERMINATION

5.01 Either party may terminate this Agreement by serving written notice upon the other party at least thirty (30) days in advance of such termination.

SECTION 6. INVALID PROVISION

6.01 Should any part of this Agreement be declared invalid by a court of law, such decision shall not affect the validity of any remaining portion, which shall remain in full force and effect as if the invalid portion was never a part of this Agreement when it was executed.

6.02 Should the severance of any part of this Agreement materially affect any other rights or obligations of the parties hereunder, the parties hereto will negotiate in good faith to amend this Agreement in a manner satisfactory to the parties. Failing agreement on such amendment, either party may, by notice in writing, terminate this Agreement forthwith, subject to the provisions of this Agreement relating to termination.

SECTION 7. ASSIGNMENT

7.01 Neither party to this Agreement shall, directly or indirectly, assign or propose to assign this Agreement or any of its rights or obligations in whole or in part to any third party without the prior written consent of the other party.

SECTION 8. NO WAIVER

8.01 The failure of either party to enforce at any time any of the provisions, rights or elections shall not in any way affect the validity of this Agreement. The failure to exercise by either part any of its rights herein or any of its elections under the terms and conditions herein contained shall not preclude or prejudice it from exercising the same or any other right it may have under this Agreement, irrespective of any previous action or proceeding taken by it hereunder.

SECTION 9. COMPLETE AGREEMENT

9.01 This Agreement is the complete Agreement of the parties; may be amended or modified only in writing; and supersedes, cancels and terminates any and all prior agreements or understandings of the parties, whether written or oral, concerning the specific subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day, month, and year first above written.

ATTEST:

CITY OF HIGH POINT

BY: _____
City Manager

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

Approved as to Legality and Form:

City Attorney

City Finance Director

Approved as to Content:

Chief of Police, City of High Point

ATTEST:

GUILFORD COUNTY
BOARD OF EDUCATION

Chief Operations Officer

This instrument has been preaudited in the Manner required by the School Budget and Fiscal Control Act.

Approved as to Legality and Form:

Guilford County Board of Education
Chief Financial Officer

Attorney for Guilford County
Board of Education

**City of High Point
High Point Police Department
School Resource Officer Contract**

COST SHEET FOR FISCAL YEAR 2017-2018

Eleven Months of Salary and Benefits for 8 Police Officers	\$	495,990.00
Vehicle Maintenance: \$1,500.00 per officer	\$	12,000.00
Half of Vehicle Replacement costs (3 vehicles over 2 years)	\$	20,250.00
Training: \$500.00 per officer	\$	4,000.00
 TOTAL	 \$	 532,240.00

CITY OF HIGH POINT

AGENDA ITEM



Title: Public Services – Streets Division - Pavement Condition Survey

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

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By: RFP

Attachments: Attachment A – Scope of Services

PURPOSE:

The Public Services Department conducts a pavement condition survey every three years for the 447 +/- centerline miles of streets maintained within the municipal limits. This survey will assist in better maintaining the street infrastructure while expanding the maintenance activities with available funding. This project will provide a complete evaluation of the street network.

BACKGROUND:

The professional engineering services to be provided for this project involve work associated with municipal street evaluation as related to survey/data collection, reporting and software training. These tasks are anticipated to take ten weeks to complete.

BUDGET IMPACT:

Funds for available in the FY 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval and asks for the Council to award the professional engineering services to WithersRavenel, Inc. in the amount of \$110,000.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services - Streets Division**

COUNCIL AGENDA DATE: **August 7, 2017**

BID NO.: **RFP 42-042117**

CONTRACT NO.:

DATE OPENED:

DESCRIPTION:

Engineering services to administer a pavement condition survey for all municipal streets within the city limits.

PURPOSE:

The Public Services Department conducts a pavement condition survey every three years for the 447 +/- centerline miles of streets maintained within the municipal limits. This survey will assist in better maintaining the street infrastructure while expanding the maintenance activities with available funding.

COMMENTS:

This engineering evaluation is needed to better maintain the street infrastructure.

RECOMMEND AWARD TO: **WithersRavenel, Inc.**

AMOUNT: **\$110,000.00**

JUSTIFICATION:

WithersRavenel, Inc. is on the Public Services on-call list. They have successfully demonstrated working on projects of similar size and complexity.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101721	527205			\$110,000.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

Terry Houk

Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2017.07.27 16:15:22 -0400

DATE: **Jul 27, 2017**

The Purchasing Division concurs with recommendation submitted by the **Public Services** and recommends award to the lowest responsible, responsive bidder **WithersRavenel, Inc.** in the amount of \$ **110,000.00**.

PURCHASING MANAGER: **Erik Conti**

Digitally signed by Erik Conti
DN: cn=Erik Conti, o, ou,
email=erik.conti@highpointnc.gov, c=US
Date: 2017.07.27 17:56:31 -0400

DATE: **Jul 27, 2017**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:

Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jmoore@highpointnc.gov, c=US
Date: 2017.08.02 11:49:55 -0400

DATE: **Aug 2, 2017**

CITY MANAGER: **Greg Demko**

Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2017.08.03 08:23:13 -0400

DATE: **Aug 3, 2017**



WithersRavenel

Our People. Your Success.

**Pavement Condition Rating Survey
High Point, North Carolina
Proposal for Professional Services
July 25, 2017**

The City of High Point requested proposals from qualified firms to update its Pavement Management Survey. The previous survey was completed in 2014 and this year's evaluation will continue the process of assessing city maintained streets every three years. There are approximately 447 centerline miles of city maintained streets. The scope of work for this project includes a survey of the City's street system to gather information including physical characteristics and pavement distresses. The survey will be conducted block by block or at break points established by the City of High Point centerline. This project proposes to apply a combination of specific field data collection techniques and MicroPAVER software technology in order to provide the condition assessment.

WithersRavenel shall team with AECOM to supply all personnel and equipment to preform the survey to the City of High Point. Collectively they shall be referred to herein as the "Consultants". The project will be administered by the City of High Point. Robby Stone, PE, Assistant Director of Public Services for City of High Point will serve as the point of contact for this project.

A. SCOPE OF SERVICES

Task 1 - Pre-Survey/Due Diligence/Project Administration

Upon issuance of the Notice of Award to the ENGINEER, the ENGINEER will attend a Pre-Survey (kick-off) meeting with the CITY Staff to ascertain the extent of the roadway segments to be completed and additional parameters / considerations that should be made by the ENGINEER during the survey. At the pre-survey meeting, procedural guidelines and specific PROJECT requirements will be discussed with the CITY. The CITY will provide a list of streets to be analyzed prior to this meeting. Per discussions had with the CITY it is assumed the list of streets will be the complete 2017 Powell Bill listing of CITY maintained streets.

The ENGINEER proposes to complete the PCR condition surveys utilizing Mobile311™ web-based Mobile Data Collection system and import the data into MicroPAVER Pavement Management Software program to prepare the reports to be provided to the CITY. This task includes office administration time to set-up and prepare maps and formats to be utilized on this PROJECT.

Task 2 - Survey/Data Collection

The ENGINEER proposes to conduct a visual survey of the streets maintained by the CITY following the field methodology and approach developed by the Institute for Transportation Research and Education (ITRE), NCDOT and as recommended by the Asphalt Institute. In addition, the ENGINEER proposes to complete the condition surveys utilizing Mobile311™ web-based Mobile Data Collection system and import the data into MicroPAVER Pavement Management Software

program. The MicroPAVER software then applies the pavement distresses observed during the field survey to the overall area of the street segment based on the field verified GIS street centerline. The result is the output of the PCI (Pavement Condition Index) which equates to the standard street rating that can subsequently be used for determining maintenance needs and estimating the cost to repair the streets. Through custom configurations of MicroPAVER we can also run scenarios to obtain maintenance and repair prescriptions for each street segment and the associated costs of those actions.

Pavement condition survey results are the basis for developing maintenance needs. The condition field survey methods developed by ITRE are used to visually collect pavement distress data including type, severity, and quantity, which are further used to compute the Pavement Condition Index (PCI) value for each section. WithersRavenel utilizes a subset of the 20 distress types that MicroPAVER is capable of analyzing, which coincide with those in the standard ITRE/NCDOT field methodologies. The predominant distress types collected are Alligator Cracking (the most critical pavement distress), Bleeding, Bumps and Sags, Longitudinal/Transverse Cracking, Patching/Utility Cuts, Rutting, and Weathering.

While the type and severity of distresses follows the standard field methodologies, WithersRavenel takes the additional step of assigning estimated square footage and linear footage quantities to each distress. Likewise, utilizing the power of the Mobile311tm system, the ENGINEER is able to apply those distresses along that segment of street inside the GIS. This additional information gathered in the field is what allows MicroPAVER to perform a more specific analysis of each individual street segment and provide more detailed maintenance prescriptions down to the street segment level.

Table 1 - PCI Categories

Failed	0-10
Serious	11-25
Very Poor	26-40
Poor	41-55
Fair	56-70
Satisfactory	71-85
Good	86-100

Task 3 - Report

The ENGINEER will provide 2 copies of the numerical and alphabetical reports ranking the condition of each roadway segment of the CITY maintained roadway segments for the Project.

As part of the pavement analysis, the PCI values are categorized into general conditions as shown in Table 1. The PCI results are also summarized on a GIS map representing each street segment, color coded to its PCI Category.

An additional GIS map will be provided showing the PCI results by Council District. The district layer(s) for the map will be provided by the City.

MicroPAVER can also generate capital improvement scenarios utilizing real budget numbers. A typical scenario could set a five-year budget at \$500,000 each year for street repair and maintenance. MicroPAVER can utilize best practices to assign funding to each street segment with recommend maintenance and repair actions. In addition, MicroPAVER can extrapolate future costs for the next 5 to 10 years, with built in inflation percentage, and calculate additional incurred costs because of delay of maintenance or stop-gap repair instead of a comprehensive repair.

This type of capital improvement plan (CIP) analysis can be completed by WithersRavenel. MicroPAVER will require budget parameters provided by the CITY to provide these types of

scenarios. Multiple scenarios can be run that will generate a comprehensive segment by segment approach to street system pavement management. WithersRavenel recommends this approach to ensure expenditures are applied to street segments that will have the highest impact and return on investment.

This contract will include three (3) scenario work plans and accompanying reports, one at the current budget numbers, one at a hypothetical budget (at a dollar amount given to us by the CLIENT, and one unlimited budget scenario that gives fiscal perspective to the overall condition of the street system as a whole.

Task 4 - Training

MicroPAVER is a standalone Microsoft Windows application installed directly onto a PC and comes with (2) two single use licenses. Additional licenses can be purchased at a reduced rate for other staff members as necessary. WithersRavenel will assist the CITY with the purchase (purchase of the software will be the responsibility of the city) and install of the PAVER software to the specifications used during the course of this project.

Training for up to four (4) individuals for one eight (8) hour training day will be provided in order for the CITY to run additional scenarios through MicroPAVER with limited configuration of the software. Technical support will be provided to the CITY as well for six (6) months following delivery and implementation of the software. This could include but not limited to configuration of distress tables, budget tables, and maintenance and repair (M&R) plans, but will not include software maintenance or upgrades as WithersRavenel is not the authors or owners of the MicroPAVER software. Technical support as part of the purchase is provided by APWA for up to one year.

B. ADDITIONAL SERVICES

The ENGINEER shall undertake additional services only upon receipt of written request and authorization from the CITY. Upon receipt of written authorization from the CITY, the ENGINEER will provide additional services not considered normal or customary Basic Services. Such additional services may include (but not limited to) any of the following:

1. Survey/Data Collection and Reports associated with streets/roadway segments that were not requested, included or provided during the pre-survey meeting with the CITY staff at the start of the project.
2. NCDOT or Private Roadways are not included in this scope of work.
3. Providing services of special consultants such as Geotechnical testing.
4. Serving as an expert witness for the CITY in any litigation involving the PROJECT.
5. Providing additional reporting other than the Alphabetical and Numerical PCR and color-coded map of the results, will be considered additional services.
6. Providing plans and specifications.
7. Providing traditional field surveys.

C. CLIENT RESPONSIBILITIES

During the performance of the ENGINEER'S services under this AGREEMENT, the OWNER will:

1. Provide full information as to its requirements and scope for the PROJECT.

2. Assist the ENGINEER by placing at his disposal all available information pertinent to the PROJECT, including previous maps, old drawings, maintenance records and any other data relative to the scope of the PROJECT.
3. Give prompt written notice to the ENGINEER whenever the CITY observes or otherwise becomes aware of any defect in the PROJECT, request additional scope or timing of the ENGINEER'S services.
4. Provide access to all the streets requested to be analyzed including ensuring street segments are open to vehicular travel at the timing of the condition field survey. Street segments may be skipped if across is not available to the ENGINEER for the survey.

D. EXPENSES

Expenses for items such as prints, copies and any fees paid shall be reimbursable as provided for in this agreement and in accordance with the rate schedule provided.

E. COMPENSATION FOR SERVICES

WithersRavenel, Inc. proposes to provide the services outlined in Section B on a fixed fee basis as shown below with the exception of Task 9, which shall be paid in accordance with the attached fee schedule or as invoiced by review agencies. The fees for the sub-consultants are also included in the fees listed below.

Task Number	Task Name	Cost
Task 1	Pre-Survey/Due Diligence/Project Administration	\$4,000
Task 2	Survey/Data Collection	\$92,000
Task 3	Report	\$12,000
Task 4	Training	2,000
	Total	\$110,000

Invoices will be based on the percentage of the project accomplished during the billing period. Payment is due upon receipt of invoice. Interest at the rate of one and one half (1.5) percent per month shall be charged on all balances due over 30 days from date of invoice.

F. TIMELINE FOR SERVICES

The ENGINEER will complete the tasks as outlined per Basic Services upon execution of this agreement and complete the scope of work within Ten (10) weeks from the date of the pre-survey meeting that kicks off the project.

Should other unusual field conditions be encountered or should other developments arise which are beyond the ENGINEER'S control and which result in delay of services (including acts of God or

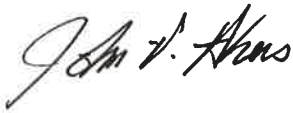
weather delays) to be rendered hereunder, it is agreed and understood that additional time may be required.

G. ACCEPTANCE

Receipt of an executed copy of this agreement will serve as the written agreement between WithersRavenel, Inc. and the City of High Point for the services outlined in Section B of this document and the terms outlined in the attached Exhibit I – Standard Terms & Conditions.

WithersRavenel

CITY OF HIGH POINT



John F. Akers, PE
Senior Project Manager

By: _____

Title: _____

Date: _____

CITY OF HIGH POINT

AGENDA ITEM



Title: Public Hearing- Catalyst Project

From: Randy Hemann, Assistant City Manager

Meeting Date: August 7, 2017

Public Hearing: Yes

Advertising Date: 7/27/2017

Advertised By: City Attorney's Office

Attachments: Public Hearing Notice

Purpose:

The Project requires adopting a resolution for the acquisition of properties in accordance with NCGS 158-7.1.

Background:

On April 3, 2017 City Council adopted the implementation procedures relating to the Downtown Catalyst Project ("Project") which included the purchase of land, site and multi-use stadium design at a cost not to exceed \$15,000,000. As part of the Downtown Catalyst Project it is necessary to acquire properties within the project area. Staff has negotiated the purchase of twenty properties that are essential to the Project's success.

Budget Impact:

\$5,075,000 from the General Capital Projects Fund

Recommendation:

Council adopt a resolution granting authority for the acquisition of properties.

**RESOLUTION AUTHORIZING THE MAYOR, CITY ATTORNEY, CITY MANAGER,
OR HIS DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED
WITH THE ACQUISITION OF PROPERTIES PURSUANT TO THE PROVISIONS OF
N.C.G.S. 158-7.1**

WHEREAS, on April 3, 2017 City Council adopted the implementation of procedures relating to the Downtown Catalyst Project (“Project”); and

WHEREAS, the Project requires the acquisition of multiple properties and the City Council desires to acquire said properties located in the downtown area in accordance with the provisions of N.C.G.S. 158-7.1; and

WHEREAS, City staff has negotiated Offers to Purchase fee simple interests for the following properties:

<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>	<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>
210 Church Ave.		206 Church Ave.	\$60,000
211 Gatewood Ave.			
215 Gatewood Ave.	\$1,200,000	504 W. English Rd.	\$575,000
213 Gatewood Ave.		500 W. English Rd.	
207 Gatewood Ave.		207 Pine St.	
307 N. Elm St.		209 Pine St.	
305 N. Elm St.		211 Pine St.	
217 Gatewood Ave.	\$1,250,000	216 Pine St.	\$350,000
308 Pine St.			
		214 Lindsay St.	\$150,000
204 N. Lindsay St.	\$510,000	215 Church Ave.	\$980,000
516 W. English Rd.			

THEREFORE, THE HIGH POINT CITY COUNCIL RESOLVES THAT the Mayor, City Attorney, City Manager, or his designee, execute any and all documents necessary in order to effectuate the City’s acquisition of the properties identified above at a purchase price totaling \$5,075,000.

ADOPTED this the 7th day of August, 2017.

Mayor William S. Bencini, Jr.

Attested to:

Lisa Vierling, City Clerk

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the High Point City Council will hold a Public Hearing on August 7, 2017 at 5:30 p.m. at Gallery B of the High Point Theatre, 220 E. Commerce Avenue, High Point, North Carolina. The purpose of the meeting is to receive public comment concerning the acquisition of property pursuant to the provisions of N.C.G.S. 158-7.1. The City Council intends to approve property acquisitions and expend City funds from the General Capital Projects Fund totaling \$5,075,000. The properties are suitable for commercial use and all acquisitions shall be in fee simple. The properties to be acquired are more fully described as: 210 Church Ave., 211 Gatewood Ave., 215 Gatewood Ave., 213 Gatewood Ave., 207 Gatewood Ave., 307 N. Elm St., and 305 N. Elm St., purchase price \$1,200,000; 206 Church Ave., purchase price \$60,000; 217 Gatewood Ave. and 308 Pine St., purchase price \$1,250,000; 504 W. English Rd., 500 W. English Rd., 207 Pine St., 209 Pine St., and 211 Pine St., purchase price \$575,000; 215 Church Ave., purchase price \$980,000; 216 Pine St., purchase price \$350,000; 204 N. Lindsay St. and 516 W. English Rd., purchase price \$510,000; and 214 Lindsay St., purchase price \$150,000. These property acquisitions shall increase the taxable property, employment, industrial output, and business prospects of the City.

Lisa B. Vierling
City Clerk
July 27, 2017

**HIGH POINT CITY COUNCIL
REGULAR MEETING
High Point Theatre, Gallery B
July 17, 2017 – 5:30 P.M.**

ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Bencini called the meeting to order and asked for a moment of silence, which was followed by the Pledge of Allegiance.

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

Present (9): *Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 5); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large); Jeffrey Golden (Ward 1), Christopher Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5) and Jason Ewing (Ward 6).*

STRATEGIC PLAN UPDATE

170207

Strategic Plan Update

Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee will provide updates on the city's Strategic Plan.

Code Enforcement/Blight

Community Housing, Neighborhood Development & Public Safety Committee Chair Council Member Golden provided an update on some numbers as they relate to the Code Enforcement efforts regarding blight in the city. He then shared numbers for the June 2017 activities as follows:

- ✓ 36 Minimum Housing Complaints
- ✓ 262 Active Minimum Housing cases
- ✓ 64 Active Backlog cases
- ✓ 163 Public Nuisance Complaints
- ✓ 178 Active Public Nuisance cases
- ✓ 20 Zoning Complaints (vehicles, signs, banners, etc....)
- ✓ 289 Signs collected

Chairman Golden noted the backlog of minimum housing cases from the old system has dropped significantly from 270 in May 2016 to 64 in June 2017.

Lori Loosemore, Local Codes Enforcement Supervisor, shared some before and after photographs of some of the public nuisance and demolition cases that staff has been working on. She reported that staff has started addressing some auto repair businesses and outdoor tire storage. There have been at least 15 cases started. She advised that the business located

at 724 W. Martin Luther King Boulevard has finally removed most of the tires that were being stored on the property outside and are still in the process of seeking compliance as far as outside storage, trailers, etc....

Connect HP

Prosperity & Livability Committee Chair Council Member Ewing reported that Connect HP did not meet in June, but will be meeting in July. He issued a reminder for Council to make sure they have November 14th on their calendars for the upcoming YP Summit.

PUBLIC COMMENT PERIOD

170208

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.

James Adams, a resident at 1829 Chatfield Drive, shared some opposing concerns regarding the stadium plaza and the direction it has been moving. He expressed the following concerns:

- *That taxpayer's funds are being used to meet the expectation without the taxpayers having a voice;*
- *Process is alarming;*
- *Seeking a guarantee that taxpayer money will not be used in the process;*
- *Asked that it be put to a referendum in the upcoming primary or general election;*
- *Credible accounts that show it is a financial risk and exposure is far too great for the community;*
- *Asked if the city has approached the businesses located in the 649 acres to let them know their taxes will be increasing;*
- *Questioned the acquisition of the 7 parcels where the proposed stadium is to be located, which was initially acquired for \$400,000 by a holding company, then the city acquired the same property for over \$1 million within 90 days of the original purchase;*
- *Too much exposure for taxpayers.*

As owner of the facility, he asked if that would mean that the city would be responsible for the utilities and asked if the city currently pays for electricity, water, sewer or electric at the

Library and Police Department. He concluded his remarks by stating that many economists maintain that states and cities that help pay for new stadiums rarely get their money's worth.

Wanda Hunt, a resident at 3806 Braddock Road, also addressed Council in opposition to the baseball stadium. She cited the following issues/concerns:

- *Although new jobs will be created, the construction jobs would be temporary and other workers at the stadium would be working far less than 40 hours per week, and the city would see the effects of unemployment;*
- *Businesses near the stadium such as restaurants and hotels might win from the extra local spending, but questioned why taxpayers should pay so that only a few favorite businesses can profit;*
- *Cited results of a 2017 poll published by the University of Chicago School of Business, which says that cities who build stadiums for sports teams would likely cost taxpayers more than the anticipated local economic benefits would be worth;*
- *City is asking for support from the County Commissioners, which will result in the same exposure countywide as in the city;*
- *Stadiums that have closed in recent years had one thing in common (public funding), which resulted in the public having to pay the remaining balance of the debt;*
- *Cited a 2011 study published in the Journal of Sports Economics that questioned the construction of sports stadiums as economic engines. The study also showed that the stadiums have a non-positive effect on income for the employment and sales tax revenue for communities who construct stadiums to host AA teams or smaller;*
- *Asking for a guarantee that taxpayers money will not be used in the process;*
- *Asking that this be put to a referendum in the upcoming primary or general election*

Tommy Hunt, a resident at 3806 Braddock Road, also addressed Council in opposition to the stadium. He reminded Council that elected officials are charged with restoration of public trust with transparency and open communication in all matters and urged them to be transparent and have an open discussion with the High Point citizens about the stadium in performance of the due diligence.

He reminded Council that trust and open communication is the denominator for success in a community and also asked for a guarantee to the taxpayers that no taxes will ever be utilized to build, operate or maintain a stadium now or in the future.

CONSENT AGENDA ITEMS

Chairman J. Davis reported that the Finance Committee met on July 12th and recommended approval of the following finance items. He recommended that these matters be rolled into one motion for approval.

At this time, Chairman J. Davis moved to approve all finance-related matters on the Consent Agenda. Council Member C. Davis made a second to the motion, which carried unanimously. [9-0 vote]

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

FINANCE COMMITTEE - Council Member J. Davis, Chair
Committee Members: J. Davis, C. Davis, Alexander and Hill

170209 Contract - Purchase of Compact Refuse Trucks

Council is requested to approve the award of contract to Amick Equipment Company for the purchase of three (3) new 2017 Isuzu trucks with a New Way Diamondback compact rear loading body in the amount total contract amount of \$296,169.96 and declare the old equipment as surplus and dispose of through the online auction process.

Approved the award of contract to Amick Equipment Company for the purchase of three (3) new 2017 Isuzu trucks with a New Way Diamondback compact rear loading body for a total contract amount of \$296,169.96 and declared the old equipment as surplus to be disposed of through the online auction process.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170210 Contract - Purchase of Side Loading Refuse Trucks

Council is requested to approve the award of contract to Amick Equipment Company for the purchase of three (3) Peterbilt trucks with New Way side loading refuse body in the amount of \$764,424.99 and declare the old equipment as surplus and dispose of through the online auction process..

Approved award of contract to Amick Equipment Company for the purchase of three (3) Peterbilt trucks with New Way side loading refuse body in the amount of \$764,424.99 and declared the old equipment as surplus to be disposed of through the online auction process.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170212 Contract - Janitorial Services for Parks & Recreation Facilities

Council is requested to approve the award of a contract to Rocky Top Cleaning for janitorial services at the Morehead, Southside and Allen Jay facilities in the amount of \$201,600.00 and Matt's Janitorial for janitorial services at the Deep River, Oakview, Piedmont Environmental Center and the Washington Terrace Community Building in the amount of 93,240.00.

Approved award of contract to Rocky Top Cleaning for janitorial services at Morehead, Southside and Allen Jay facilities in the amount of \$201,600.00 and Matt's Janitorial for

janitorial services at Deep River, Oakview, Piedmont Environmental Center and the Washington Terrace Community Building in the amount of \$93,240.00.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170213 Contract - Purchase of Water Meters

Council is requested to approve the award of a contract to Carolina Meter and Supply in the amount of \$1,295,100 for the purchase of new 5/8 water meters.

Approved award of contract to Carolina Meter and Supply in the amount of \$1,295,100 for the purchase of 5/8 water meters.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170214 Professional Services Engineering Agreement - Sanitary Sewer Master Plan

Council is requested to approve a Professional Engineering Services agreement with CDM Smith in the amount of \$410,300.00 for a sanitary Sewer Master Plan for evaluating wastewater capacity for current conditions and fur future development.

Approved a Professional Engineering Services agreement with CDM Smith in the amount of \$410,300.00 for a Sanitary Sewer Master Plan.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170215 Professional Engineering Services Agreement - Schnabel Engineering South, P.C.

Council is requested to approve contract with Schnabel Engineering South, P.C. in the amount of \$186,720.00 for the evaluation of alternatives to rehabilitate the Arnold Koonce City Lake Dam.

Approved contract with Schnabel Engineering South, P.C. in the amount of \$186,720.00 for the evaluation of alternatives to rehabilitate the Arnold Koonce City Lake Dam.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this agreement be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170216 Change Order Westside WWTP - Shook Construction Company

Council is requested to approve a change order to the Shook Construction Company contract in the amount of \$117,266.42 to address safety issues that have been identified by the City of High Point Safety and Health Department.

Approved a change order to the Shook Construction contract in the amount of \$117,266.42 to address safety issues that have been identified by the City of High Point Safety and Health Department.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this change order be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170217 Contract - Wesco - Underground Cable

Council is requested to award contract to WESCO in the amount of \$202,350.00 for the purchase of 750 MCM Copper Underground Cable.

Approved award of contract to WESCO in the amount of \$202,350.00 for the purchase of 750 MCM Copper Underground Cable.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170218 Contract - Motorola Solutions, Inc. - Police Department Radios

Council is requested to award contract to Motorola Solutions, Inc., in the amount of \$493,894.75 for the replacement of 113 portable radios.

Approved award of contract to Motorola Solutions, Inc. in the amount of \$493,894.75 for the replacement of 113 portable 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 carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170219 Contract - Atlantic Emergency Solutions - Pierce Fire Apparatus

Council is requested to approve award of contract to Atlantic Emergency Solution in the amount of \$1,897,933.00 for the purchase of three (3) Pierce Fire Apparatus (pumper, pumper tanker and rescue/service truck); and declare the old equipment as surplus and dispose of through the online auction process..

Approved award of contract to Atlantic Emergency Solution in the amount of \$1,897,933.00 for the purchase of three (3) Pierce Fire Apparatus (pumper, pumper tanker and rescue/service truck) and declared the old equipment as surplus to be disposed of through the online auction process.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this contract be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170220 Transit Section 5303 Planning Grant Agreement with NCDOT

Council is requested to authorize the City Manager to execute an Agreement with the North Carolina Department of Transportation (NCDOT) for the FY 2018 Metropolitan Planning Program Grant (Section 5303) in the amount of \$49,500.00.

Authorized the city manager to execute an agreement with the North Carolina Department of Transportation (NCDOT) for the FY 2018 Metropolitan Planning Program Grant (Section 5303) in the amount of \$49,500.00.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this agreement be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Resolution No. 1679/17-26

Introduced 7/17/2017; Adopted 7/17/2017

Resolution Book, Volume XIX, Page 148

REGULAR AGENDA ITEMS**170237 Resolution - Revised Interlocal Agreement - Guilford County**

Consideration of Resolution amending the Interlocal Agreement with Guilford County for revenue collections.

Deputy City Manager Randy McCaslin advised that the city has approximately 800 parcels with 2,700 liens for the past 10 years totaling approximately \$1 million. He explained up until now the best method in collecting these liens was through the sale of the property. After

a considerable amount of research, staff determined that the city could work with Guilford County and have these liens placed on the annual property tax bills for collection and Guilford County has agreed to do so. Staff is requesting adoption of the resolution that would amend the current Property Tax Collection Services Agreement with Guilford County to also include collection of liens in addition to collection of taxes that they already are collecting for the city.

Council Member C. Davis mentioned that during the last Finance Committee Meeting, she had asked Mr. McCaslin to explain how the dollars would be allocated once a constituent or a citizen wrote a check for payment of the bill and was informed that the county would decide how the monies would be disbursed amongst the bill. She then asked City Attorney Joanne Carlyle to elaborate on how the process would work once a check is written for payment. Ms. Carlyle advised that Mr. McCaslin's explanation to this question during the Finance Committee meeting held on Wednesday, July 12th was accurate, and added there are additional statutes that govern as to how the money would be applied. She confirmed that the money would first be applied for payment of the taxes and there would be language in the agreement and the statute that would also address disbursement of the money.

Council Member C. Davis also asked if a determination has been made as to at what point the city would seek action through the courts for unpaid liens. Ms. Carlyle explained that generally the city does not foreclose on those types of liens, but the city could go to court for collection although the liens would remain on future tax bills.

Adopted Resolution amending the Interlocal Agreement with Guilford County for revenue collections.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Revised Interlocal Agreement with Guilford County be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Resolution No. 1680/17-27

Introduced 7/17/2017; Adopted 7/17/2017

Resolution Book, Volume XIX, Page 149

170221 Transit Operating and Capital Grant Application - Public Hearing

Monday, July 17, 2017 at 5:30 p.m. is the date and time established to receive public comments on the filing of the FY2018 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

The public hearing for this matter was held on Monday, July 17, 2017 at 5:30 p.m.

Chairman J. Davis asked if there was anyone from staff present that would like to speak regarding this matter. Angela Wynes, Transit Manager, advised that staff is seeking

approval from the Council for the filing of the FY 2018 FTA Section 5307 grant application and entertained any questions.

Chairman J. Davis opened the public hearing and asked if there was anyone present who would like to speak. There being no one present to comment, the public hearing was declared closed.

Approved the filing of the FY 2018 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

A motion was made by Council Member Alexander, seconded by Council Member J. Davis, to approve the filing of the FY 2018 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

Committee Members: Golden, Alexander, Ewing, and Williams

170222 2017-2018 Annual Action Plan Adjustments

Council is requested to approve adjustments to the 2017-2018 Annual Action Plan budget to reflect annual allocations from the US Department of Housing and Urban Development (HUD) and the NC Housing Finance Agency (NCHFA).

Mike McNair, Director of Community Development & Housing, advised that staff submitted the Annual Action Plan in May to the City Council, but had not received the final numbers from HUD at that time. The plan was submitted with 90% of the budget for prior years, but the new budget that came in was 99% of the funds received last year, which resulted in adjustments to the plan. Staff is recommending approval of the adjustments to the 2017-2018 Annual Action Plan budget.

Chairman Golden questioned the \$50,000 difference that was in the budget for the Urgent Repair Program and asked what the dollar amount for this was in 2017-2017. Mr. McNair replied in 2016-2017, \$100,000 was in the budget. He advised that the state reduced the city's allocation to about \$50,000 because the city is located in the same county as another recipient.

Approved the adjustments to the 2017-2018 Annual Action Plan budget to reflect annual allocations from the U.S. Department of Housing and Urban Development (HUD) and the N.C. Housing Finance Agency (NCHFA).

A motion was made by Council Member Golden, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170223 2017-2018 Annual Action Plan Procedures

Councils is requested to approve the Citizen Participation Plan and the Affordable Housing Procedures as required by the US Department of Housing and Urban Development (HUD).

Mike McNair, Director of Community Development & Housing, advised that HUD now requires the city to submit procedures to the City Council, rather than staff doing it internally. Staff is asking for Council's approval of the Citizen Participation Plan and the Affordable Housing Procedures.

Approved the Citizen Participation Plan and the Affordable Housing Procedures as required by the U.S. Department of Housing and Urban Development (HUD).

A motion was made by Council Member Golden, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170224 Ordinance - Demolition of Structure - 2336 Brentwood Street

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 2336 Brentwood Street belonging to John May and Catherine J. Brown.

Lori Loosemore, Local Codes Enforcement Supervisor, advised this property was originally inspected on November 15, 2016 with a hearing on March 2, 2017. No one appeared for the hearing and an order to repair or demolish was issued with a compliance date of April 4, 2017. However, the owner did contact the inspector and advised him that they no longer own the property; the inspector encouraged the property owner to check into it because the records show that they are still the owners. The property taxes are delinquent in the amount of \$10,533 and this property is pending foreclosure with the Guilford County Tax Department.

Neither the property owner, nor the property owner's representative was present.

Adopted an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 2336 Brentwood Street.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Ordinance No. 7314/17-56
Introduced 7/17/2017; Adopted 7/17/2017
Ordinance Book Volume XIX, Page 196

170225 Ordinance - Demolition of Structure - 1212 Leonard Avenue

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1212 Leonard Avenue belonging to Clearance Center, Inc.

Lori Loosemore, Local Codes Enforcement Supervisor, advised that the property was originally inspected on September 14, 2016 which revealed multiple violations. The hearing was held on February 28, 2017, but no one appeared. Staff issued an order to repair or demolish with a compliance date of April 3, 2017.

An inspector did speak with Mr. Efrin Boyd, who is the owner of Clearance Center, Inc. and he indicated that he would be making the repairs in December. In the meantime, the inspector noticed repairs being made to the property without any permits being obtained. Taxes are also delinquent on the property in the amount of \$3,520.

The property owner was not present.

Adopted an ordinance ordering the housing inspector to effectuate the demolition of the structure located at 1212 Leonard Avenue.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Ordinance No. 7315/17-57
Introduced 7/17/2017; Adopted 7/17/2017
Ordinance Book Volume XIX, Page 197

170226 Ordinance - Demolition of Structure - 210 Jay Place

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 210 Jay Place belonging to Michael Carpenter, Sr.

Lori Loosemore, Local Codes Enforcement Supervisor, advised as a result of a fire occurring on the property on March 21, 2014, this housing case was in the old system, but had to be restarted on September 30, 2016 to re-service the property owners. The hearing was held on May 10, 2017 and an order to repair or demolish was issued with a compliance date of June 19, 2017. Ms. Loosemore advised that the daughter of Michael Carpenter, Sr., the property owner, thought they had foreclosed on it several years ago and stated they have no plans to make any repairs. Taxes in the amount of \$4,273 are past due on the property.

The property was not present.

Adopted an ordinance ordering the housing inspector to effectuate the demolition of the structure located at 210 Jay Place.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

**Ordinance No. 7316/17-58
Introduced 7/17/2017; Adopted 7/17/2017
Ordinance Book, Volume XIX, Page 198**

PENDING ITEMS

160330 Ordinance - Demolition of Structure - 512 Hines Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala.

(At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting. At the February 6th Council Meeting, item was placed back in pending. At the May 1, 2017 meeting this item was continued to the May 15, 2017 meeting. At the May 15th Council Meeting this item was deferred for 45 days). At the June 5th meeting item was deferred pending receipt of the executed Supplemental Order from the property owner.

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair
Committee Members: Wagner, C. Davis, J. Davis and Golden

170227 Resolution of Intent - Street Abandonment 17-02

Approval of a Resolution of Intent that establishes a public hearing date of Monday, August 7, 2017, at 5:30 p.m. to consider a request by High Point University to abandon the eastern portion (approximately 845 feet) of the E. Farriss Avenue right-of-way. The abandoned consists of the southern segment of this right-of-way lying between N. Centennial Street and Panther Drive (private drive). In addition, the Planning & Development Department is amending the request to also abandon that portion of the Fifth Street right-of-way lying between the northern and southern segment of the E. Farriss Avenue right-of-way.

Adopted a Resolution of Intent establishing a public hearing date of Monday, August 7, 2017 at 5:30 p.m. to consider a Street Abandonment 17-02 as requested by High Point University.

A motion was made Mayor Pro Tem Wagner, seconded by Council Member Alexander, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Resolution No. 1681/17-28
Introduced 7/17/2017; Adopted 7/17/2017
Resolution Book, Volume XIX, Page 150

PUBLIC HEARINGS

170157 Ordinance - North Carolina State Employees Credit Union - Zoning Map Amendment 17-03 (Continuation of Public Hearing)

A request by the North Carolina State Employees Credit Union to rezone approximately 4.2-acres from the Office Institutional (OI) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is lying along the west side of Westchester Drive, approximately 430 feet south of Chestnut Drive (1638 Westchester Drive). (At the request of the petitioner, this item was deferred at the May 15, 2017 meeting and continued from the June 19, 2017 meeting.)

Herb Shannon with the City of High Point Planning Department advised that details of the staff report were provided at the continued public hearing held on June 19th. The staff report is attached in Legistar as a permanent part of these proceedings.

Mr. Shannon advised the public hearing on this matter was continued from the May 15, 2017 meeting and continued again from the June 19, 2017 meeting.

The property owner is requesting approval of rezoning a 4.2-acre parcel from an Office Institutional (OI) District to a Conditional Zoning Limited Business (CZ-LI) District. He noted that the applicant is present and could provide an update on the status of their request.

Chairman Wagner advised that the public hearing was left open and asked if the applicant would like to come forward.

Mike Fox, an attorney with Tuggle Duggins Law Firm, 100 N. Greene Street in Greensboro, advised that the continuance was requested so they could work out some things with the property owners and that everything has been worked out. He complimented staff for doing such a great job working with them on this case and they have staff's support, as well as their neighbors support. He noted that no one is opposed and explained this is a relatively minor change that would allow the State Employees Credit Union to construct a larger building because they have outgrown their existing building. He asked for Council's support and approval of their request.

Chairman Wagner asked if there was anyone else present who would like to speak in favor of or in opposition to this request. There being none, he declared the public hearing closed.

Adopted an ordinance providing for the rezoning of approximately 4.2-acres from the Office Institutional (OI) District to a Conditional Zoning Limited Business (CZ-LB) District based on consistency with the City's adopted plans and that the action taken is reasonable and in the public interest.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this ordinance be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Ordinance No.7317/17-59

Introduced 5/15/2017; Adopted 7/17/2017

Ordinance Book, Volume XIX, Page 199

170228 Ordinance - Mumtaz Ali Khan - Annexation 17-06

A request by Mumtaz Ali Khan to consider a voluntary contiguous annexation of an approximate 0.26-acre parcel lying along the south side of E. Martin Luther King Jr. Drive, approximately 875 feet east of Triangle Lake Road (3406 E. Martin Luther King Jr. Drive). The property is known as Guilford County Tax Parcel 0161207.

The public hearing for this matter was held on Monday, July 17, 2017 at 5:30 p.m.

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

Mr. Shannon advised this is a voluntary annexation where the property owner is requesting annexation of an approximate 0.26-acre parcel lying along the south side of E. Martin Luther King, Jr. Drive, approximately 875 feet east of Triangle Lake Road. The property is in the city's extraterritorial jurisdiction (ETJ) area and there is already established city zoning for this site, which is Heavy Industrial (HI). The applicant is proposing to develop the site for a used car dealership and they are requesting connection to the city's utilities. The property is surrounded by the city limits and city service vehicles are already established in the area. Staff has determined that the request for annexation is consistent and logical with the city's annexation policy.

Following the staff presentation, Chairman Wagner asked if there were any questions for Mr. Shannon. There being none, the public hearing was opened for comment. Seeing that no one was present to comment, Chairman Wagner declared the public hearing closed.

Adopted ordinance approving Annexation 17-06 authorizing the annexation of this property.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Davis, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Ordinance No. 7318/17-60

Introduced 7/17/2017; Adopted 7/17/2017

Ordinance Book, XIX, Page 200

170230 Resolution - BSC Holdings - Plan Amendment 17-01

A request by BSC Holdings to change the Land Use Map classification for approximately 37 acres from the Mixed-Use Development designation to a Medium-Density Residential Designation. In addition, the Planning & Development Department is amending the request to add approximately 9 acres to the change, from the Mixed-Use Development designation to a Medium-Density Residential designation. These requests are for the area lying east of Sandy Ridge Road, west of Kendale Road and approximately 2,000 feet south of the intersection of Sandy Ridge Road & Kendale Road.

*The joint public hearing for this matter and related matters **170229 Annexation 17-05 and 170231 Zoning Map Amendment 17-09** was held on Monday, July 17, 2017 at 5:30 p.m.*

Heidi Galanti with the Planning and Development Department explained that staff would be providing a joint presentation of Annexation Case 17-05, Land Use Plan Amendment Case 17-01 and Zoning Case 17-09; however, the individual matters will require separate votes.

She proceeded to provide an overview of the staff report for the Land Use Plan Amendment 17-01. The staff report will be attached in Legistar as a permanent part of these proceedings.

Ms. Galanti oriented everyone as to the location of the subject property, which currently contains a mixture of rural residential and agriculture uses with single family dwellings to the north and east that are on developed parcels. To the south are undeveloped parcels with mixed uses to the west (i.e. retirement community known as River Landing, an ambulance facility, single-family dwellings, and undeveloped parcels).

She advised the purpose of the Land Use Plan Amendment is to change the designation from the Mixed-Use Development to Medium Density/Residential. The area is also designated in the Northwest Area Plan as an Activity Center which means that it is intended to accommodate compatible mixed uses within a walkable setting of higher density residential and non-residential uses in a balanced combination of well-engineered neighborhood, retail and professional and personal service establishments.

Ms. Galanti explained that the area was designated as an Activity Center because of its proximity to the intersection of two major thoroughfares-- Sandy Ridge Road and Piedmont Parkway; both roads are planned to be four-lane divided highways with center landscaped medians. The proposed development is inconsistent with the city's adopted plans because it consists of residential development only and not a mix of uses. Ms. Galanti pointed out that should this request be approved, the commercial service uses that would have been located at this location will need to find another nearby location to serve this area.

She pointed out this area has seen steady growth since the 1990s and will continue to grow with the relocation of the Wesleyan Christian Academy to the west and the proposed 350 Business Park to the north.

Ms. Galanti advised that the Land Use Plan Amendment is a change in direction from the 2011 adopted Northwest Area Plan and noted the applicant is proposing to amend the Land Use Plan for approximately 37 acres of the 46-acre area that is designated as mixed use development. If the amendment is approved, staff is recommending amending the remainder

of the mixed use development to medium Density/Residential as well because the land area remaining is disjointed and not large enough to serve as an Activity Center.

The Planning & Zoning Commission met to consider this matter on June 27th and by a vote of 8-0 is recommending approval.

Adopted a resolution approving Land Use Plan Amendment 17-01 based on consistency with the City's adopted plans, and that action taken regarding this request is reasonable and in the public interest by adopting the statements in the Staff Analysis section of the Staff Report.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member J. Davis, that this resolution be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Resolution No. 1682/17-29

Introduced 7/17/2017; Adopted 7/17/2017

Resolution Book, Volume XIX, Page 151

170229

Ordinance - Westmoreland and Motsinger, et al - Annexation 17-05

A request by Westmoreland and Motsinger, et al to consider a voluntary contiguous annexation of approximate 71 acres lying east of Sandy Ridge Road, west of Kendale Road and south of the intersection of Sandy Ridge Road and John Knox Drive. The property is known as Guilford County Tax Parcels 0171336 (portion) 0171341 (portion), 0171316, 0171348, 0171314, and 0171313 (portion).

*The joint public hearing for this matter and related matters **170230 Plan Amendment 17-01 and 170231 Zoning Map Amendment 17-09** was held on Monday, July 17, 2017 at 5:30 p.m.*

Note: Staff provided a joint presentation on these cases; however, the matters will require separate votes.

Herb Shannon with the Planning and Development Department provided an overview of the staff report for Annexation Case 17-05, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant is requesting voluntary contiguous annexation of approximately 71 acres to facilitate the development of a 400-unit mixed residential development. The site is within the city's planning area which extends northward up to I-40 and westward just over the Guilford/Forsyth County line. Since the 1990s, this area has seen continued growth. City services are already established in this area with city service vehicles traveling daily along Sandy Ridge Road and Kendale Road to serve existing properties that are in the city, so annexation of this property would not negative affect city services. Staff did reach out and solicited input from the various departments in the city and none voiced any objections as to annexation of this property. Mr. Shannon reported that this annexation request does

represent a logical progression of the city's Annexation Policy as the site does abut existing parcels within the city's corporate limits.

*Regarding **Zoning Map Amendment Case 17-09**, the applicant is requesting a Planned Development - Periphery District (PD-P) to facilitate this mixed residential district. This district is established to support mixed development under a Unified Master Plan and offers the applicant flexibility in setting design standards, but the development is subject to the Development Standards of Chapter 5 of the Development Ordinance and is still subject to environmental and subdivision infrastructure standards.*

The applicant has provided a Statement of Intent for the development standards which outlines conditions in the manner in which the property can develop. They have also provided a Master Plan that depicts the access points and how the different tracts will develop. The required Traffic Impact Analysis has also been submitted and has been reviewed and accepted by the Transportation Department. The applicant negotiated with the Transportation Department as to the access points and improvements that are required to mitigate any impacts.

Mr. Shannon proceeded to share the applicant's Master Plan. The area to the left is Sandy Ridge Road; the area to the right is Kendale; Piedmont Parkway Extension runs through the middle of the property. The applicant is proposing to develop 290 residential units consisting of a mixture of single family attached dwellings, multi-family apartments on Tract A. Tract B consists of about 38 acres and the applicant is proposing to develop a traditional single family subdivision to the R-5 standards with approximately 110 lots.

Mr. Shannon explained the intent of the Master Plan notes the intended uses and it also highlights the access points, the uses within the tracts and notes the permanent buffering requirement. He proceeded to share some key items to note regarding the proposed development:

- 1. Staff has determined that the Master Plan states the intent and the development standards sufficiently address the requirements of the Development Ordinance.*
- 2. The applicant has noted a higher standard in Tract A and is proposing a higher landscaping standard of a 15-foot Type C landscape yard along the entire perimeter of Tract A, rather than the required 5-foot wide planting yard.*
- 3. The applicant has also offered a minimum 30-foot building setback from the perimeter to ensure compatibility with the surrounding uses, which is a similar buffer and setback standard as some of the other developments in the area.*
- 4. The applicant has offered a condition for Tract B in their peripheral landscape area that abuts public streets to ensure the long-term maintenance of it.*

Mr. Shannon advised this portion of the city is developed with a wide variety of uses, so this proposed development does not present a situation where a new use is being introduced. The River Landing development is located directly to the north, which is an existing PUD that consists of a mixture of single family, multi-family and an assisted living facility. To the east off Kendale is the Alderbrook Subdivision, which is a mixture of traditional single family

development and a cluster development. North of River Landing is the Saddlebrook Subdivision, which is a mixture of twin homes, townhomes and single-family attached dwellings.

Regarding mediating any adverse impact the development will have on the surrounding area, Mr. Shannon pointed out that the 400-unit residential development would have an impact, which prompted the requirement for the Traffic Impact Analysis (TIA). As part of the TIA, the applicant has agreed to:

- 1. Mitigate conditions by dedicating right-of-way along the Johnson Street/Sandy Ridge Road corridor for the NCDOT widening project.*
- 2. Have conditions that limit the number of location access points. Tract A will have one access point from Sandy Ridge Road and one access point will be from Kendale. Tract B will have one access point from Piedmont Parkway and one access point from Johnson Street that will be restricted.*
- 3. Dedicate right-of-way from Piedmont Parkway Extension and will build a two-lane road through this area to the mid-point to provide access to both Tract A and Tract B.*
- 4. A higher landscaping and perimeter buffer area along Tract A.*

Staff recommends approval of this request based upon the mixture of uses that the applicant is proposing, the surrounding mixture of uses that area in the area and the conditions that the applicant has offered to mitigate the impact on abutting properties. Staff suggests that approval of the request is reasonable and in the public interest first, subject to approval of the Land Use Plan Amendment.

Following the presentation, Mr. Shannon entertained questions.

Due to the rural feel and the desired pastoral appearance of the property, Council Member Alexander asked if it might be possible to encourage the applicant to put some berms and different rolling, elevated landscaping in as opposed to making a street level planting yard through there. Mr. Shannon advised that the applicant could address this question, but explained that staff is not recommending this because in the past the Sandy Ridge Road Corridor Plan did encourage this type of landscaping feature, but the Northwest Area Plan was adopted to replace the Sandy Ridge Road Corridor Plan and the Northwest Area Plan did not have that as a policy item.

At this time, Chairman Wagner opened the public hearing and noted Council would first hear from the applicant, then the floor would be open for comments from the general public.

Amanda Williams, with BSC Holdings, 3929 Tinsley Drive in High Point, provided a summary on the company information for BSC Holdings. BSC Holdings is a family-owned local company in High Point that has been in business since the 1990s, but have been building single family dwellings much longer. Ms. Williams noted they build, manage and develop.

Regarding the proposal, she reiterated that they are proposing to go from an Activity Center designation down to a lesser density to a Medium Density Residential and pointed out that Piedmont Parkway actually bisects the property into two tracts: Tract A and Tract B. In Tract A, they are proposing to do a multi-family component of single family detached townhomes/apartments, which are small unit buildings and another building a little larger. She then shared that they chose this area because BSC tends to attract a different clientele in that they discovered that their development types appeal to the baby boomer generation—the group that was starting to downsize and no longer desire a house. They came up with the villa concept and they take care of everything (maintenance, landscaping, etc.....

Ms. Williams advised that they have multiple product types that they offer: villas, townhomes, apartments, with rather large square footage (houses: 1,100 - 1,800 sq. ft.; townhomes: 1,100 - 1,400 sq. ft.; apartments: 900 - 1,400 sq. ft). The rent ranges from \$850 per month all the way up to \$1,800 on a house. She noted these are upgraded units with all the amenities such as pools, gyms, fitness centers.

Regarding the traffic, because of the clientele, they contend they will not get the typical traffic generation that other developments would get, nor do they see a lot of late night traffic. Ms. Williams shared that they are proposing to do a development on Tract B very similar to Cottesmore with a price range of \$250,000 - \$300,000. She noted that Barry Segal would be touching on and providing more detail regarding the traffic and locations for the access points.

***Barry Segal** with BSC Holdings, 3929 Tinsley Drive in High Point, confirmed that they have agreed to dedicate the right-of-way for Piedmont Parkway, which is over five acres of this 77-acre tract. In addition, they have also agreed to dedicate the required right-of-way on Sandy Ridge Road and that has been estimated to be close to 10% of the property. He addressed the traffic and pointed out they were required to do a Traffic Impact Analysis (TIA) to mitigate any traffic concerns. He pointed out one important thing to remember is that when they looked at the timing for these road improvements and in the original discussions with staff, the area was looked at as an Activity Center, but with Piedmont Parkway Extension running through the center of the tract and with the realignment of Kendale Road, it virtually divided this tract into three components. He explained the request being considered tonight deals only with two tracts, and pointed out the third tract, which is the corner piece of the property is not part of this request.*

To address Council Member Alexander's suggestion for a berm, Mr. Segal stated they would have to see how things work out in terms of the landscaping and road elevation. He shared that they would certainly like to be able to put in a berm, but it would be difficult at this point to make an absolute commitment. However, he felt it would not only be in their best interest to do so, but it would be aesthetically pleasing with all their past development in the city, he hoped Council could trust that they would do the right thing.

Council Member Alexander remarked that he was very familiar with this area and the intent was to provide as pastoral of a setting as possible to give the area a rural, country feel when traveling through. He told Mr. Segal that he would love for him to agree to it, or make it a condition. To specifically further answer Council Member Alexander's question, Mr. Segal stated they would be agreeable if good planting and grades permit it. Council Member Alexander noted he would like to see a berm located from where Piedmont Parkway is to the

entrance opposite the Links. Mr. Segal confirmed that he would have no problem with this and asked for some liberty for them to get with staff as to location and how this could be done.

Council Member C. Davis inquired about the timing of the road improvements with regards to the proposed development. Mr. Segal explained the plan is to close on the property this summer and to facilitate the engineering so they can start site work before wintertime. They will try to get all the infrastructure in on Tract A (the multi-family units) and will not start any vertical construction (construction of the homes) until all infrastructure is in place, including the Binder. After talking with NCDOT, Mr. Segal believes that they are moving pretty rapidly on their plan to widen Sandy Ridge Road and they plan to start right-of-way in 2018 with construction probably in 2020 if not before. He further advised that it would take them approximately 18 months to construct the units before having them available for purchase.

He explained that they will more than likely postpone the second phase because of the second access point that is needed and the fact that the access point proposed coming off of Johnson Street would be a right-in, right-out only; whereas, the first access point would be via Piedmont Parkway.

Chairman Wagner asked if there were any additional questions for the applicant at this time. There being none, he opened the floor for comments from the public.

Deric Stubbs, a resident of 1261 Silverstone Court, High Point, stated he was not really so much for or against the request, but did have concerns regarding the impact on traffic in the area. He asked that he be provided with additional details regarding the traffic and asked if it might be possible to rework it and make it more user-friendly for the residents in the area.

Bryce Mayberry, a local attorney with offices at 1403 Eastchester Drive, also spoke regarding this request. He stated he was representing one of the neighbors who has some safety concerns due to the two ponds that are in the area. He advised as a safety measure, the neighbors hope that a fence will be required along the rear of the property in this area as opposed to a berm. They felt for the safety of any children that might be drawn to the ponds that the fence to the rear of these properties should be a separate requirement

because of its proximity to traditionally rural property.

Scott Niebauer, a resident at 2416 Alderbrook Drive in High Point, addressed Council in support of the proposed development. He felt BSC Holdings has done a great job with past developments and are very careful in seeking the right clientele. At this specific location, he equated this to a downzoning and pointed out they could potentially have up to 690 units based on the Land Use Plan. He personally did not want to see a 5-story structure on either one of the corners of Kendale at Sandy Ridge Road. He felt this particular plan is very well-suited for the location of the property. Regarding the potential traffic impacts that have been mentioned, he pointed out he has been driving this location on a regular, consistent basis for the past eight years and noted the hardest turn is making a left off of Kendale and Sandy Ridge Road. He felt the new traffic pattern and stoplight would make it a lot easier and safer to make a left-hand turn.

Council Member Alexander asked Mark McDonald, Director of Transportation, to provide some insight and a little more detail regarding the traffic plans for this area.

Mr. McDonald advised that the Johnson Street/Sandy Ridge Road widening project has been developing for over 15 years and is now moving forward pretty rapidly. They anticipate the environmental documentation to be completed next year with right-of-way beginning in 2018 and construction sometime in 2020/2021. He noted that staff is unsure as to when NCDOT would actually start the 4.5-mile long project, whether it will be phased, or where they will actually start. He felt that Mr. Segal's plans for developing this project have addressed the alignment and also addresses issues with potential impacts on other developments including the Wesleyan property, River Landing, and Saddlebrook as well.

Council Member Alexander pointed out the Wesleyan development would create a huge amount of traffic at specified times and inquired about the signalization and location for the entrance and exit for the property. Mr. McDonald explained that only one traffic signal is proposed on the plans, which would be at the relocation of Sandy Ridge Road and Johnson Street across from the Piedmont Parkway alignment, although there would certainly be potential for others depending on development in the area and as the traffic increases. He noted that Wesleyan would have an access on Johnson Street across from the cul-de-sac and they would also have access on Sandy Ridge Road opposite the Legacy subdivision and then another secondary access for their athletic fields further to the west.

Council Member Alexander asked if the intersection at the Piedmont Triad Ambulance and Rescue Service (PTAR) would be a full motion intersection. Mr. McDonald confirmed that it would be a full movement intersection, but noted with the design of Sandy Ridge Road that could change and become more limited access, but consideration would certainly be given to the location of PTAR. Mr. McDonald further explained that the relocation of Kendale Road would be opposite of John Knox to the north and this was the most suitable location for future signalization should it become necessary.

Council Member Alexander then asked at what point the two lanes would be triggered on Piedmont Parkway given the secondary access. Mr. McDonald explained this would occur when they begin the development of the tract over to the south side of Piedmont Parkway. Deputy City Manager Randy McCaslin added that in anticipation of both the Wesleyan

development and this proposed project, staff has been working with NCDOT to try to move ahead with the realignment of Sandy Ridge and Johnson Street and have asked NCDOT to consider going ahead and moving that part forward in anticipation of both developments prior to the rest of the improvements to Johnson Street and Sandy Ridge Road.

Regarding the Wesleyan entry onto Johnson Street being across from proposed Phase 2 of the project, Council Member Ewing asked about the right-in, right-out and how it would be staggered between the two. Mr. McDonald clarified that it would be a right-in, right-out and felt the separation would certainly be more than adequate. He added that because of the offset, they originally could not get them to come together, so Mr. Segal agreed to change his plans and move his access point up at the cul-de-sac.

Council Member C. Davis mentioned the safety concerns voiced earlier and the request for the fence to the rear of the property in the vicinity of the ponds and asked if the applicant would consider putting up the fence around the rear perimeter of the property at the ponds to help alleviate these safety concerns. Mr. Segal explained since there are three single-family lots that back up to that property line, he was hesitant to go ahead and commit to something for a single-family property owner because if he does build a fence, it could impact what the individual property owner does. He pointed out that there is no road leading to the ponds, so anyone wandering or migrating to the ponds would have to go through someone else's property and it would be trespassing.

Council Member Ewing asked for clarification regarding the Activity Center designation and what commercial uses were proposed/allowed previously. Heidi Galanti advised it was a designation for convenience service uses for the population that would be there such as local convenience service, restaurants, drug stores, etc..... and they would logically have to local elsewhere.

Chairman Wagner asked if anyone else was present that would like to comment. There being no further comments, the public hearing was declared closed.

Following the conclusion of the joint public hearings for this matter and related matters, **170230 Land Use Plan Amendment 17-01 and 170231 Zoning Map Amendment 17-09**, Council adopted an ordinance providing for the annexation of this property.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member J. Davis, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Ordinance No. 7319/17-61

Introduced 7/17/2017; Adopted 7/17/2017

Ordinance Book, Volume XIX, Page 201

170231 Ordinance BSC Holdings - Zoning Map Amendment 17-09

A request by BSC Holdings to rezone approximately 71 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to the Planned Development - Periphery (PD-P) District. The site is lying east of Sandy Ridge Road and west of Kendale

Road. The northern point of the site is at the intersection of Sandy Ridge Road and John Knox Drive and its southern boundary is approximately 500 feet north of the intersection of Johnson Street and Cedar Springs Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

*The joint public hearing for this matter and related matters **170230 Land Use Plan Amendment 17-01 and 170229 Annexation 17-05** was held on Monday, July 17, 2017 at 5:30 p.m.*

Note: Staff provided a joint presentation on these matters; however, a separate vote is required for each individual matter.

For specific comments made regarding Zoning Map Amendment 17-09, please refer to related matter 170230 Plan Amendment 17-01.

Adopted an ordinance providing for the rezoning of this property from the Agricultural (AG) District within the Guilford County's zoning jurisdiction to the Planned Development - Periphery (PD-P) District based on consistency with the City's adopted plans, and that the action taken is reasonable and in the public interest based on the statements in the Staff Analysis section of the Staff Report.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member J. Davis, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9):

Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

**Ordinance No. 7320/17-62
Introduced 7/17/2017; Adopted 7/17/2017
Ordinance Book, XIX, Page 202**

170232

Ordinance - Mark Reynolds - Zoning Map Amendment 17-11

A request by Mark Reynolds to rezone an approximate 1.8-acre parcel from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying at the northeast corner of Samet Drive and Admiral Drive.

The public hearing for this matter was held on Monday, July 17, 2017 at 5:30 p.m.

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

This is a request to rezone a 1.8-acre parcel from the Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The applicant is requesting the zoning to facilitate development of a 72,000 sq. ft. internal self-storage facility. The site is part of the Wendover Crossing commercial development which was approved in the 1990s. In conjunction with the request, the applicant has also submitted a Conditional Zoning Ordinance in which they have offered higher landscaping standards

along the northern boundary of the property where it abuts the existing multi-family development.

Mr. Shannon touched on the following key points related to the request:

- *The site is located within a commercial development and has a mixture of uses with a combination of commercial/office uses around the perimeter Multi-family office, multi-family uses and office uses are toward the internal area*
- *The applicant's request for a GB District would allow all these uses, thus the rezoning does not introduce a land use that is not already permitted in this area.*

Mr. Shannon noted because the property is within the Eastchester Corridor Plan, there are higher design standards. Staff has confirmed the design standards are in conformance with the Eastchester Corridor Plan and any development of the site would be subject to those higher design standards. In addition to that, any type of self-storage facility, internal self-storage must be contained within the building and no outdoor storage is permitted. The design standards also require that internal storage activity cannot be viewed from abutting public streets. Mr. Shannon advised this is a mixed-use area and the GB District is consistent with the surrounding uses.

Staff is recommending approval of the request to rezone this property to the Conditional Zoning GB District standards. Staff suggests that the request is reasonable in the public interest as it is consistent with the Land Use Plan, the Eastchester Corridor Plan and the Wendover Corridor Plan and the applicant has offered those higher standards for landscaping on the northern boundary where it abuts a multi-family use. The Planning & Zoning Commission reviewed this request at their June meeting and are also recommending approval by a vote of 8-0.

Following Mr. Shannon's presentation of the staff report, Chairman Wagner asked if there were any questions/comments from Council.

Due to the increase in impervious surface in this area, Council Member Alexander asked what the applicant plans to do for the stormwater run-off. Mr. Shannon noted there are two retention ponds in the area and noted that one of the ponds was designed to handle all the development in this area at the maximum provided by the city's environmental regulations, while the other pond is for another development.

At this time, Chairman Wagner asked if the applicant or applicant's representative would like to speak.

Anthony Lester, 4609 Dundis Drive in Greensboro, representing the applicant, addressed Council in support of the request. He noted they did have the required community meeting on May 15th, but no one attended the meeting. However, he did receive one phone call from a sales lady at the Highbrook Apartments, who basically asked what they were planning to do with the lot. To answer the question regarding the watershed, Mr. Lester confirmed that this site would drain into one of the existing ponds and noted the owner would be required to participate in the on-going maintenance for that facility.

Chairman Wagner opened the public hearing and asked if there was anyone present who would like to speak in favor of or in opposition to this request. There being no comments, he closed the public hearing.

Adopted ordinance authorizing the rezoning of this property from a Conditional Use Office Institutional (CU0OI) District to a Conditional Zoning General Business (CA-GB) District based on consistency with the City's adopted plans and the action taken is considered to be reasonable and in the public interest by adoption of the statements in the Staff Analysis section of the Staff Report.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member J. Davis, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

**Ordinance No. 7321/17-63
Introduced 7/17/2017; Adopted 7/17/2017
Ordinance Book, XIX, Page 203**

170233 Ordinance - Church of God of Prophecy of North Carolina, Inc. - Zoning Map Amendment 17-13

A request by the Church of God of Prophecy of North Carolina, Inc. to rezone approximately 50.4 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying south of the intersection of Old Mill Road and Ashley Park Court (900 Old Mill Road).

The joint public hearing for this matter was held on Monday, July 17, 2017 at 5:30 p.m.

Herb Shannon with the Planning and Development Department provided an overview of the staff report which is hereby attached as a permanent part of these proceedings.

The applicant is requesting Council's approval of Zoning Map Amendment 17-13 to rezone a 50.4-acre site from its current Residential Single Family-3 (R-3) District to a Conditional Zoning Institutional District (CZ-I) District. The site lies south of the intersection of Old Mill Road and Ashley Park Court. Currently, the property is used as a religious summer youth camp known as "Camp Maranatha" and in addition to the regular summer camp activities, they host various religious events, ministry meetings, and workshops throughout the year.

As this property is currently a non-conforming use, the applicant is requesting this rezoning to bring the site up to the current standards and regulations in the Development Ordinance. The camp has been in operation since the late 1960s and at that time, it was part of the unincorporated portion of Guilford County where all the surrounding area was either undeveloped or farm land. In 1983, this property, which was included in a 3,600-acre tract, was annexed into the City and as a result, the camp was considered a non-conforming use and has been since that time because the zoning at that time did not permit the use. Mr. Shannon explained that non-conforming uses are allowed to continue operation as long as they do not cease operation for more than 180 days. He noted one of the limitations with a

non-conforming use is they are limited as to how much they can expand or improve the property.

Over the years, only minor upgrades have been done to the camp which have been just under the threshold that allows the improvements. The buildings on the property are 40-50 years old and the applicant is proposing to continue using the property as a summer youth camp, but they need to significantly update the facilities due to the age of the buildings. The applicant is proposing a long-term update of the cabins, cafeteria, expansion of their meeting facilities, and plans to put in some type of gymnasium use on the site.

The applicant has included a Conditional Zoning application with this application and have offered or prohibited the more intensive institutional use. They have also offered a condition that any type of institutional use on the property shall have a permanent buffer area, except for any type of athletic fields.

Mr. Shannon touched on the following key issues regarding staff's review of the request:

- *The request is consistent with the Land Use Plan as it classifies this area as low-density residential and some of those uses would include open space, schools, and religious facilities.*
- *The camp has been in operation at this site for 50+ years and is compatible with surrounding uses.*
- *The applicant has offered that except for any type of residential use or institution use, access must be taken from Old Mill Road.*
- *This does not introduce any new uses in the area; there are various existing institutional uses already existing in the area.*

Mr. Shannon cited the following reasons staff is requesting approval of this request:

- *It is consistent with the Land Use Plan.*
- *The applicant has offered conditions to mitigate any negative impact by prohibiting higher intensity type institutional uses.*
- *The applicant is providing a permanent buffer area.*
- *The request would remove the non-conforming status that has been on this property for the past 30 years.*

The Planning & Zoning Commission reviewed this request at their June meeting and are recommending approval by a vote of 8-0.

Chairman Wagner then asked the applicant or the applicant's representative to come forward.

*The applicant, **Steve Crews**, 615 Cheraw Road, Hamlet, N.C., President of the Board of Directors for Camp Maranatha, addressed Council in support of the request. He explained they had engineers come in several years ago to do an analysis of the property and they determined they wanted to upgrade, retire the cabins and build new ones. At that time, they visited the City of High Point to discuss the renovations and found out that they were in non-compliance.*

Mr. Crews stated they did hold the required community meeting and sent out letters to all property owners within the area, of which 20+ attended the meeting and all expressed support.

At this time, Chairman Wagner opened the public hearing and asked if there was anyone present who would like to speak in support of or in opposition to this request. There being no one else present to speak, the public hearing was declared closed.

Adopted ordinance providing for the rezoning of this property from the Residential Single Family-3 (R-3) District to a Conditional Zoning Institutional (CZ-I) District based on consistency with the City's adopted plans and that the request is considered to be reasonable and in the public interest by adopting the statements in the Staff Analysis section of the Staff Report.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Davis, that this ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

**Ordinance No. 7322/17-64
Introduced 7/17/2017; Adopted 7/17/2017
Ordinance Book, XIX, Page 204**

GENERAL BUSINESS AGENDA

170234 Public Hearing - Application -Certificate of Public Convenience and Necessity (Taxi Cab Service)

Monday, July 17, 2017 at 5:30 p.m. is the date established to receive public comments concerning the issuance of Certificate of Public Convenience and Necessity for David Nyalimo to operate a taxi company in the City of High Point. If recommended for approval, a second reading will be held on Monday, August 7, 2017.

The public hearing was held as duly advertised on Monday, July 17, 2017 at 5:30 p.m.

Note: This is the first reading. A second reading is required before the Certificate of Public Convenience and Necessity for taxi cab service can be formally approved. The second reading will be held on August 7, 2017.

Tad Kramp, the City's Taxi Cab Inspector with the High Point Police Department, shared that in his seven years in this position, he had yet to see a three-cab company model work in High Point. His initial thought was to recommend that this request for a third cab company not be approved because, in his experience, he did not believe High Point could support three cab companies. He advised recently he was made aware of some significant service/quality of service issues with the current two cab companies and he felt bringing a third cab company into the mix would result in additional competition and would bring the quality of service up for the other two. With that in mind, he recommended approval of the

request, but on a probationary basis to ensure that the third cab company understands and follows the regulations in the ordinance.

Mayor Bencini asked if there were any questions for Officer Kramp.

Council Member C. Davis asked if there was a probationary period in the ordinance that spells out the consequences for those that violate the ordinance. Mr. Kramp explained that typically as violations of the ordinance have occurred, staff has been able to fully substantiate the violations and it would be addressed through Council with the possibility of revocation of the certificate(s). He stated he was unaware of any precedent for placing an existing cab company on probation and mentioned that when Golden City Cab was unable to meet the requirements of the ordinance, he was afforded an unofficial extension giving him three months to bring his cabs into compliance, but was unable to do so.

Officer Kramp felt confident that the ADA issues that came about through a complaint against one of the two existing cab companies would be given serious consideration and he does not expect any recurring problems. He offered assurances that the complainant would bring it to his immediate attention should any further issues occur.

Council Member C. Davis asked if this would allow the city to put cab companies on probation should the need arise. City Attorney JoAnne Carlyle advised it could be addressed through the ordinance. Officer Kramp agreed and felt the ability to put a cab company on probation would give him more leverage to encourage them into compliance.

Mayor Bencini asked if there were any additional questions/concerns. The applicant or applicant's representative then was afforded an opportunity to come forward to speak, but no one came forward.

Mayor Bencini then opened the public hearing and asked if there was anyone present who would like to offer comment. There being no further comments, the public hearing was closed.

Council Member C. Davis stated she would like to ask Council to instruct the city attorney and/or other appropriate body/committee to look at some kind of probationary period for violators of the ordinance and come up with a procedure on how it would be handled. Mayor Bencini noted this would be an item for future consideration and moved forward with action for the 1st Reading.

Acknowledgement that the public hearing was held and approved the Certificate of Public Convenience and Necessity as requested by David Nyalimo to operate a taxi company in the City of High Point for the 1st Reading.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Certificate of Public Convenience and Necessity for taxi cab service be approved for the 1st reading. The motion carried by the following 9-0 vote:

Aye (9):

Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170235 Appointment- Planning & Zoning Commission

Council is requested to confirm the appointment of Ms. Angela McGill to the Planning and Zoning Commission as Council Member Williams, Ward 2, appointment. Appointment to be effective immediately and will expire on July 1, 2018.

Council Member C. Davis asked if appointment of Ms. McGill might be perceived as a potential conflict of interest because of Ms. McGill's position as Executive Director for the High Point Housing Authority. Council Member Alexander explained the conflict would come into play if there is a direct financial interest and being an employee of the Housing Authority, there would be no direct financial interest there. Mayor Bencini added that there could occasionally be a conflict, but believed Ms. McGill understands her role and could asked to be recused if that occurs.

Approved the appointment of Angela McGill to the Planning and Zoning Commission.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Wagner, that this appointment be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

170238 Resolution - Supporting Rich Fork Preserve Master Plan

Council is requested to adopt a Resolution supporting the Rich Fork Preserve Master Plan submitted by the Guilford County Parks and Recreation Department to the Guilford County Board of Commissioners.

Council Member Alexander moved to suspend the rules. Council Member Williams made a second.

For further discussion, Council Member C. Davis asked about the subject matter. Mayor Bencini pointed out it was to consider the Resolution- Supporting Rich Fork Preserve Master Plan that is contained in the Addendum before Council that has been placed in front of each Council Member.

The motion to suspend the rules carried by a 8-1 vote. [Council Member C. Davis dissented]

Mayor Bencini referred Council to the resolution in support of the Rich Fork Preserve Master Plan that has been developed by the county staff and will be considered at the next meeting of the Guilford County Commissioners.

Adopted the Resolution Supporting Rich Fork Preserve Master Plan.

A motion was made by Council Member Alexander, seconded by Council Member Williams, that this resolution be adopted. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

Resolution No. 1683/17-30

Introduced 7/17/2017; Adopted 7/17/2017

Resolution Book, Volume XIX, Page 152

170236 Minutes to Be Approved

- City Manager's Briefing; Monday, June 19th @ 4:00 p.m.
- Regular City Council Meeting; Monday, June 19th @ 5:30 p.m.
- Special Meeting; Monday, June 19th @ 5:00 p.m.

Approved the minutes of the preceding meetings as submitted by the city clerk.

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner, that the preceding minutes be approved. The motion carried by the following 9-0 vote:

Aye (9): Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member J. Davis, and Council Member C. Davis

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:45 p.m. upon motion duly made by Council Member Alexander and second by Council Member Williams.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1695 / 17-42

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 7th DAY OF AUGUST, 2017, AT 5:30 P.M. IN THE HIGH POINT THEATRE, GALLERY B, 220 E. COMMERCE AVENUE, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 17-02

(abandon the eastern portion of E. Farriss Avenue and abandon a portion of Fifth Street)

WHEREAS, High Point University and the Planning & Development Department has petitioned the City Council of the City of High Point to permanently abandon (close) a portion of the E. Farriss Avenue right-of-way and a portion of the Fifth Street right-of-way:

Part A (portion of E. Farriss Avenue):

A request to abandon the eastern portion (approximately 845 feet) of the E. Farriss Avenue right-of-way, specifically the southern segment of the right-of-way lying between N. Centennial Street and Panther Drive (a private drive), which is more specifically described as follows.

The intent of this description is to describe for abandonment purposes a portion of right-of-way for Farriss Avenue as originally dedicated on "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds. Said plat dedicates two parallel Farriss Avenues. All references to Farriss Avenue herein shall indicate the south most of the two Farriss Avenues as shown on said plat.

Commencing at a point on the right-of-way of Farriss Avenue and being a common corner of lot #2 and lot #3 (the northwest most corner of lot #2 and the northeast most corner of lot #3) of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds, said point also being shown on plat book 189, page 60 as the northeast corner of Harriet E. Brauns and William D., deed book 4348, page 2090; thence along the south right-of-way of Farriss Avenue and the north line of said lot #2, North 77 Degrees, 45 Minutes East, 60.04 feet to a point; thence with a curve to the right having a radius of 1145.66 feet for a distance of 34.96 feet to the common corner of lot #1 and lot #2 of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 to the **Point and Place of Beginning** for the herein described property; thence crossing Farriss Avenue in a northerly direction for 34 feet to a point in the north right-of-way of Farriss Avenue; thence along a curve to the right having a radius of 1179.66 feet for an approximate distance of 135 feet to a point; thence North 86 Degrees, 15 Minutes, East, 7.42 feet to a point; thence continuing with the north right-of-way of Farriss Avenue, North 86 Degrees, 15 Minutes East, approximately 148 feet to a point; thence North 86 Degrees, 15 Minutes East, 30.61 feet to a point; thence along a curve to the left having a radius of 1571.21 feet for 278.80 feet to a point; thence North 76 Degrees, 5 Minutes East, 82.30 feet to a point; thence continuing with the north right-of-way of Farriss Avenue in a northeasterly direction approximately 170 feet to the west margin of the abandoned West College Drive per resolution recorded in deed book 7559, page 56; thence in a southerly direction along the western margins of the previously abandoned West College Drive approximately 34 feet to the south right-of-way of Farriss Avenue; thence in a westerly direction with the south right-of-way of Farriss Avenue approximately 170 feet to the north east most corner of lot #1 of Block Eight of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67; thence with the south right-of-way of Farriss Avenue and the north line of lots 1 through 4 of Block Eight of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67, the following three calls, (1) South 76 Degrees, 5 Minutes West, 67.05 feet, (2) along a curve to the right having a radius of 1,605.21 feet an arc distance of 284.83 feet to a point; thence continuing with the south right-of-way of Farriss Avenue in an easterly direction along the northern margins of the previously abandoned section of Fifth Street per Resolution recorded in Deed Book 7274 Page 1659 approximately 155.5 feet to a point in the north line of lot #1 of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67; thence continuing with the south line of Farriss Avenue and the north line of lot #1 with a curve to the left having a radius of 1145.66 feet for a distance of approximately 135 feet to the **Point and Place of Beginning**.

Together with any right-of-way of Farriss Avenue, which may have been dedicated by recordation of that "Exclusion Map for High Point University" as recorded in plat book 191, page 140.

Part B (portion of Fifth Street):

A request to abandon that portion of the Fifth Street right-of-way lying between the northern and southern segment of the E. Farriss Avenue right-of-way, which is more specifically described as follows

The intent of this description is to describe for abandonment purposes a portion of right-of-way for Fifth Street as originally dedicated on "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds. Said plat dedicated a section of Fifth Street between two parallel Farriss Avenues. This section of Fifth Street was not improved, and consisted of two parallel lanes of 34 feet each, divided by a 32-foot wide island/median. The following description includes the area within the island/median.

Commencing at a point on the right-of-way of Farriss Avenue and being a common corner of lot #2 and lot #3 (the northwest most corner of lot #2 and the northeast most corner of lot #3) of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds, said point also being shown on plat book 189, page 60 as the northeast corner of Harriet E. Brauns and William D., deed book 4348, page 2090; thence along the south right-of-way of Farriss Avenue and the north line of said lot #2, North 77 Degrees, 45 Minutes East, 60.04 feet to a point; thence crossing Farriss Avenue in a northerly direction for 34 feet to a point in the north right-of-way of Farriss Avenue; thence with a curve to the right having a radius of 1,179.66 feet for an arc distance of 175.01 feet to a point; thence continuing with the right-of-way of Farriss Avenue North 86 Degrees, 15 Minutes, East, 7.42 feet to a point in the west right-of-way of Fifth Street and being the **Point and Place of Beginning** for the herein described property; thence with the west right-of-way of Fifth Street the following three calls, (1) along a curve to the left having a radius of 26.42 feet, for an arc distance of 41.08 feet to a point, (2) North 3 Degrees, 30 Minutes East, 78.06 feet to a point, (3) along a curve to the left having a radius of 26.42 feet, for an arc distance of 44.86 feet to a point on the south side of the 34 foot wide right-of-way of Farriss Avenue; thence North 86 Degrees, 15 Minutes East along a new line being 17 feet south and parallel to the centerline of Farriss Avenue an approximate distance of 148 feet to a point in the east right-of-way of Fifth Street; thence with the east right-of-way of Fifth Street the following three calls, (1) along a curve to the left having a radius of 28.42 feet, an arc distance of 41.00 feet to a point, (2) South 3 Degrees, 30 Minutes West, 78.06 feet to a point, (3) along a curve to the left having a radius of 26.43 feet, an arc distance of 44.86 feet to a point on the north right-of-way of Farriss Avenue; thence South 86 Degrees, 15 Minutes West along a new line being 17 feet north and parallel to the centerline of Farriss Avenue an approximate distance of 148 feet to the **Point and Place of Beginning**.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 17th day of July, 2017, at 5:30 p.m. setting the 7th day of August, 2017 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning July 21 & 28, 2017 and August 4 & 6, 2017; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described portions of E. Farriss Avenue and Fifth Street; and

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

NOW THEREFORE BE IT RESOLVED:

1. That the portion of E. Farriss Avenue and that portion of Fifth Street right-of-way, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. That the City of High Point shall retain a 20-foot wide stormwater/drainage easement centered over the existing stormwater lines within and crossing the right-of-ways;
3. That the City of High Point shall retain a 20-foot wide electrical easement centered over the existing electrical pole and service lines within and crossing the right-of-ways;
4. That the City of High Point shall retain a 20-foot wide sewer line easement centered over existing sewer lines within or crossing the right-of-ways;
5. That the City of High Point shall retain a 20-foot wide water line easement centered over existing water lines within or crossing the right-of-ways; and
6. That the City of High Point shall retain a 20-foot wide Piedmont Natural Gas easement centered over existing gas lines within or crossing the right-of-ways.
7. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 7th day of August, 2017
Lisa B. Vierling, City Clerk



**MANAGER'S BRIEFING SESSION
HIGH POINT MUNICIPAL BUILDING
July 17, 2017 – 4:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

Present:

Mayor William S. Bencini, Jr.; Mayor Pro Tem Wagner (Ward 4); and Council Members; Latimer Alexander (At-Large); Cynthia Davis (At-Large); Jeff Golden (Ward 1); Chris Williams (Ward 2), Alyce Hill (Ward 3), Jim Davis (Ward 5); and Jason Ewing (Ward 6)

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Angela Kirkwood, Human Resources Director; Eric Olmedo, Budget & Administrative Director; Jeron Hollis, Director of Communications & Public Engagement; Sandy Dunbeck, Economic Development Representative; Heidi Galanti, Planning Administrator; Lee Tillery, Parks & Recreation Director; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:

Judy Stalder, (TREBIC); Ray Gibbs, Executive Director, Forward High Point; Louis Thiboeaux, Blaney Pearlman

News Media:

Pat Kimbrough, *High Point Enterprise*

Handouts:

- *Presentation- Update- City of High Point Downtown Catalyst Project*
- *High Point/Jamestown Annexation Agreement Map*

Note: This handout will be attached as a permanent part of these proceedings.

Presentation – Renewal of the High Point/Jamestown Annexation Boundary Agreement

Ms. Galanti explained the city's planning area boundary is formed by annexation agreements with surrounding jurisdictions and the Jamestown agreement is one of those agreements. The agreement expires in December 2018 and staff is proposing to renew the agreement in August. This annexation agreement sets the boundaries where Jamestown and High Point both can grow. The last agreement was adopted in 1991. The purpose of the annexation agreement is to encourage orderly growth between the two communities and to be transparent between property owners and

developers to aid them and help them determine which jurisdiction they should go to when developing property. Ms. Galanti advised this agreement would utilize special legislation adopted in the 1987 Session Laws, which authorizes renewal of the agreements up to 30 years. Staff is recommending adoption of the new annexation agreement with a termination date of January 1, 2048, but the agreement could be amended anytime upon agreement by both parties.

Ms. Galanti provided a schedule of future meetings:

- Present to High Point City Council on August 21st for a public hearing
- Jamestown to consider on August 15th
- Proposed effective date to be January 21, 2018

Ms. Galanti reviewed the two small changes:

1. One, on the north side at Jamestown Park and Athletic Complex (delineated as a triangle area on the map). This area used to be on the Jamestown side of the line, but makes more sense to be on High Point's side because High Point provides water and sewer service to the park.
2. The other change is in the Furnitureland South area near their Distribution Center where some of the property lines have changed since the agreement was put into place. The line currently runs through the middle of the building and staff is recommending adjusting the line so that the building is entirely on the Jamestown side of the line; the rest of the property will be on the High Point side of the line.

Council Member J. Davis asked if adjusting the line at Jamestown Park meant that High Point would be responsible for future maintenance of the park. Ms. Galanti replied that it is Jamestown's park and they would maintain it.

Presentation – Catalyst Project

Note: The questions/answers/responses below are not verbatim, but is a summary.

Mr. Hemann prefaced his presentation by stating the renderings in the presentation were for illustrative purposes only and stressed that they would change. He proceeded to update Council on the High Point Catalyst Project. *(The presentation will be attached as a permanent part of these proceedings.)*

He proceeded to discuss the following:

- ✓ Site Design
- ✓ Master Developer
- ✓ Design/Build Multi-Use Stadium
- ✓ Land Acquisition/Disposition
- ✓ Additional Development/Dr. Qubein
- ✓ Streetscape/Infrastructure
- ✓ Planning/Zoning/Incentives
- ✓ Timeline/Next Steps

He informed Council that the proposed project consists of roughly 11.5 acres and noted about 6.5 acres would be for development in the vicinity of the stadium (retail, restaurants, apartments, hotels, children's museum, convention center, etc...). The city would continue to own the land under the stadium. Mr. Hemann explained the master developer would facilitate the development and would ensure that it would be a design that could be built.

He pointed out the parking decks proposed to be built would be for use by the residents living in the housing units. Parking would be available for those attending the games/events in the city's existing parking deck. Mr. Hemann reported that Forward High Point has put out a RFQ for a master developer and is in the process of reviewing those. He advised they have one person that they are very excited about and are talking to them, and it would be brought to the City Council at some point. The master developer will coordinate the developments to ensure that design matches, that all shared facilities will all work together, that the stormwater for the whole site is planned, etc...

During Mr. Hemann's presentation the following questions were posed:

Question (Mayor Bencini):

In earlier iterations of this, did Church Street just stop at Elm?

Answer (Randy Hemann):

Yes, it stopped at Elm and it was suggested that Elm Street continue through the stadium to create a great vista.

Question (Council Member C. Davis):

Are there no property taxes in the red section because the city owns the property?

Answer (Randy Hemann):

It would be sold for private development and would be taxable. The only thing that would not be sold would be the footprint of the stadium.

Question (Council Member C. Davis):

Until such a time a sale is made?

Answer (Randy Hemann):

It will only be a short period of time, but up until the property is sold, there will be no property taxes generated. The reason the property has been purchased is so the development could be controlled with an agreement so it would produce the amount of tax needed to make everything work.

Answer (Randy McCaslin):

The City would pay its proportionate share for the first year and the purchaser of the property would pay their pro-rata share.

Question (Council Member C. Davis):

Will safe guards be put in place if they choose not to develop?

Answer (Randy Hemann):

That is correct. Forward High Point has interviewed developers and is still in the discussion process as to what they want to bring forward. They are talking to one qualified person that they are interested in.

Question (Council Member C. Davis):

Has that person been part of the discussions and did they see the plan prior to the Council's vote on April 3rd?

Answer (Randy Hemann):

I believe the developer, in general, had looked at High Point long before the stadium project. It is somebody that ElectriCities brought to the table.

Regarding the design build for the stadium, we did have two proposals which were reviewed by the team. Those serving on the review team were: Tim McKinney, Maintenance Operations Director; Ray Gibbs, Forward High Point; Erik Conti, Purchasing Manager; Greg Demko, City Manager; and Barry Kitley, High Point University. Mr. Kitley later recused himself when he found out that Samet was involved because he used to work for Samet.

Question (Council Member C. Davis):

Has Samet been in on the conversations regarding the stadium from the onset, like sitting in public meetings and viewing presentations? And is it possible they were in meetings as the catalyst project was being shown to certain groups? Were they in those meetings before they let it be known that they desired to bid on the proposal?

Answer (Randy Hemann):

The only time I know of is when Ray Gibbs and I made a presentation to the Connect High Point group. I recall at one of the meetings there was a young guy in the audience who worked for Samet.

Question (Council Member C. Davis):

I have a question about Odell. I believe that Odell was mentioned in the Triad Business Journal prior to Council's vote and I thought they said that they had already done a design for the stadium. I was just curious about the proposal process and whether it was a fair process.

Answer (Randy Hemann):

It was a fair process. We continue to use Odell because Odell was the group that was hired to do the original design when the study was done through the CVB. And we continue to use them for the preliminary designs. As I said, these designs will change and change again.

We are going to put together a design team to work with Samet and appropriate members of staff will be involved in the process. The contract would come to Council and the manager has put Tim McKinney in charge of contract oversight.

Question (Council Member C. Davis):

Will we have a list of those individuals that we have chosen?

Answer (Randy Hemann):

Sure, we can produce that.

I have seen a few letters to the editor lately about the level of baseball. The Atlantic League is the highest level other than the Major League. Forty percent of the Atlantic League players have played in the Major League.

Regarding our pro-forma, we are talking about at least 74 other events and flexibility for sports/soccer/ football/lacrosse. There is a lot of talk going on about Major League Soccer coming to Raleigh or Charlotte and as a result, there would likely be a Minor-League Soccer team looking for a home. And since we are the third largest market in the State and High Point would be a great location to have those discussions. We also talked about concerts, banquets and other events as well.

Regarding the land purchase, we currently have, under a contract or under agreement (pending), or working on a 1031 exchange. For example the United Way: the board has agreed to move and we have to help them find another building. Same thing with the Pregnancy Group. I believe we have a couple of good potential locations identified for them that we are working on.

The tax value of all the property that we have tied up is almost \$8.3 million and our total contract cost right now is almost \$10 million. We will have parcel information and exactly what we paid for each parcel available at the required public hearing that will be held in the very near future. However, because of the 1031 exchanges, we may end up having to do two presentations because of the additional time needed to work out the details.

I would like to review N.C. General Statute 158-7.1 which is the statute that we will be using for local development. Here are some of the details:

- Allows you to go through a process whereby the city can select a master developer or come up with a plan of what we want and put it in a development agreement to ensure that we get the development we want.
- It provides the ability to use the RFQ process to select developer and convey property.
- It provides the ability to impose the conditions for development.
- It allows the ability to include a clawback that would essentially say that if the property is not developed within a certain timeframe, then the property would be taken back.
- Requires public hearing prior to purchase of land.
- Public hearing will be scheduled for August 7th (second hearing for the additional land will be held in the near future)

Question (Council Member J. Davis):

Does that mean that you have 95% of the land tied up? That's more than nine acres for the stadium.

Answer (Randy Hemann):

It is actually 10.99 acres, but every piece is not completely tied up. Such as the United Way and the Pregnancy Clinic that we are going to do a 1031 exchange for because we do not yet have a contract with them.

Question (Council Member J. Davis):

Have we purchased more land and are we going to be in violation?

Answer (Randy Hemann):

No, we are not in violation. We have only purchased one parcel of land and it is under the stadium. So, the rest of the land might be under contract with Forward High Point and is assignable. We are getting ready to take it all down, but it is tied up.

Question (Council Member Ewing):

Does the public hearing take place prior to closing and escrow, and not prior to the contract?

Answer (Randy Hemann):

Correct.

The other development that has been mentioned, Dr. Nido Qubein, (High Point University), the commitment was to purchase or gather an ownership group for the team to do corporate naming rights. A one-acre park was also mentioned and these are some renderings showing how some of these things will fit on the sight. A Children's Museum and Educational Cinema were also mentioned.

Question (Council Member J. Davis):

So, if any of this is place on our site within the redlines, are we going to donate the property? Because the last word in the media was they were considering donating it to a non-profit.

Answer (Randy Hemann):

That all remains to be seen. There may be a land lease and I am not sure how that would operate, but Dr. Qubein is talking about setting up a non-profit for the Children's Museum. If somebody else in the non-profit sector can do it and it is endowed, then much of the fundraising can be done privately, and we certainly want to encourage that. As we look at the disposition of the land, one of the ways we might want to encourage a long-term lease.

Answer (Council Member Alexander):

The land under the High Point Theatre has a long-term lease, so it has been done many times.

Answer (Randy Hemann):

We will have a lot of infrastructure needs as was evident on Main Street. Some of the water and sewer lines in there are close to 100 years old and there will also be some electric issues that will need to be addressed. Everybody is probably aware of the stormwater issues in this area and this may be one of the ways that we can help alleviate some of the stormwater issues by having a large parcel upstream. I am hoping that will help what goes downstream.

In looking at the Elm Street streetscape, to get the desired downtown feel will require wide sidewalks to make it a pedestrian-friendly environment. So, we will be looking at making some changes to that roadway and sidewalks.

We will also look at the one-way pairs on English and Martin Luther King, Jr. Blvd. We need to look at this now because there are grants (TIGER funds) that we may can take advantage of to help with the streetscape and infrastructure.

Question (Council Member C. Davis):

Do we have a dollar estimate yet?

Answer (Randy Hemann):

We do not. We have to finalize the design and that is a long way off.

We are ahead of the zoning issues related to this and we have a meeting scheduled for July 31st at 6:00 p.m. at the YWCA on the proposed Mixed-Use District.

Economic Development has also been in discussions with Retail Strategies about the possibility of some assistance. With the success of the façade grant program, we would certainly want to retain that and continue funding.

I want to share the timeline with you.

- Property acquisitions finalized in July.
- Stadium design pricing in August.
- Preliminary findings to City Council regarding the financing in August.
- The required Public hearing that allows the development agreement will be brought to City Council in August and the second one likely in September.
- LGC application in September.
- Final resolution on Financing to City Council in September.
- Design build contract in September.
- Master Plan agreement to City Council in September.
- LGC Financing approval in October.
- Close on Financing for stadium in October.

I would encourage you to block out some time in your schedules for these additional meetings that will be required.

Question (Council Member J. Davis):

When will the Guilford County Commissioners be meeting to discuss the financing because they are financing 42%.

Answer (Randy Hemann):

They will probably meet sometime in August or early September and half of that 42% is High Point, so it would only be 21%.

Question (Council Member J. Davis):

Don't we have to have all that in place in order to go to the Local Government Commission?

Answer (Randy Hemann):

That is likely.

Question (Council Member J. Davis):

What happens if, the County Commissioners don't approve it because I have heard they may or may not? At the NAACP meeting, Council Member Golden indicated you have an alternate plan in place. Do we have an alternate plan?

Response (Council Member Golden):

That is not what I said. I said they would have to look for an alternate plan.

Answer (Randy Hemann):

We have started looking at other things that could help, but we are hoping to get that from the County. I am hearing that we have good support from the County and I hope that maintains true.

Question (Council Member C. Davis):

If we do not get support from the County, are we prepared to create some form of referendum and put it on the ballot in November? Should we at least have the paperwork or a placeholder for that just in case?

Response (Mayor Pro Tem Wagner):

You cannot get a referendum on the November ballot at this point.

Question (Council Member C. Davis):

Did we not consider that early on?

Answer (Randy Hemann)

We have not.

We feel very confident that we are going to hit our projections for investment ahead of time. Let me do a short recap:

- ✓ 200,000 people coming downtown for the games and events year round
- ✓ 200 plus new residential units
- ✓ 120,000 square feet of restaurants and retail
- ✓ Park and Green Space
- ✓ Events Center

Question (Council Member J. Davis):

I was told the hotel was pretty much a definite. When is that announcement going to be made? What is happening with the other developers now that we are acquiring land? I know the announcement on the project has been made, but nobody has committed to anything.

Answer (Randy Hemann):

We have had some people who have visited the site and I understand some are very interested, but I am not 100% certain when the announcements will occur. We may have multiple people interested in the hotel project or the other projects, so we could have more than one to choose from.

Response (Ray Gibbs, Executive Director-Forward High Point):

You have to get the master developer in place first because they will have the input where everything goes. We are not going to get a commitment from a developer to build until he knows exactly where he can build and how much he can build and this is determined by the master developer. We have a market study that has been completed for the hotel with positive results. I have personally sat down with two hotel developers, as well as several multi-family developers who are very interested in this and other sites.

Question (Council Member C. Davis):

Can you go back to the diagram identifying the entrances to the stadium? Is what you referred to as the primary entrance going to be the only entrance?

Answer (Randy Hemann):

No, it is not the only entrance. Obviously the ticket sales will be somewhere behind the homeplate area. What we will likely do is get people in the stadium and back around to the ticket area so they will not have to walk on the street around the corner to get there.

Question (Council Member C. Davis):

Is that going to work for the handicapped/elderly people having to walk that distance? That is my concern—that they will have to walk a long distance and I want to make sure the entrances will be adequate for everybody instead of just funneling them through.

Answer (Randy Hemann):

We will be able to accommodate that. You will be able to drop people off right here on the street.

Response (Ray Gibbs):

There will likely be multiple entrances; most stadiums have three to four actual ticket entrances.

Response (Randy Hemann):

Portions of the Baltimore stadium are open year-round and while we were there recently we could actually walk in the stadium to look around. They have it open so that anybody can walk in there at no charge, look around, walk around, or just enjoy the walking tracks around it. There are a lot of things that people are doing to activate that space year round that we will also be looking at.

Question (Council Member C. Davis):

Will we be putting in sidewalks off each of the streets at the entrances so that a developer can connect to a sidewalk that would lead people to the entrances?

Response (Randy Hemann):

Absolutely. As you heard, there will be multiple entrances so there will be many ways to get into this site.

Question (Council Member J. Davis):

As hot and humid as it gets around here, are we going to have a splash pad or a lazy river?

Answer (Randy Hemann):

That remains to be seen, but there will likely be something like that. Those things could be open year-round and not just on game day and we do need a gathering space as a community.

Question (Council Member C. Davis):

Is that not what we are doing at the Library? I mean that was the sell for the Library was it not?

Answer (Randy Hemann):

The Library is one community gathering space. Communities need multiple spaces like that.

Question (Council Member C. Davis):

When we sell the properties that we acquire inside that red line, will we be asking at least for what they were purchased for so we can recoup the cost for the citizens? Or will they get the property at a discounted rate?

Answer (Randy Hemann):

I honestly don't know at this point. Under the statute that we are using, it could be taken into consideration as to what is going to be built on it, the cost, etc..... You know, we have to work through all that.

Question (Council Member Ewing):

Are we going to actually move forward and close on all those properties, or are we going to assign a lot of them out?

Answer (Randy Hemann):

We are getting close. We are going to assemble everything in that area, then we will select the master developer and assign it to the master developer. The master developer will actually be the one that is in charge of selling off the pieces of property. Our goal is to see the plan, get the plan built as it is agreed upon and it will be the master developer who will make the decision as to who they choose to do business with.

Question (Council Member C. Davis):

Will we be doing any type of demolition of the properties or structures prior to the sale, or will that be the responsibility of the buyer?

Answer (Randy Hemann):

We will be doing a fair amount of demolition especially for the property under the stadium, so we would like to get started on that.

Question (Council Member C. Davis):

Have we considered looking at those cost estimates?

Answer (Randy Hemann):

Yes, Tim McKinney has started looking at that.

Question (Council Member C. Davis):

Could you provide that information to Council once it is available?

Answer (Randy Hemann):

Absolutely.

In closing, Mr. Hemann encouraged questions to be directed to him. He reiterated this is a work in progress and reminded everyone that the design would change and change again before it is finished. He advised in the end, the design would come back to the City Council, but the master developer would incorporate the projects. He assured Council that they would have control over the development as far as what gets built and the time line, etc..... because this would be incorporated into the actual development agreement.

There being no further discussion, the meeting adjourned at 4:50 p.m.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk



August 7, 2017

To: Randy McCaslin, Deputy City Manager

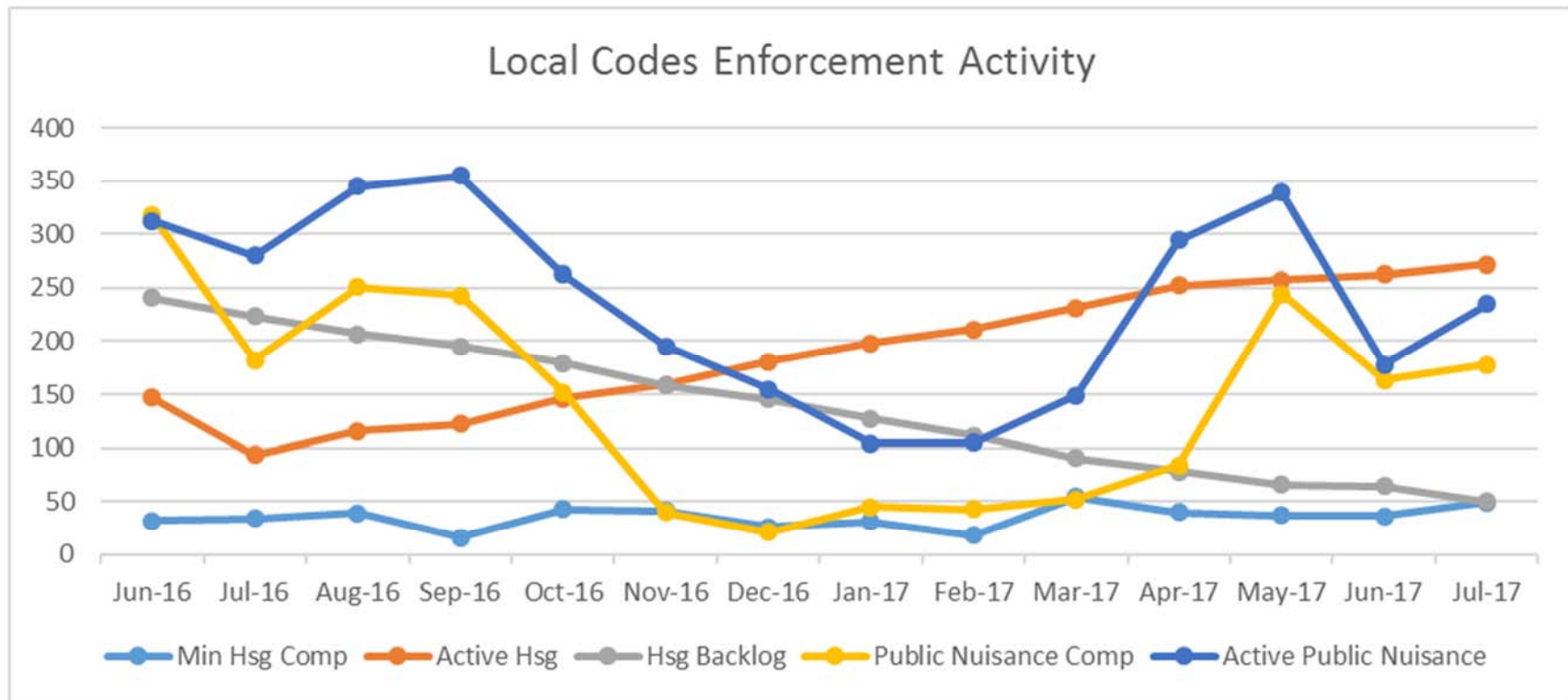
From: Michael E. McNair, Director of Community Development & Housing

Subject: Code Enforcement Activity Report for July 2017

This report serves to summarize Code Enforcement activity for the month of July 2017. Staff received 49 new minimum housing complaints (272 active minimum housing cases); 178 new public nuisance complaints (235 active public nuisance cases) and collected 175 signs during the month of July. Additionally:

- The backlog of minimum housing cases from the old system continue to drop from 270 (from May 2016) to 50 for July.
- During the month of July 2 inspectors worked on a Saturday and collected 132 signs.
- Local Codes Enforcement staff continue to work with vehicle establishments for compliance with the Development Ordinance and public nuisance. We are continuing to add businesses to our existing list of properties to investigate.

Please see the attachments containing a table summarizing detailed activity, a graph presenting YTD trends and sample pictures.



- New minimum housing complaints remain steady with an average of 35 per month.
- Increasing active housing cases reflect rising caseloads.
- The backlog of minimum housing cases from the old system (Softnet) has dropped substantially to 50 cases.
- Public nuisance cases continue to remain seasonally high due to the growing season.

<u>Local Codes Enforcement Montly Activity</u>					
		<u>17-Apr</u>	<u>17-May</u>	<u>17-Jun</u>	<u>17-Jul</u>
1. Minimum Housing Cases					
	a. Minimum Housing Complaints	40	37	36	49
	b. Active Minimum Housing Cases	252	257	262	272
	c. Active Backlog Cases (270 original)	78	66	64	50
	d. Cases Taken Before City Council				
	i. For Demolition	6	3	2	3
	ii. For Vacate	0	0	0	0
	e. City Demolished Houses	5	5	3	1
2. Public Nuisance Cases					
	a. Public Nuisance Complaints (includes unsecured dwellings)	84	244	163	178
	b. Active Public Nuisance Cases	294	339	178	235
	c. City abated PN Cases	6	64	79	97
	d. Owner abated PN Cases	61	321	213	158
3. Zoning					
	a. Zoning Complaints (Vehicles, Signs, Banners)	15	23	20	22
	b. Signs collected *	112	78	289	175











CITY OF HIGH POINT
CODE ENFORCEMENT
VIOLATION NOTICE
JULY 26, 2017
910-486-1000















CITY OF HIGH POINT

AGENDA ITEM



Title: Paver

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendation

Meeting Date: August 7, 2017

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Streets Division of Public Services has a 2008 Leeboy 8515 Paver in need of replacement due to age and hours. Using the NJPA Contract # 113012-VTL, a 2017 Leeboy 8515E Paver from Carolina Caterpillar is being recommended for council approval.

BACKGROUND:

The Street Division is currently using a 2008 Leeboy 8515 Paver that is ten years old and has over 1,500 hours. Over the past year, maintenance costs have continued to increase and we believe the paver is at the end of its useful life. This equipment is used daily to perform multiple tasks related to repairing potholes and utility cuts. The 2017 Leeboy 8515E Paver is like the one they are currently using and will meet their needs. The price of \$176,692.50 is for one paver, training, and delivery. The estimated delivery is 90-120 days.

BUDGET IMPACT:

Funds are available in 2017-18 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing a 2017 Leeboy 8515E Paver from our local supplier Carolina Caterpillar. Recommendation also includes declaring the old paver as surplus and disposing through the online auction process.



2017 Leeboy 8515E



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **August 7, 2017**

BID NO.: **NJPA** CONTRACT NO.: **113012-VTL** DATE OPENED:

DESCRIPTION:

2017 Leeboy 8515E Paver

PURPOSE:

The Street Division is currently using a 2008 Leeboy 8515 Paver that is ten years old and has over 1,500 hours. Over the past year, maintenance costs have continued to increase and we believe the paver is at the end of its useful life. This equipment is used daily to repair potholes and utility cuts.

COMMENTS:

The price of \$176,692.50 is for one paver, training, and delivery. The estimated delivery is 90-120 days.

RECOMMEND AWARD TO: **Carolina Caterpillar** AMOUNT: **\$176,692.50**

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the NJPA contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$176,692.50
TOTAL BUDGETED AMOUNT				\$176,692.50

DEPARTMENT HEAD: **Gary L. Smith** Digitally signed by Gary L. Smith
DN: cn=Gary L. Smith, o=City of High Point, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US
Date: 2017.07.25 09:01:58 -0400 DATE: **Jul 25, 2017**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **Carolina Caterpillar** in the amount of \$ **176,692.50**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=eu, email=erik.conti@highpointnc.gov, c=US
Date: 2017.07.25 15:34:36 -0400 DATE: **Jul 25, 2017**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jfmoore@highpointnc.gov, c=US
Date: 2017.07.26 21:18:29 -0400 DATE: **Jul 26, 2017**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2017.07.27 11:18:00 -0400 DATE: **Jul 27, 2017**

**RESOLUTION OF HIGH POINT CITY COUNCIL APPROVING DESIGN-BUILD
METHOD OF CONTRACTING
FOR THE CONSTRUCTION OF A MULTI-USE STADIUM**

WHEREAS, the City Council of the City of High Point has authorized the pursuit of a catalyst project in the downtown area, with the goal of increasing commercial activity, tax base, jobs, and further economic development, and

WHEREAS, a key element of the catalyst project will be a multi-use stadium, with the goal of activating the private development of retail, commercial and entertainment businesses in the area, and

WHEREAS, the construction of a multi-use stadium requires complex agreements with team owners and leagues, and timing the construction and opening of the stadium to coincide with the beginning of a multi-use season is critical to the first year success of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT makes the following facts and draw the following conclusions with regard to the use of a design-build contract for the multi-use stadium:

1. The project requirements can be adequately and thoroughly defined for a design-build contract for a multi-use stadium based on the building elements in similar sized stadiums in other American communities, and by following the specifications required by governing bodies for the stadiums utilized by teams in their leagues. Public record documents detailing the projects proposed and constructed by other cities and counties are available to the City of High Point for reference in defining the scope and elements of the High Point project.

2. The ability to begin construction of the multi-use stadium no later than the spring of 2018, and have it completed no later than the start of the 2019 baseball season, is critical to the economic projections supporting the project. Delay in completing construction past the start of the 2019 baseball season would subject the parties to additional costs for an alternate venue for staging baseball games, or the loss of the ability to play in the 2019 season, and the potential increase in construction costs for waiting an extra year to begin construction. These time constraints dictate a fast track design and construction schedule that is best accomplished through use of a design-build contract.

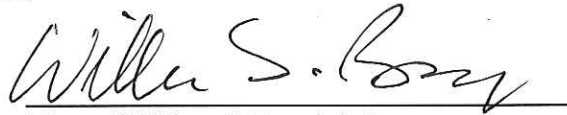
3. The City will utilize the services of an experienced design-build team, along with close inspection of the project by qualified professionals on City staff, to ensure delivery of a quality design and quality construction of the multi-use stadium. City staff is experienced at the management of major public construction projects, and the appropriate staff will be assigned to the management and inspection of this project. The assembled project team for the multi-use stadium will also include outside consultants with significant relevant experience in large public/private partnership projects similar to the catalyst projects the City envisions with the stadium and surrounding development. Staff has been in the process of reviewing the credentials of development consultants and are aware of specialized consultants that are able to assist the City in these projects and they bring experience with both public/private collaborations and design build construction projects.

4. The City will require the design-build team to make a good faith effort to comply with N.C.G.S. §143-128.2, N.C.G.S. §143-128.4 and to recruit and select small business entities to participate in the stadium project. The City will publicize the project and the small business opportunities that may be available for participation, and will monitor the selected design-build contractor's performance in selecting and utilizing small business entities in the project.

5. The professional staff of the City, in conjunction with outside consultants, have reviewed the advantages and disadvantages of using the design-build method of construction for the multi-use stadium project, and have compared those factors to the construction bid methods identified in subdivisions (1), (2), and (4) of N.C.G.S. §143-128 (a1), and have concluded that because of the time pressure on the design phase of this project, and the specific deadline for construction completion and occupancy of the facility by a baseball team by the start of the 2019 baseball season, design-build is the most effective and efficient method of delivering the project on time and on budget.

THEREFORE, based on the above Findings and Conclusions, the City Council of the City of High Point finds that using the design-build method of contracting for the construction of a multi-use stadium incorporated into the Catalyst Projects for the downtown area is the most effective and efficient contracting method for this project.

ADOPTED this the 7th day of August, 2017.


Mayor William S. Bencini, Jr.

Attested to:


Lisa Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution Supporting HB 205 - Electronic Advertising

From: Mayor Bencini
Council Member Alexander

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments: Resolution
HB 205 Ratified

PURPOSE:

Adoption of a Resolution supporting House Bill 205 to modernize publication of legal advertisements and notices; to allow Guilford County and any municipality in Guilford County to use electronic means to provide public notice in lieu of publications.

BACKGROUND:

On March 22, 2017, NC Senator Trudy Wade introduced a bill to the NC General Assembly to modernize publication of legal advertisements and notices; to create a pilot program to authorize certain counties to opt to post legal advertisements and notices on the county web site.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Adoption of a Resolution supporting House Bill 205 to modernize publication of legal advertisements and notices; to allow Guilford county and any municipality in Guilford County to use electronic means to provide public notice in lieu of publications.

Office of the Mayor
City of High Point
North Carolina

RESOLUTION

WHEREAS, House Bill 205 – Legal Notices/Newsprint has been introduced to the NC General Assembly to modernize publication of legal advertisements and notices; to create a pilot program to authorize certain counties to post legal advertisements and notices on the county website; and to amend provisions of certain benefits for newsprint employees; and,

WHEREAS, the current law requires cities publish notices in local newspapers for items such as ordinances, budgets, notices of public hearings and audits. The law was written many years ago, prior to the use of the internet and social media; and,

WHEREAS, this antiquated requirement is costing taxpayers money to publish information that is not reaching as many citizens as could be notified through web-based options; and,

WHEREAS, the City of High Point has an active website along with Facebook, Twitter and Instagram pages. It is now feasible to notify the public via the governing body's website as it privies notification to a larger audience.

NOW THEREFORE BE RESOLVED, that the Mayor and High City Council supports the passage of House Bill 205 to modernize publication of legal advertisements and notices; to allow Guilford County and any municipality in Guilford County to use electronic means to provide public notice in lieu of publications.

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 7th day of August 2017.

William S. Bencini, Jr., Mayor

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2017

HOUSE BILL 205
RATIFIED BILL

AN ACT TO AMEND PROVISIONS OF THE WORKERS' COMPENSATION ACT RELATING TO PRISONERS AND TO THE REBUTTABLE PRESUMPTION REGARDING NEWSPRINT EMPLOYEES; TO MODERNIZE PUBLICATION OF LEGAL ADVERTISEMENTS AND NOTICES; TO ALLOW GUILFORD COUNTY AND ANY MUNICIPALITY IN GUILFORD COUNTY TO USE ELECTRONIC MEANS TO PROVIDE PUBLIC NOTICE IN LIEU OF PUBLICATION; AND TO ALLOW GUILFORD COUNTY TO OPT TO POST LEGAL ADVERTISEMENTS AND NOTICES ON THE COUNTY WEB SITE FOR A FEE WITH MONIES COLLECTED TO BE USED FOR LOCAL SUPPLEMENTS FOR TEACHER SALARY AND OTHER COUNTY NEEDS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 97-13 is amended by adding a new subsection to read:

"(c1) Certain Inmates. – Notwithstanding the thirty dollars (\$30.00) per week limit in subsection (c) of this section, the average weekly wage of inmates employed pursuant to the Prison Industry Enhancement Program shall be calculated pursuant to G.S. 97-2(5)."

SECTION 2.(a) G.S. 97-2(2) reads as rewritten:

"(2) Employee. – The term "employee" means every person engaged in an employment under any appointment or contract of hire or apprenticeship, express or implied, oral or written, including aliens, and also minors, whether lawfully or unlawfully employed, but excluding persons whose employment is both casual and not in the course of the trade, business, profession, or occupation of his employer, and as relating to those so employed by the State, the term "employee" shall include all officers and employees of the State, including such as are elected by the people, or by the General Assembly, or appointed by the Governor to serve on a per diem, part-time or fee basis, either with or without the confirmation of the Senate; as relating to municipal corporations and political subdivisions of the State, the term "employee" shall include all officers and employees thereof, including such as are elected by the people. The term "employee" shall include members of the North Carolina National Guard while on State active duty under orders of the Governor and members of the North Carolina State Defense Militia while on State active duty under orders of the Governor. The term "employee" shall include deputy sheriffs and all persons acting in the capacity of deputy sheriffs, whether appointed by the sheriff or by the governing body of the county and whether serving on a fee basis or on a salary basis, or whether deputy sheriffs serving upon a full-time basis or a part-time basis, and including deputy sheriffs appointed to serve in an emergency, but as to those so appointed, only during the continuation of the emergency. The sheriff shall furnish to the board of county commissioners a complete list of all deputy sheriffs named or appointed by him immediately



after their appointment and notify the board of commissioners of any changes made therein promptly after such changes are made. Any reference to an employee who has been injured shall, when the employee is dead, include also the employee's legal representative, dependents, and other persons to whom compensation may be payable: Provided, further, that any employee, as herein defined, of a municipality, county, or of the State of North Carolina, while engaged in the discharge of the employee's official duty outside the jurisdictional or territorial limits of the municipality, county, or the State of North Carolina and while acting pursuant to authorization or instruction from any superior officer, shall have the same rights under this Article as if such duty or activity were performed within the territorial boundary limits of their employer.

Except as otherwise provided herein, every executive officer elected or appointed and empowered in accordance with the charter and bylaws of a corporation shall be considered as an employee of such corporation under this Article.

Any such executive officer of a corporation may, notwithstanding any other provision of this Article, be exempt from the coverage of the corporation's insurance contract by such corporation's specifically excluding such executive officer in such contract of insurance, and the exclusion to remove such executive officer from the coverage shall continue for the period such contract of insurance is in effect, and during such period such executive officers thus exempted from the coverage of the insurance contract shall not be employees of such corporation under this Article.

All county agricultural extension service employees who do not receive official federal appointments as employees of the United States Department of Agriculture and who are field faculty members with professional rank as designated in the memorandum of understanding between the North Carolina Agricultural Extension Service, North Carolina State University, A & T State University, and the boards of county commissioners shall be deemed to be employees of the State of North Carolina. All other county agricultural extension service employees paid from State or county funds shall be deemed to be employees of the county board of commissioners in the county in which the employee is employed for purposes of workers' compensation.

The term "employee" shall also include members of the Civil Air Patrol currently certified pursuant to G.S. 143B-1031(a) when performing duties in the course and scope of a State-approved mission pursuant to Subpart C of Part 5 of Article 13 of Chapter 143B of the General Statutes.

"Employee" shall not include any person performing voluntary service as a ski patrolman who receives no compensation for such services other than meals or lodging or the use of ski tow or ski lift facilities or any combination thereof.

"Employee" shall not include any person elected or appointed and empowered as an executive officer, director, or committee member under the charter, articles, or bylaws of a nonprofit corporation subject to Chapter 47A, 47C, 47F, 55A, or 59B of the General Statutes, or any organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, who performs only voluntary service for the nonprofit corporation, provided that the person receives no remuneration for the voluntary service other than reasonable reimbursement for expenses incurred

in connection with the voluntary service. When a nonprofit corporation as described herein employs one or more persons who do receive remuneration other than reasonable reimbursement for expenses, then any volunteer officers, directors, or committee members excluded from the definition of "employee" by operation of this paragraph shall be counted as employees for the sole purpose of determining the number of persons regularly employed in the same business or establishment pursuant to G.S. 97-2(1). Other than for the limited purpose of determining the number of persons regularly employed in the same business or establishment, such volunteer nonprofit officers, directors, or committee members shall not be "employees" under the Act. Nothing herein shall prohibit a nonprofit corporation as described herein from voluntarily electing to provide for workers' compensation benefits in the manner provided in G.S. 97-93 for volunteer officers, directors, or committee members excluded from the definition of "employee" by operation of this paragraph. This paragraph shall not apply to any volunteer firefighter, volunteer member of an organized rescue squad, an authorized pickup firefighter when that individual is engaged in emergency fire suppression activities for the North Carolina Forest Service, a duly appointed and sworn member of an auxiliary police department organized pursuant to G.S. 160A-282, or a senior member of the State Civil Air Patrol functioning under Subpart C of Part 5 of Article 13 of Chapter 143B of the General Statutes, even if such person is elected or appointed and empowered as an executive officer, director, or committee member under the charter, articles, or bylaws of a nonprofit corporation as described herein.

Any sole proprietor or partner of a business or any member of a limited liability company may elect to be included as an employee under the workers' compensation coverage of such business if he is actively engaged in the operation of the business and if the insurer is notified of his election to be so included. Any such sole proprietor or partner or member of a limited liability company shall, upon such election, be entitled to employee benefits and be subject to employee responsibilities prescribed in this Article.

"Employee" shall include an authorized pickup firefighter of the North Carolina Forest Service of the Department of Agriculture and Consumer Services when that individual is engaged in emergency fire suppression activities for the North Carolina Forest Service. As used in this section, "authorized pickup firefighter" means an individual who has completed required fire suppression training as a wildland firefighter and who is available as needed by the North Carolina Forest Service for emergency fire suppression activities, including immediate dispatch to wildfires and standby for initial attack on fires during periods of high fire danger.

~~It shall be a rebuttable presumption that the term "employee" shall not include any person performing services in the sale of newspapers or magazines to ultimate consumers under an arrangement whereby the newspapers or magazines are to be sold by that person at a fixed price and the person's compensation is based on the retention of the excess of the fixed price over the amount at which the newspapers or magazines are charged to the person."~~

SECTION 2.(b) This section becomes effective January 1, 2018.

SECTION 3.(a) Article 50 of Chapter 1 of the General Statutes reads as rewritten:

"Article 50.

"General Provisions as to Legal Advertising.

"§ 1-595. Advertisement of public sales.

When a statute or written instrument stipulates that an advertisement of a sale shall be made for any certain number of weeks, a publication once a week for the number of weeks so indicated is a sufficient compliance with the requirement, unless contrary provision is expressly made by the terms of the instrument.

"§ 1-596. Charges for legal advertising.

(a) The publication of all advertising required by law to be made in newspapers in this State shall be paid for at not to exceed the local commercial rate of the newspapers selected. Any public or municipal officer or board created by or existing under the laws of this State that is now or may hereafter be authorized by law to enter into contracts for the publication of legal advertisements is hereby authorized to pay therefor prices not exceeding said rates.

No newspaper in this State shall accept or print any legal advertising until said newspaper shall have first filed with the clerk of the superior court of the county in which it is published a sworn statement of its current commercial rate for the several classes of advertising regularly carried by said publication, and any owner or manager of a newspaper violating the provisions of this section shall be guilty of a Class 1 misdemeanor.

(b) When a notice is required by statute to be published by a unit of government more than once and is paid for by the unit of government and the cost of publication is not paid in advance by or allowed to be recouped from private parties, the unit of government may not be charged for the second and successive publications of that notice at a rate greater than eighty-five percent (85%) of the rate charged for the first publication in the series.

"§ 1-597. Regulations for newspaper publication of legal notices, advertisements, etc.

(a) ~~Whenever a notice or any other paper, document or legal advertisement of any kind or description shall be authorized or required by any of the laws of the State of North Carolina, heretofore or hereafter enacted, or by any order or judgment of any court of this State to be published or advertised in a newspaper, such publication, advertisement or notice shall be of no force and effect unless it shall be published in a newspaper with a general circulation to actual paid subscribers which newspaper at the time of such publication, advertisement or notice, shall have been admitted to the United States mails in the Periodicals class in the county or political subdivision where such publication, advertisement or notice is required to be published, and which shall have been regularly and continuously issued in the county in which the publication, advertisement or notice is authorized or required to be published, at least one day in each calendar week for at least 25 of the 26 consecutive weeks immediately preceding the date of the first publication of such advertisement, publication or notice; provided that in the event that a newspaper otherwise meeting the qualifications and having the characteristics prescribed by G.S. 1-597 to 1-599, should fail for a period not exceeding four weeks in any calendar year to publish one or more of its issues such newspaper shall nevertheless be deemed to have complied with the requirements of regularity and continuity of publication prescribed herein. Provided further, that where any city or town is located in two or more adjoining counties, any newspaper published in such city or town shall, for the purposes of G.S. 1-597 to 1-599, be deemed to be admitted to the mails, issued and published in all such counties in which such town or city of publication is located, and every publication, advertisement or notice required to be published in any such city or town or in any of the counties where such city or town is located shall be valid if published in a newspaper published, issued and admitted to the mails anywhere within any such city or town, regardless of whether the newspaper's plant or the post office where the newspaper is admitted to the mails is in such county or not, if the newspaper otherwise meets the qualifications and requirements of G.S. 1-597 to 1-599. This provision shall be retroactive to May 1, 1940, and all publications, advertisements and notices published in accordance with this provision since May 1, 1940, are hereby validated satisfying all of the following criteria:~~

(1) The newspaper has a content that appeals to the public generally.

- (2) The newspaper must have at least 100 paid subscribers and distribute at least 1,000 copies per issue in the county where the newspaper is seeking qualification.
- (3) The newspaper's paid subscriber distribution is not entirely limited geographically to one community or section of the county where the newspaper is seeking qualification.
- (4) In the county where the newspaper is seeking qualification, any person who wishes to do so may subscribe to the newspaper.
- (5) The newspaper must have regularly and continuously published for at least one day in each calendar week for at least 50 of the 52 consecutive weeks immediately preceding the date of the application.
- (6) The newspaper maintains a physical location in the county.

(b) Notwithstanding the provisions of G.S. 1-599, whenever a notice or any other paper, document or legal advertisement of any kind or description shall be authorized or required by any of the laws of the State of North Carolina, heretofore or hereafter enacted, or by any order or judgment of any court of this State to be published or advertised in a newspaper qualified for legal advertising in a county and there is no newspaper qualified for legal advertising as defined in this section in such county, then it shall be deemed sufficient compliance with such laws, order or judgment by publication of such notice or any other such paper, document or legal advertisement of any kind or description in a newspaper published in an adjoining county or in a county within the same district court district as defined in G.S. 7A-133 or superior court district or set of districts as defined in G.S. 7A-41.1, as the case may be; provided, if the clerk of the superior court finds as a fact that such newspaper otherwise meets the requirements of this section and has a general circulation in such county where no newspaper is published meeting the requirements of this section.

"§ 1-597.5. Requirements for electronic publication.

(a) If the newspaper maintains an Internet Web site displaying the contents of the newspaper, then, at no additional charge, each notice shall be placed on that newspaper's Internet Web site on the same day that the notice appears in the print newspaper. The newspaper shall comply with all of the following with respect to the Internet Web site display:

- (1) A hyperlink to legal notices shall be provided on the front page of the newspaper's Internet Web site that provides access to the legal notices without charge.
- (2) If there is a specified size and placement required for a printed legal notice, the size and placement of the notice on the newspaper's Internet Web site shall optimize its online visibility in keeping with the print requirement.
- (3) The newspaper's Internet Web site pages that contain legal notices shall present the legal notices as the dominant subject matter of those pages.
- (4) The newspaper's Internet Web site shall contain a search function to facilitate searching legal notices.
- (5) Notification for the electronic mail registry, as required by subsection (b) of this section, shall be available on the front page of the legal notices section of the newspaper's Internet Web site.

(b) Upon request of a person, newspapers that publish notices shall provide electronic mail notification to that person of legal notices when such notices are printed in the newspaper or added to the newspaper's Internet Web site. The electronic mail notification shall be provided without charge. For any legal notice required to be published more than once, electronic mail notification required by this subsection shall apply only to the first publication in the series of that notice.

(c) Any error in the placement of a governmental legal notice on a newspaper's Internet Web site or the delivery of an electronic mail notification shall be considered harmless error.

The requirement of proper legal notice shall be deemed to have been met if the notice is properly published in the print edition of the newspaper.

"§ 1-598. Sworn statement prima facie evidence of qualifications; affidavit of publication.~~publication by a newspaper.~~

(a) Whenever any owner, partner, publisher, or other authorized officer or employee of any newspaper which has published a notice or any other paper, document or legal advertisement within the meaning of G.S. 1-597 has made a written statement under oath taken before any notary public or other officer or person authorized by law to administer oaths, stating that the newspaper in which such notice, paper, document, or legal advertisement was published, was, at the time of such publication, a newspaper meeting all of the requirements and qualifications prescribed by G.S. 1-597, such sworn written statement shall be received in all courts in this State as prima facie evidence that such newspaper was at the time stated therein a newspaper meeting the requirements and qualifications of G.S. 1-597. When filed in the office of the clerk of the superior court of any county in which the publication of such notice, paper, document or legal advertisement was required or authorized, any such sworn statement shall be deemed to be a record of the court, and such record or a copy thereof duly certified by the clerk shall be prima facie evidence that the newspaper named was at the time stated therein a qualified newspaper within the meaning of G.S. 1-597. Nothing in this section shall preclude proof that a newspaper was or is a qualified newspaper within the meaning of G.S. 1-597 by any other competent evidence. Any such sworn written statement shall be prima facie evidence of the qualifications on any newspaper at the time of any publication of any notice, paper, document, or legal advertisement published in such newspaper at any time from and after the first day of May, 1940.

(b) The owner, a partner, publisher or other authorized officer or employee of any newspaper in which such notice, paper, document or legal advertisement is published, when such newspaper is a qualified newspaper within the meaning of G.S. 1-597, shall include in the affidavit of publication of such notice, paper, document or legal advertisement a statement that at the time of such publication such newspaper was a qualified newspaper within the meaning of G.S. 1-597.

"§ 1-599. Application of two preceding sections.

The provisions of G.S. 1-597 and G.S. 1-598 shall not apply in counties wherein only one newspaper is published, although it may not be a newspaper having the qualifications prescribed by G.S. 1-597; nor shall the provisions of G.S. 1-597 and G.S. 1-598 apply in any county wherein none of the newspapers published in such county has the qualifications and characteristics prescribed in G.S. 1-597.

"§ 1-600. Proof of publication of notice in newspaper; prima facie evidence.

(a) Publication of any notice permitted or required by law to be published in a newspaper may be proved by a printed copy of the notice together with an affidavit made before some person authorized to administer oaths, of the publisher, proprietor, editor, managing editor, business or circulation manager, advertising, classified advertising or any other advertising manager or foreman of the newspaper, showing that the notice has been printed therein and the date or dates of publication. If the newspaper is published by a corporation, the affidavit may be made by one of the persons hereinbefore designated or by the president, vice president, secretary, assistant secretary, treasurer, or assistant treasurer of the corporation.

(b) Such affidavit and copy of the notice shall constitute prima facie evidence of the facts stated therein concerning publication of such notice.

(c) The method of proof of publication of a notice provided for in this section is not exclusive, and the facts concerning such publication may be proved by any competent evidence.

"§ 1-601. Certain legal advertisements validated.

Legal advertisements published prior to June 1, 1983, by a newspaper that met every requirement for publication of legal notices and advertisements under G.S. 1-597 when the advertisement was published except that the newspaper had a second class United States mail permit in a county adjacent to the county in which the advertisement was published instead of the county in which it was published may not be held to be invalid because of the lack of a second class United States mail permit in the proper county.

"§ 1-603. Reserved for future codification purposes."

"§ 1-604. Reserved for future codification purposes."

SECTION 3.(b) G.S. 45-21.17(1)b. reads as rewritten:

"b. And in addition thereto,

1. The notice shall be published once a week for at least two successive weeks in a newspaper ~~published and~~ qualified for legal advertising pursuant to G.S. 1-597 in the county in which the property is situated.
2. If no such newspaper is ~~published~~ qualified in the ~~that~~ county, then notice shall be published once a week for at least two successive weeks in a newspaper having a general circulation in the county accordance with G.S. 1-597(b).
3. ~~In addition to the required newspaper advertisement, the clerk may in his discretion, on application of any interested party, authorize such additional advertisement as in the opinion of the clerk will serve the interest of the parties, and permit the charges for such further advertisement to be taxed as a part of the costs of the foreclosure."~~

SECTION 3.(c) The validation of any publication, advertisement, or notice pursuant to a previous enactment of G.S. 1-597 remains in effect and is not affected by any modifications of that statute enacted by this act.

SECTION 3.(d) This section becomes effective October 1, 2017.

SECTION 4.(a) Part 3 of Article 4 of Chapter 153A of the General Statutes is amended by adding a new section to read:

"§ 153A-52.2. Electronic notice for notices required to be published by the board."

(a) Except as provided in this section, the governing board may adopt an ordinance providing that any notice it is required by law to publish or advertise, whether under G.S. 1-597, under Article 8 of Chapter 143 of the General Statutes, under any other general law, or under any local act, may be published electronically as provided by this section in lieu of or in addition to the required publication or advertisement. The ordinance may cover all notices required to be published or advertised or a clearly identified category of notices.

(b) Upon adoption of an ordinance under subsection (a) of this section, the governing board shall publish specific instructions as to how to access all notices published electronically under the ordinance adopted pursuant to this section at least once a month for 12 months in a newspaper having a general circulation for that jurisdiction, as provided in G.S. 1-597.

(c) Any notice published under an ordinance adopted pursuant to subsection (a) of this section shall comply with all of the following:

- (1) The notice is published on the Web site of the governing board no later than the time that publication is required under the applicable statute or local act.
- (2) The Web site contains, on its main page, links to all notices or a link to another page with links to all notices.
- (3) Notices and links to all notices on the Web site shall be maintained on that Web site for at least one year after publication and shall be searchable.
- (4) A copy of the notice shall be filed in a notice book maintained separate and apart from the ordinance book or minutes of the governing board. The notice

book shall be appropriately indexed and maintained for public inspection in the office of the clerk or in the office of another individual who is an employee of the governing board, as designated in the ordinance adopted pursuant to this section.

- (5) A copy of the notice shall be mailed or e-mailed to any person who has filed a written request for notice with the clerk or secretary of the governing board or with some other person designated by the governing board. The governing board may require each person submitting such a written request for notice to renew that request annually.

(d) Ordinances adopted pursuant to this section may not supersede any general law or local act that requires notice by mail to certain persons or classes of persons or the posting of signs on certain property.

(e) The ordinance adopted by the governing board may control notice given by any board appointed by the governing board, including the planning board, board of social services, and board of health.

(f) For purposes of this section, "governing board" means the body elected or appointed as the board of county commissioners, city council, or county board of elections."

SECTION 4.(b) G.S. 160A-1(7) reads as rewritten:

"(7) "Publish," "publication," and other forms of the verb "to publish" mean ~~insertion~~ any of the following:

- a. Insertion in a newspaper qualified under G.S. 1-597 to publish legal advertisements in the county or counties in which the city is located.
- b. Electronic notice, as provided in G.S. 153A-52.2, if an ordinance has been adopted by the governing board."

SECTION 4.(c) G.S. 153A-1(6) reads as rewritten:

"(6) "Publish," "publication," and other forms of the verb "to publish" mean ~~insertion~~ any of the following:

- a. Insertion in a newspaper qualified under G.S. 1-597 to publish legal advertisements in the county.
- b. Electronic notice, as provided in G.S. 153A-52.2, if an ordinance has been adopted by the governing board."

SECTION 4.(d) G.S. 159-1(b)(5) reads as rewritten:

"(5) "Publish," "publication," and other forms of the word "publish" mean ~~insertion~~ any of the following:

- a. Insertion in a newspaper qualified under G.S. 1-597 to publish legal advertisements.
- b. Electronic notice, as provided in G.S. 153A-52.2, if an ordinance has been adopted by that governing board."

SECTION 4.(e) G.S. 163-33(8) reads as rewritten:

"§ 163-33. Powers and duties of county boards of elections.

The county boards of elections within their respective jurisdictions shall exercise all powers granted to such boards in this Chapter, and they shall perform all the duties imposed upon them by law, which shall include the following:

- ...
- (8) To provide for the issuance of all notices, advertisements, and publications concerning elections required by law. If the election is on a State bond issue, an amendment to the Constitution, or approval of an act submitted to the voters of the State, the State Board of Elections shall reimburse the county boards of elections for their reasonable additional costs in placing such notices, advertisements, and publications. In addition, the county board of elections shall give notice at least 20 days prior to the date on which the

registration books or records are closed that there will be a primary, general or special election, the date on which it will be held, and the hours the voting places will be open for voting in that election. The notice also shall describe the nature and type of election, and the issues, if any, to be submitted to the voters at that election. Notice shall be given by advertisement at least once weekly during the 20-day period in a newspaper having general circulation in the county and by posting a copy of the notice at the courthouse door. Notice may additionally be made on a radio or television station or both, but such notice shall be in addition to the newspaper and other required notice. This subdivision shall not apply in the case of bond elections called under the provisions of Chapter 159. The county board may adopt a policy in accordance with G.S. 153A-52.2 to provide for notices, advertisements, and publications to be given electronically."

SECTION 4.(f) This section applies only to Guilford County and any municipality located wholly or partly in Guilford County.

SECTION 4.(g) This section becomes effective October 1, 2017, and applies to notices published on or after that date.

SECTION 5.(a) Article 50 of Chapter 1 of the General Statutes is amended by adding a new section to read:

"§ 1-602. Publication via county-maintained Web site.

(a) In lieu of publishing in a newspaper in accordance with this Article, publication of any notice permitted or required by law to be published in a newspaper may be accomplished by contracting with a county who has adopted an ordinance under G.S. 153A-458 to publish such notice on the county-maintained Web site.

(b) The county shall charge fees as follows for such publication:

- (1) For foreclosures, except those initiated by that county, four hundred fifty dollars (\$450.00).
- (2) For other notices, except those by the State or any other political subdivision thereof, one hundred dollars (\$100.00).
- (3) For notices by the State or any other political subdivision thereof, other than that county, ten dollars (\$10.00).
- (4) For notices by that county, no fee shall be charged.

(c) All fees collected under this section shall be distributed as follows:

- (1) Ten percent (10%) for administrative costs of the county.
- (2) Forty percent (40%) to the county general fund.
- (3) Fifty percent (50%) to the local board of education for payment of local supplements for teachers as defined by G.S. 115C-325.1(6).

(d) Whenever a county has published a notice or any other paper, document, or legal advertisement within the meaning of G.S. 1-597 and a county employee makes a written statement under oath taken before any notary public or other officer or person authorized by law to administer oaths, stating that the county placed such notice, paper, document, or legal advertisement upon its Web site, such sworn written statement shall be received in all courts in this State as prima facie evidence that the county placed the notice, paper, document, or legal advertisement upon its Web site for the stated period of time. When filed in the office of the clerk of the superior court of that county, any such sworn statement shall be deemed to be a record of the court and such record or a copy thereof duly certified by the clerk shall be prima facie evidence that the county placed the notice, paper, document, or legal advertisement upon its Web site for the stated period of time.

(e) Nothing in this section requires a county to adopt an ordinance under G.S. 153A-458 and publish notices on a county-maintained Web site."

SECTION 5.(b) G.S. 1-595 reads as rewritten:

"§ 1-595. Advertisement of public sales.

(a) When a statute or written instrument stipulates that an advertisement of a sale shall be made for any certain number of weeks, a publication once a week for the number of weeks so indicated is a sufficient compliance with the requirement, unless contrary provision is expressly made by the terms of the instrument.

(b) When a statute or written instrument stipulates that an advertisement of a sale shall be made for any certain number of weeks, publication via the county Web site in accordance with G.S. 1-602 for the number of weeks so indicated is a sufficient compliance with the requirement."

SECTION 5.(c) This section applies to Guilford County only.

SECTION 5.(d) This section becomes effective October 1, 2017, and applies to notices published on or after that date.

SECTION 6. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 29th day of June, 2017.

s/ Daniel J. Forest
President of the Senate

s/ Tim Moore
Speaker of the House of Representatives

Roy Cooper
Governor

Approved _____, m. this _____ day of _____, 2017

CITY OF HIGH POINT

AGENDA ITEM



Title: Agenda Item – Sole Source for a Magnadrive – Sandy Ridge Pump Station

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

Meeting Date: August 7, 2017

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: Sole Source Letter from The Perkinson Co., Inc.

PURPOSE:

To purchase an additional Magnadrive adjustable speed coupling (APC) for second pump at the Sandy Ridge Pump Station.

BACKGROUND:

There is currently one Magnadrive APC connected to 190 hp pump that is operating at the Shady Ridge Station. Installing a second Magnadrive on the other 190 hp pump will allow better control and backup in case of a pump failure. This standardization would help the Water and Sewer Maintenance Division in future repairs. The Perkinson Co., Inc. is the exclusive representative for Magnadrive in North Carolina.

BUDGET IMPACT:

Funding is available in the 2016-2017 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that the purchase for the Magnadrive APC be approved for sole source in the amount of \$55,505.00.

DEPARTMENT RECOMMENDATION
Informal Bid(s)

DEPARTMENT: Public Services - Ward Water Plant

BID #:

DATE OPENED:

DESCRIPTION:

To purchase an additional Magnadrive adjustable speed coupling (APC) for second pump at the Sandy Ridge Pump Station.

PURPOSE:

There is currently one Magnadrive APC connected to 190 hp pump that is operating at the Sandy Ridge Station. Installing a second Magnadrive on the other 190 hp pump will allow better control and backup in case of a pump failure.

COMMENTS:

This standardization would help the Water and Sewer Maintenance Division in future repairs.

RECOMMEND AWARD TO: Perkinson Co., IC

AMOUNT: \$55,505.00

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
621758	533101			\$60,000.00
TOTAL BUDGETED AMOUNT				\$60,000.00

DEPARTMENT HEAD: Terry Houk

Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services,
email=terry.houk@highpointnc.gov, c=US
Date: 2017.07.27 14:03:30 -0400

DATE: Jul 27, 2017

PURCHASING MANAGER: Erik Conti
(\$5,000 - \$30,000)

Digitally signed by Erik Conti
DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov,
c=US
Date: 2017.07.27 18:57:34 -0400

DATE: Jul 27, 2017

FINANCIAL SERVICES DIRECTOR:
(\$30,000 - \$90,000)



Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial
Services Director, email=jmoores@highpointnc.gov, c=US
Date: 2017.07.28 08:32:45 -0400

DATE: Jul 28, 2017

PERK

THE PERKINSON CO., INC.

PO Box 241428

Charlotte, North Carolina 28224

(800) 833-7375

July 26, 2017

**Mr. Boun Vannavong
City of High Point, NC Water
P. O. Box 230
High Point, NC 27261**

RE: MAGNA DRIVE SALES AND SERVICE REPRESENTATION

Dear Mr. Vannavong:

This is to advise that The Perkinson Co., Inc. is the exclusive sales and service representative for MagnaDrive in North Carolina.

We will be glad to assist you and your associates with any applications you may have.

Best regards,

Seth J. Perkinson

**Seth J. Perkinson
President**



City of
HIGH POINT
NORTH CAROLINA

Downtown Multi-modal Vision Plan

2017

CLIENT



City of High Point
High Point, North Carolina

CONSULTANT TEAM



223 North Graham Street
Charlotte, NC 28202

CREECH & ASSOCIATES

1000 W. Morehead Street
Suite 120
Charlotte, NC 28208



Downtown Multi-modal Vision Plan

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Overview



PLAN/PROJECT OVERVIEW

The High Point Metropolitan Planning Organization received a federal grant to develop a downtown Multi-modal Vision Plan for the City of High Point. The plan includes recommendations for priority bicycle and pedestrian improvements as well as an evaluation of opportunities for a trail head, public art, placemaking projects, and redevelopment opportunities.

The study area extends from the tracks east of Centennial Avenue between Washington Drive and Leonard Avenue, to West Grimes Avenue and Gatewood Avenue in the north, and just beyond Russell Avenue to the south. The study area's epicenter is the historic Southern Railway Depot (that serves as the Amtrak station). The High Point Transit System bus terminal on Broad Avenue (also serves as a hub for Piedmont Authority for Regional Transit (PART) bus routes). Connections in and out of this area to major destinations on the perimeter of Downtown were also considered in the planning process.

The planning process included an analysis of existing plans and ongoing projects that impact the study area, an existing conditions analysis, a precedent study, stakeholder interviews, steering committee meetings, and a public meeting. The recommendations are tied to a Vision Plan and a set of priority projects that are described and illustrated beginning on page 29.



EXECUTIVE SUMMARY

This Vision Plan recommends investments in the public realm that are meant to spur private investment and create a more vibrant downtown High Point. The Plan seeks to leverage location, history and culture, emerging demographic trends and preferences, along with the activity generated by the International Furniture Market (IFM) and recent public and private activities. The priority projects and other recommendations in the Plan represent actionable steps the City and/or civic and private entities can spearhead. They include refined ideas from past planning efforts that remain relevant and new ideas that improve safety as well as address health, economic, transportation, and equity issues. The major recommendations that make up the Vision Plan include the following:

- **Create a Main Street Moment** by improving pedestrian experience on Main Street and adding gateway features.
- **Activate the Pit** with minor improvements and events, eventually building momentum for a redevelopment project to include a mix of non-market, year-round uses with a public plaza.
- **Build the String and Splinter Heritage Trail**, which includes a part of the Southwest Greenway, a **Railroad Esplanade** and a connection to High Point Greenway and High Point University.
- **Upgrade Elm Street** by improving pedestrian safety and adding on-street parking and crosswalk improvements.
- **Fill the Gaps** in the urban fabric north of the rail through redevelopment of vacant lots and underutilized parcels.

PREVIOUS PLANS

Themes from Previous Plans

Existing plans were assessed to determine community goals and recommendations related to the study area. Generally, there was a recognition that downtown High Point is a unique place that has both opportunities and challenges. These arise from its industrial beginnings and continued use as the home of the IFM, an international event that attracts 75,000 attendees bi-annually. Many plans recognize a need to activate downtown High Point with more year-round activity. There is a lack of consistent commercial activity, destinations, and housing. People are the heart of a vibrant downtown, these issues need to be addressed to activate the center city.

Studies also recognize the need to re-evaluate street functionality and aesthetics. Many of the one-way pairs and wide, multi-lane roadways have been identified to be modified to increase pedestrian safety and create a sense of place.

Connections were also an important theme in existing plans. There is a realization that connections from downtown and surrounding neighborhoods to existing greenways, High Point University, and other destinations could add value to property, help attract talent and visitors, and knit together a City that is laden with beautiful buildings. The City is full of remnants from a past of “string and splinter” splendor with hot spots of new activity spurred by innovative reuse and a design culture that infuses an international flair.

Existing Plans Reviewed

- High Point Core City Plan
- High Point Development Ordinance and Zoning Map
- Ignite High Point
- Southwest Greenway Plan
- Metropolitan Transportation Plan
- Comprehensive Transportation Plan
- The 2015-2019 Consolidated Plan and Annual Action Plan
- Parks and Recreation Master Plan
- NCDOT Roadway Standards
- City of High Point Historical Information
- The Pedestrian Plan

Core City Plan

- The 2007 Core City Plan included recommendations for physical improvements and land use policies for downtown High Point.
- Identified the intended extent of the Showroom District, where new furniture showrooms should be permitted.
- Identified the downtown mixed-use district and mixed-use centers as locations where showrooms are discouraged and a mix of traditional uses such as retail, dining, offices, housing, and entertainment are encouraged.
- Recommended expansion of the City's greenway network to include connections toward downtown.
- Recommended streetscape improvements to Green Drive and Main Street and the study of converting one-way pairs to two-way streets.

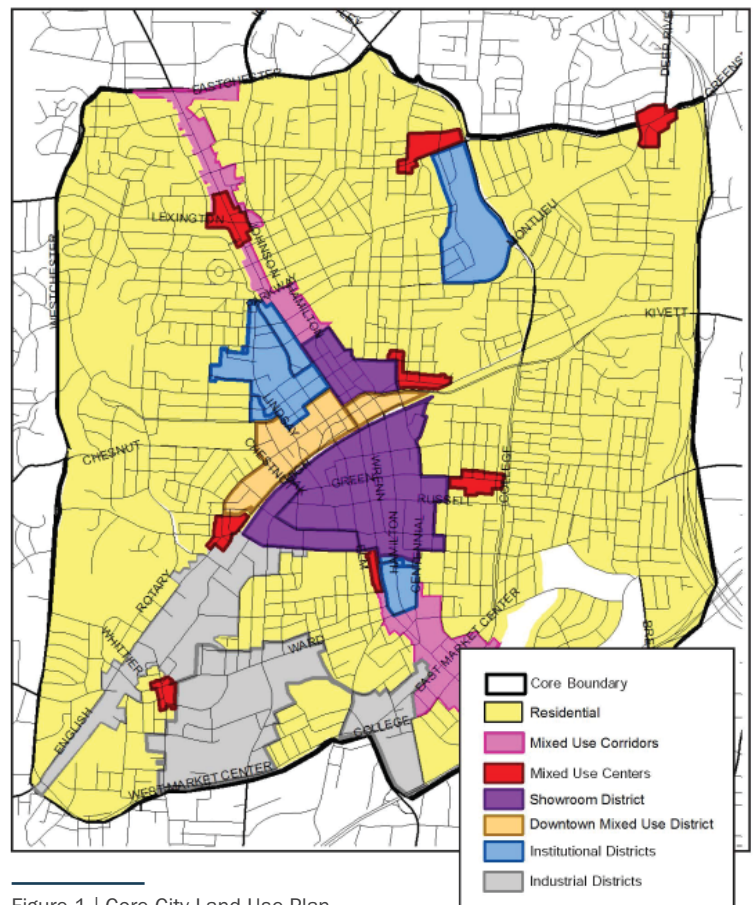


Figure 1 | Core City Land Use Plan

Ignite High Point

- The 2013 Ignite High Point Master Plan was led by The City Project with consultant assistance from Duany Plater-Zyberk & Co, Freeman Kennett Architects, and others.
- This plan included a number of proposed projects to enhance the public realm.
- A road diet was recommended for the Uptowne stretch of North Main Street.
- A new public gathering space and market stalls were recommended for the Library. This recommendation is being implemented with the Phase 2 improvements for the Library Plaza project (see <https://www.highpointnc.gov/1961/Library-Plaza-Project> for more information).
- The Plan also included recommendations for modifications to codes and policies to spur redevelopment in Downtown and Uptowne High Point.



Figure 2 | Recommended Pit Improvements from Ignite High

Southwest Greenway Plan

- Vision for a connected greenway trail in southwest High Point completed in March 2015.
- Joint effort by the Southwest Renewal Foundation and the City of High Point.
- Recommended a greenway from the Amtrak station to the southwest along an abandoned rail corridor to Harvell Park and along Richland Creek to the Southside Recreation Center.
- Recommended the “Pit” to be used as a trailhead/plaza.
- 50% of southwest population travels to work by carpool, public transportation, bicycling or walking
- Percentage of households without access to a vehicle is more than triple the City average (32.4 % compared to 9.6% for City of High Point).
- News Article: <https://triad-city-beat.com/2015/04/study-finds-promising-conditions-for-high-point-greenway/>.



“We’re trying to make the connection between access to exercise and public health. It not only improves business and creates jobs, but it also improves public health. A lot of people don’t drive in the area, so they can’t drive to a gym. They have to walk for exercise.”

– Dorothy Darr, Executive Director of the Southwest Renewal Foundation

Figure 3 | Southwest Greenway Feasibility Study Phase 1 Map

Regional Plans

- The bicycle and pedestrian element of the High Point Metropolitan Planning Organization (HPMPO) 2040 Metropolitan Transportation Plan (MTP) supports economic vitality, safety, mobility, modal interconnectivity, system preservation, environmental protection, and quality of life.
- Recommended accommodation of bicycle facilities in new road projects and developing bike facilities on existing roadways.
- Wide outside lanes or paved shoulders recommended in rural areas, designated striped bike lanes in more urban areas.
- Bicycle Level of Service identified as potential way to identify future facility/performance
- Road diets recognized as means of providing facilities. Centennial Avenue and Leonard Street are identified as potential road diet locations.
- The Comprehensive Transportation Plan (CTP) made recommendations for greenways in the southeast and a connection from downtown to Armstrong Creek Greenway in the vicinity of Montlieu Avenue.

Bikeway, Greenway and Trails Master Plan

- This plan, prepared for the Parks and Recreation Department and adopted in 2010 provides recommendations for on-road sidewalks and off-road greenways for the City.
- Recommendation to connect Montlieu School to Washington Terrace Park and Penn Griffin School.

Pedestrian Plan

- The High Point Pedestrian Plan was in draft format during this study and was adopted by Council on May 1st, 2017.
- It highlights 100 areas in the City that are in need of sidewalk improvements.
- It includes a detailed inventory of existing conditions and an implementation section on policy recommendations and priority projects. The majority of the recommended projects fall outside of downtown.

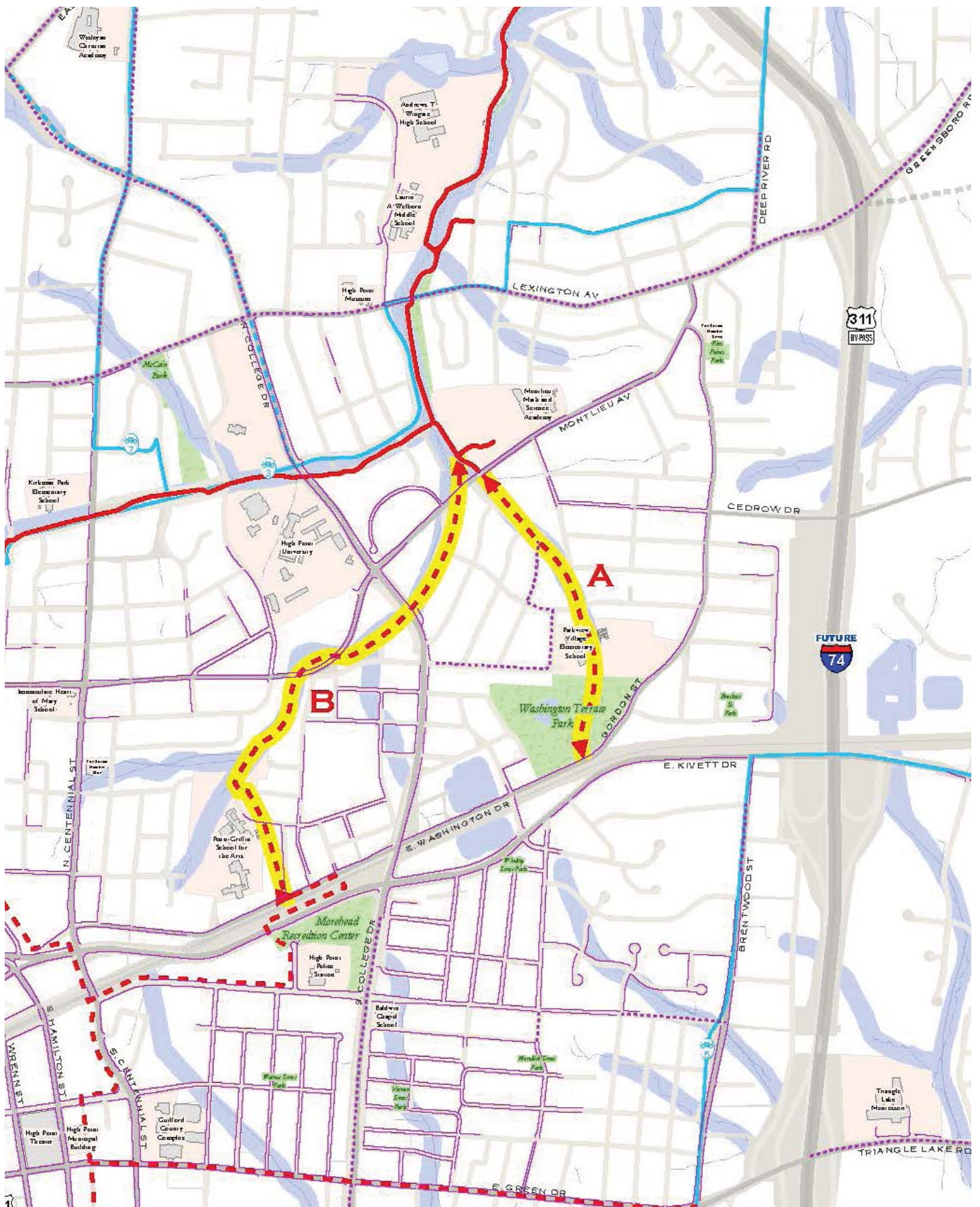


Figure 4 | High Point Bikeway, Greenway and Trails Master Plan connection to Downtown

EXISTING CONDITIONS + ANALYSIS

Summary of Priorities from Stakeholder Interviews

- Improved connection to High Point University, i.e. via an improved Centennial Street or Montlieu Ave.
- Wider sidewalks, crosswalks, and lighting improvements are needed to increase safety.
- Aesthetic improvements are also needed on streets.
- Greenway connection to the Oak Street historic area and to the southwest could help spur additional redevelopment and reuse.
- Lack of trees, shade, and green space downtown is an issue.
- Opportunity to leverage market and local design professionals.
- Potential for partnering with HPU, SCAD, or others to increase connection between programs and future employers.
- Potential for maker-space or incubators for designers, artists, and light manufacturing.
- Need to reinforce centers of activity, including the Southern Railway Depot, High Point Theatre, and Centennial Arts Center.
- The IFM is an asset, but increases cost of land and lease rates near downtown.
- Additional housing, retail, and restaurants are needed.
- Limited housing options for young professionals.

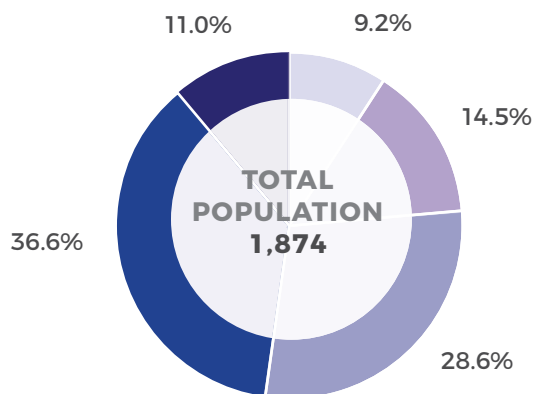
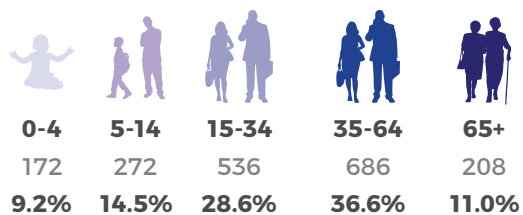
Market Visit

Twice a year the City doubles in population and Downtown streets bustle with visitors from all over the world.



Downtown High Point has a daytime population of over 6,000, but less than 1,800 residents. Lack of downtown residential living is a major barrier to creating 24/7, year-round activity.

2016 POPULATION



HOUSING CHARACTERISTICS



761
HOUSING
UNITS



6,549
DAYTIME
WORKERS

*BASED ON DATA FROM ESRI AND A 1/2 MILE
DISTANCE FROM MAIN AND THE RAILROAD

HIGH POINT MARKET FACTS



11.5 MILLION SF
OF SHOWSPACE



\$5.3 BILLION
ECONOMIC IMPACT
PER MARKET



75,000
MARKET
ATTENDANCE



2,000+
EXHIBITORS

Larger Connections/Key Areas

Activating Downtown High Point is dependent on improving connections to key destinations within and outside of the study area. Key connections include:

- **High Point University:** Home to 4,800 students and a generator of 100,000 visitors annually.
- **Uptowne:** A major activity center with new shops and restaurants such as Brown Truck Brewery.
- **Future Ballpark:** The City recently approved funding for a minor league baseball stadium in the north-west part of downtown. Adjacent development is planned to include: retail and residential units, a children's museum, event center, educational cinema, state-of-the-art playground, and park.
- **Southwest Area:** This area is poised for redevelopment. Reinforcing new activity in the Oak Street area and improving connections to the Highland Mill Village, Southside Recreation Center, Harvell Park, and historic furniture factors and mills in the area could spur reuse and investment.

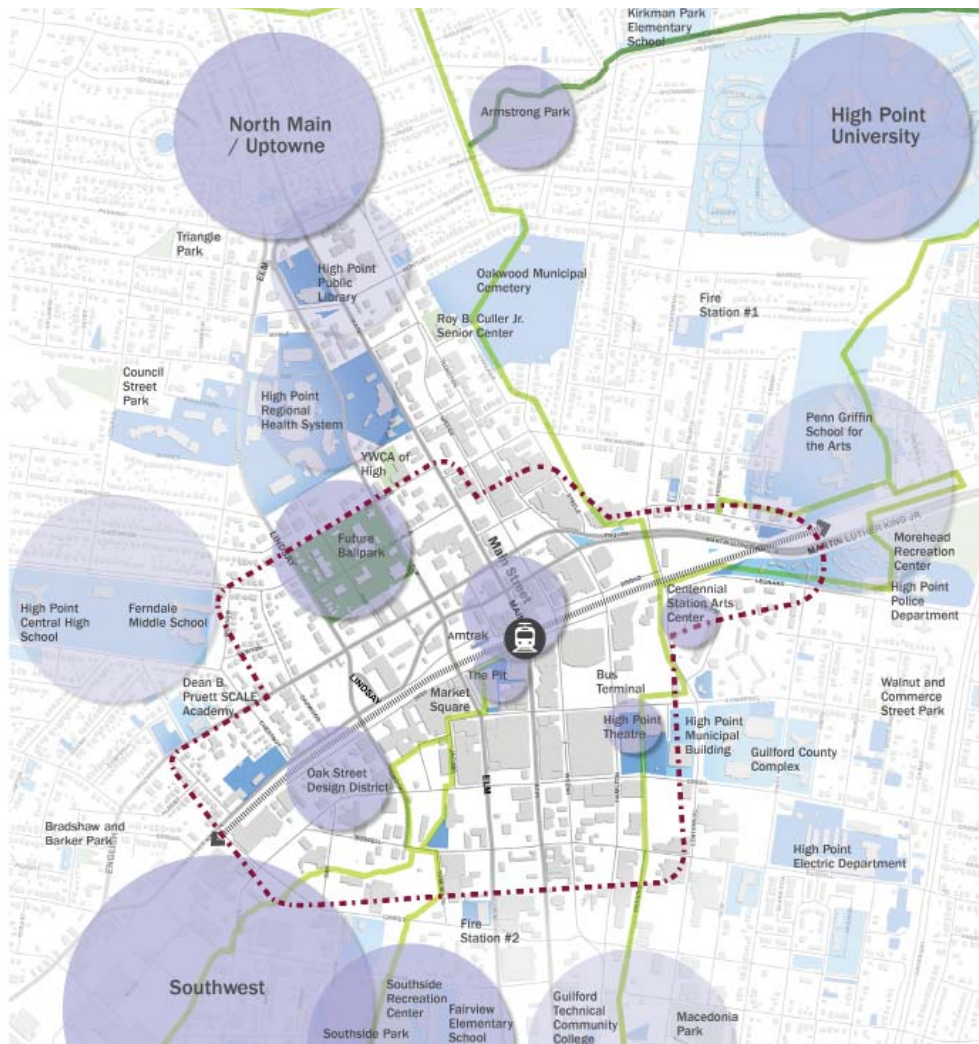


Figure 5 | Key Connections

Streets/ROW

High Point is blessed by access to highways, and the fact that there are no controlled access highways bisecting downtown. The City's past uses have left significant spare capacity on roadways. Main Street, Elm Street, and Green Drive combined could carry 66,000 cars per day, the same amount as I-85. However, they only carry roughly 23,000 cars. North Elm Street is currently four lanes and in some areas five or six lanes (including turning lanes), yet **right-of-ways for streets and the railroad make up 36% of the study area**. Therefore the City is looking how to better utilize road right-of-ways to achieve safety and quality of life.

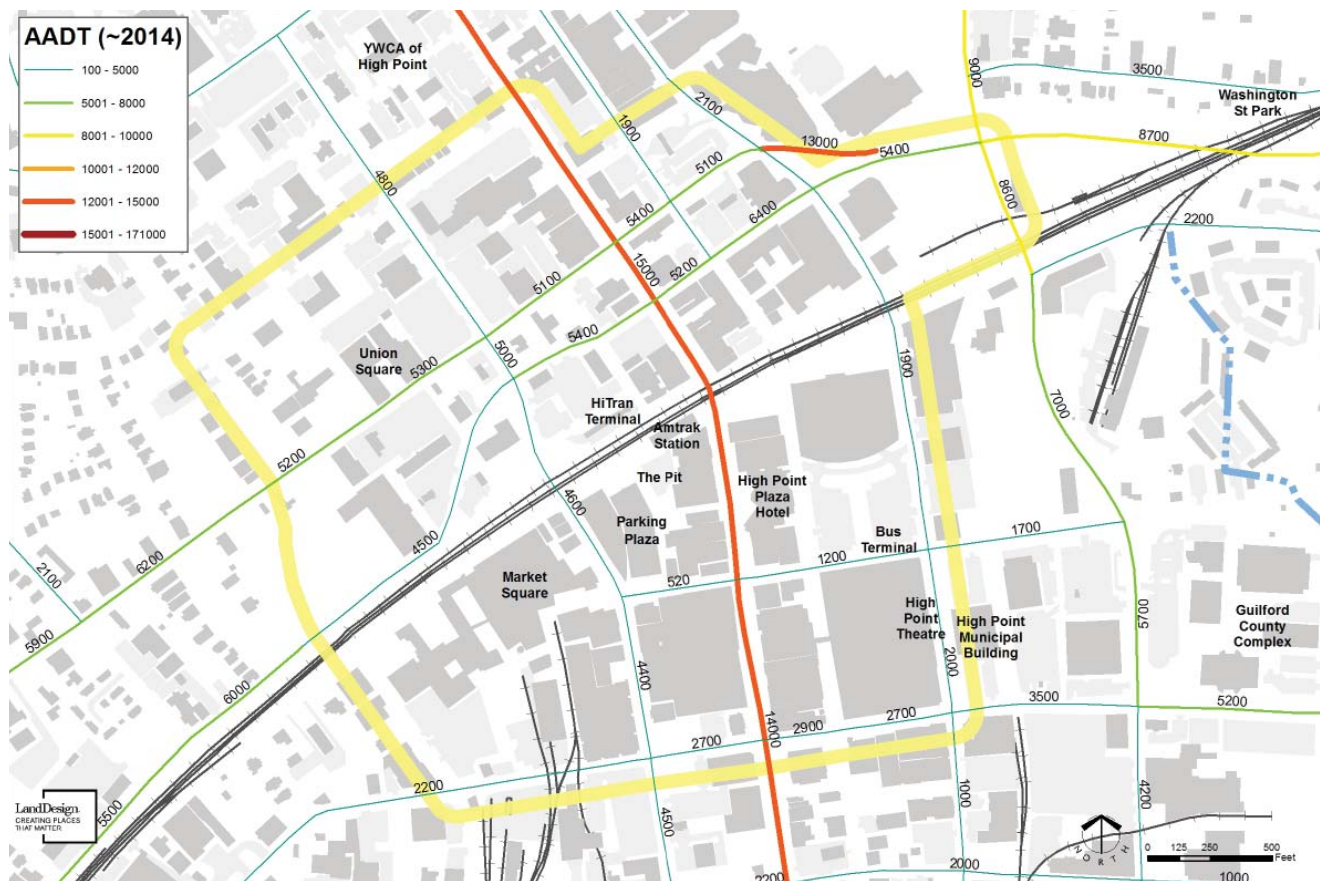


Figure 6 | Average Daily Traffic (NCDOT, 2014)

Centers + Redevelopment Opportunities

The core of existing restaurant activity is at Main Street and Martin Luther King Jr. Drive. Jimmy's Pizza, the Penny Path Cafe and Crepe Shop operate in this area. Reinforcing this existing activity center and connecting it to the activity in Uptowne, further up Main Street to create a more vibrant Downtown. The Pit and vacant store fronts along the railroad present issues and opportunities for additional public space or redevelopment. The Elm Street Cafe is located to the west along a stretch of Elm Street that has no other active use along a quarter mile of roadway frontage. This corridor is a candidate for infill and redevelopment. Surface parking lots are not the highest and best use of land this close to the center of High Point, the Market District, and the future ballpark. West of Lindsay Street there has been significant investment in the Pandora Manor Bed & Breakfast, a high-end boutique bed and breakfast in a historic colonial revival home. This area, along with old factories and mills to the west and southwest and surrounding surface parking, offers opportunities for redevelopment. There is also a cluster of vacant parcels and surface parking to the east of downtown.



Figure 7 | Centers and Redevelopment Opportunities

Health

The built environment, including access to parks, active transportation facilities (such as sidewalks, greenways, and transit), healthy food vendors, and health care influence health outcomes. Downtown High Point and the surrounding neighborhoods have some of the highest rates of behavioral risk factors and emerging health problems in all of the City. Poor health indicators include high rates of obesity, smoking, high blood pressure, and mental health issues. Greenways that link parks, neighborhoods, schools, and other destinations can help health outcomes by providing additional options for healthy leisure time activities.

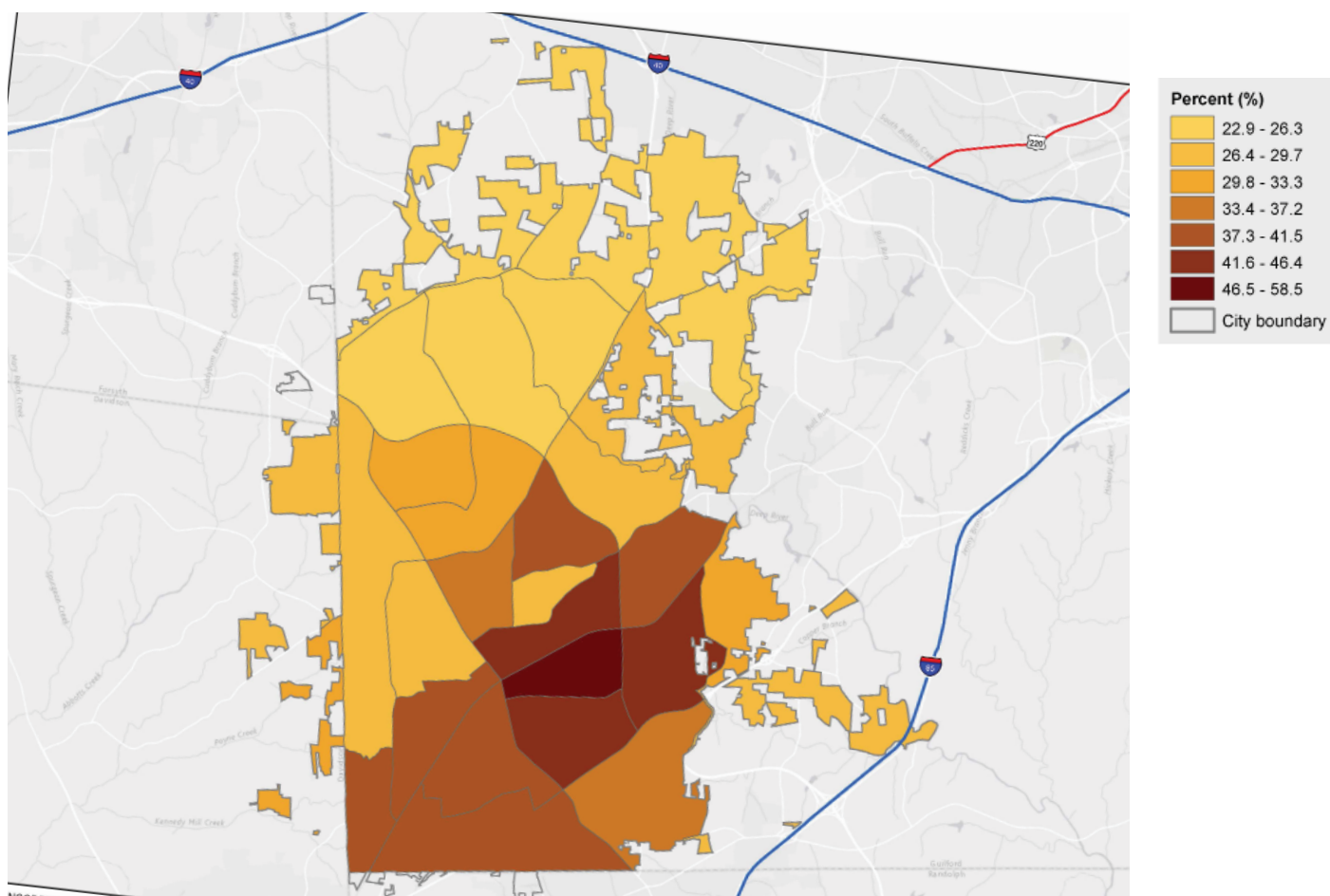


Figure 8 | Obesity Among Adults by Census Tract (Source: 500 Cities Project, CDC, Robert Wood Johnson Foundation)

Benefits of Multi-Modal Connections & Public Spaces

Improving multi-modal connections, upgrading streetscapes, and investing in public spaces has numerous potential transportation, economic, health, environmental and social benefits. Improving access to the Southern Railway Depot Amtrak Station and the High Point Transit System Bus Terminal through enhanced pedestrian and bicycle connections could increase ridership and reduce traffic and parking demand. Upgrading existing streets to be more “complete streets” by improving sidewalks or adding bike facilities can help improve the “first mile” or “last mile” connections that lead to more people taking public transit and safer walk commutes after a trip. A connection between the Amtrak Station and the High Point Greenway could make High Point an attractive destination for tourists wanting to access the Mountains to Sea Trail to the north. Other cities have seen significant economic benefits from upgrading streetscapes to improve aesthetics and function of downtown roadways. For example, Statesville’s Downtown Streetscape Improvement project has been part of a downtown renaissance. A streetscape improvement project in downtown West Jefferson has resulted in 10 new businesses and reduced vacancy (see <https://apps.ncdot.gov/newsreleases/details.aspx?r=8853> for more information).

Investing in parks and greenways can improve health and have economic, environmental, and social benefits. Precedents include Little Sugar Creek Greenway in Charlotte, NC, where public investment spurred a 10:1 increase in property tax values; Railroad Park in Birmingham, AL, where a new 22-acre park spurred \$325 million in development; and Buffalo Bayou in Houston, TX, where a new park and greenway catalyzed over \$500 million in mixed-use development. Greenways and other bicycle and pedestrian facilities can help attract young people as well. Eighty-two percent of millennials believe it is important to be able to live and work without relying on a car. This influences location choices. Providing more transportation options in downtown High Point can help the City become more competitive by making it an attractive destination for young professionals. Greenways can also improve access to recreation options and provide opportunities for public art.

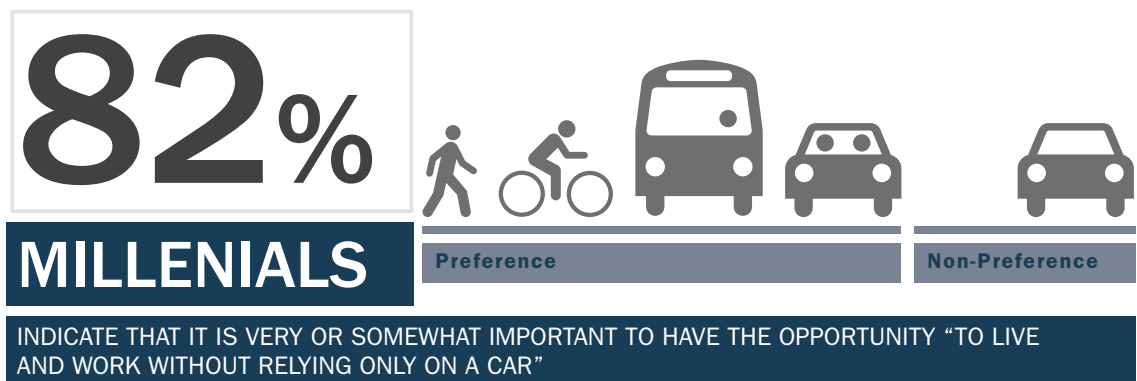


Figure 9 | ULI America in 2015

PRECEDENTS



Little Sugar Creek Greenway Charlotte, NC

- 15+ miles of trail
- 5180 LF of stream restored/enhanced
- Connects diverse neighborhoods
- Creek restoration catalyzed millions in adjacent mixed-use development



Railroad Park Birmingham, AL

- 22 acre park; 19 total acres of Railroad Park
- Underutilized rail yard converted to public space
- Catalyzed over \$325M in development; more than \$200M in progress



Buffalo Bayou Houston, TX

- 160 acre revitalized parkland
- 7-8 miles of trail
- Catalyzed over \$500M in adjacent mixed-use development





Vision Plan

Our Vision Together



Why Downtown...Why Now?

The future of High Point is bright and filled with energy. Fuel for this energy is provided in the strong interest in growth that is sensitive to the unique characteristics of downtown real estate and furniture market. The belief in creating physical and social connections also fuels this energy.

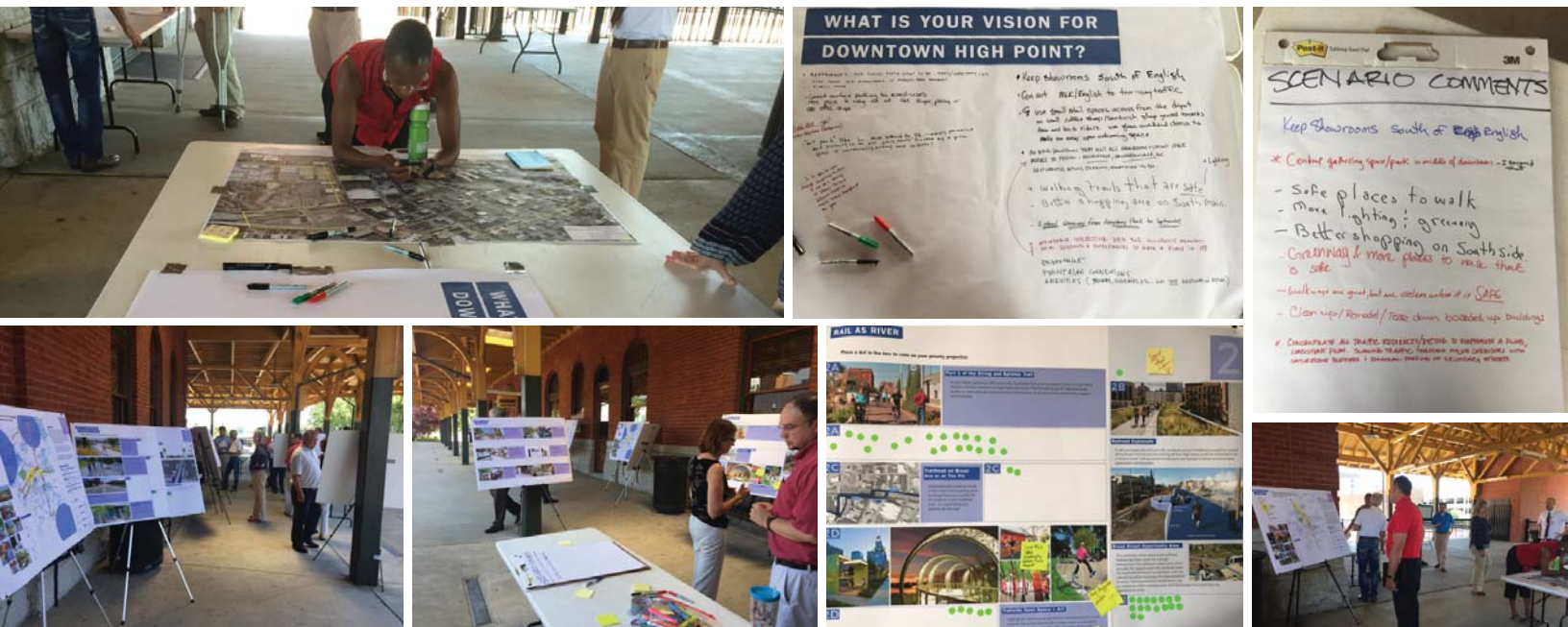
These ideologies exist in both the leadership, staff, and the citizens that participated in the public engagement process. Together, the right ideas and the right people provide the formula for great momentum across High Point and especially in the downtown area. To guide this momentum, a clear vision that prioritizes future public projects will help leverage private investment.

Urban Design...and Reality

Public investment projects are often catalyst for future development efforts, private investment, and growth. Without an established vision, growth is difficult to visualize; both development and investment can lack cohesion and direction. Public projects will inevitably shape the urban environment in some fashion. The future projects recommended within this document are provided at a conceptual level to help imagine the future urban character and some of the design details that may help shape future growth and turn big ideas into reality.

Support

Advocates in the form of community leaders and supporters will help ensure the success for future public projects. Public buy-in enables quick execution, and reduces hesitation by officials with the difficult job of determining how best to spend limited funds. The Vision Plan process utilized input from the public and data from previous planning efforts, steering committee feedback, and focused stakeholder interviews to provide recommendations that address shared priorities.



STEERING COMMITTEE

A steering committee was assembled to help guide the consultant team throughout the vision planning process, from analysis and to final recommendations. The committee included representatives from different City departments such as planning, transit, engineering, the city manager's office and economic development. Stakeholders from the Southwest Renewal were also involved.

STAKEHOLDER MEETINGS

Stakeholder feedback/interviews were a key part of the public input process. The interviews allowed the design team to discuss recommendations of previous planning efforts and focus on those projects which were most critical to creating larger connections to the multi-modal center of downtown, future growth areas, and areas with pressure for future connections.

PUBLIC MEETING

A public meeting was held on May 17, 2017 to solicit public feedback to assess the community support and interest for a number of projects. The outcome of this effort aided in the prioritization of key projects.

Downtown Multi-modal Vision Plan

Guiding Principles for Priority Project Selection

Downtown Area is the Heart

All new projects should improve connections to downtown: the central location of local, regional, and national transit hubs.

Safe Access and Connections

Projects should concentrate on providing safe access for all users within improved corridors including motorists, transit users, pedestrians, and bicyclists.

Community, Culture, and Art

Projects should support opportunities for social connections, cultural immersion, and provide art opportunities through strategically focused places that best support creative effort.

Redevelopment Opportunities

Projects should encourage redevelopment that promotes year-round activity.

The overall principles align with the short term and long term goals established in the 2017 High Point Strategic Plan. A few of these goals for downtown are:

- Add 500 private sector jobs
- 15-20 - new restaurants and shops
- 250 additional residential housing units
- A centralized gathering place
- Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%

Other General Urban Design Principles for High Point

In addition to the guiding principles developed for the priority projects, below are additional general design principles to guide any project being considered downtown.

Enhance streets to function as the public realm

Where feasible make use of excess ROW, provide additional trees and increase sidewalk widths, use only quality materials, and create clutter free streets through diligent siting of streetscape elements.

Buildings create “enclosure”

Redevelopment should respect historic setbacks/build-to lines and create streetscapes focused on pedestrian comfort.

Support the year-round activity

Raise expectations of future development via standards and policies that enhance the year-round downtown experience by requiring transparent facades and a portion of ground floors to be active street frontage (i.e. urban retail or neighborhood services).

More usable green space

Provide more green open space to increase interest and destinations in downtown. They can be small and spaced out or large and central, but should be visible and high quality.

More people living downtown

Enable and promote high density and diverse residential uses that will allow more people to live downtown.

These guiding principles help create places where people want to stay, live, work, spend their time and money, and visit time and time and again. These principles support a number of previous planning efforts and they will enable the city to leverage existing activity and pending future investment in Downtown.

RECOMMENDATIONS FOR PRIORITY PROJECTS

Bringing the Vision Together

Carrying the guiding urban design principles forward into feasible and effective projects is a focus of this effort. Below is a list of “priority projects”, although not all are new projects. Many are ones that simply rose to the top from previous planning efforts and needed to be reimagined through the visioning and stakeholder processes. Others are fresh ideas adapting to current market conditions. However, all are in keeping with the guiding principles. The projects below emerged as those with the highest public support and alignment with the guiding principles. The order of projects does not represent priority ranking.

- A. Pedestrianize Main Street
- B. Main Street Gateway Features
- C. Elm Street Upgrade
- D. String and Splinter Heritage Trail
- E. Railroad Esplanade
- F. Redevelopment Opportunities

An Implementable Vision...

The following pages illustrate the priority projects individually for the purposes of understanding their economic and physical merits. However, it is the intent of the overall vision plan that they be implemented as a group of projects or companion projects to the extent possible. For instance: Pedestrianize Main Street pairs well with Gateway Features. The String and Splinter Heritage Trail pairs well with the Railroad Esplanade. The Railroad Esplanade could be a companion to the Pit redevelopment. While it is entirely possible to implement them as stand-alone projects (funding limitations may require this) their implementation as a set of projects is ideal. To achieve the vision, many of the projects would be implemented within a 10-15 year framework, with a few beginning in the near term. It is understood that market realities will largely influence implementation and are beyond the control of this vision document. It is also understood that exact designs will be determined after further consultation with businesses and residents.

legend

Project Study Area

Railroad

Amtrak Station

Pedestrianize Main Street + Elm Street Upgrade

Gateway Features

String & Splinter Heritage Trail

Railroad Esplanade

BASE MAP

Existing Greenway

Planned Greenway

Civic

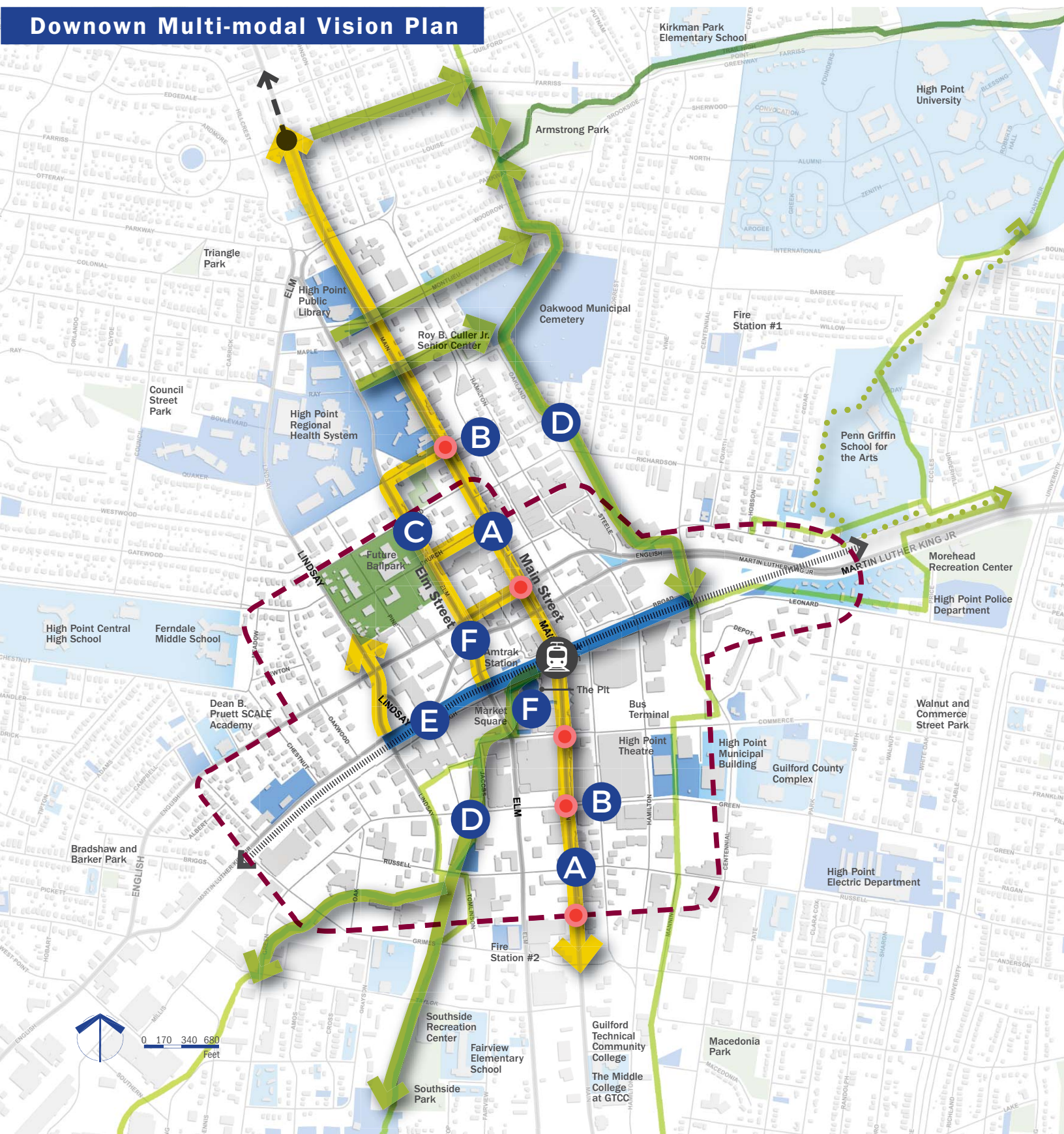
Institutional

Open Space

Buildings

Future Ballpark

Downtown Multi-modal Vision Plan





PRIORITY PROJECT

PEDESTRIANIZE MAIN STREET

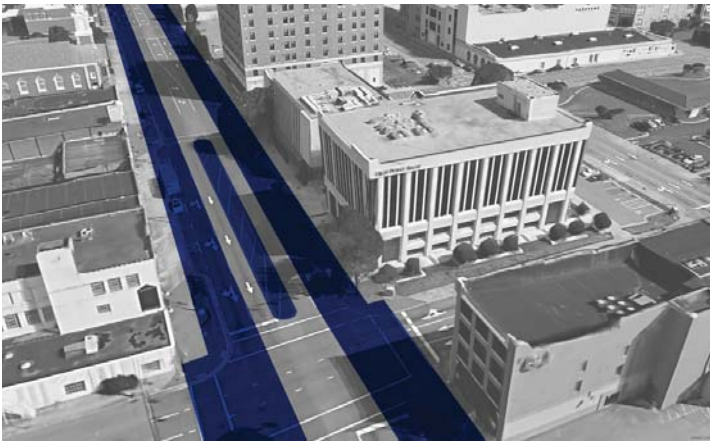


Upgrades to Main Street between Gatewood Avenue and Commerce Avenue will:

1. Reinforce the identity of Downtown High Point, and
2. Improve pedestrian use and interest in commercial activity along the corridor. The investment scenario would focus on connecting the centralized retail uses near MLK Jr. Drive and Main Street with the market related activity to the south and the future development energy north of the tracks that continue to Uptowne. As a complement to this scenario it is imagined that the Pit would be redeveloped as a combination of residential, retail with potentially a small showroom space. The focus of the effort on Main Street would be to increase the comfort for pedestrians, while improving interest through commerce and community interaction for year round residents and visitors to downtown High Point.

Typically Main Street through downtown is a five-lane section with intermittent on-street parking and limited landscaping. It carries 15,000 cars per day. This is well below the capacity of a five-lane road. The current design encourages high speeds, and the lack of street trees and consistent character limits pedestrian comfort. This scenario would transform 2,800 feet of Main Street to enhance the pedestrian experience and take advantage of the significant amount of right-of-way.





Before



After

With 55 feet from curb to curb (60-70 including parking bays) and 95 feet of right of way, there is ample room for improvements. Minor improvements could be done while retaining four through lanes. More significant parking and pedestrian improvements could be accommodated while maintaining the current traffic volumes. Exact improvements should be studied further to ensure that priorities of property owners and residents are addressed. Recommendations are included on the following pages, but generally upgrades could include:

1. Reduction of the number of travel lanes and adjustment to their width;
2. Addition of a landscaped median, curb extensions to enhance the pedestrian zone, with the addition of street trees and landscaped planters, and/or;
3. Potential addition of angled on-street parking or additional parallel parking.



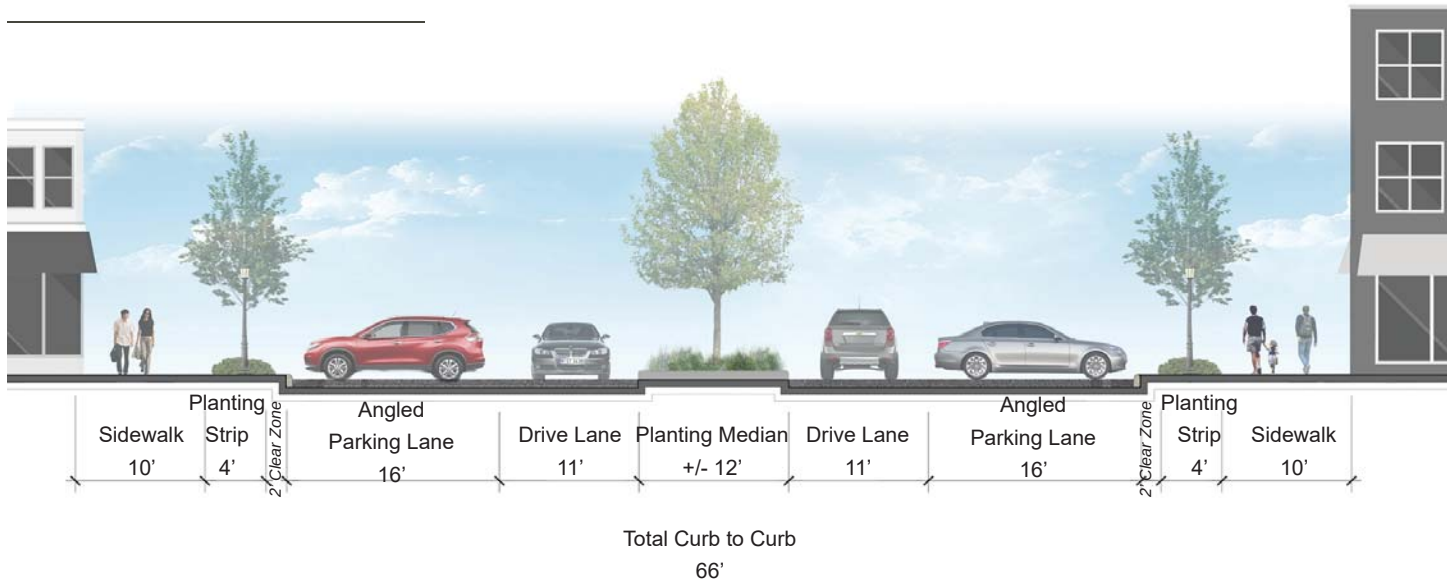
PRECEDENTS

East Boulevard Charlotte, NC

East Boulevard in Charlotte was reduced from a four-lane road to a two-lane road with bike lanes and intermittent median. The changes occurred in phases and the road still carries 14,000-17,000 cars per day.



Section Alternatives



Main Street Preferred Section

The preferred recommendation for Main Street would bring back angled parking that was part of the historical cross section. Converting to perpendicular on-street parking could more than double available parking for retail and restaurants. New plantings, an intermittent median, lighting and furnishings would also improve the pedestrian experience. Application of this section would need to be tailored to available right-of-way by block. Exact extent of upgrade to be determined.

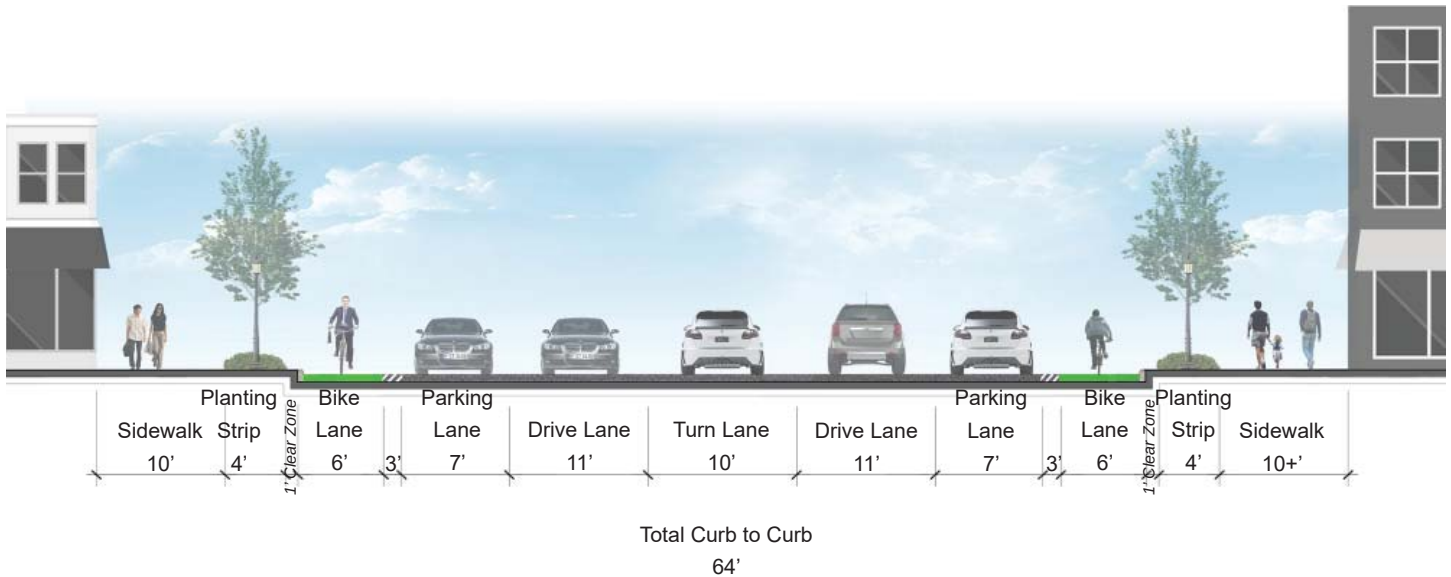


Existing Section of Main Street



This historical image of Main Street from the UNC Archives shows angled parking, street car tracks and two travel lanes.

PEDESTRIANIZE MAIN STREET



Main Street Alternative 1: Three-Lane Section with Parking and Bike Lanes

When determining how best to repurpose right-of-way on Main Street it will be necessary to make a decision on what are the priorities. Whereas the preferred section focuses on adding parking and enhancing the road for pedestrians, this alternative adds bicycle lanes that are buffered by on-street parking.

An intermittent section that restripes the road to three lanes and adds bicycle lanes on the inside of on-street parking is also a viable alternative that may be less expensive.



Main Street Alternative 2: Retain Four-Lane Section

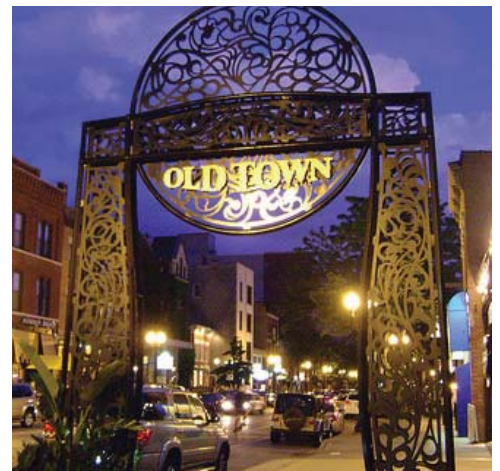
Minor improvements could be made to Main Street while retaining four through lanes. North of English Road the addition of curb extensions, street trees, furnishings and/or lighting would help to add a sense of arrival to the downtown core and increase pedestrian comfort. The addition of a landscaped median and/or pedestrian refuges south of MLK Jr. Drive and between English Road and Church Avenue would also help to improve pedestrian safety and comfort. North of Church Avenue, street upgrades could be implemented in tandem with redevelopment. Consolidating driveways should be encouraged and paired with restriping for on-street parking and curb extensions with street trees. Opportunities for this type of improvement extends from Church Avenue to Montlieu Avenue.

PRIORITY PROJECT

GATEWAY FEATURES ON MAIN STREET



Currently there is no change in the roadway design from I-85 through downtown, even though the surrounding development and the context changes significantly as you transition to the urban core. Blank walls, intersections with underutilized right-of-way, and redevelopment areas present opportunities for art installations, planting improvements and other types of gateway features. Gateway features such as wall murals, art that celebrates the history of High Point, furniture and the design industry could help create a year-round identity for downtown. Art installations could be temporary or permanent. Living walls could help “green” the hardscape that dominates the area. Consistent plantings and specimen trees could provide shade for pedestrians in the summer months.



Gateway Opportunity: S Main Street + Green Drive Example



Before

Large windowless facades, typical in showroom buildings, provide an opportunity for artistic expression in the form of wall murals. High Point's history could come alive while celebrated through these canvas covered facades, adding new life to blank building walls. For further information, please see Gateway Location D on page 37.

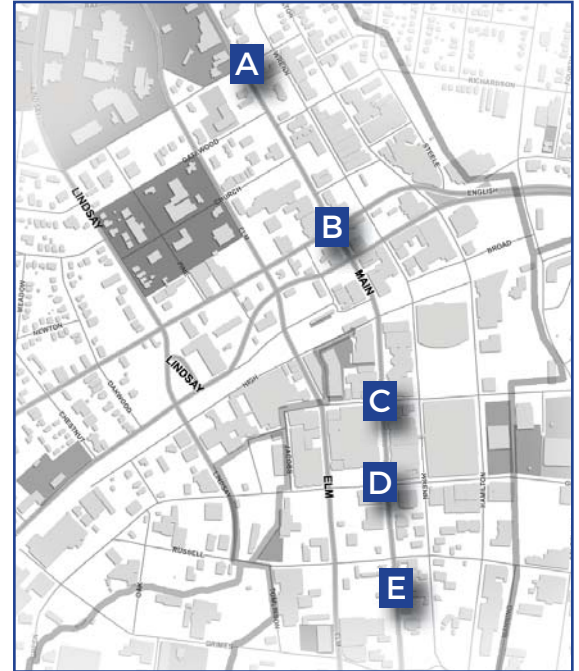
(Note: To inspire creativity it is recommended that High Point discourage blank walls downtown. To aid in implementation, the city should consider developing a guideline requiring blank facades over a certain size provide a public art installation with review by local arts



After

Gateway Locations

As part of the upfit to Main Street, gateway locations are identified which will help reinforce the heritage and culture of downtown and improve the sense of arrival to the city's urban center. Gateway locations should be reinforced in several key ways: 1) placement of public art in the form of permanent or temporary sculptures, memorials, integrated architectural features and graphic treatments to buildings, walls, walkways, or streets; 2) redevelopment (where applicable) to create street walls with buildings that will reinforce each identified intersection as a part of downtown, and create a lead-in experience to the urban activity center; and 3) improved streetscape design.

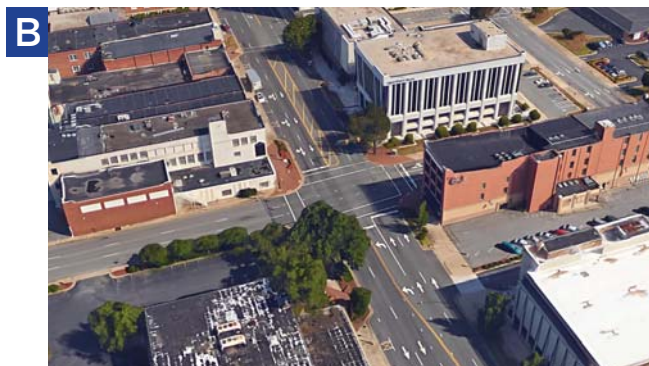


Key Legend



N Main St. + Westwood Ave

The Westwood intersection offers a great opportunity to reinforce and pull the energy of 'Uptowne' into downtown. Laneage could be reconfigured to give some dimension back to the pedestrian on Main Street with an integral art component. Existing right-of-way in front of the buildings (i.e. First Citizen's yard, and medical office parking lot) provide opportunities for art and/or infil development.



N Main St. + English Rd

The intersection of English Road includes some brick paving improvements and plantings. The architecture is eclectic in this area with both historical and contemporary designs. Improved lane configuration and street trees with an art component in the median or as a sidewalk feature could increase the quality of this intersection as an urban gateway to downtown.

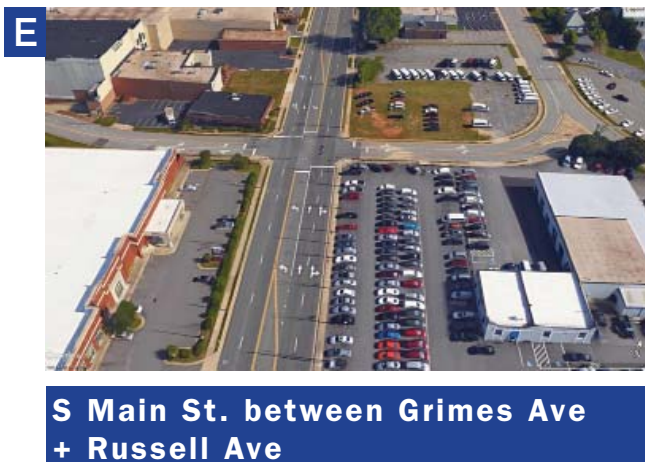
GATEWAY FEATURES ON MAIN STREET



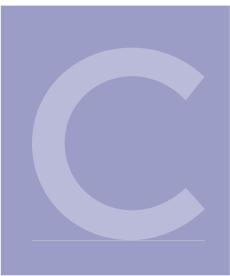
The Commerce Avenue intersection is one of the busiest pedestrian crossings in the City. The blank wall on the south side of the Radisson on Commerce east of Main Street presents an opportunity for a mural, living wall or other vertical element. There are opportunities to increase street trees adjacent to the IHFC on the east side of Main Street, and on the very wide west frontage of the National Furniture Market (Market Square on Main south to Green Drive). Trees may be required in grates and lane reorganization may be required to prevent damage by trucks during market events. Sacrificing the striped median is an option north of this intersection.



Carefully selected and placed street trees could continue south to Green Drive. This could be implemented in tandem with a lane reallocation. The east frontage of the old Post Office building could be re-imagined as a public open space with an integrated art and cultural component. Study the potential for one-way lanes on Green to be reconfigured to create room for trees or wider sidewalks on the north frontage of Green at the Furniture of America building.



A main street experience begins here when approaching from the south. The surrounding developments contribute less to the pedestrian realm than other buildings in the urban core. Infill development is the first recommendation, but the realities of a prime main street location may create limitations. For this reason cleaning up utilities and streetscape (trees, landscape, sidewalk widening) are critical to improve the character and use for pedestrians. A small area plan may be beneficial for this area to provide a design vision for future development.



PRIORITY PROJECT

ELM STREET UPGRADE

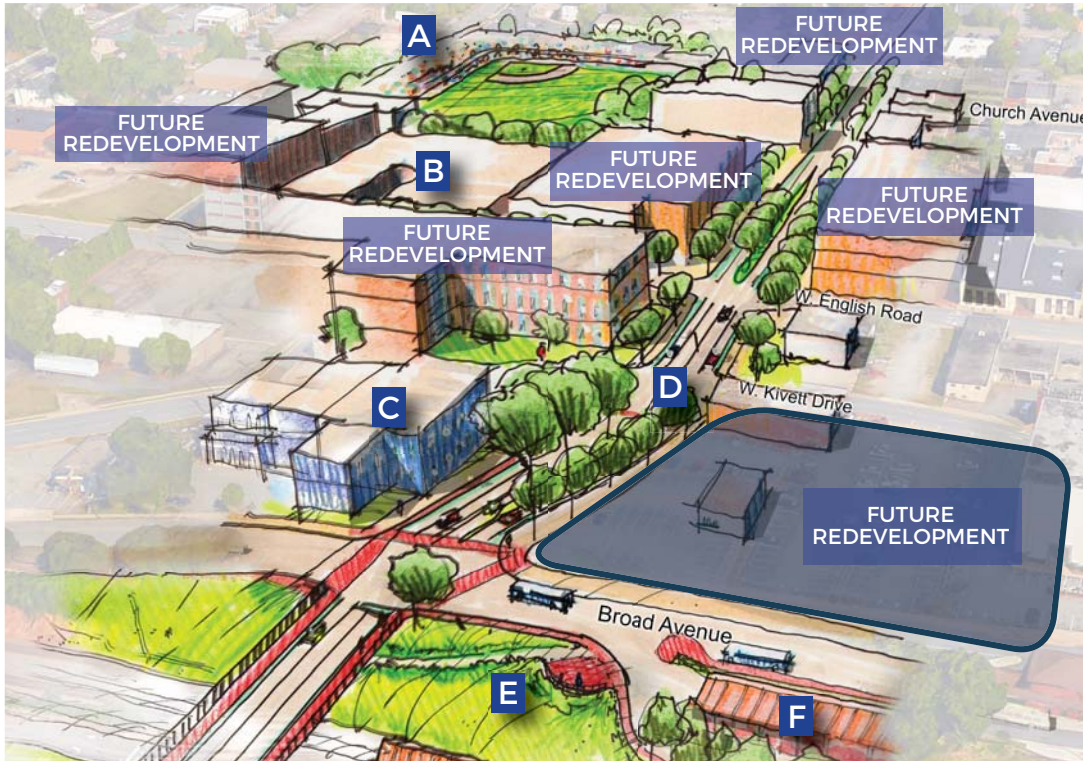


Capitalizing on the momentum of local redevelopment authority *Forward High Point*, potential future redevelopment, and the future baseball park; Elm Street Upgrades is another excellent project companion for multi-modal connections between the transit hub, downtown, and future development. Elm Street currently is a very wide, high speed road that provides very little comfort for pedestrians. The corridor is primarily fronted by parking with few elements that create enclosure (i.e. trees or buildings). Additionally, few destinations for neighborhood services, retail, or commercial development exist. While past market influences have created the current situation, recent proposals for a stadium, mixed-use development and a children's museum in the area will inspire, energize, and give momentum to this area creating the need for reimagining the Elm Street Corridor.

The general recommendations for Elm Street are:

- 1) Create a framework to improve pedestrian comfort, safety, and functionality. Provide a plan for near-term and long-term implementation.
- 2) Provide setbacks/build-to lines and other framework needed to inform future redevelopment (where practical).





Points of Interest

- A** Future Ballpark
- B** Union Square (to remain)
- C** Furniture Showrooms (to remain)
- D** Elm Street Upgrades
- E** Railroad Explanade
- F** High Point Transit System Terminal (to remain)

After

A potential redevelopment scenario (illustrated above) shows a possible version of build-out.

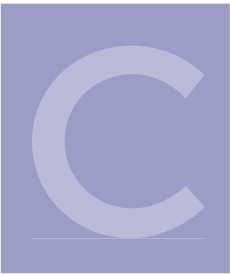
Narrow sidewalks (+/-3-4 feet) directly adjacent to 4-6 lanes of traffic contribute to making Elm Street feel unsafe. Elm Street currently carries only 5,000 cars per day. The average right-of-way is 66 feet, although the bridge over the rail is only 62 feet.

Recommendations: Reallocate travel lanes to give pedestrians separation from the street and provide street trees. The section (next page) shows the preferred alternative of how a 4- 6 lane section could be redesigned to provide multi-modal improvements for wider sidewalks, buffered bike lanes, on street parking, and tree planting while also maintaining vehicular functionality.

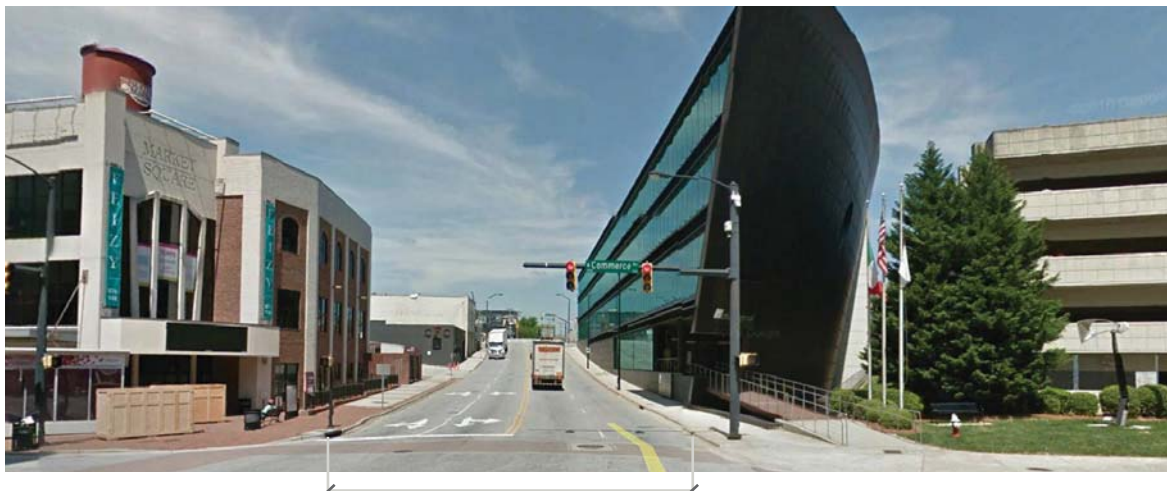
Lack of street walls and enclosure add to pedestrian discomfort. Future infill development will help with this

issue, but future development will also change the face of Elm Street. A potential redevelopment scenario (illustrated above) shows one possible version of build-out.

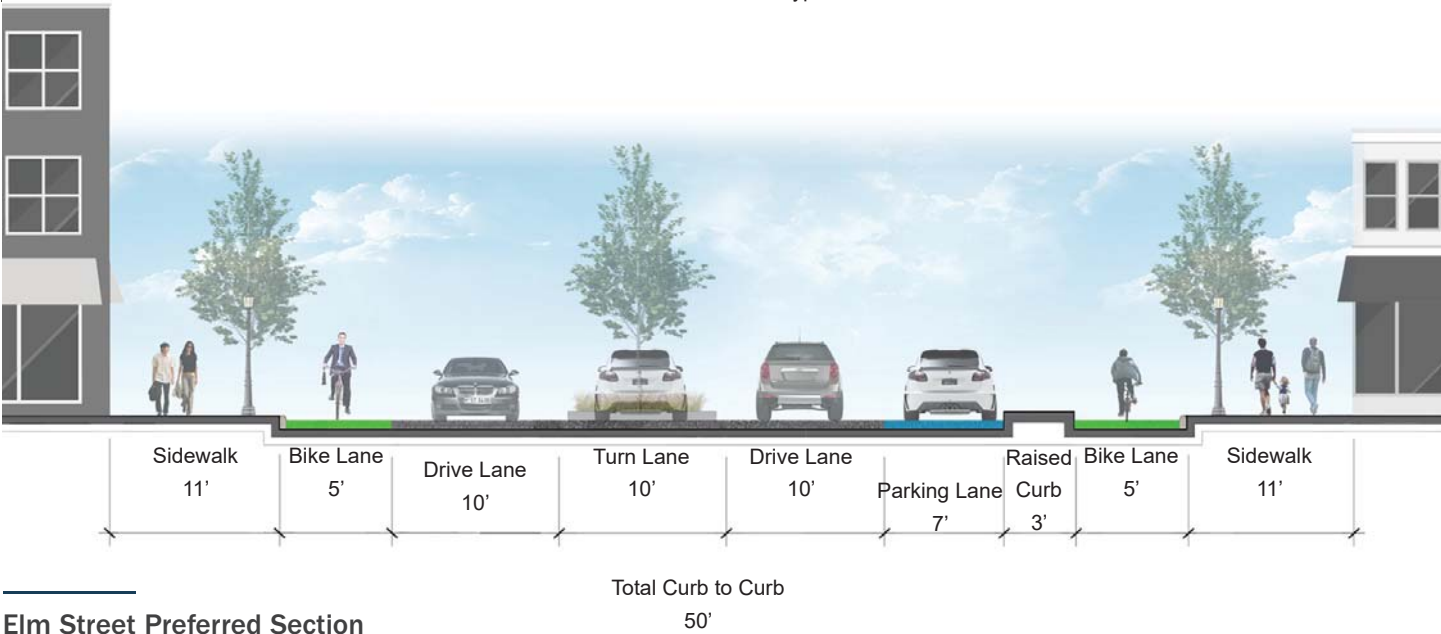
Recommendations: To exhibit some level of control and organization of future development the existing policy and regulatory framework should be updated. Immediate minimum setbacks and a “build-to” line should be adopted to set the edge of future buildings and accommodate future street upgrades. This edge should be approximately 14 feet from back of new curb south of the railroad. Long-term recommendation would include extended redevelopment study or small area plan in close concert with Forward High Point, City Transportation and Planning departments, and other redevelopment / developer stakeholders.



ELM STREET EXISTING CONDITION SECTION



Sections



Elm Street Preferred Section North of Rail

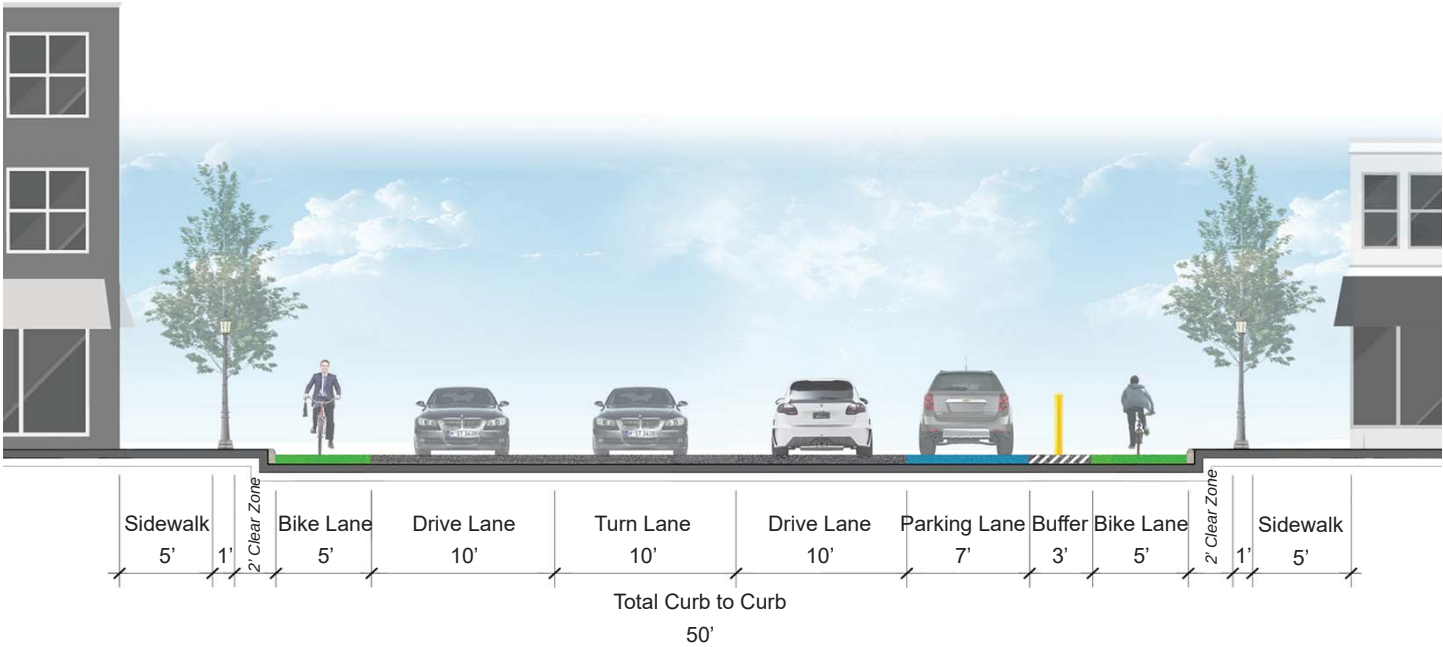
Elm Street Design Recommendations: Elm Street is envisioned to be converted from a 4 lane facility to a 3 lane facility with on-street parking, larger sidewalks and bicycle facilities. Increasing pedestrian comfort and safety is a priority given the potential for walk trips from the Market District to the ballpark. Sidewalks should be improved. The narrow planting strip would be replaced with street trees in grates and sidewalks extended to take advantage of unused right-of-way.

On-street parking should be accommodated on one side through the corridor and on both sides in areas with additional room between curbs. Redevelopment opportunities will likely increase the number of

short trips that could be taken by walking or biking. Adding bike lanes with buffers, where feasible, will create a safe bicycle route from North Main/Uptowne to the neighborhoods south of Downtown.

Notes:

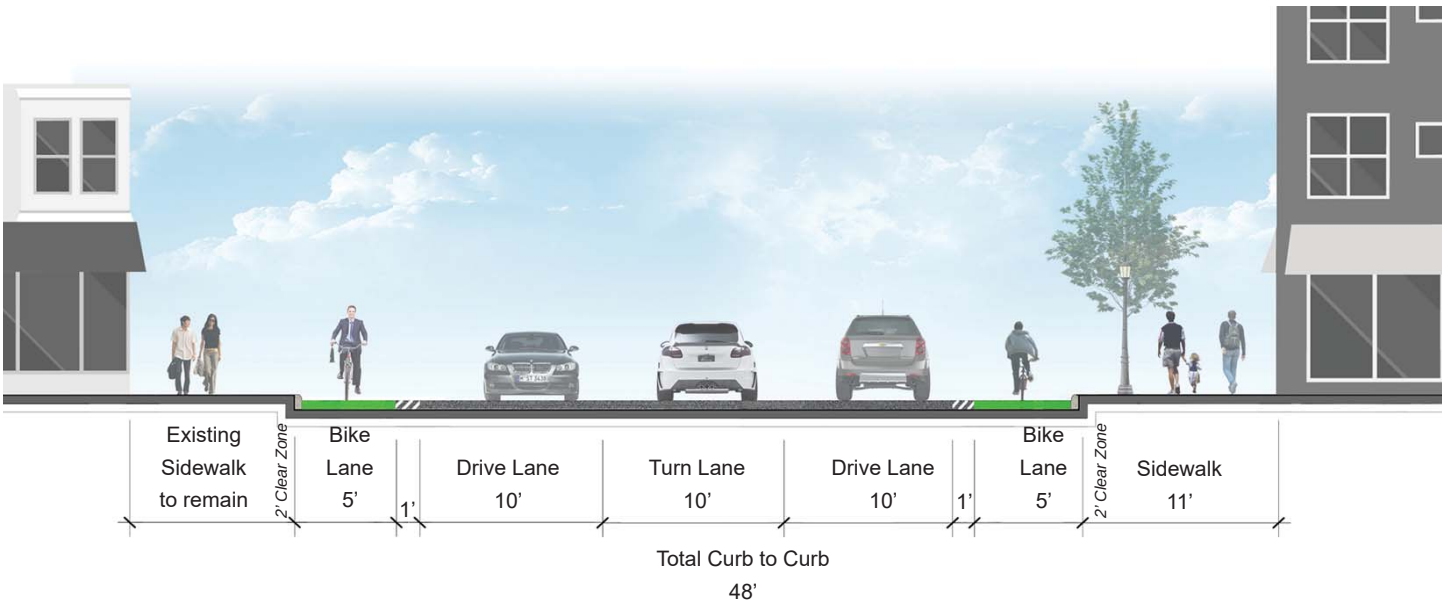
1. The turn lane can also function as an intermittent median.
2. Holding the 50' curb to curb dimension will result in a significant cost savings compared to a section that requires a new curb.
3. A raised curb between the parking lane and the bike lane is shown on one side, but could be mirrored as space allows.



Elm Street Interim Section
North of Rail

Near Term Design Recommendations: Acknowledging the need for immediate improvements vs. long term improvements the section above provides an alternative to the design of a 4-6 lane section to improve streetscape. The preferred section (shown

previous page) and all the related work could be built in stages with the entitlements and permitting of future development or with a incremental tax based financing plan.



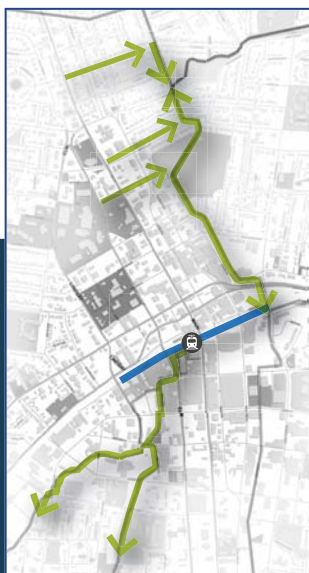
Elm Street Constrained Section
South of Rail

South of the tracks Elm Street behaves in a slightly different manner. The design above shows how the 4 lane section with constraints on one side of the street (due to excessive driveway or maneuvering needs, existing building location limitations, or a major utility conflict etc.) could be reorganized and back of curb streetscape improvements limited to one side of the street.



PRIORITY PROJECT

STRING & SPLINTER HERITAGE TRAIL



A cross-town greenway will connect the Southside neighborhood area and the Southwest to High Point Station and continue to High Point University. The trail would be a combination of off-road greenway facility, wide sidewalks, and possibly bike lanes with protected intersections to accommodate pedestrians, joggers, and cyclists for both commuting and recreation. The project is a companion to the Railroad Esplanade and these projects should be considered for implementation together in some form. For the purposes of describing the character of the trail the project is described as a north and south section. The Railroad Esplanade is also described as a stand-alone project.

North Section

The north trail would begin with a connection in the Armstrong Park area. This provides a connection to the existing High Point Greenway that begins at Armstrong Park and eventually continues to the Mountains to Sea Trail in Greensboro. From this northern most point the trail would continue as an off-road facility through Oakwood Cemetery, paralleling Oakland Street toward the Steele Street and Richardson Avenue triangular intersection, and then further south to the triangular block at Hamilton and Martin Luther King Jr. Drive. Just south of this intersection it will meet the Railroad Esplanade to continue southwest into downtown toward the rail station. Other east-west connections may be provided to Main Street at Montlieu and Westwood Avenue. Considering the dimension of Farriss Avenue an





Points of Interest

- A** Existing Drainage Channel
- B** Ready Mix Plant
- C** Open Lot - Future trail head
- D** Power Station
- E** Salvation Army
- F** 220 Elm Address Warehouse
- G** Market Square

east-west connection should be considered as well to Main Street.

South Section

The southern portion of the trail aligns with the previously planned portion (Phase I) of the Southwest Greenway, with some minor revisions. From the Amtrak Station the trail extends along High Avenue along an existing sidewalk, future shared street or the Railroad Esplanade to meet Elm Street. The trail follows Elm Street south along an enhanced sidewalk and on-street bike facility. A protected intersection allows safe crossing of Green Drive. From here the trail either continues along Elm Street and Russell Avenue or utilizes a mid-block crossing of Russell (near the electrical facility) and passes through the Salvation Army parking lot to meet the abandoned rail corridor and continue to the Southwest. South of Green Drive the proposed facility type changes from a paired wide sidewalk and bike facility to an off-road facility. A connection to Southside Recreation Center and Park is a priority and could be accomplished via a small section of greenway along Richland Creek and improvements along Grimes Avenue.

The Southwest Greenway has been estimated to have an
8 TO 1 RETURN ON INVESTMENT
 by the Southwest Renewal Foundation.

Source: SWRF June 2016 Newsletter



Trail Sections

Shared Use Path / Off Road Section

Location: North of Broad Avenue and South of Green Drive

Description: A minimum 10' shared use path is required for moving both pedestrians and cyclists.



Figure 10 | Shared Use Path / Off Road Section

Railroad Esplanade

Location: Along railroad from Broad Avenue to Elm Street.

Description: See pages 46-51.

Elm Street Constrained Section

Location: South of railroad from High Avenue to Green Drive.

Description: A wide sidewalk and bicycle facility would accommodate all users.

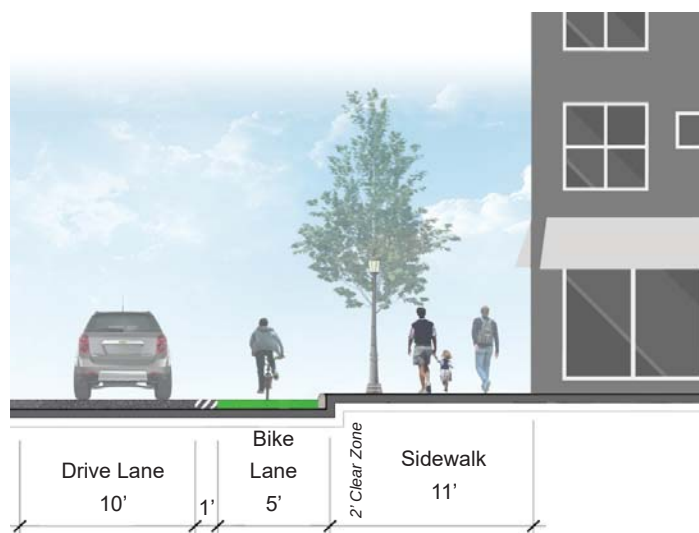


Figure 11 | Elm Street Constrained Section

On-street Trail Connections

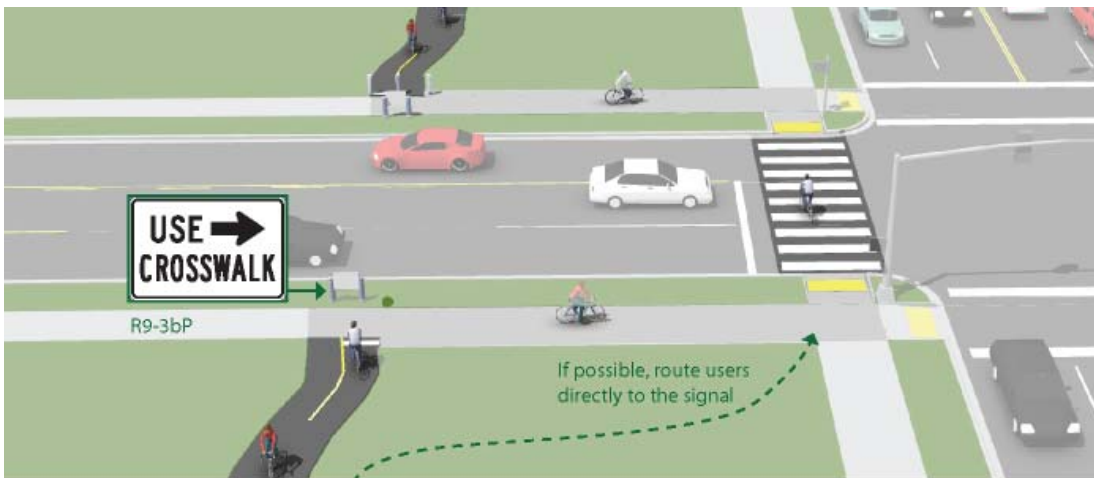


Figure 12 | SW Greenway Plan

Shared Use Path

It is expected that off-road trails will connect to on-road facilities. An extensive study for these type of connections has been provided in the Southwest Greenway plan but should be studied for technical engineering, signalization (if required), and safety assessment on a site by site basis.



PRIORITY PROJECT

RAILROAD ESPLANADE



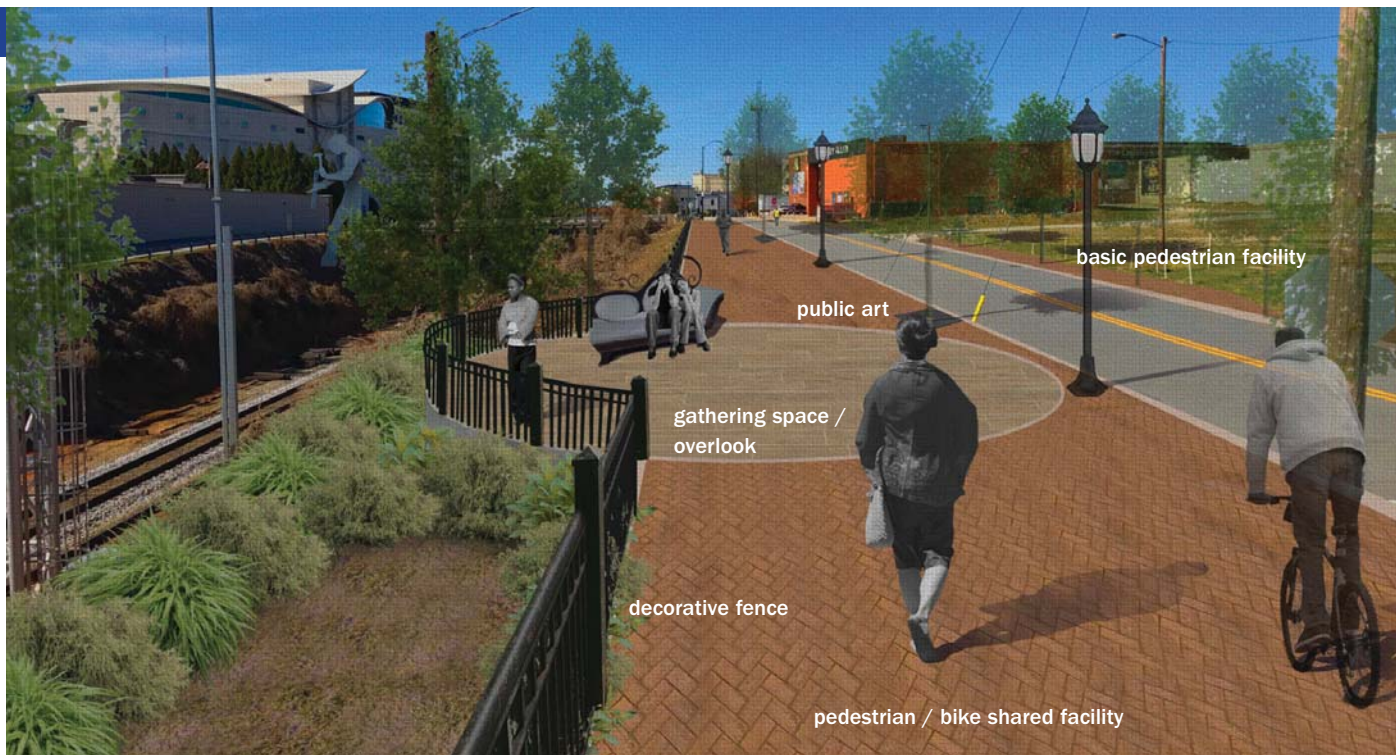
The railroad is an attraction in downtown High Point. The beautifully restored Southern Railway Depot boasts detailed Romanesque architectural style. The rail corridor is depressed by 25 feet or more through downtown, creating a vista along Broad Avenue and High Street, with views of the tracks and surrounding buildings from the bridges over the rail at Lindsay Street, Elm Street, Main Street and others. The covered causeway from the Southern Railway Depot to West Broad Avenue on the northside of the tracks also presents a unique vantage point. Streets and walkways positioned above the track minimize at-grade conflicts.

Because of these conditions the railroad can be easily imagined as the center of a pedestrian amenity, a half-mile stretch called the Railroad Esplanade. Innovation in design, art, stewardship, and culture would be driving principles in the final design and programming of this corridor. The Esplanade is imagined as a place where pedestrians can stroll and pause, safely observe commuter and commercial rail activity, view vertical art elements on either side of the tracks and enjoy new public spaces, retail, and restaurants. The Esplanade provides an urban section of the greenway connecting to downtown and trailhead locations in close proximity to public parking decks.

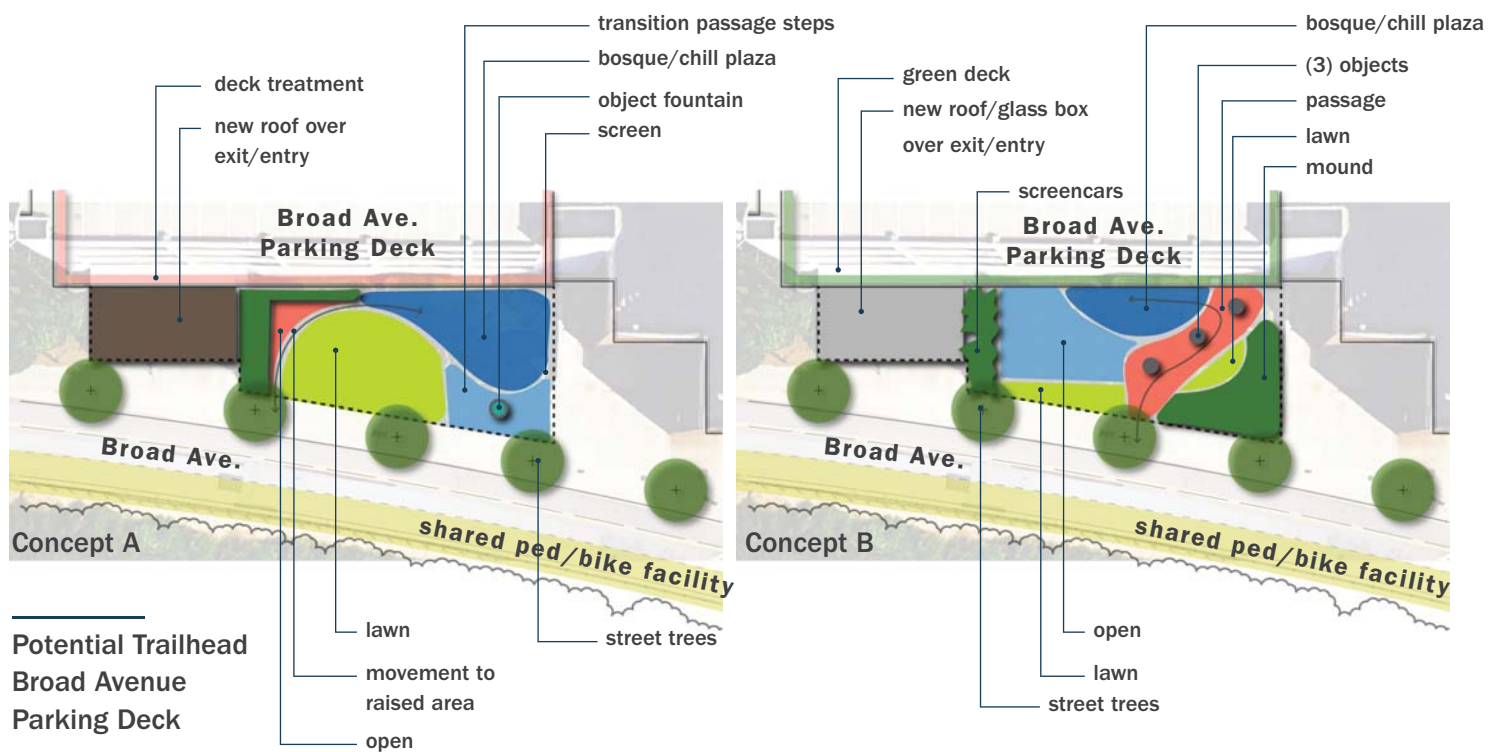
Coordination with the railroad would be necessary for improvements to occur, but there is optimism about the project. During this study it was revealed that a preliminary study for wall improvements in the Rail ROW to accommodate the addition of a third track was underway. If time permits it is highly recommended that this corridor study will be done alongside the Norfolk Wall improvement study, exerting influence where possible. However, it is more likely that fencing and bank stabilization outside of the NF wall study will be required to utilize existing spaces at the top of the bank.



D



Railroad Esplanade





A High Avenue could be enhanced to a “shared street”, with pavement treatments and signage to better accommodate pedestrians and bicyclists.

Angled parking could be converted to parallel parking to increase the walk width adjacent to the station, and improve the street for future development.

B The northside of the railroad along Broad Avenue may provide more room for an on-street design intervention past N. Wrenn Street.

C High Point Station and the High Point Transit System bus station would remain, future development should coordinate, and possibly help to support transit operations either through retail or neighborhood services.



D Periodic overlooks and art installations could be created along Broad Avenue and the existing rail line. Vertical elements such as sculptures and murals could be visible from either side of the rail.

E Trailhead opportunities exist near the city parking deck along Broad Avenue and as part of the redevelopment of the Pit. These opportunities should include wayfinding signs, art and seating.

RAILROAD ESPLANADE

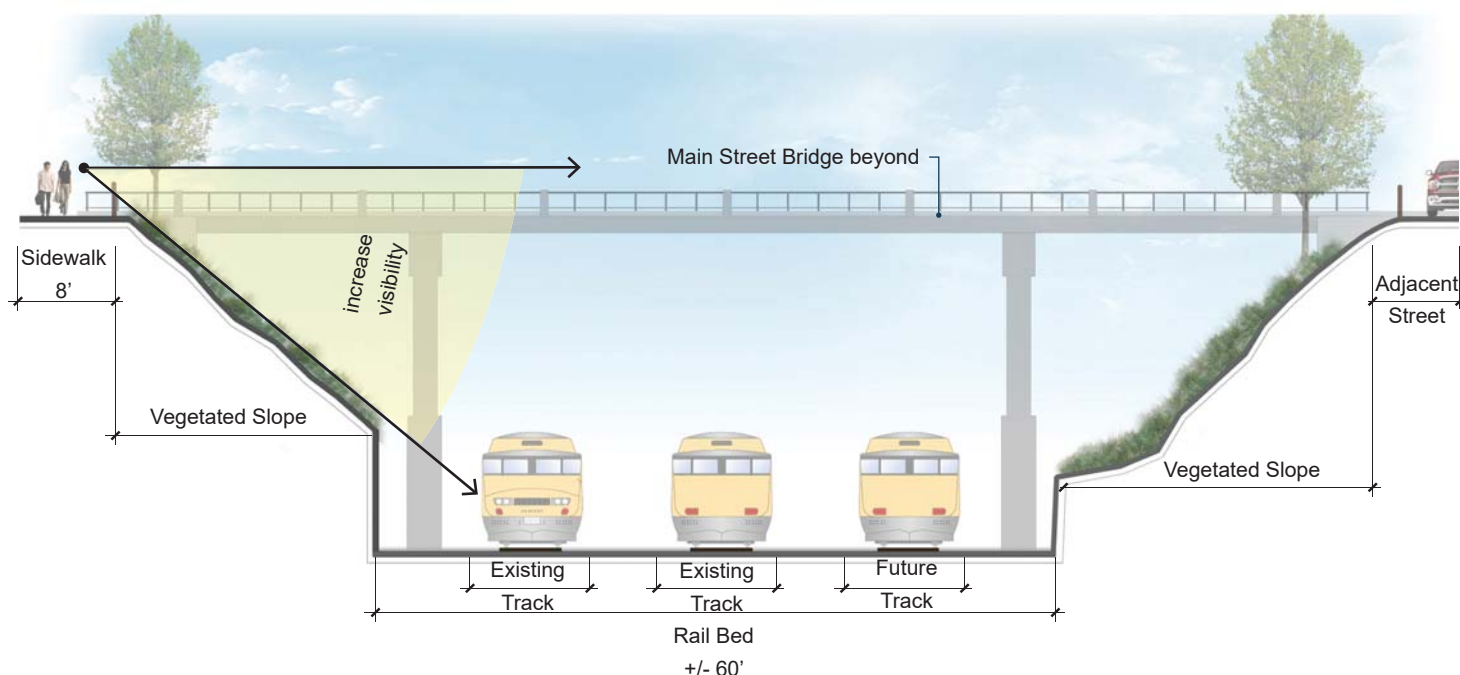


Points of Interest

- 1 High Point Station
- 2 High Point Transit System Terminal
- 3 Natuzzi Americas
- 4 African Market
- 5 Golden Oldies
- 6 North State Telecommunications
- 7 Max Home
- 8 Penny Path Café & Crêpe Shop
- 9 Wright Place
- 10 Surya/Showplace
- 11 Avalon Furniture
- 12 Mercury Spa

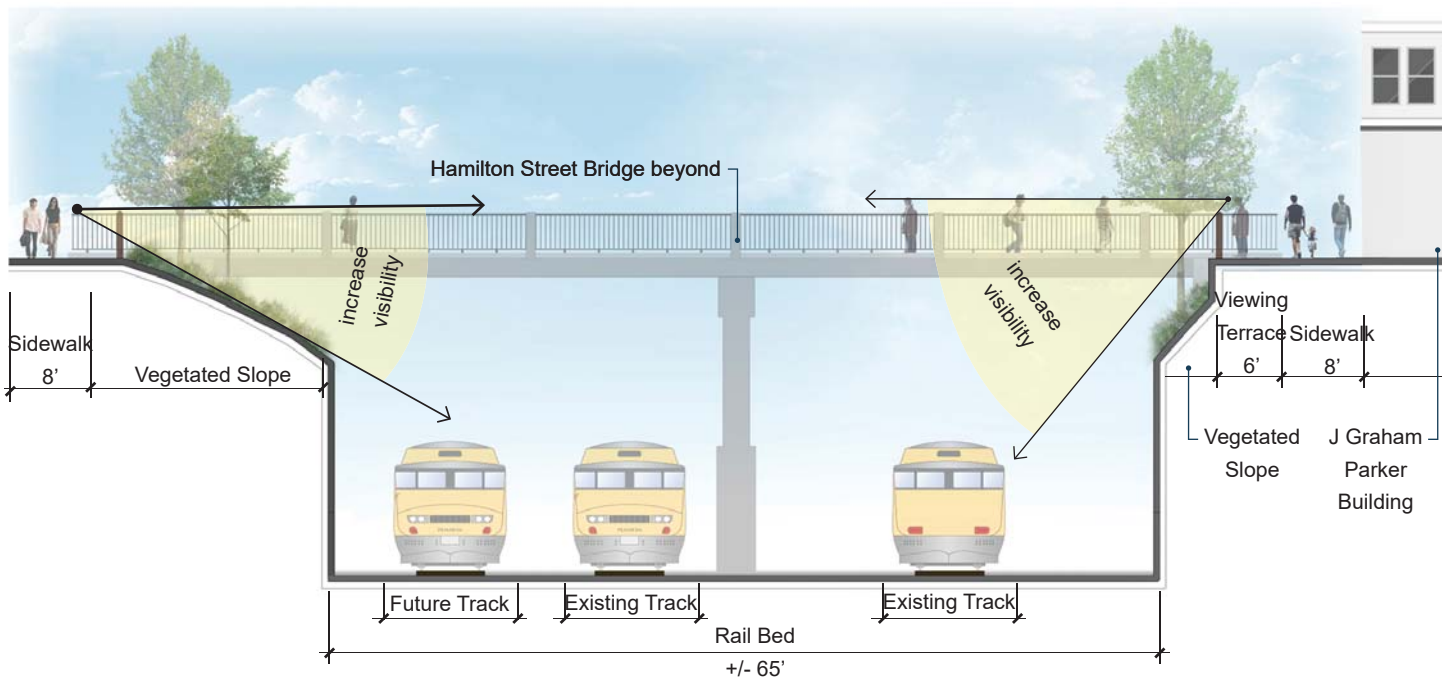


Sections

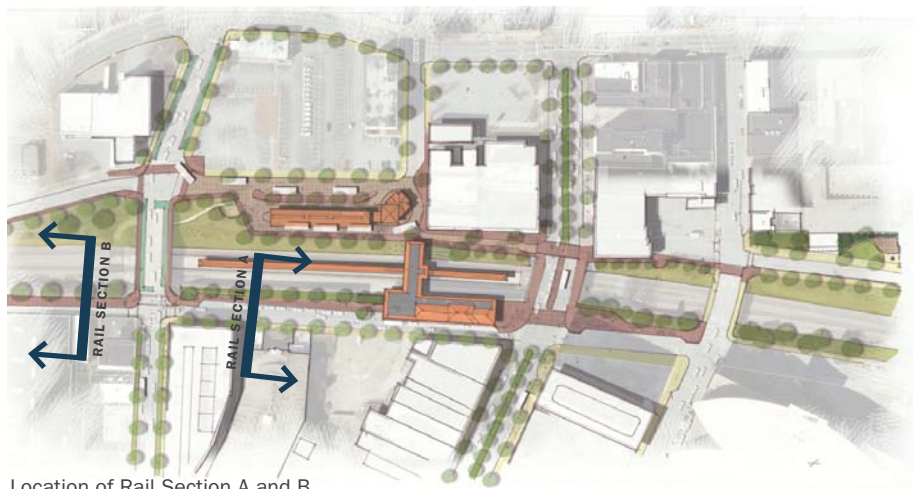


Rail Section A

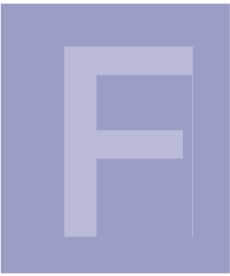
During this study it was revealed that a preliminary study for wall improvements in the Rail ROW to accommodate the addition of a third track was underway. If time permits it is highly recommended that the study of this corridor be done alongside the Norfolk Wall improvement study and exert influence where possible. However, it is more likely that fencing and bank stabilization outside of the NF wall study will be required to utilize existing spaces at the top of the bank and along the track fencing to create spaces to look out and pause.



Rail Section B



Location of Rail Section A and B



PRIORITY PROJECT

PIT REDEVELOPMENT



The area affectionately known as ‘the Pit’ has been the source of much debate by city staff, leadership, and members of the community. Structural issues, lack of visibility, and potential difficulty meeting ADA (American Disabilities Act) requirements present challenges in transforming the Pit into a successful public space. Additionally federal funds used for the original land purchase may present legal barriers. Despite these issues, the Pit’s location in the heart of Downtown and proximity to the Amtrak Station present various opportunities.

In the past, several planning efforts have made recommendations to renovate the Pit into a park. It currently sits underutilized, occasionally activated by local artists that utilize the depressed walls as a canvas for art. The Pit fosters creativity and community but also presents problems, such as vandalism to adjacent buildings due to lack of activity. Activation of this area along with some formalization of public and private space is needed. It would take significant funds to completely renovate the space into a park, and there is considerable debate as to whether those funds would be better spent elsewhere. It is most likely that the best use of the lot is a sale and redevelopment effort. The redevelopment should be deed restricted in some manner to require a public space or amenity, affordable residential uses and/or some inclusion of highly transparent retail or service uses. There are several options to execute the redevelopment both interim and long term. These options are described on the following pages. However, the general recommendation of this plan is to immediately take steps toward the execution of one of the options for improvements with the preferred option being a full redevelopment aided by parking in the adjacent city deck.

ARTivity on the Green, is a half-acre urban park in downtown Winston-Salem. The \$2 million, half-acre, art-themed park includes an artist performance shelter and a mural wall that is meant to be an evolving canvas for local artists. A similar art-themed public space could be part of improvements at the Pit.



Image: Doug Rice Photography



Redevelopment with Public Open Space

- 1 In this preferred scenario the Pit is redeveloped as a mixed-use project. A combination of retail and residential uses would line the existing parking deck. The garage tower is replaced with a new unifying architectural element. The focus of the redevelopment would be increasing the number of year round residents in downtown High Point. The development should include:
 - A. Residential units and ground floor retail/ service with a transparent frontage facing the transit station at ground level.
 - B. Public open space fronting the station area for use by visitors to the station.
 - C. Improved alley between the deck and



Dedicated Park / Public Open Space

- 2 In this scenario the Pit is renovated to become green space/plaza that would meet the street level along the rail edge and include one level of underground parking. This scenario improves on the suggestions from the 'Ignite High Point' plans, but the final interpretation of how to use the space should be vetted in a more extensive feasibility and design study. High Street may be converted to a two-way facility from Oak Street to Main Street, additional on-street parking could be added as part of the park site.



Minor Improvements

- 3 With some interim minor improvements the Pit could be renovated to create an urban trailhead using art and wayfinding while retaining some parking. This version would capitalize on the underground art movement and interest in the Pit as a canvas while also proving a safe space for public use. Limiting access to unsafe portions of the site, as well as increasing lighting, landscape, visual art, and public programming are critical components to the success of this scenario. Utilization of the adjacent buildings as a canvas for wall art/murals is an idea that has merit.



PRIORITY PROJECT

REDEVELOPMENT OPPORTUNITIES

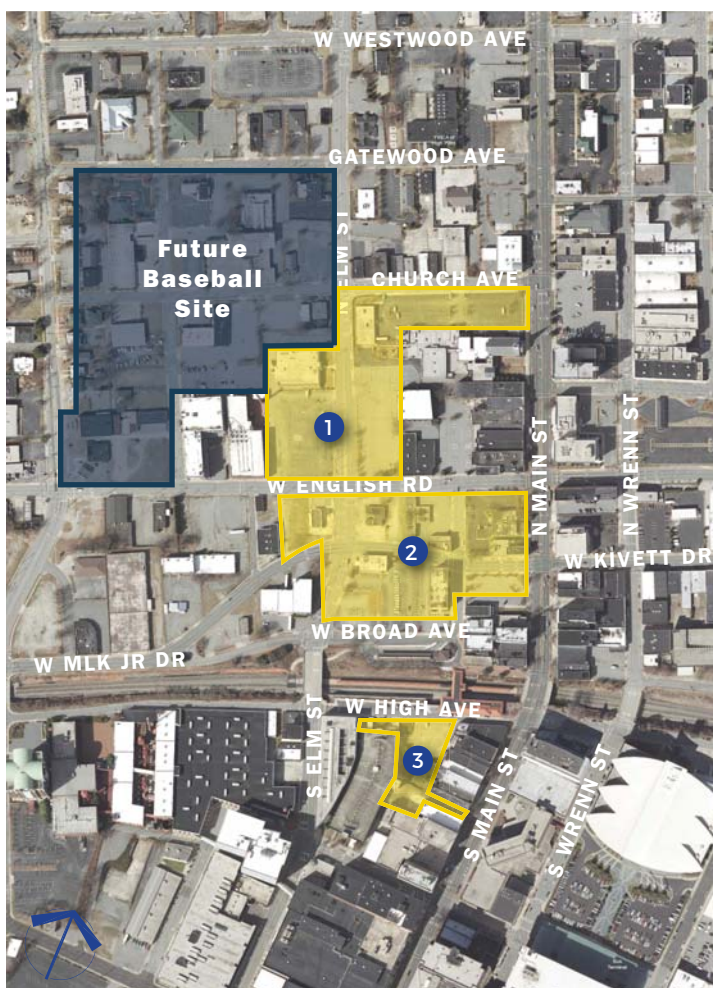


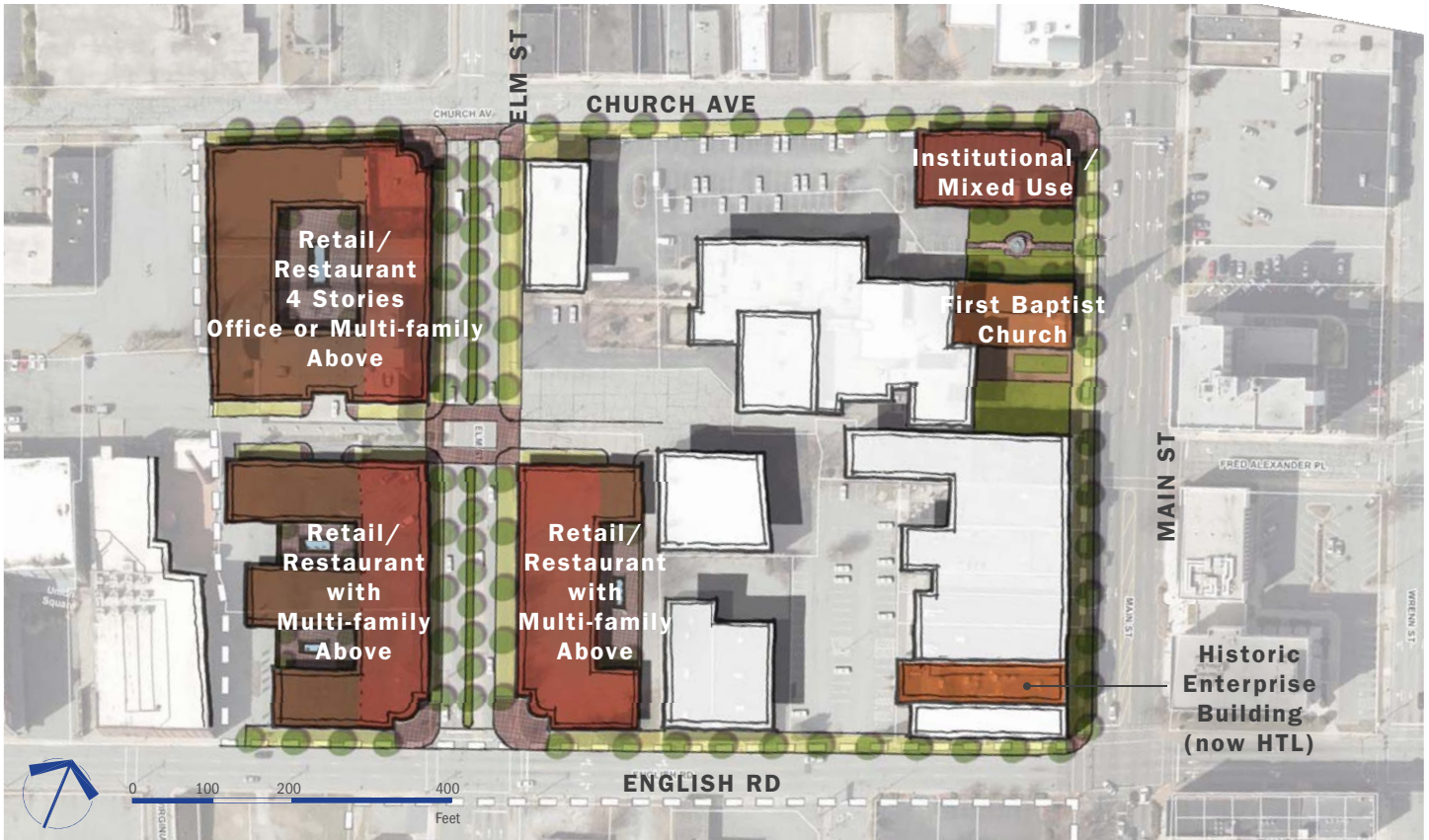
Recent approval of land acquisition for a stadium site, and mixed-use development, as well as proposals for a children's museum, cinema and event center, northwest of Elm Street and English Road, provide potential for a tremendous amount of new activity in northwest downtown High Point. Improving the connections to this new activity center, while planning for redevelopment of the stadium area, Market District and Main Street, presents a significant opportunity. Three locations were studied as part of this planning process to determine how future development could fill in gaps in the urban fabric, create a more active downtown and address other issues identified by previous plans and through stakeholder interviews.

Redevelopment Opportunities

- 1 East of Stadium
- 2 North of Station
- 3 The Pit

0 120
Feet





The proposed redevelopment in this area places a priority on creating an active built edge along Main and Elm Streets. New buildings should lead to a better defined edge along Elm Street.

New development could include 80,000 sf of potential retail and restaurant space, 400 multi-family units and over 120,00 sf of office space. Exact footprint of retail compared to office and multi-family would be dependent on market conditions. Parking would be internal to each footprint at ground level and below as required. In the northeast corner of the block new buildings that could be part of church expansion or other development provides an opportunity to place architecture at a critical gateway to the future stadium along Church.

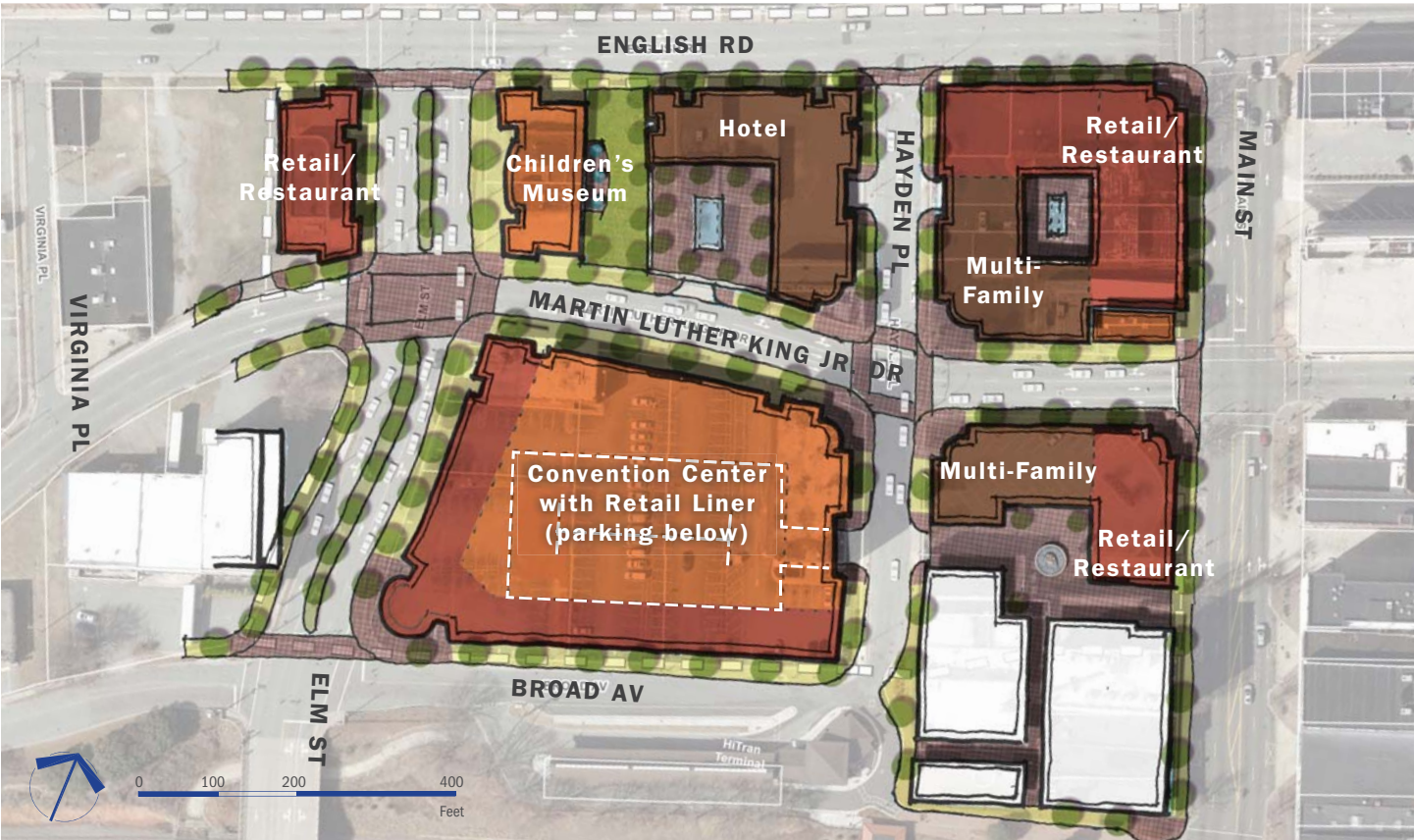
legend

- Multi-Family
- Retail / Service
- Key Architectural Feature (To Remain)
- Existing Buildings

YIELD TABLE

Use	East of Stadium
Retail / Restaurant	20-80,000 SF
Office	120,000 SF
Multi-Family	400 Units

NORTH OF STATION



This block located between the proposed stadium location and the rail can serve as a link to downtown through providing a variety of uses. The proposed redevelopment in this area is envisioned as platform construction with 4 floors of residential/office over street level retail. It is estimated new development could accommodate 50,000 square feet of retail and over 80,000 square feet of office space. These uses are supplemented by 132 multi-family units and a 100 room hotel; all of which benefit from a 190,000 SF convention center or event space lined with retail. Parking would be internal to each footprint at ground level and below as required.

New buildings along Main Street and Elm Street would enhance the pedestrian experience and new residential uses would help create a more active downtown.

legend

Multi-Family / Hotel

Retail / Service

Civic

Existing Buildings

YIELD TABLE

Use	North of Station
Retail	56,400 SF
Office	80,000 SF
Multi-Family	132 Units
Hotel	100 Rooms
Convention Center	190,000 SF (2.5 floors)
Children's Museum	30,000 SF (3 floors)



The proposed redevelopment in this area is conceived as a liner to the existing parking deck that creates retail and maker space along High Avenue. The focus of the redevelopment would be increasing the number of year round residents of downtown High Point. With 4 floors of residential over street level retail the design can yield 70 multi-family units.

A public space could be provided on High Street with a connection to an improved alley that functions as a canvas for local art and design. Pedestrian connectivity will be enhanced and a new linkage to High Street is created behind the existing buildings. Parking would be addressed in the existing adjacent deck that is underutilized. One level of parking below grade could help to utilize the existing structure.

legend	
	Multi-Family
	Retail / Service
	Makerspace
	Existing Buildings

YIELD TABLE

Use	The Pit
Retail	6,000 SF
Maker Space	5,600 SF
Multi-Family	70 Units





Appendix

OTHER RECOMMENDATIONS

List of Stand Alone Projects

These recommendations could be treated as stand alone projects or completed as part of a priority project.



Lighting Improvements

Lighting improvements in downtown High Point could improve safety and help to create a sense of place. Focus areas include High Street, blank walls, within the railroad corridor, and along bridges.



Alley Upgrade

The alley that connects the city parking garage to the Radisson Hotel is in need of an upgrade. Repainting, plantings, and lighting improvements could be accomplished quickly. Removal of the covered walkway or replacement of the structure with a higher vertical clearance would improve visibility. Redevelopment of adjacent buildings could include transparent facades to further increase visibility.



Crosswalk Improvements + Sidewalk Extension

As a component of streetscape upgrades, safer crossings for pedestrians at intersections are key to promote walking, commerce, and more frequent use of the pedestrian public domain.



The Centennial Station Arts Center is located adjacent to Centennial Street and Leonard Avenue. The property could be upfitted to accommodate additional outdoor art installations and parking for a trailhead.

Trailhead at Centennial Station Arts Center



Opportunities for makerspaces, or small-scale retail or studio space, exist across downtown not only as they relate to the market season, but also as a year-round activity.

Makerspace



Pocket parks can create places for art and leisure. Similarly finding small interstitial spaces for urban agriculture can create places for community interaction. They are also great tools for creating a sense of ownership and can bring activity downtown on the evenings and weekends.

Pocket Parks or Community Garden

List of Stand Alone Projects

These recommendations could be treated as stand alone projects or completed as part of a priority project.



Green Drive Upgrade

Rethinking Green Drive could include a restriping to accommodate bike lanes and/or on-street parking. Alternatively Green Drive could be converted back to two-way along with Russell Avenue to the south. This would provide a better “edge” to the market district and compliment private investments that are occurring along Green Drive, Lindsay Street, and Oak Street.



One Way Pair Conversion for MLK Drive and English Road

MLK Drive and English Road present an opportunity to improve east-west connections across the northside of downtown High Point. Currently both streets are not pedestrian or bicycle-friendly. Plantings, pedestrian improvements, or a one or two-way cycle track could link Emerywood and points of interest to the east, including the Centennial Station Arts Center and HPU.



Centennial Street Upgrade

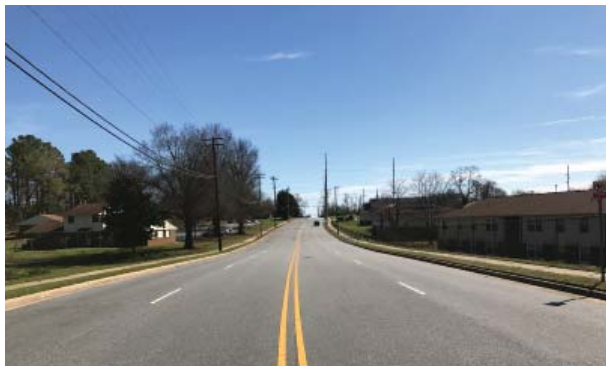
Centennial Street connects High Point University to downtown. Currently it is a four-lane facility that carries 9,000 cars per day. A lane reallocation could improve safety for pedestrians and bicyclists.

OTHER RECOMMENDATIONS



Lindsay Street Upgrade

Lindsay Street has been improved from Church Avenue northward but remains a four-lane facility with narrow sidewalks from Church Avenue to High Street. From High Street south to Green Drive, it is a three-lane facility with two southbound lanes. Improving the section from Church Avenue to High Street would result in a more consistent section and could include better pedestrian accommodations.



Leonard Avenue Upgrade

Leonard Avenue carries only 2,200 cars a day, yet it is a four-lane facility. A lane reallocation could improve conditions for pedestrians and bicyclists while retaining significant capacity for motor vehicles.



Interim ROW Projects

Right-of-Way (ROW) is a real asset for downtown High Point. In some instances, it can be re-purposed in the form of interim public open spaces or parklets. This can also be used as pilot projects for larger project testing.

Furnishing, Fixtures, and Public Amenities

One way to pull the visual nature of a place together is with the use of street furnishings, fixtures, and amenities. When these items are provided as a family of related pieces, these amenities will help give continuity to downtown making it feel more unified. The current amenity and furnishing standards that exist in High Point are classic in design and timeless, but not “out of the box”.



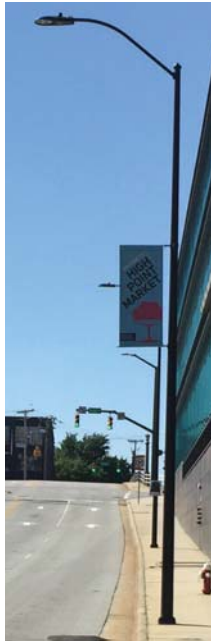
Placement of these tabloids prevent passage and visibility to the pathway beyond.
(photo taken north of Main Street bridge)

In north downtown, the identity is currently lacking in many areas. Interestingly, downtown’s furniture district has some of the most continuity between furnishings, light standards, and signage, but also pots, paving, crosswalks, etc. Main Street is one of the few streets that pulls these amenities into north downtown beyond the tracks. The Rail Depot is another area that is unique in both architecture and streetscape. It should be looked to for continuity as it is an important component to the function of downtown.

The recommendations for Furnishing, Fixtures, and Amenities are:

1. It is strongly recommended to execute a study for a Public Realm or Streetscape Design Guideline Document for downtown to conduct a wayfinding study, and provide choices for street furnishings, bike parking, adopted landscaping and street trees, paving standards, fencing, railing, wayfinding, and other components. It is recommended the study cover all of downtown proper, but it could be concurrent/ in tandem with a priority project suggested within this document.
2. If suggestion #1 above is not feasible as a near term (one to one and a half year effort), incorporate the existing adopted amenities with future projects using better control and updated standards for placement. Some general rules of thumb to improve placement are outlined to the right.

OTHER RECOMMENDATIONS



Lighting

Placement: Consider lighting plan. Poles should be placed in a regular pattern where possible. Alternating sides of a corridor is acceptable. Strive for more than 60' of spacing to minimize clutter. Increase space width is acceptable with roadway type lighting.



Planter Pots

Placement: Cluster planters at seating areas, along edges of pedestrian zones, and as a means to define spaces. Planters should not obstruct views of drivers, create congestion, or block pedestrian flow. Maintain 18" clear zone from back of curb to avoid conflicts with opening car doors. Use planters to signify entrances and enhance aesthetics. Planters can be an aesthetically pleasing alternative to decorative barrier bollards.



Seating

Placement: Benches should be leveled, and oriented toward activity, typically facing the direction of flow. When facing the street, benches should be placed against wall faces and generally not located directly adjacent to curbs.



Receptacles

Placement: In areas that are likely locations for people to congregate. At a minimum, locate trash receptacle at every corner, and one midblock trash receptacle in areas with concentrations of restaurants and outdoor seating. Place near entrances to buildings, to the side of primary pathways and openings to not impede pedestrian movements and minimize visual impact. Place near eating areas, provided receptacles have lids to minimize attraction of pests. Place in areas that are likely to co-locate trash and recycling.



Fixed Planters

Placement: In landscape strips, ensure adequate room for pedestrian flow before installing raised planters. In plazas as part of design to delineate and enclose spaces. With retail variation allowed for planters provided to separate private outdoor spaces. Curbs are okay, but always design walls at seat height.



Wayfinding

There are many things to consider regarding wayfinding and signage. Placement, branding, critical needs for identification are just a few to consider. A full design guideline and wayfinding strategy plan would be helpful to implement wayfinding in an effective manner. This should be a near term study regardless of the direction for furnishing, fixtures, and amenities suggested.

IMPLEMENTATION + PHASING

Planning Level Budget

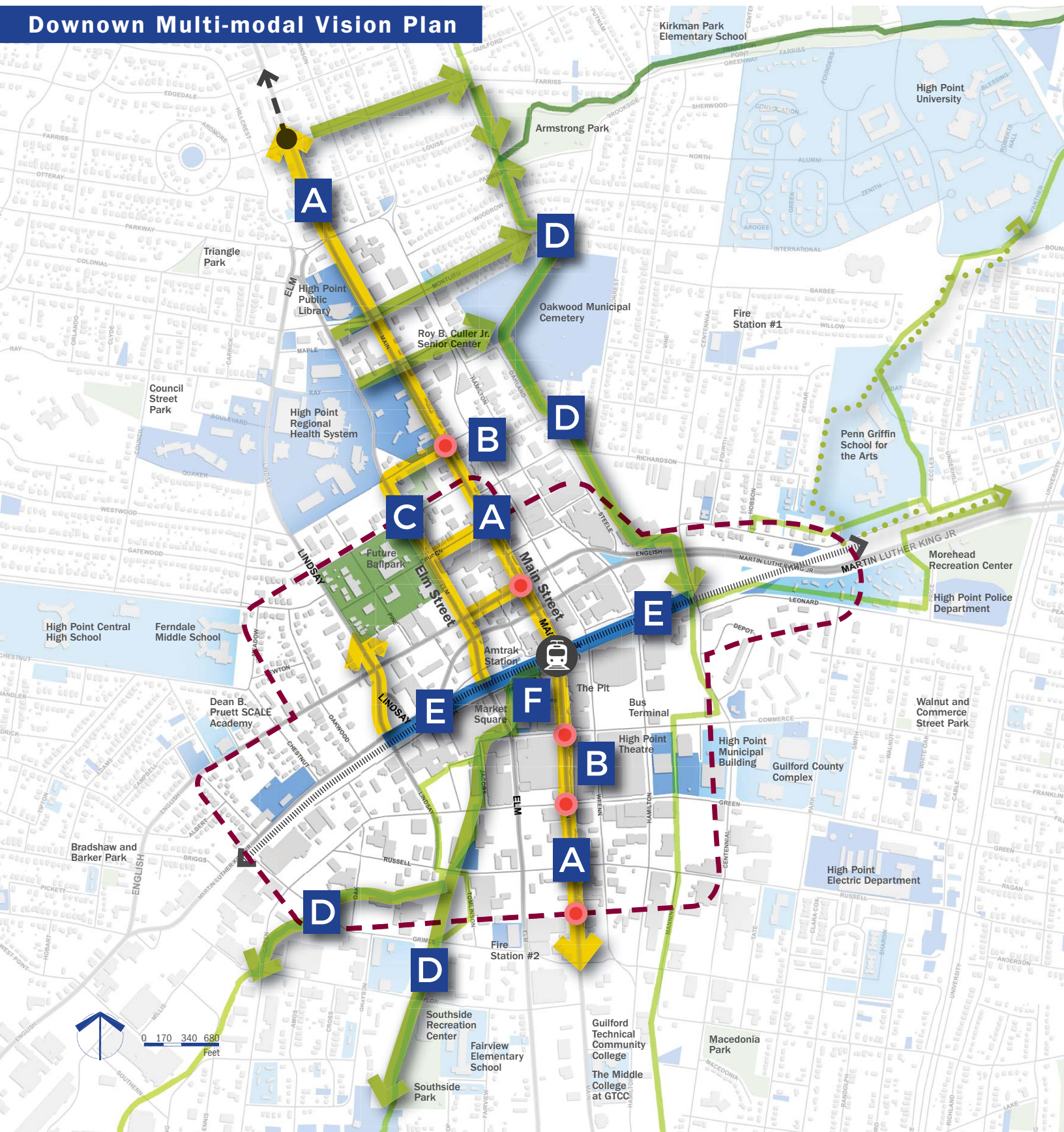
The cost narratives shown in this section gives a general order of magnitude for use in producing a planning level budget. NOTE:

1. Estimates for corridor improvements include: general construction costs, demolition, traffic control, mill and overlay, markings, crosswalk improvements, planting, and 10% contingency.
2. For these purposes new sidewalk is excluded. It is assumed that new sidewalk would be installed with new development in most cases. Any supplemental pedestrian lighting is currently excluded from the estimate.
3. Estimates for Rail Road Esplanade includes: all items in no.1, specialty paving, walls/structures, railing/fencing, grading/drainage, minor art opportunities, and basic pedestrian lighting (specialty lighting excluded).
4. The Pit redevelopment will need to be assessed as a unique project.

Project	Project Cost Range	Description / Project Limits
A. Pedestrianize Main Street	\$1.5M to \$2.5M	Range is based on preferred and Alt.1 section. Ray Avenue to Green Avenue is 0.85 miles. Westwood Avenue to Commerce is 0.57 miles.
B. Gateway Features on Main Street	Varies	Refer to Gateway Project Sheet. Typical cost for a permanent art installation should reserve funds for \$200,000 minimum each.
C. Elm Street Upgrade	\$1.9M to \$2.7M	Range is based on the interim section and preferred section from Westwood Avenue to Green Avenue.
D. The String and Splinter Trail	\$1.5M/Mile	Assumes an average cost of typical greenway at \$1.5 million per mile. Project recommendations are from Southside Park to Armstrong Park (2.53 miles).
E. Railroad Esplanade	\$7.2M - \$11.4M	Assumes an average cost of urban section of pedestrian way at \$12M-\$18.5 M per mile and \$150k/trailhead. Project recommendations are from Lindsay Street to Hamilton Street
F. Pit Redevelopment	Not Provided	Refer to Development Scenarios.

legend	
	Project Study Area
	Railroad
	Amtrak Station
	Pedestrianize Main Street + Elm Street Upgrade
	Gateway Features
	String & Splinter Heritage Trail
	Railroad Esplanade
BASE MAP	
	Existing Greenway
	Planned Greenway
	Civic
	Institutional
	Open Space
	Buildings
	Future Ballpark

Downtown Multi-modal Vision Plan



STAKEHOLDERS + ACKNOWLEDGEMENTS

List of Stakeholders and Steering Committee Members



Stakeholders provided invaluable insight into the issues and opportunities in the study area. The following stakeholders were interviewed:

- Debbie Lumpkins, High Point Arts Council
- David Briggs, High Point Theatre
- Connie Lineberry, Connie C. Lineberry & Associates
- Tammy Nagem, High Point Market Authority
- Dorothy Darr, Southwest Renewal Foundation
- Teresa Loflin and Edith Brady, High Point Museum
- Charlie Simmons, Property Owner
- Barry Kitley, High Point University
- Dr. John Turpin, High Point University School of Art and Design
- Sarah Belle Tate, Connect High Point, High Point Chamber of Commerce
- Megan Oglesby, Connect High Point
- Heidi Majors, YWCA

The Steering Committee met during the process and provided key feedback on direction of the plan and its recommendations. Members included representatives from City departments, the City Manager's office, High Point Transit, Forward High Point, and the Southwest Renewal Foundation.

Acknowledgements



LandDesign is rooted in values that were established almost 40 years ago: Great Design, Leading Thought, and Collaboration. Although we embrace change and are constantly evolving as a firm, these 'roots' have continuously paved the way for great opportunities for all of us. Our story is not new and our story is simple: we create places that Matter. Places around the world that will matter for many people, for a long, long time.



It was apparent at the public meeting that the High Point Multi-Modal Vision Plan includes ideas and projects that High Point residents can champion. The plan represents a fusion of history, culture and design. It also marks a beginning of further community involvement that will yield rewards for all parties.

A very special thanks to the Steering Committee, Bill Bencini, the Mayor, Greg Demko, the City Manager, Randy McCaslin, the Deputy City Manager, Greg Venable, Transportation Planning Administrator for the High Point Metropolitan Planning Organization (HPMPO), Andrew Edmonds, Transportation Planner for the HPMPO, Property Owners, and Citizens of the City of High Point.

Thank you for allowing LandDesign and Creech & Associates to be part of reshaping downtown High Point and its public spaces. We appreciate the ability to take part in this project and looks forward to how High Point, its leaders and citizens will build on it in the years to come to create timeless places that matter.



Office of the Mayor
City of High Point
North Carolina

RESOLUTION

WHEREAS, House Bill 205 – Legal Notices/Newsprint has been introduced to the NC General Assembly to modernize publication of legal advertisements and notices; to create a pilot program to authorize certain counties to post legal advertisements and notices on the county website; and to amend provisions of certain benefits for newsprint employees; and,

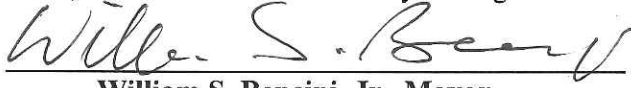
WHEREAS, the current law requires cities publish notices in local newspapers for items such as ordinances, budgets, notices of public hearings and audits. The law was written many years ago, prior to the use of the internet and social media; and,

WHEREAS, this antiquated requirement is costing taxpayers money to publish information that is not reaching as many citizens as could be notified through web-based options; and,

WHEREAS, the City of High Point has an active website along with Facebook, Twitter and Instagram pages. It is now feasible to notify the public via the governing body's website as it privies notification to a larger audience.

NOW THEREFORE BE RESOLVED, that the Mayor and High City Council supports the passage of House Bill 205 to modernize publication of legal advertisements and notices; to allow Guilford County and any municipality in Guilford County to use electronic means to provide public notice in lieu of publications.

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 7th day of August 2017.


William S. Bencini, Jr., Mayor



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 2309 Little Street in the City of High Point and more particularly described in Deed Book 7920, Page 215 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 2309 Little Street in the City of High Point, and is more particularly described in Deed Book 7920, Page 215 of the Guilford County Registry.

2. The consideration of the conveyance is CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the 7th day of August, 2017.

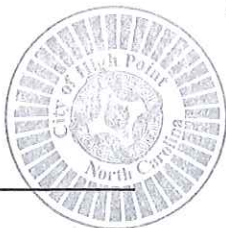
CITY OF HIGH POINT

By


William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 2305 Little Street in the City of High Point and more particularly described in Deed Book 7912, Page 2845 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 2305 Little Street in the City of High Point, and is more particularly described in Deed Book 7912, Page 2845 of the Guilford County Registry.

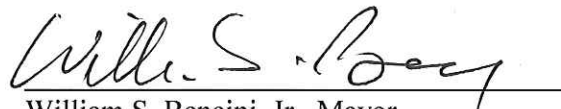
2. The consideration of the conveyance is CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

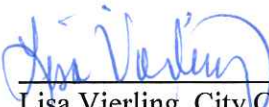
ADOPTED this the 7th day of August, 2017.

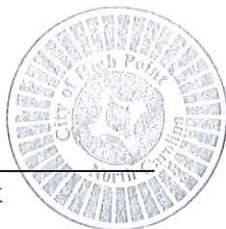
CITY OF HIGH POINT

By


William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 1608 Boundary Avenue in the City of High Point and more particularly described in Deed Book 7943, Page 2106 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

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3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the 7th day of August, 2017.

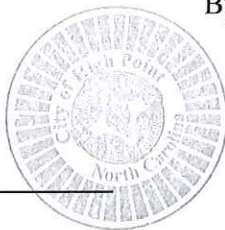
CITY OF HIGH POINT

By


William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 909 Howard Avenue in the City of High Point and more particularly described in Deed Book 7943, Page 2101 of the Guilford County Registry ("Property"); and

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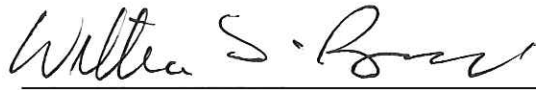
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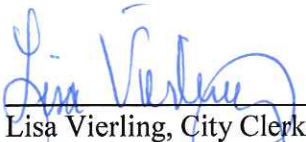
CITY OF HIGH POINT

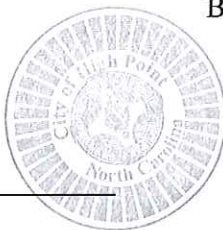
By



William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 723 and 725 Bridges Drive in the City of High Point and more particularly described in Deed Book 7957, Page 463 of the Guilford County Registry ("Property"); and

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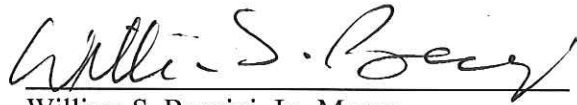
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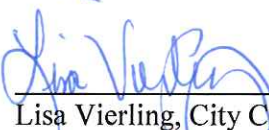
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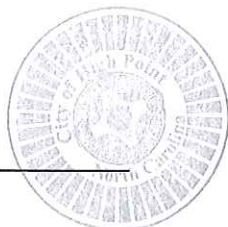
CITY OF HIGH POINT

By


William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 611 Bridges Drive in the City of High Point and more particularly described in Deed Book 7960, Page 262 of the Guilford County Registry ("Property"); and

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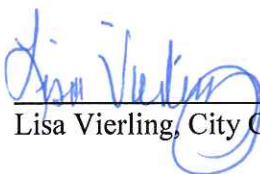
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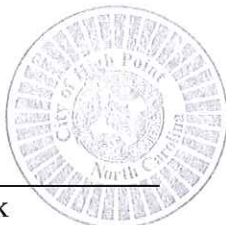
By



William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 505 Arlington Street in the City of High Point and more particularly described in Deed Book 7920, Page 1208 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

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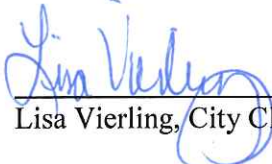
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CITY OF HIGH POINT

By


William S. Bencini, Jr., Mayor

Attested to:


Lisa Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Property Transfer to Core City CDC

From: Randy E. McCaslin, Deputy City Manager

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date /

Advertised By:

Attachments: Maps
Resolutions

PURPOSE:

To transfer City acquired residential lots to the newly incorporated Core City CDC for construction of new affordable housing.

BACKGROUND:

The City has acquired eight properties located at 505 Arlington Street, 2305 Little Avenue, 2309 Little Avenue, 1608 Boundary Avenue, 909 Howard Place, 723 Bridges Drive, 725 Bridges Drive, and 611 Bridges Drive. As per previous discussions with the City Council, we would like to transfer these properties to the Core City CDC. The CDC will then work with various groups to construct affordable housing on these properties for sale to qualified individuals that meet the required income limits.

BUDGET IMPACT:

These properties were acquired through our blight reduction funds which are annually appropriated. The long-term impact is growth in the City's tax base.

RECOMMENDATION / ACTION REQUESTED:

The City Manager's Office recommends that the City Council adopt Resolutions authorizing the transfer of these properties to the Core City CDC.



CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

EXHIBIT DRAWING FOR
505 ARLINGTON STREET

SCALE - 1"= 150'

DATE: AUGUST 2017

DRAWN: JKF

PROJECT: 2517



EXHIBIT DRAWING FOR
 909 HOWARD PLACE, 611 BRIDGES DRIVE
 723 BRIDGES DRIVE, AND 725 BRIDGES DRIVE

CITY OF HIGH POINT
 NORTH CAROLINA
 ENGINEERING SERVICES DEPARTMENT

SCALE - 1"= 150'	DATE: AUGUST 2017	DRAWN: JKF	PROJECT: 2517
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**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

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ADOPTED this the 7th day of August, 2017.

CITY OF HIGH POINT

By

William S. Bencini, Jr., Mayor

Attested to:

Lisa Vierling, City Clerk

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**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 2305 Little Street in the City of High Point and more particularly described in Deed Book 7912, Page 2845 of the Guilford County Registry (“Property”); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

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WHEREAS, the City of High Point owns a tract of land located at 2309 Little Street in the City of High Point and more particularly described in Deed Book 7920, Page 215 of the Guilford County Registry (“Property”); and

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CITY OF HIGH POINT

By

William S. Bencini, Jr., Mayor

Attested to:

Lisa Vierling, City Clerk

Forward High Point Master Developer Request For Qualifications High Point, N.C. Multi-Purpose Stadium Site Development

Community Overview

High Point, North Carolina is a globally-connected community, known as North Carolina's International City™ and Home Furnishings Capital of the World™. Twice each year, the city hosts the High Point Market, the world's largest home furnishings trade show. High Point is located alongside Greensboro and Winston-Salem in the Piedmont Triad region of North Carolina, the nation's 37th largest metro area with a population exceeding 1.6 million. High Point's population in 2017 was estimated to be 112,201 residents.

High Point is also home to High Point University whose student population is quickly approaching 5,000. The University has invested \$1.7 billion on the campus which is in close proximity to Downtown High Point.

High Point is a “gig city” having Internet connections that are amazingly fast – up to one gigabit per second. The city is accessible via five Interstate highways, four of which are in High Point – I-40, I-73, I-74, and I-85. Piedmont Triad International Airport (GSO) is located less than a mile from the High Point city limits, and two other airports are within a 75-minute drive – Charlotte Douglas International Airport (CLT) and Raleigh-Durham International Airport (RDU).

Downtown High Point has a total of 12 million square feet in the downtown dedicated to the Furniture Market. While some traditional downtown uses remain, a majority of the property has transitioned into furniture showroom space that is only active two weeks per year. The City is committed to redevelop/create an active downtown in areas north of the furniture showroom-dominated former downtown.

Project Overview

In 2015, the idea for a multi-use stadium was mentioned at a High Point Convention and Visitors Bureau retreat. A study was commissioned with Convention Sports and Leisure (CS). The study considered feasibility for a new stadium for the Coastal Plains League team currently located in Thomasville, the Hi-Toms. Publicity from the study generated interest from the Atlantic League, a larger independent baseball league. In March of 2016 the High Point City Council adopted a goal to create a downtown catalyst project that produces: 500 private sector jobs, 15-20 new restaurants and shops, 250 additional residential housing units and a centralized gathering space. Shortly thereafter, the CS&L study was retooled to reflect the possibility of an Atlantic League team as a tenant. City Council was briefed on the project on March 22, 2017 in closed session. The Atlantic League has met with members of a possible local ownership group, and on March 30, 2017 the League approved High Point as a location for a team pending the formation and vetting of the ownership group and a commitment from the City to build a stadium. Forward High Point, our non-profit downtown development corporation, continued to option land for the stadium at the preferred site, and on April 3, 2017 the project was presented publicly to City Council and Council voted to:

- Approve a Budget Amendment for use of reserves and internal loans to proceed with land purchases, site design and Multi-Use Stadium design with a total cost not to exceed \$15 million



- Authorize the City Manager to proceed with land purchases, site design and Multi-Use Stadium design with a total cost not to exceed \$15 million
- Authorize the City Manager to proceed with development of the Multi-Use Stadium financing plan
- Authorize the City Manager to develop an agreement with Forward High Point regarding their coordination of design and private development for the site
- Authorize Forward High Point to finalize team ownership and naming rights for the Multi-Use Stadium
- Authorize the City Manager to seek County participation regarding increased tax base

The City of High Point has asked Forward High Point to coordinate design and private development for the site, and Forward High Point is seeking qualifications from a Master Developer. The downtown currently suffers from inactivity during non-furniture market periods. The preferred developer will create and implement a vision to develop the roughly five acres around the Stadium with mixed-use development that includes first floor restaurant/retail and upper floor housing and brings vitality to the downtown.

Forward High Point sought the assistance of Dr. Nido Qubein to assist in the effort to secure team ownership and naming rights for the stadium. On Wednesday May 18, 2017, Dr. Qubein answered the call to assist in resounding fashion stating that he would assemble the ownership group to purchase an Atlantic League baseball team for the stadium and assist with procuring a naming rights contract for the stadium as requested. Qubein's announcement includes the long term naming rights, team ownership and in addition, plans to build a park, children's museum, children's educational cinema and event center in proximity to the Downtown Multi -Purpose Stadium for a total of \$38,000,000. Qubein went on to explain those funding commitments would be raised before September 15, 2017 and a not-for-profit will own the team and oversee the development of the other community amenities that will be constructed through private donations.

Multi-Purpose Stadium Site Development Team

The Master Developer will be expected to work with a Multi-Purpose Stadium Site Development Team which will consist of two members from Forward High Point, two members from the City and two members from the Team Ownership group.

Site

Odell & Associates has been hired by the City to provide a preliminary site plan aimed at allowing the City, Forward High Point and team owners to consider options for stadium location before land acquisition is completed. The proposed site is around 11 acres and is shown in red on the following diagram. Forward High Point has control of approximately 80% of the site, all of which will be purchased by the City. Negotiations on the final parcels are in process. The final site plan will be developed by the selected Master Developer in conjunction with the Multi-Purpose Stadium Site Development Team.



Conceptual Site Plan



Legend

1. Ball Park
2. Parking / Parking Deck
3. Retail / Restaurant / Multi-family
4. Ballpark Program Area
5. Plaza / Ballpark Entrance
6. Green Space
7. Home Run Porch
8. Club (2nd Level)
9. Showrooms
10. Berm Seating
11. Church Street Linear Park

Proposed Tabulations

Residential Units: 556
Retail / Restaurants: 12,800 SF
Showroom: 65,000 SF
Surface Parking: 48 Spaces
Parking Garage: 1050 Spaces





The final site plan must be densely developed with mixed use buildings that include first floor restaurants, multiple floors of upper level housing, retail, etc.

Stadium and Team

The Stadium will be constructed through a design build contract and the RFQ for the construction is in progress. The Building program and costs are as follows:

BUILDING PROGRAM AND COST ESTIMATE	
High Point Multi-Purpose Stadium: Atlantic League	
Seating Capacity:	
Fixed Seats	3,739
Premium Seating	246
Picnic Area	250
Grass Berm	750
Total Capacity	4,985
Premium Seating:	
Club Seats	150
Luxury Suites	8
Seats Per Suite	12
Total Premium Seats	246
Ballpark Opinion of Cost	
	\$21,754,598
General conditions	\$975,000
Stadium build contingency (5%)	\$1,087,730
Fees/bonds/insurance (5.5%)	\$1,196,503
Total Ballpark Opinion of Cost	\$25,013,831
Escalation to 9/17 construction start (4%)	\$1,000,553
Owner contingencies (5%)	\$1,250,692
Other FF&E (2%)	\$500,277
Soft costs (10%)	\$2,501,383
Total Project Cost	\$30,266,735
Cost Per Fixed Seat	\$8,095

Utilization assumptions for the facility are as follows:

Estimated Utilization: Atlantic League Tenant High Point Multi-Purpose Stadium			
Type	Number of Events	Average Paid Attendance	Annual Paid Attendance
Atlantic League Tenant	70	2,500	175,000
Other Events			
College Baseball	5	1,000	5,000
High School Football	14	500	7,000
High School Baseball	5	500	2,500
Concerts	3	2,500	7,500
High Point Market Events	8	500	4,000
Festivals/Celebrations	4	750	3,000
Meetings/Banquets	25	40	1,000
Other	10	250	2,500
Total Other Events	74		32,500
TOTAL	144		207,500

Note: Meetings/Banquets would not be charged a ticket fee.

Further detail from the CS&L study is available. The utilization is based on a capture area of 230,000+ south of the middle of High Point. Average attendance in the Atlantic League is 4,184. The lowest average attendance among the Atlantic League teams is 2,916, and as shown above our Atlantic League attendance assumptions are an average of 2,500.

Market Studies

Forward High Point has contracted with Danter & Associates for residential market study with an expected delivery date of August 1. The nearby hospital as well as graduate programs at HPU (now at a few hundred students but anticipated to be at 1,000 in the next several years) offer great opportunity for partnerships as the University has already stated that it will not build on-campus housing for those students. ElectriCities (High Point is a member of the Electric Co-op and provides electricity within the City) has contracted with Shamrock Capital, LLC for a hotel study that is anticipated to have a similar delivery date.

Project Timeline

RFQ Issued May 26, 2017

RFQ Responses Due June 30, 2017

Developer Interviews July 10-17, 2017

Developer Selection July 18, 2017

Pre-Development Process July 24 – August 24, 2017

Development Agreement August 25-September 8, 2017

Developer Agreement to City Council September 18, 2017

Developer Qualifications

Developers should have demonstrated experience delivering complex mixed-use projects involving multiple projects/developers in an urban context. They should demonstrate experience working on sites of a similar scale to the High Point, N.C. Multi-Purpose Stadium Site Development. The selected developer (or development team) shall lead the detailed design of a master plan document in a Pre-Development Process in collaboration with the Multi-Purpose Stadium Site Development Team (City, Forward High Point, Atlantic League Team Owners)

During this Pre-Development Process period, the selected developer(s) will have an exclusive right to plan and negotiate development strategies with the members of the Multi-Purpose Stadium Site Development Team. The master plan should include phased infrastructure plans as well as an overall implementation strategy based on economic development goals balanced with market demand. During the Pre-Development Process, the selected developer(s) will work with the Multi-Purpose Stadium Site Development Team to advance opportunities presented in the development portfolio as part of a comprehensive master plan. The developer(s) will be responsible for economic analyses, the development of a business and financing plan and an overall assessment of project costs. At the conclusion of the Pre-Development Process, the developer(s) will present the recommended master plan to the Multi-Purpose Stadium Site Development Team for approval. The Multi-Purpose Stadium Site Development Team will then assist the developer(s) in communicating the master plan to the governing boards of key development partners including the City of High Point, High Point University, and key businesses and property owners. Following approval of the master plan by the constituent members of the Multi-Purpose Stadium Site Development Team, the selected developer(s) and the Multi-Purpose Stadium Site Development Team will create one or more development agreements to guide the implementation of the master plan. The developer will be responsible for obtaining financing for construction of infrastructure and other development costs, as well as other financing mechanisms such as New Markets Tax Credits. The selected developer will market and manage the project and will coordinate and/or perform development and construction of public and private elements over the course of the project's build-out, as provided in the approved development agreement(s).

Response must be received by 5:00 p.m. on June 30. Responses received after the deadline will not be accepted. It is neither the Forward High Point's responsibility nor practice to acknowledge receipt of any proposal. It is the prospective developer's responsibility to assure that a proposal is received in a timely manner.

Each respondent should submit one (1) full electronic copy and seven (7) copies of their submission in 8.5" x 11" format (11" x 17" pages may be folded). Total submission must not exceed sixty (60) pages. The original and all copies must be clearly labeled, containing respondent's contact information. All costs associated with the submittal requirements are at the sole responsibility of the respondents.

Submittal Contents

The Multi-Purpose Stadium Site Development Team is committed to transparent and informed public-private partnerships. Qualified developers are those that share this commitment and are willing to provide the necessary due diligence documentation for the Multi-Purpose Stadium Site Development Team to fully evaluate the qualifications, capacity and experience of the development team, as well as to undertake the necessary negotiations in connection with the developer. As such, all respondents shall issue the following documentation, in the following order:

1. Table of Contents

2. Corporate Entity (Tab A)

- All formation documents of the developer entity, including the formation documents, the operating agreement, shareholder agreement, or partnership agreement, as applicable, and a current certificate of good standing
- The name, business address and (as applicable) ownership percentage of each of the current members and officers of the developer entity
- The name and business address of any entity which is currently a manager or director of the developer entity
- A brief narrative history of the developer or development team should be provided. The history should include:
 - Identify the project manager and other members of the proposed development team (if known at this time) such as engineer, architect, etc.
 - Reasons why the developer or development team is qualified and unique capabilities which distinguish the team or developer
 - Description of core business activities
 - Number of years in business
 - Number of full-time employees
 - Supplemental materials, such as company brochures, etc.
 - List of any commercial properties or development sites in the Southeast region currently owned or controlled by the developer
- If the firm responding to the RFQ intends to include other firms or professionals as part of their team, please identify these team members and highlight relevant experience

3. Financial Capacity (Tab B)

- Respondents should provide the information listed below to demonstrate the financial capacity to undertake and complete the development proposed. Respondents should include the following information which shall be used solely by the Multi-Purpose Stadium Site Development Team for purposes of evaluation under this RFQ and will be treated as confidential to the extent allowed by law
 - Most recent annual report(s)
 - List of any current non-performing loans or loan defaults in the last five years
 - Description of instances in which a member of the development team has been involved in litigation or other legal dispute regarding a real estate venture during the past five years

- Information about instances in which any member of the developer's team has ever filed bankruptcy, or any projects that have been lost to foreclosure
 - Provide a statement as to whether the respondent or any officer, principal or principal employee has been adjudged bankrupt either voluntary or involuntary, or has been convicted of a felony in either case, within the last ten (10) years
 - Past history of raising capital and working with complex public financing instruments
 - Composition of real estate portfolio by type and occupancy percentage
- Auditor-prepared financial statements will be required prior to the execution of any Development Agreement

4. Experience (Tab C)

- Similar projects (no more than four [4]) - Please provide a description and data on similar development projects completed or in process by the developer within the last ten (10) years. Include:
 - Project names, location and type of real estate product
 - Description of the real estate product, its qualities and amenities
 - Current status of the project (construction status or number of years since completion)
 - Photos, drawings, site plans and related marketing materials of the project
 - Development cost and financing summary
 - Primary sources of equity and debt
- Specifically address:
 - Experience with large, master planned, mixed-use urban development projects, including planning, design, financing, collaboration with other developers, master developer roles (if applicable), construction management and administration
 - Experience in negotiating and implementing significant development agreements with municipalities or other public sector entities
 - Development experience in association with colleges or universities
 - Experience with the use of New Markets Tax Credits and other applicable tax credits and
 - Past development experience
 -
- References within each of the following categories. Please provide complete contact information for individuals who can provide information related to the following items:
 - Public or Government: Identify at least two (2) redevelopment agency, county, city, or other public officials who have been involved with a project completed by the developer or development team
 - Financial Partner/Investor/Lender: Identify at least two (2) contacts that have provided members of the development team with debt or equity financing of the magnitude likely to be required for the proposed project
 - General: Provide contact information for at least two (2) other individuals that can provide information about the experience and capabilities of the developer for a project of this magnitude
- Resumes of key staff that will be involved in this project

5. Vision, Interest, Plan of Attack (Tab D)

- Prospective developers are asked to share their initial vision for the further development of the Multi-Purpose Stadium Site. Respondents should provide a narrative demonstrating their understanding of the Multi-Purpose Stadium Site Development Team vision, the participants and their vision for the Multi-Purpose Stadium Sites ultimate build-out. The narrative should demonstrate familiarity with existing conditions and prior studies related to the downtown and the community. The vision statement should identify key challenges and opportunities anticipated by the developer, and explain how these may impact the Multi-Purpose Stadium Site implementation. The vision statement should also identify creative ideas and innovative approaches to the development of the Multi-Purpose Stadium Site that the developers and its team would propose and specific expertise they would deploy to successfully realize the Multi-Purpose Stadium Development project.
- Specifically address how local developers and key community institutions can be brought in as part of the development
- If your development firm/team is chosen to lead this development effort, please outline the process and time schedule for phased development as it relates to the spring 2019 opening of the stadium. It is the Multi-Purpose Stadium Site Development Team's desire to have phased construction of development begin at the same time as the stadium construction.

Site Visits

Individual site visits may be scheduled by appointment. Interested respondents are encouraged to visit High Point and meet with staff, subject to availability.

Communications

Inquiries regarding this selection process are to be directed to the Multi-Purpose Stadium Site Development Team as follows:

Ray Gibbs, Executive Director Forward High Point
Email: ray.gibbs@forwardhighpoint.com
Phone: 336.420.2677

Rights

The Multi-Purpose Stadium Site Development Team reserves the right to reject any or all submittals in this developer solicitation process. The Multi-Purpose Stadium Site Development Team reserves the right to amend submittal requirements, including due dates, and other materials, as may be necessary to ensure a competitive and transparent process. All work products submitted by respondents as part of the required submittals become the property of the Multi-Purpose Stadium Site Development Team. No submissions will be returned to respondents.

Selection Considerations

In reviewing the responses, the following criteria will be considered:

1. The general qualifications, performance, financial capacity and organizational capacity of the developer to successfully plan and complete development projects of similar type and scale on time and within budget
2. Vision Statement – Creativity and coherence in defining a vision for the Multi-Purpose Stadium Site with a roadmap for the successful development of the project over the long term
3. Experience – A review and judgment of the development entity's experience in negotiating complex real estate transactions with public/private partnerships; experience with mixed-use urban development involving the integration of public and private funding sources, particularly in the creation of infrastructure and parking facilities; experience with planning, designing, developing, constructing, marketing, leasing and managing mixed-use infill projects of similar scale and complexity; and experience with the use of public finance and economic development incentive programs, including tax credits, tax increment financing, municipal improvement districts, etc.
4. The extent to which the proposed development follows the goals explained in this RFQ and other relevant planning documents for the area
5. The anticipated market and financial feasibility of the project
6. The anticipated ability of the project to secure necessary public and private funds
7. The public benefits that are anticipated to be provided by the project
8. Ability to commence project predevelopment activities upon selection
9. Experience facilitating civic engagement processes in developing approved redevelopment plans
10. Overall quality of the submission
11. Creative ideas and innovative approaches to realizing the Multi-Purpose Stadium Site Development vision

The Multi-Purpose Stadium Site Development Team will review responses received by the due date. They will select the finalists for consideration by the Forward High Point Board of Directors. Prospective developers may be requested to present their submittals to the Forward High Point Board of Directors and/or High Point City Council before a final selection to be made.

Forward High Point Board of Directors (FHP) are working on behalf of the Multi-Purpose Stadium Site Development Team and will work with the selected developer (or developer team) to enter into a development agreement that will guide development activities within the Multi-Purpose Stadium Site.

The Multi-Purpose Stadium Site Development Team may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the development team or developer for these opportunities. The Multi-Purpose Stadium Site Development Team reserves the right to reject any or all responses or parts of responses, to negotiate modifications of responses submitted and to negotiate specific work elements with a prospective developer into projects of lesser or greater magnitude than described in this RFQ or the prospective developer's response.

Standard Terms and Conditions

This is a non-binding RFQ. Neither this RFQ nor any selection of a developer's response by the Multi-Purpose Stadium Site Development Team, Forward High Point or the City of High Point create any obligation by the Multi-Purpose Stadium Site Development Team, Forward High Point or the City of High Point or other parties to sell real estate or enter development agreements.

CITY OF HIGH POINT

AGENDA ITEM



Title: City of High Point Downtown Multi-modal Vision Plan

From: Mark McDonald, Transportation Director

Meeting Date: Monday August 7, 2017

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments:

PURPOSE:

Consideration of the City of High Point Downtown Multi-modal Vision Plan.

BACKGROUND:

The High Point Metropolitan Planning Organization received a federal grant to develop a downtown Multi-modal Vision Plan for the City of High Point. The plan includes recommendations for priority bicycle and pedestrian improvements as well as an evaluation of opportunities for a trail head, public art, placemaking projects, and redevelopment opportunities. The planning process included an analysis of existing plans and ongoing projects that impact the study area, an existing conditions analysis, a precedent study, stakeholder interviews, steering committee meetings, and a public meeting. This plan was reviewed by the Prosperity & Livability Committee at the August 2nd meeting and recommended for approval by the City Council.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Department of Transportation and the Prosperity & Livability Committee recommends approval of the City of High Point Downtown Multi-modal Vision Plan by City Council.

CITY OF HIGH POINT

AGENDA ITEM



Title: Street Abandonment 17-02
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 7, 2017

Public Hearing: Yes

Advertising Date: July 21 & 28, 2017 and
August 4 & 6, 2017

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Resolution of Abandonment

PURPOSE:

A request by High Point University to abandon the eastern portion (approximately 845 feet) of the E. Farriss Avenue right-of-way, specifically the southern segment of the right-of-way lying between N. Centennial Street and Panther Drive (a private drive). In addition, the Planning & Development Department amended the request to also abandon that portion of the Fifth Street right-of-way lying between the northern and southern segment of the E. Farriss Avenue right-of-way.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are 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 June 25, 2017, a public hearing was held before the Planning and Zoning Commission regarding Street Abandonment 17-02. The Planning & Zoning Commission recommended **approval** of these requests, by a vote of 7-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University

Street Abandonment 17-02

At its July 25, 2017 public hearing, the Planning and Zoning Commission reviewed Street Abandonment 17-02. All members of the Commission were present, except for Andrew Putnam. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request, on behalf of the applicant, was Mr. Barry Kitley, Director of Special Projects at High Point University. Mr. Kitley stated that the street abandonment will allow the University to improve traffic flow along this portion of the campus boundary and they are evaluating the possibility of expanding an abutting parking lot in this area.

Speaking in opposition of the request:

No one spoke in opposition to this request. However, Elizabeth and David Brauns, 810 E. Farris Avenue, who live near the proposed street abandonment had the following questions:

- What happens to the abandoned right-of-way, who gets that land area;
- What happens to utility lines in the right-of-way;
- What will happen to the park/greenway trail abutting this right-of-way;
- Can the City sell property they own in this area; and would public hearings be required if the University wants to install a brick fence along a portion of the abandoned right-of-way.

These questions were addressed by Herbert Shannon Jr., Senior Planner; Lee Burnette, Planning & Development Director and Brent Cole, Assistant City Attorney as follows:

- If approved, the abandoned right-of-way would be divided with half given to the property owner to the north (i.e. City of High Point) and half given to the property owner lying south of the right-of-way (i.e. High Point University).
- Easements will be retained over the existing utility lines. This will allow access for regular inspections and maintenance of these utilities.
- This street abandonment does not change or impact the abutting park and greenway trail.
- The North Carolina General Statutes address the manner in which property owned by a municipality may be sold.
- As to placement of University signature fence, if it's in a public right-of-way or on City-owned property the City Council must authorize it.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended approval of Street Abandonment Case 17-02, as amended and recommended by staff, by a vote of 7-0.

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

**STAFF REPORT
STREET ABANDONMENT CASE 17-02
July 25, 2017**

Request	
Applicant: High Point University	Proposal: To abandon the eastern portion (approximately 845 feet) of the E. Farriss Avenue right-of-way, specifically the southern segment of the right-of-way lying between N. Centennial Street and Panther Drive (a private drive). In addition, the Planning & Development Department amended the request to also abandon that portion of the Fifth Street right-of-way lying between the northern and southern segment of the E. Farriss Avenue right-of-way.

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
E. Farriss Avenue	Local Street	34-foot wide right-of-way; 26-foot wide paving with curb & gutter
Fifth Street	Local Street	100-foot wide right-of-way Unimproved, no street paving

Adjacent Property Zoning and Current Land Use		
North	Residential Single Family-3 (R-3) District	Greenway trail and single family dwellings
East	Institutional (I) District	High Point University Campus
South	Conditional Zoning Institutional (CZ-I) District	High Point University Campus
West	Residential Single Family-3 (R-3) District	Greenway trail and portion of E. Farriss Avenue to remain a public street

Analysis

This is a request by High Point University to abandon a portion of an improved street (E. Farriss Avenue) and an unimproved street (Fifth Street) that were established with the recoding of a plat in 1939 entitled “Plat no. 2 Sherwood Park – Property of O.A. Kirkman”. These abandonments are lying along that portion of E. Farriss Avenue between N. Centennial Street and Panther Drive. This part of E. Farriss Avenue has a unique configuration as it consists of a 2-way northern leg and a 2-way southern leg. Between the two legs is a park containing the Phil Wylie Greenway which is part of the City’s greenway system. The requested abandonment is proposed for the eastern half of the southern leg of E. Farriss Avenue.

During the past two decades, High Point University has grown in its student population and its campus physical configuration. A sizeable amount of this campus expansion has occurred near the southwestern perimeter of the historic campus boundary, from Panther Drive (formally known

as West College Drive) westward toward N. Centennial Street, and along both sides of Montlieu Avenue. This expansion has primarily consisted of the University purchasing all parcels within city blocks adjacent to the campus. The University then petitioned to have the public streets next to these blocks abandoned. The blocks and former public streets were then incorporated into the campus.

The campus boundary now abuts E. Farriss Avenue, between N. Centennial Street and Panther Drive. The University owns all the property along the southern boundary of the southern leg of E. Farriss Avenue, except for 806 and 810 E. Farriss Avenue. They are petitioning to abandon approximate 845 feet of the eastern section of the southern leg of E. Farriss Avenue, as measured from Panther Drive. This abandonment does not include that portion of the public street that is next to the two parcels they do not own. This remaining western part of the street, west to N. Centennial Street, will continue to be a public street.

The Planning and Development Department has amended this request to abandon the unimproved part of the Fifth Street right-of-way that runs between the northern and southern legs of E. Farriss Avenue across the greenway. Since the University's abandonment request abuts this unimproved part of Fifth Street and there are no plans to improve this portion of Fifth Street, this right-of-way would serve no public purpose.

The remaining parcels, 806 and 810 E. Farriss Avenue, will still have frontage to an improved public street and public street access to N. Centennial Street. To ensure the continued convenient access for these remaining property owners, the University is proposing to install a T-turnaround where the public street ends for the residents, general public, and for large service vehicles. Therefore, abandonment of the City's interest will not deprive any owner of access to their property. Advertisement of the public hearing was completed per requirements of the Development Ordinance by sending mailed notices to abutting property owners, placing a notice in the High Point Enterprise and the posting of public hearing signs at both ends of the ROW proposed to be abandoned.

Findings & Recommendations

The Technical Review Committee (TRC) reviewed this request and identified no concerns related to the abandonment of these right-of-ways. However, the Public Service Department, Engineering Service Department and Electric Department identified City stormwater, sewer, water and electric utility lines within these ROWs. These departments noted that easements must be retained over these utility lines. In addition, a Piedmont Natural Gas line runs along the E. Farriss Avenue and the Fifth Street ROW proposed for abandonment. Also, easement must be retained over this private utility line.

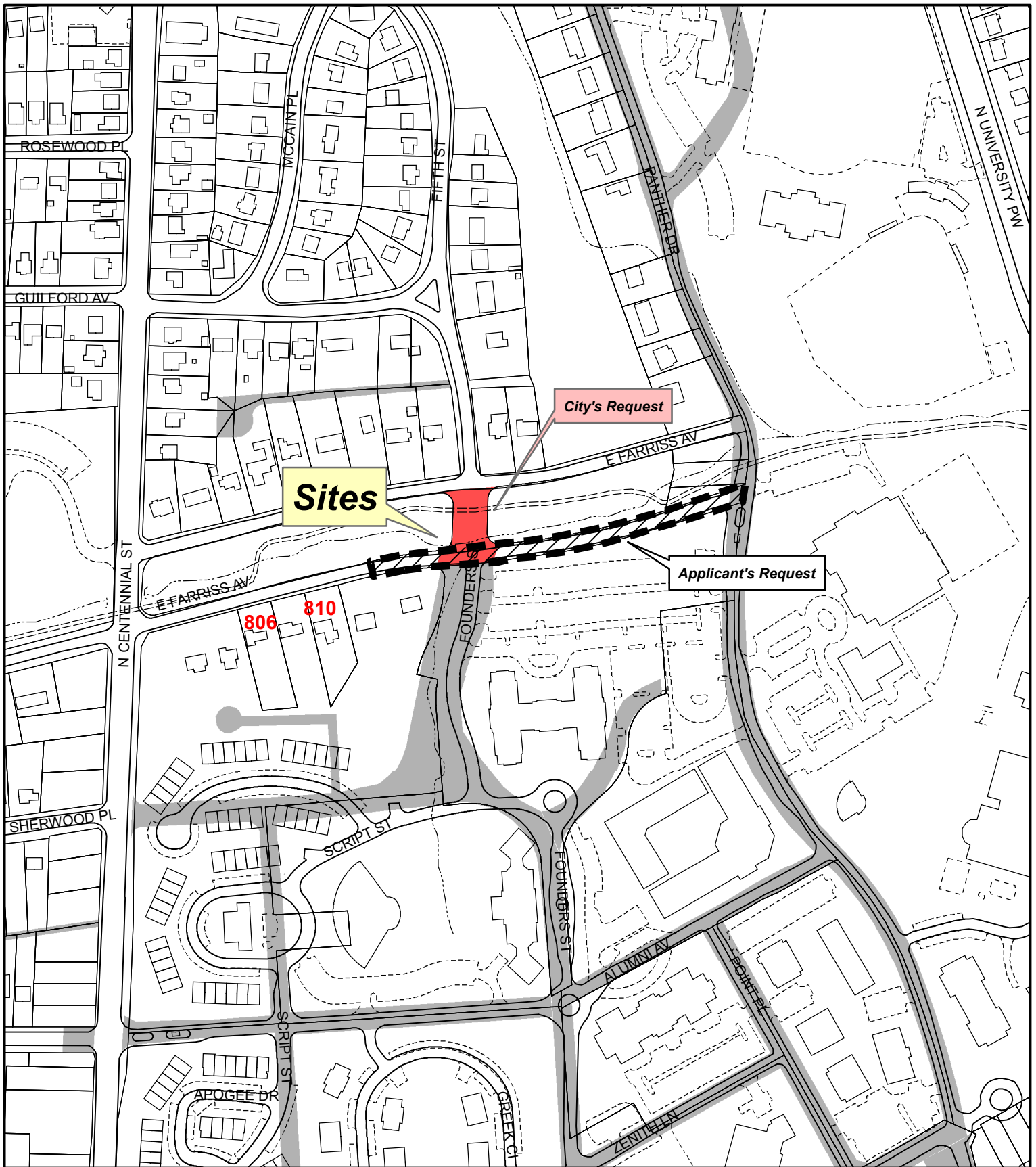
Based upon this analysis, this abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner, as provided by state statutes, is found not to be contrary to the public's interest and is found not to deprive owners in the vicinity of the right-of-way reasonable means of ingress and egress to their property. The Planning and Development Department recommends approval of the request with the retention of the following utility easements:

- 1) Retention of a 20-foot wide stormwater/drainage easement centered over the existing stormwater lines within and crossing the right-of-ways;

- 2) Retention of a 20-foot wide electrical easement centered over the existing electrical pole and service lines within and crossing the right-of-ways; and
- 3) Retention of a 20-foot wide sewer line easement centered over existing sewer lines within or crossing the right-of-ways;
- 4) Retention of a 20-foot wide water line easement centered over existing water lines within or crossing the right-of-ways; and
- 5) Retention of a 20-foot wide Piedmont Natural Gas easement centered over existing gas lines within or crossing the right-of-ways.

Report Preparation

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



STREET ABANDONMENT SA-17-02

Applicant: High Point University / City of High Point

Area: 1.12 acres



Location of requested street abandonment



Previously abandoned right-of-ways

Planning & Development
Department

City of High Point

Date: July 11, 2017



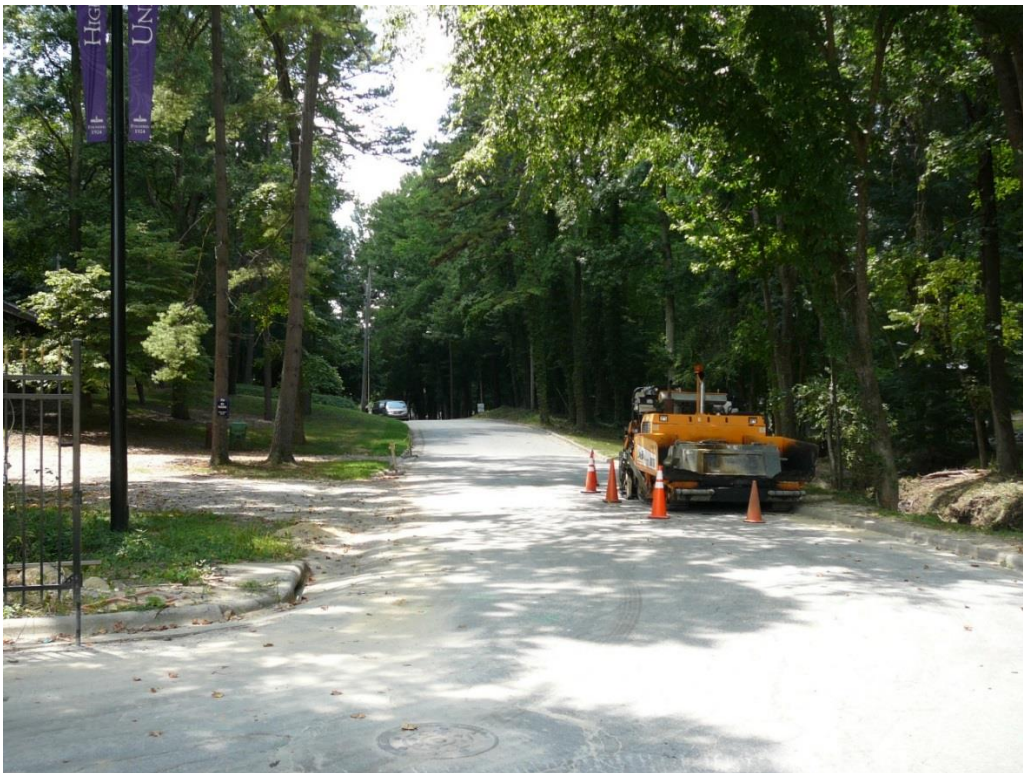
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2017\pz\sa17-02.mxd

Attachments: Photographs (July 2017) and Aerial (2014)
**Looking east along E. Farriss Avenue toward the area of abandonment
(inwards to the campus).**



**Looking west along E. Farriss Avenue toward the area of abandonment
(outwards to N. Centennial Street).**



Looking south toward the unimproved part of Fifth Street



Looking north toward the unimproved part of Fifth Street





STREET ABANDONMENT SA-17-02

Applicant: High Point University / City of High Point
Area: 1.12 acres



Location of requested street abandonment



Previously abandoned right-of-ways

Planning & Development
Department

City of High Point

Date: July 11, 2017



Scale: 1"=200'
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2017/pz/sa17-02photo.mxd

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. xxxx / 17-xx

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 7th DAY OF AUGUST, 2017, AT 5:30 P.M. IN THE HIGH POINT THEATRE, GALLERY B, 220 E. COMMERCE AVENUE, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 17-02

(abandon the eastern portion of E. Farriss Avenue and abandon a portion of Fifth Street)

WHEREAS, High Point University and the Planning & Development Department has petitioned the City Council of the City of High Point to permanently abandon (close) a portion of the E. Farriss Avenue right-of-way and a portion of the Fifth Street right-of-way:

Part A (portion of E. Farriss Avenue):

A request to abandon the eastern portion (approximately 845 feet) of the E. Farriss Avenue right-of-way, specifically the southern segment of the right-of-way lying between N. Centennial Street and Panther Drive (a private drive), which is more specifically described as follows.

The intent of this description is to describe for abandonment purposes a portion of right-of-way for Farriss Avenue as originally dedicated on "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds. Said plat dedicates two parallel Farriss Avenues. All references to Farriss Avenue herein shall indicate the south most of the two Farriss Avenues as shown on said plat.

Commencing at a point on the right-of-way of Farriss Avenue and being a common corner of lot #2 and lot #3 (the northwest most corner of lot #2 and the northeast most corner of lot #3) of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds, said point also being shown on plat book 189, page 60 as the northeast corner of Harriet E. Brauns and William D., deed book 4348, page 2090; thence along the south right-of-way of Farriss Avenue and the north line of said lot #2, North 77 Degrees, 45 Minutes East, 60.04 feet to a point; thence with a curve to the right having a radius of 1145.66 feet for a distance of 34.96 feet to the common corner of lot #1 and lot #2 of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 to the **Point and Place of Beginning** for the herein described property; thence crossing Farriss Avenue in a northerly direction for 34 feet to a point in the north right-of-way of Farriss Avenue; thence along a curve to the right having a radius of 1179.66 feet for an approximate distance of 135 feet to a point; thence North 86 Degrees, 15 Minutes, East, 7.42 feet to a point; thence continuing with the north right-of-way of Farriss Avenue, North 86 Degrees, 15 Minutes East, approximately 148 feet to a point; thence North 86 Degrees, 15 Minutes East, 30.61 feet to a point; thence along a curve to the left having a radius of 1571.21 feet for 278.80 feet to a point; thence North 76 Degrees, 5 Minutes East, 82.30 feet to a point; thence continuing with the north right-of-way of Farriss Avenue in a northeasterly direction approximately 170 feet to the west margin of the abandoned West College Drive per resolution recorded in deed book 7559, page 56; thence in a southerly direction along the western margins of the previously abandoned West College Drive approximately 34 feet to the south right-of-way of Farriss Avenue; thence in a westerly direction with the south right-of-way of Farriss Avenue approximately 170 feet to the north east most corner of lot #1 of Block Eight of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67; thence with the south right-of-way of Farriss Avenue and the north line of lots 1 through 4 of Block Eight of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67, the following three calls, (1) South 76 Degrees, 5 Minutes West, 67.05 feet, (2) along a curve to the right having a radius of 1,605.21 feet an arc distance of 284.83 feet to a point; thence continuing with the south right-of-way of Farriss Avenue in an easterly direction along the northern margins of the previously abandoned section of Fifth Street per Resolution recorded in Deed Book 7274 Page 1659 approximately 155.5 feet to a point in the north line of lot #1 of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67; thence continuing with the south line of Farriss Avenue and the north line of lot #1 with a curve to the left having a radius of 1145.66 feet for a distance of approximately 135 feet to the **Point and Place of Beginning**.

Together with any right-of-way of Farriss Avenue, which may have been dedicated by recordation of that "Exclusion Map for High Point University" as recorded in plat book 191, page 140.

Part B (portion of Fifth Street):

A request to abandon that portion of the Fifth Street right-of-way lying between the northern and southern segment of the E. Farriss Avenue right-of-way, which is more specifically described as follows

The intent of this description is to describe for abandonment purposes a portion of right-of-way for Fifth Street as originally dedicated on "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds. Said plat dedicated a section of Fifth Street between two parallel Farriss Avenues. This section of Fifth Street was not improved, and consisted of two parallel lanes of 34 feet each, divided by a 32-foot wide island/median. The following description includes the area within the island/median.

Commencing at a point on the right-of-way of Farriss Avenue and being a common corner of lot #2 and lot #3 (the northwest most corner of lot #2 and the northeast most corner of lot #3) of Block Seven of "PLAT NO. 2 SHERWOOD PARK" as recorded in plat book 11, page 67 of the Guilford County Register of Deeds, said point also being shown on plat book 189, page 60 as the northeast corner of Harriet E. Brauns and William D., deed book 4348, page 2090; thence along the south right-of-way of Farriss Avenue and the north line of said lot #2, North 77 Degrees, 45 Minutes East, 60.04 feet to a point; thence crossing Farriss Avenue in a northerly direction for 34 feet to a point in the north right-of-way of Farriss Avenue; thence with a curve to the right having a radius of 1,179.66 feet for an arc distance of 175.01 feet to a point; thence continuing with the right-of-way of Farriss Avenue North 86 Degrees, 15 Minutes, East, 7.42 feet to a point in the west right-of-way of Fifth Street and being the **Point and Place of Beginning** for the herein described property; thence with the west right-of-way of Fifth Street the following three calls, (1) along a curve to the left having a radius of 26.42 feet, for an arc distance of 41.08 feet to a point, (2) North 3 Degrees, 30 Minutes East, 78.06 feet to a point, (3) along a curve to the left having a radius of 26.42 feet, for an arc distance of 44.86 feet to a point on the south side of the 34 foot wide right-of-way of Farriss Avenue; thence North 86 Degrees, 15 Minutes East along a new line being 17 feet south and parallel to the centerline of Farriss Avenue an approximate distance of 148 feet to a point in the east right-of-way of Fifth Street; thence with the east right-of-way of Fifth Street the following three calls, (1) along a curve to the left having a radius of 28.42 feet, an arc distance of 41.00 feet to a point, (2) South 3 Degrees, 30 Minutes West, 78.06 feet to a point, (3) along a curve to the left having a radius of 26.43 feet, an arc distance of 44.86 feet to a point on the north right-of-way of Farriss Avenue; thence South 86 Degrees, 15 Minutes West along a new line being 17 feet north and parallel to the centerline of Farriss Avenue an approximate distance of 148 feet to the **Point and Place of Beginning**.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 17th day of July, 2017, at 5:30 p.m. setting the 7th day of August, 2017 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning July 21 & 28, 2017 and August 4 & 6, 2017; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described portions of E. Farriss Avenue and Fifth Street; and

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

NOW THEREFORE BE IT RESOLVED:

1. That the portion of E. Farriss Avenue and that portion of Fifth Street right-of-way, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. That the City of High Point shall retain a 20-foot wide stormwater/drainage easement centered over the existing stormwater lines within and crossing the right-of-ways;
3. That the City of High Point shall retain a 20-foot wide electrical easement centered over the existing electrical pole and service lines within and crossing the right-of-ways;
4. That the City of High Point shall retain a 20-foot wide sewer line easement centered over existing sewer lines within or crossing the right-of-ways;
5. That the City of High Point shall retain a 20-foot wide water line easement centered over existing water lines within or crossing the right-of-ways; and
6. That the City of High Point shall retain a 20-foot wide Piedmont Natural Gas easement centered over existing gas lines within or crossing the right-of-ways.
7. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 7th day of August, 2017
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Report of Surplus Equipment Disposal

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Report

Meeting Date: August 7, 2017

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

To report the sale of surplus equipment in fiscal year 2016-2017 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 \$603,501.32 in proceeds for the City of High Point

RECOMMENDATION / ACTION REQUESTED:

No action is required

City of High Point

Vehicles/Equipment Sold

FY 2016-2017

	<u>Item Description</u>	<u>Eq #</u>	<u>Date Sold</u>	<u>Sale Amount</u>	<u>Less Fees</u>	<u>Total Deposited</u>
1	Payton Cyvac M Forensic Fingerprint Vac Machine	-	7/13/2016	105.00	7.88	97.13
2	2008 Sterling L7500 w/Heil 5000 25 yard Rear Loader	686	7/1/2016	61,020.00	4,576.50	56,443.50
3	2005 Ford Crown Victoria Police Interceptor	174	7/1/2016	2,185.00	163.88	2,021.13
4	2008 Dodge Magnum SXT	252	7/1/2016	3,990.00	299.25	3,690.75
5	2006 Bobcat T190 Skid Steer Track Loader	1445	7/18/2016	14,615.00	1,096.13	13,518.88
6	2006 Freightliner with NuLife Knuckleboom Loader	976	7/20/2016	26,815.00	2,011.13	24,803.88
7	Olympia Mastertype 3 Typewriter	-	7/19/2016	20.00	5.00	15.00
8	Office Chair	-	7/19/2016	30.00	5.00	25.00
9	2005 Ford Crown Victoria Police Interceptor	177	7/27/2016	3,515.00	263.63	3,251.38
10	1987 Ford 3910 Tractor	1118	7/28/2016	5,115.00	383.63	4,731.38
11	Lot of Ten Setina Vehicle Partitions	-	8/4/2016	80.00	6.00	74.00
12	2003 Ford Crown Victoria Police Interceptor	379	8/8/2016	2,515.00	188.63	2,326.38
13	Used Husky Truck Tool Box	-	8/8/2016	50.00	5.00	45.00
14	Lot of Used Computer Equipment	-	9/26/2016	1,956.00	146.70	1,809.30
15	2008 Ford F-250 SD XL 2WD Pickup	1399	8/11/2016	6,270.00	470.25	5,799.75
16	2005 Ford Crown Victoria Police Interceptor	164	8/18/2016	2,273.00	170.48	2,102.53
17	2004 Ford Crown Victoria Police Interceptor	273	8/25/2016	1,765.00	132.38	1,632.63
18	2005 Jeep Grand Cherokee Limited 4WD	83	8/22/2016	5,915.00	443.63	5,471.38
19	1999 Ford F800 w/ 52' Hi-Ranger Aerial Bucket	2061	8/31/2016	6,265.00	469.88	5,795.13
20	2005 Ford Crown Victoria Police Interceptor	176	9/1/2016	2,595.00	194.63	2,400.38
21	2003 Ford Crown Victoria Police Interceptor	370	8/29/2016	4,000.00	300.00	3,700.00
22	2009 Dodge Charger SE	33	9/2/2016	4,580.00	343.50	4,236.50
23	2003 Ford F-450 SD 2WD with Utility Body	444	9/13/2016	7,615.00	571.13	7,043.88
24	Used Hunter DSP9000 Wheel Balancer	-	9/14/2016	431.00	32.33	398.68
25	2006 Ford Taurus SE	1715	9/15/2016	2,015.00	151.13	1,863.88
26	Amida Arrow Board	-	9/22/2016	343.33	25.75	317.58
27	2004 Ford Crown Victoria Police Interceptor	283	9/22/2016	410.00	30.75	379.25
28	1996 L.A. Woods Three Reel Wire Trailer	2021	9/29/2016	1,455.00	109.13	1,345.88
29	2010 Chevrolet Impala LT	110	10/3/2016	4,426.00	331.95	4,094.05
30	2001 Ford Crown Victoria Police Interceptor	300	10/6/2016	2,015.00	151.13	1,863.88
31	1998 Tow Go Trailer with Billy Goat Leaf Vacuum	1440	10/12/2016	1,360.00	102.00	1,258.00
32	GE Hot & Cold Water Dispenser	-	11/1/2016	120.00	9.00	111.00
33	Lot of Wheels	-	10/18/2016	125.00	9.38	115.63
34	Lot of Wheels	-	10/18/2016	107.00	8.03	98.98
35	Lot of Two Summa T1400 Pro Vinyl Plotter/Cutters 54"	-	10/19/2016	755.00	56.63	698.38
36	1991 Ford 3930 Tractor	55	10/24/2016	5,085.00	381.38	4,703.63
37	2012 Peterbilt 320 New Way Front Loader-Fire	674	11/3/2016	12,020.00	901.50	11,118.50
38	Lot of Janitorial Supplies	-	10/31/2016	15.00	5.00	10.00
39	2008 Ford Escape XLT 2WD	1367	11/3/2016	4,392.00	329.40	4,062.60
40	2006 Ford Crown Victoria Police Interceptor	114	11/4/2016	2,015.00	151.13	1,863.88
41	2006 Ford Crown Victoria Police Interceptor	122	11/8/2016	2,110.00	158.25	1,951.75
42	2006 Ford Crown Victoria Police Interceptor	117	11/15/2016	2,014.00	151.05	1,862.95
43	2004 Ford Taurus SE	905	11/7/2016	2,825.00	211.88	2,613.13
44	Used Hofmann Model 1625B Tire Changer	-	11/18/2016	749.00	56.18	692.83
45	Lot of Automotive Parts	-	11/22/2016	35.00	5.00	30.00
46	1990 Tri-State 16' Boat with Trailer	1351	11/22/2016	1,336.12	100.21	1,235.91
47	2006 Ford Crown Victoria Police Interceptor	121	11/23/2016	1,570.00	117.75	1,452.25
48	2007 Ford Crown Victoria Police Interceptor	200	12/1/2016	2,515.00	188.63	2,326.38
49	Used UWS Truck Tool Box	-	12/22/2016	80.00	6.00	74.00
50	Used Chevrolet Tailgate and Bumper	-	12/6/2016	205.99	15.45	190.54
51	Lot of Ten Setina Vehicle Partitions	-	12/6/2016	35.50	5.00	30.50
52	Used 16' Salt Spreader	-	12/8/2016	715.00	53.63	661.38
53	Used 16' Salt Spreader	-	12/8/2016	415.00	31.13	383.88
54	2007 Autocar with Labrie 31 Yard Side Loader	670	12/21/2016	31,065.00	2,329.88	28,735.13
55	Lot of Two Bobcat Attachments-Flail Cutter & Planer	-	1/13/2017	2,575.00	193.13	2,381.88
56	2004 Chevrolet Express 3500 (15) Passenger Van	1317	12/20/2016	9,040.00	678.00	8,362.00
57	1991 Grumman 1,250 Gallon Pumper	8058	12/30/2016	10,015.00	751.13	9,263.88
58	2005 Chevrolet Silverado 1500 4x4 Pickup	446	12/22/2016	10,936.90	820.27	10,116.63
59	2004 Ford Crown Victoria Police Interceptor	285	1/11/2017	2,630.00	197.25	2,432.75
60	Lot of Two Toro 2020 Sand Pro 2020 Sand Rakes	-	1/12/2017	2,648.00	198.60	2,449.40

61	2003 Exmark LZ28KC604 60" Zero Turn Mower	1337	1/12/2017	2,265.00	169.88	2,095.13
62	2004 Chevrolet Silverado 1500 Short Bed 2WD	595	1/13/2017	4,504.00	337.80	4,166.20
63	1999 Ford F-150 WS Reg Cab Long Bed 2WD Pickup	711	1/13/2017	2,690.00	201.75	2,488.25
64	Suzuki Eiger Quadrunner	-	1/13/2017	1,590.00	119.25	1,470.75
65	Lot of Tru-Flo Evaporated Salt & Salt Brine Eq	-	1/17/2017	1,520.00	114.00	1,406.00
66	2008 Ford F350 Crew Cab 2WD with Dump Body	1424	1/17/2017	21,515.00	1,613.63	19,901.38
67	Used Manitowoc Series 600 Ice Machine	-	1/20/2017	410.00	30.75	379.25
68	2008 Ford Crown Victoria Police Interceptor	216	1/20/2017	2,266.00	169.95	2,096.05
69	2006 Ford Crown Victoria Police Interceptor	124	1/27/2017	2,375.00	178.13	2,196.88
70	2006 Ford Crown Victoria Police Interceptor	386	1/25/2017	3,615.00	271.13	3,343.88
71	2005 Ford Crown Victoria Police Interceptor	185	2/1/2017	2,500.00	187.50	2,312.50
72	1998 Ford FT900 Tandem Axle 12' Dump Body Truck	1696	2/3/2017	17,515.00	1,313.63	16,201.38
73	Lot of Office Supplies	-	1/27/2017	30.00	5.00	25.00
74	2005 Ford F250 SD XLT 4WD with Utility Body	1813	1/31/2017	9,515.00	713.63	8,801.38
75	Lot of Truck Tire Snow Chains	-	1/31/2017	90.00	6.75	83.25
76	Lot of Car Tire Snow Chains	-	2/28/2017	160.00	12.00	148.00
77	Lot of Stadium Lights and Control Boxes	-	2/21/2017	150.00	11.25	138.75
78	2004 Daimler Chrysler Transit Bus-Parts Only	721	1/31/2017	862.67	64.70	797.97
79	2000 Toro 4MaticGroundsmaster 455D	1371	2/3/2017	4,600.99	345.07	4,255.92
80	2001 Toro Reelmaster 3100D	1530	2/3/2017	2,365.00	177.38	2,187.63
81	2008 Ford F-150 XLT 2WD Truck	1925	2/2/2017	6,876.00	515.70	6,360.30
82	2008 Chevrolet Silverado 1500 LT 4WD Truck	1912	2/10/2017	8,353.00	626.48	7,726.53
83	1998 Toro 325D Groundsmaster with 72" Deck	1518	2/6/2017	2,966.00	222.45	2,743.55
84	2004 Toro Greensmaster 3100	1353	2/6/2017	1,365.00	102.38	1,262.63
85	2002 Toro Reelmaster 6500D 4WD	1515	2/6/2017	2,615.00	196.13	2,418.88
86	1999 Texas Bragg Tandem Axle Trailer	1409	2/6/2017	1,250.23	93.77	1,156.46
87	2005 Ford Explorer XLS 4WD	2032	2/6/2017	3,815.00	286.13	3,528.88
88	2004 Ford F-250 SD XLT 4WD	2045	2/7/2017	5,265.00	394.88	4,870.13
89	Spicer Rear Axle and Allison Transmission Cores	-	2/7/2017	60.55	5.00	55.55
90	2003 Daimler Chrysler Transit Bus-Parts Only	723	2/10/2017	1,117.00	83.78	1,033.23
91	2007 Chevrolet Impala	143	2/16/2017	4,515.00	338.63	4,176.38
92	2005 Chevrolet Silverado 2500HD Long Bed 4WD	1390	2/13/2017	3,615.00	271.13	3,343.88
93	2007 Toro Reelmaster 5500-D 4WD	1519	2/15/2017	2,815.00	211.13	2,603.88
94	2007 Exmark 72" Lazer Z Zero-Turn Mower	1333	2/15/2017	3,115.00	233.63	2,881.38
95	2005 Club Car CarryAll Utility/Golf Cart	1386	2/15/2017	2,600.00	195.00	2,405.00
96	2003 Cushman Turf Truckster Utility Vehicle	1381	2/15/2017	1,416.00	106.20	1,309.80
97	2005 Chevrolet Silverado 1500 Short Bed 2WD	1703	2/20/2017	4,776.00	358.20	4,417.80
98	Lot of Automotive Parts	-	2/22/2017	105.00	7.88	97.13
99	1976 Gardner Air Compressor	-	2/24/2017	215.00	16.13	198.88
100	2001 Toro Greensmaster 3100	1332	2/24/2017	565.00	42.38	522.63
101	2007 Toro Greensmaster 3150	1510	2/24/2017	1,715.00	128.63	1,586.38
102	Lot of Utility Pole Fiberglass Cross Arms	-	3/1/2017	2,065.00	154.88	1,910.13
103	2004 Ez-Go Turf Truck Utility Cart Model MPT1200	1354	3/3/2017	1,615.00	121.13	1,493.88
104	2005 Toro Workman Utility Cart	1502	3/3/2017	2,124.09	159.31	1,964.78
105	2004 Ford Crown Victoria Police Interceptor	282	3/7/2017	2,365.00	177.38	2,187.63
106	2008 Sterling LT7500 with Heil 25 YD Rear Loader	685	3/16/2017	25,025.00	1,876.88	23,148.13
107	2003 Club Car CarryAll Utility/Golf Cart	1384	3/10/2017	1,415.00	106.13	1,308.88
108	2002 Sterling LT7500 w/Hi-Way Snow Plow Spreader	1266	3/16/2017	31,790.00	2,384.25	29,405.75
109	2008 Ford F-350 SD XL Crew Cab DRW 2WD	1242	3/16/2017	16,816.00	1,261.20	15,554.80
110	Serv-Ware SP48-12 Refrigerated Sandwich Top	-	3/14/2017	330.00	24.75	305.25
111	2002 Sterling LT7500 with Hi-Way Plow & Spreader	1265	3/30/2017	26,220.00	1,966.50	24,253.50
112	2004 Exmark LZ28KC604 72" Zero Turn Mower	1328	3/14/2017	3,315.00	248.63	3,066.38
113	2008 Ford Escape XLT 4WD V6	1356	3/15/2017	4,937.00	370.28	4,566.73
114	2005 Ford Crown Victoria Police Interceptor	67	3/14/2017	3,165.00	237.38	2,927.63
115	2005 Ford F-250 SD XLT 2WD Truck with Liftgate	450	3/20/2017	5,311.00	398.33	4,912.68
116	2009 Ford Crown Victoria Police Interceptor	169	3/21/2017	3,100.00	232.50	2,867.50
117	2006 Ford F-350 SD XL Crew Cab 2WD w/Utility Body	1271	3/23/2017	6,515.00	488.63	6,026.38
118	First Aid Boxes and Supplies	-	4/3/2017	110.00	8.25	101.75
119	Lot of Used Traffic Barrels + Folding Barricades	-	4/4/2017	870.00	65.25	804.75

120	Used 36" Gradall Bucket	-	4/5/2017	805.00	60.38	744.63
121	Lot of Used 12" Buckets	-	4/5/2017	565.00	42.38	522.63
122	Lot of 12" Pavers	-	4/5/2017	213.00	15.98	197.03
123	Used Truck Storage Box	-	4/11/2017	205.01	15.38	189.63
124	Two 55 Gallon Drums of Concrete Curing Compound	-	4/5/2017	35.00	5.00	30.00
125	2017 Chevrolet Tahoe Two Sets of 2nd/3rd Row Seats	-	4/6/2017	200.00	15.00	185.00
126	2017 Chevrolet 2500 Silverado Bumper & Tailgate	-	4/6/2017	655.00	49.13	605.88
127	Lot Lights & Arm Rests	-	4/6/2017	90.00	6.75	83.25
128	2005 Ford Escape Hybrid 4WD	2050	4/10/2017	3,810.00	285.75	3,524.25
129	1963 Brown 4'x8' Single Axle Trailer	2008	4/10/2017	363.00	27.23	335.78
130	2008 Ford Crown Victoria Police Interceptor	206	5/5/2017	2,121.00	159.08	1,961.93
131	OTC Transmission Jack	-	4/12/2017	610.00	45.75	564.25
132	Engine Stand	-	4/12/2017	50.00	5.00	45.00
133	Motorcycle Lift	-	4/12/2017	55.00	5.00	50.00
134	2004 Daimler Chrysler SLF 28 Passenger Transit Bus	728	4/25/2017	2,815.00	211.13	2,603.88
135	2004 Daimler Chrysler SLF 28 Passenger Transit Bus	719	5/5/2017	4,015.00	301.13	3,713.88
136	New Mercedes Benz MBE 906 Diesel Engine	-	4/26/2017	4,515.00	338.63	4,176.38
137	16 New Bandag Recaps 245/70/19.5	-	4/26/2017	1,095.00	82.13	1,012.88
138	23 Alcoa Aluminum Wheels Size 19.5	-	4/26/2017	1,396.00	104.70	1,291.30
139	Scrap Charged Air Coolers and Radiators	-	4/26/2017	167.23	12.54	154.69
140	Lot of Ten New KIC Front Brake Drums	-	4/26/2017	99.00	7.43	91.58
141	Lot of Sixteen GFI (Genfare) Odyssey Cash Boxes	-	4/27/2017	70.00	5.25	64.75
142	Lot of Three GFI (Genfare) Odyssey Fare Boxes	-	4/27/2017	40.55	5.00	35.55
143	Lot of Used Brass Water Meters	-	5/5/2017	8,531.00	639.83	7,891.18
144	2003 Ford Mustang Standard Coupe	9	5/8/2017	5,280.10	396.01	4,884.09
145	New 2003 Mercedes Benz MBE 906 Diesel Engine	-	5/8/2017	1,415.00	106.13	1,308.88
146	Lot of Misc. Bus Parts	-	5/9/2017	100.00	7.50	92.50
147	2007 Chevrolet Tahoe 4WD - Police/Special Service	328	5/9/2017	9,575.00	718.13	8,856.88
148	Lot of Charged Air Coolers and Reconditioned Radiator	-	5/9/2017	55.55	5.00	50.55
149	Thermo King A/C Compressor Part # 719083	-	5/9/2017	355.55	26.67	328.88
150	Lot of Five Rear Brake Drums	-	5/9/2017	65.55	5.00	60.55
151	2004 Ford Crown Victoria Police Interceptor	284	5/10/2017	2,715.00	203.63	2,511.38
152	Roto-Hoe Sprayer	-	5/10/2017	55.00	5.00	50.00
153	1998 Model Power Blower	-	5/10/2017	177.00	13.28	163.73
154	Bobcat 36" Bucket # 6715558	-	5/10/2017	360.00	27.00	333.00
155	Lot of Two Tool Boxes	-	5/10/2017	30.00	5.00	25.00
156	Metal Shelving Unit	-	5/10/2017	43.00	5.00	38.00
157	Spicer RS 344 Rear Axle 4.89 Ratio	-	5/9/2017	94.99	7.12	87.87
158	Lot of Six GFI (Genfare) Odyssey Fare Boxes	-	5/9/2017	155.00	11.63	143.38
159	2004 Daimler Chrysler SLF 28 Passenger Transit Bus	717	5/15/2017	2,600.00	195.00	2,405.00
160	Office Desk and Equipment	-	5/16/2017	56.11	5.00	51.11
161	2009 Ford Crown Victoria Police Interceptor	275	5/16/2017	2,903.88	217.79	2,686.09
162	2005 Ford Crown Victoria Police Interceptor	184	5/17/2017	1,920.00	144.00	1,776.00
163	New Oil Pan Mercedes Benz MBE 906 Diesel Engine	-	5/18/2017	104.99	7.87	97.12
164	New 2011 Mercedes Benz MBE 906 Diesel Engine	-	5/18/2017	3,510.00	263.25	3,246.75
165	Lot of Four New Alcoa Aluminum Wheels Size 19.5	-	5/18/2017	415.00	31.13	383.88
166	Lot of Misc. Bus Parts	-	5/18/2017	860.55	64.54	796.01
167	Lot of Three New Daimler Chrysler Windshields	-	5/18/2017	55.55	5.00	50.55
168	Lot of New Daimler Chrysler SLF Bus Bumpers	-	5/18/2017	160.00	12.00	148.00
169	2004 Ford Taurus SE	2001	5/19/2017	2,626.00	196.95	2,429.05
170	Lot of 2004 Daimler Chrysler SLF Bus Parts	-	5/22/2017	660.00	49.50	610.50
171	Lot of Parts used with GFI Odyssey Fare Boxes	-	5/22/2017	135.00	10.13	124.88
172	1998 Holmes Trailer	1025	5/22/2017	1,130.00	84.75	1,045.25
173	2004 Daimler Chrysler SLF 28 Passenger Transit Bus	718	5/23/2017	2,870.55	215.29	2,655.26
174	Lot of Six Used Alternators	-	5/25/2017	105.00	7.88	97.13
175	New Mercedes Benz MBE 906 Diesel Engine	-	5/26/2017	6,760.00	507.00	6,253.00
176	Lot of Three "NEW" Sportworks Bike Racks	-	5/26/2017	198.88	14.92	183.96
177	2004 Ford F-450 SD Crew Cab 2WD Dual Rear Wheel	1847	6/1/2017	6,020.00	451.50	5,568.50
178	Billy Goat Vacuum	-	6/5/2017	416.00	31.20	384.80
179	Lot of Telephones	-	6/5/2017	25.00	5.00	20.00
180	2004 Ford F-250 SD XL 2WD Pickup	1733	6/6/2017	5,245.01	393.38	4,851.63
181	Lot of Saris Bike Trunk Mount Carrier Parts	-	6/7/2017	20.00	5.00	15.00
182	Lot of Seven 16 x 7 Wheels	-	6/7/2017	30.00	5.00	25.00

\$652,480.42 \$48,979.10 \$ 603,501.32

CITY OF HIGH POINT

AGENDA ITEM



Title: 2017-18 Urgent Repair Policies

From: Michael E. McNair, Director

Public Hearing: N/A

Attachments: URP 17 Procurement and Disbursement Policy
URP 17 Assistance Policy

Meeting Date: August 7, 2017

Advertising Date: N/A

Advertised By: N/A

PURPOSE:

To seek Council approval of Urgent Repair Program (URP) policies and procedures required by the North Carolina Housing Finance Agency.

BACKGROUND:

NCHFA requires URP grant recipients to adopt policies and procedures defining to procurement and assistance protocols.

BUDGET IMPACT:

N/A. Funding for URP17 approved in 2017-18 Annual Action Plan

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the URP 17 Procurement and Disbursement Policy and the URP 17 Assistance Policy and that the appropriate City official and/or employee be authorized to execute all necessary documents.



City of High Point

Procurement and Disbursement Policy

2017 URGENT REPAIR PROGRAM

PROCUREMENT POLICY

1. To the maximum extent practical, the City of High Point (the City) promotes a fair, open and competitive procurement process as required under the North Carolina Housing Finance Agency's Urgent Repair Program (URP). Bids are invited from Contractors who are part of the City's approved contractor registry. (To be on the registry, a contractor must complete an application, have their recent work inspected, reviewed and approved by the Project Manager and submit proof of insurance.) Any contractor listed with and approved by the City will receive automatic approval status on the contractor registry.
2. At least three eligible contractors on the City's approved contractor registry shall be invited to bid on each job and the lowest responsive and responsible bidder shall be selected for the contract. "Responsive and responsible" means (a) the contractor is deemed able to complete the work in a timely fashion, (b) that the bid is within 15% on the low end of the City's nominal amount or 15% on the high end of the City's nominal amount and that (c) there is no conflict of interest (real or apparent).
3. Although bid packages may be bundled for multiple job sites, the bids for multiple job sites may be considered separate and apart when awarded and may be awarded to the lowest responsive and responsible bidder(s) for each job site.
4. Bid packages shall consist of an invitation to bid, work write up(s) and bid sheet(s) for each job.
5. Bids must include a cost-per-item breakdown with line item totals equaling the submitted bid price. Discrepancies must be reconciled prior to a contract being awarded.
6. Any change to the original scope of work must be reduced to writing in the form of a change order to be agreed upon and signed by all parties to the original contract and two

representatives of the City. The change order must also detail any changes to the original contract price.

7. No work may begin prior to a contract being awarded and executed and a written order to proceed provided to the contractor. In addition, a pre-construction conference and “walk thru” shall be held at the work site prior to commencement of repair work.
8. The City reserves the right to reject any or all bids at any time during the procurement process.
9. In the event of a true emergency situation, the City reserves the right to waive normal procurement procedures in favor of more expedient methods, which may include seeking telephone quotes, faxed bids and the like. In the event phone bids are used, the City of High Point will call the first three responsive contractors on the approved contractor registry. The City will track who has been called and responsive and will rotate through the list before starting through the rotation again. Should such methods ever become necessary, the transaction will be fully documented.
10. All sealed bids will be opened publicly at a time and place to be announced in the bid invitation. All bidders are welcome to attend.
11. The City of High Point is an equal opportunity employer, implements non-discriminatory practices in its procurement/disbursement and will make special outreach efforts to include M/WBE (Minority/Women Business Enterprise) businesses within its contractor and subcontractor pool.

DISBURSEMENT POLICY

1. All repair work must be inspected by (a) the City’s Project Manager, (b) the homeowner, and (c) the building code inspector as appropriate for the project prior to any payments to contractors. If all work is deemed satisfactory and all other factors and written agreements are in order, payment shall be issued upon presentation of an original invoice from the contractor. Contractor should allow 21 business days for processing of the invoice for payment.
2. If any of the work is deemed unsatisfactory, it must be corrected prior to authorization of payment. If the contractor fails to correct the work to the satisfaction of the City’s Project Manager, payment may be withheld until such time as the work is deemed satisfactory. (Contractors may follow the City’s Urgent Repair Program Assistance Policy complaint process if a dispute occurs; however, contractors shall abide by the final decision as stated in the policy).
3. The City assures, through this policy, that adequate funds shall be available to pay the contractor for satisfactory work.

4. All contractors, sub-contractors and suppliers must sign a lien waiver prior to disbursement of funds.

The Procurement and Disbursement Policies are adopted this the _____ day of _____ 20____.

City of High Point

BY: _____

ATTEST: _____

CONTRACTORS STATEMENT:

I have read and understand the attached Procurement and Disbursement Policy.

BY: _____

COMPANY NAME: _____

WITNESS: _____



Assistance Policy

Urgent Repair Program – 2017 Cycle

What is the Urgent Repair Program? The City of High Point has been awarded \$50,000 by the North Carolina Housing Finance Agency ("NCHFA") under the 2017 cycle of the Urgent Repair Program ("URP17"). The City shall contribute an additional \$10,000 from General Funds that are allocated toward affordable housing on an annual basis to supplement URP17 project activities. This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A total of 10 households are projected to be assisted under URP17.

This Assistance Policy describes who is eligible to apply for assistance under URP17, how applications for assistance will be received, what the form of assistance is and how the repair/modification process will be managed. The City has tried to design this URP17 project to be fair, open, and consistent with the City's approved application for funding and with NCHFA's URP Program Guidelines.

The funds provided by NCHFA come from the North Carolina Housing Trust Fund.

Eligibility: To be eligible for assistance under URP17 applicants must meet the following requirements.

- 1) Must reside within the City of High Point and own and occupy the home in need of repair.
- 2) Must have a household income which does not exceed 50% of the State median income for the household size (see income limits below).
- 3) Must have one or more fulltime household members with special needs (i.e., be elderly (≥ 62 years old), handicapped or disabled, a single parent household with at least one dependent child in residence, a large family with ≥ 5 household members, a household with a child below

the age of six with an elevated blood lead level (between 10 µg/dl and 20 µg/dl) or a military veteran who was discharged or released under conditions other than dishonorable).

- 4) Must have urgent repair needs, which cannot be met through other state or federally- funded housing assistance programs.

URP17 Income Limits (Statewide)*

<i>Number in Household</i>	<i>30% of Median Income (very low income)</i>	<i>50% of Median Income (low income)</i>
1	\$12,450	\$20,700
2	\$14,200	\$23,700
3	\$16,000	\$26,650
4	\$17,750	\$29,600
5	\$19,200	\$31,750
6	\$20,600	\$34,350
7	\$22,000	\$36,700
8	\$23,450	\$39,050

**Income limits are subject to change based on annually published HUD HOME Limits.*

Outreach Efforts of the Urgent Repair Program: The City of High Point will advertise or publish an article about the Urgent Repair Program in the local newspaper serving the City (The High Point Enterprise), at senior centers throughout the City, with veteran's organizations that serve City residents, and on the City's website.

Selection of applicants: The City shall select recipients on a first-come, first-served based on applications received from eligible applicants. NOTE: For a true emergency situation (e.g., tree falls on roof, sewer backup, etc.), the application and eligibility assessment shall be expedited and work shall begin as soon as feasibly possible (see Item #10 of Procurement Policy for more information).

The NCHFA Program guidelines require that a minimum of 50% of the households assisted must have incomes which are less than 30% of the area median income for the household size, and no household with an income exceeding 50% of the area median income will be eligible. This guideline will be adhered to strictly and will be a key factor in selection of those households served under the grant.

Recipients of assistance under the URP17 will be chosen by the above criteria without regard to race, creed, sex, color, or national origin.

The definitions of special needs' population under the URP17 are as follows:

- Elderly: An individual aged 62 or older.
- Disabled: A person who has a physical, mental or development disability that greatly limits one or more major life activities, has a record of such impairment, or is regarded

as having such an impairment.

- Large Family: A large family household is composed of five or more individuals, with at least four being immediate family members.
- Head of Household: The person or persons who own(s) the house.
- Household Member: Any individual who is an occupant (defined below) of the unit to be rehabilitated shall be considered a “household member” (the number of household members will be used to determine household size and all household members are subject to income verification).
- Occupant: An occupant is defined as any immediate family member (mother, father, spouse, son/daughter of the head of the household, regardless of the time of occupancy); or non-immediate family member who has resided in the dwelling at least three month prior to the submission of the family’s application.
- Child with elevated blood lead level: A child below the age of six with an elevated blood lead level between 10 µg/dl and 20 µg/dl.
- Veteran: A person who served in the active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable.
- Emergency: A situation where a household member has an immediate threat of being evicted or removed from a home due to health or safety issues within a time frame that the program can complete a repair to stop eviction or removal.

Client Referral and Support Services: Many homeowners assisted through the Urgent Repair Program may also need other services. When City staff meet the homeowner during the in-take and work write-up process, they will discuss the resources and programs available in the City and provide pamphlets and agency contact information when appropriate.

What is the form of assistance under URP17? The City will provide assistance to homeowners, whose homes are selected for repair/modification in the form of a loan. Homeowners will receive an unsecured deferred, interest-free loan, forgiven at a rate of \$1,000 per year, until the principal balance is reduced to zero.

What is the amount of the loan? The amount of the loan will depend on the scope of work necessary to address the identified imminent threats to life and/or safety, and that will be determined by the City’s rehabilitation specialist. There is no minimum to the amount of the loan; however, the maximum life-time limit according to the guidelines of the City’s program is \$8,000.

What kinds of work will be done? Only repairs that alleviate housing conditions which pose an imminent threat to the life and/or safety of occupants of the dwelling unit or accessibility modifications will be performed under the City’s URP. It should be noted that all deficiencies in a home may not be rectified with the available funds.

All work that is completed under URP17 must meet or exceed NC State Residential Building Code standards and be done in compliance with all state or local permitting, inspections, licensing and insurance requirements.

Who will do the work on the homes? The City is obligated under URP17 to ensure that quality work is done at reasonable prices and that all work is contracted through a fair, open and competitive process. To meet those very difficult requirements, the City will invite bids only from contractors who are part of an approved contractors' list. Please request a copy of the City's Procurement and Disbursement Policy for further information.

A minimum of three approved contractors will be invited to bid on each job, and the lowest responsive and responsible bidder will be selected for the contract. "Responsive and responsible" is described in the Procurement and Disbursement Policy.

The City has an existing approved contractors' list for its existing rehabilitation programs. If other contractors wish to apply they are welcome to do so through the following process:

- 1) Fill out a contractor's questionnaire form which includes references, financial information, and recent jobs completed (contact: Ed Brown @ 336-883-8522).
- 2) Provide appropriate documentation, including licenses and liability insurance.

The City of High Point is an equal opportunity employer, implements non-discriminatory practices in its procurement/disbursement and will make special outreach efforts to include M/WBE (Minority/Women Business Enterprise) businesses within its contractor and subcontractor pool.

What are the steps in the process, from application to completion? Now that you have the information about how to qualify for the City of High Point's URP17, what work can be done, and who will do it, let's go through all the major steps in the process:

- 1) **Completing an Application form:** Homeowners who wish to apply for assistance should call (336) 883-3349 or visit the City's website at www.highpointnc.gov/cd. Proof of ownership and income will be required. Those who have applied for housing assistance from the City in the past will not automatically be reconsidered. A new application will need to be submitted.
- 2) **Preliminary inspection:** The City's Project Manager will visit the homes of applicants to determine the need and feasibility of repairs/modifications.
- 3) **Screening of applicants:** Household income will be verified for program purposes only (information will be kept confidential). Ownership of property will be verified along with other factors.

- 4) **Applicant interviews:** Approved applicants will be provided detailed information on assistance, program repair/modification standards and the contracting procedures associated with their project at this informational interview.
- 5) **Work write-up:** The City's Project Manager will visit the home again for a more thorough inspection. All parts of the home must be made accessible for inspection, including the attic and crawlspace, if any. The owner should report any known problems such as electrical short circuits, blinking lights, roof leaks and the like. The Project Manager will prepare complete and detailed work specifications (known as the "work write-up"). The Project Manager shall review the work write-up with the homeowner and obtain written acceptance of the work write-up from the homeowner. A final cost estimate will also be prepared by the Project Manager and held in confidence until bidding is completed.
- 6) **Bidding:** The work write-up and bid documents will be sent to a minimum of three contractors on the Approved Contractors' Registry who will be given one week in which to inspect the property and prepare bid proposals. Each will need access to those areas of the house, in which work is to be performed, in order to prepare a bid. Bids will be opened in the City's Community Development & Housing Department.
- 7) **Contractor selection:** Within 24 hours of the bid opening, after review of bid breakdowns and timing factors, the winning bidder will be selected. All bidders and the homeowner will be notified of (1) the selection, (2) the amount, (3) the amount of the City's cost estimate, and (4) if other than the lowest bidder is selected, of the specific reasons for the selection.
- 8) **Execution of loan and contract:** The loan will be executed as well as the repair/modification contract. This contract will be between the contractor and the homeowner, with the City serving as the homeowner's agent. The total loan amount will never exceed \$8,000 for project hard costs.
- 9) **Pre-construction conference:** A pre-construction conference will be held at the home. At this time, the homeowner, contractor and program representatives will discuss the details of the work to be done. Starting and ending dates will be agreed upon, along with any special arrangements such as weekend or evening work hours and disposition of items to be removed from the home (such as old plumbing, etc.). Within 24 hours of the pre-construction conference, the City will issue a "proceed order" formally instructing the contractor to commence by the agreed-upon date. NOTE: A "proceed order" will not be issued until the contract between the contractor and the homeowner has been executed.
- 10) **Construction:** The contractor will be responsible for obtaining any required building permits for the project before beginning work. The permit must be posted at the house during the entire period of construction. Program staff will closely monitor the contractor during the construction period to make sure that the work is being done according to the work write-up (which is made a part of the rehabilitation contract by reference) and in a timely fashion. The project manager will inspect new work for compliance with the State

Building Code as required by the guidelines of URP17. The homeowner will be responsible for working with the contractor toward protecting personal property by clearing work areas as much as practicable.

- 11) **Change Orders:** All changes to the scope of work must be reduced to writing as a contract amendment ("change order") and approved by all parties to the contract: the owner, the contractor, the Project Manager and the City's Community Development and Housing Director (or his designee). If the changes require an adjustment in the loan amount, a loan modification stating these changes in the contract amount must be completed by the City, and executed by the owner. If the changes result in a decrease in the loan amount, an estoppel informing the homeowner of these changes in the contract amount will be completed by the City and conveyed to the owner.
- 12) **Payments to contractor:** The contractor will be paid following the inspection and satisfactory completion of all items on the work write-up as well as the receipt by the City of the contractor's invoice and a release of liens, signed by all sub-contractors employed on the job and by all material suppliers from whom materials for the job were purchased. Please request a copy of the City's Procurement and Disbursement Policy for further information.
- 13) **Post-construction conference:** Following construction the contractor and the Project Manager will sit down with the homeowner one last time. At this conference the contractor will hand over all owner's manuals and warranties on equipment. The contractor and Project Manager will go over operating and maintenance requirements for any new equipment installed and discuss general maintenance of the home with the homeowner. The homeowner will have the opportunity to ask any final questions about the work.
- 14) **Closeout:** Once each item outlined in section 12 has been satisfied and the homeowner has signed a Certificate of Satisfaction, the job will be closed out.

What are the key dates? If, after reading this document, you feel that you qualify for this program and wish to apply, please keep the following dates in mind:

- Applications shall be available to the public starting on the date the NCHFA URP17 Funding Agreement is executed. It is anticipated that the execution of the Funding Agreement will occur on or before October 1, 2017.
- Resources for this program shall be available through November 30, 2018 or when resources have been spent, whichever occurs first.

How do I request an application? Please contact:

April Jones, Administrative Specialist
City of High Point, Community Development and Housing Department
211 S. Hamilton Street, Room 312
High Point, NC 27260
336-883-3349 OR april.jones@highpointnc.gov

Is there a procedure for dealing with complaints, disputes and appeals? Although the application process and repair/modification guidelines are meant to be as fair as possible, the City of High Point realizes that there is still a chance that some applicants or participants may feel that they are not treated fairly. The following procedures are designed to provide an avenue for resolution of complaints and appeals.

During the application process:

- 1) If an applicant feels that his/her application was not fairly reviewed and would like to appeal the decision made about it, he/she should contact Richard Fuqua, Affordable Housing Manager, within five days of the initial decision and voice their concern. If the applicant remains dissatisfied with the decision, the detailed complaint should be put into writing.
- 2) A written appeal must be made within 10 business days of the initial decision on an application.
- 3) The City of High Point will respond in writing to any complaints or appeals within 10 business days of receiving written comments.

During the repair/modification process:

- 1) If the homeowner feels that repairs or modifications are not being completed according to the contract, he/she must inform the contractor and the Project Manager.
- 2) The Project Manager will inspect the work in question. If he finds that the work is not being completed according to the contract, the Project Manager will review the contract with the contractor and ask the contractor to remedy the problem.
- 3) If problems persist, a mediation conference between the homeowner and the contractor may be convened by the Project Manager and facilitated by the City's Community Development and Housing Director ("Director") or his designee.
- 4) Should the mediation conference fail to resolve the dispute, the Director will render a written final decision.
- 5) If the Project Manager finds that the work is being completed according to the contract, the complaint will be noted and the Project Manager and the homeowner will discuss the concern and the reason for the Project Manager's decision.

Will the personal information provided remain confidential? Yes. All information in applicant files will remain confidential. Access to the information will be provided only to City employees who are directly involved in the program, the North Carolina Housing Finance Agency and auditors.

What about conflicts of interest? No officer, employee or other public official of the City, or member of the City Council, or entity contracting with the city, who exercises any functions or responsibilities with respect to URP17 shall have any interest, direct or indirect, in any contract or subcontract for work to be performed with program funding, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. Relatives of City employees, Council Members and others closely identified with the City, may be approved for rehabilitation assistance only upon public disclosure before the City's Community Development and Housing Director and written permission from NCHFA.

What about favoritism? All activities under URP17, including the review of applications, inviting bids, selecting contractors and resolving complaints, will be conducted in a fair, open and non-discriminatory manner, entirely without regard to race, color, religion, national origin, sex, familial status and disability.

Who can I contact about URP17? Any questions regarding any part of this application or program should be addressed to:

Richard C. Fuqua
Affordable Housing Manager, CD&H Department
211 S. Hamilton St., Rm. 312
High Point, NC 27260
336-883-3349
richard.fuqua@highpointnc.gov

This Assistance Policy is adopted this ____ day of _____ 2017.

Mayor William S. "Bill" Bencini, Jr. _____

ATTEST: _____

******TO BE PLACED IN PROJECT FILE******

Acknowledgement of Receipt

I acknowledge receipt of a copy of the URP17 Assistance Policy and was provided the opportunity to review the document with City staff.

Owner

Date

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 205 Friendly Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/7/17

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 205 Friendly Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/11/17. No action occurred by the compliance date of 2/16/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

PENDING ACTION:

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

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

ORDINANCE

REQUEST: Ordinance to Demolish

PROPERTY

ADDRESS: 205 Friendly Avenue

OWNER: Jeffrey & Elizabeth Smith

FIRST

INSPECTION:

8/29/16

Summary of Major Violations

1. Repair or replace damaged rafters and ceiling joists
2. Repair or replace plumbing fixtures
3. Repair or replace front and rear porch, stairs and rails
4. Repair or replace damaged fascia and soffit
5. Repair or replace roof covering

HEARING

RESULTS:

1/11/17

No one appeared for the Hearing. Mr. Smith did call the inspector on 1/10/17 and state he couldn't attend the Hearing but that he plans to make repairs to the house after he finishes another house. He stated he would begin the process of applying for permits and getting contractors. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

ORDER(S)

ISSUED:

1/11/17

Order to Repair or Demolish

Date of Compliance 2/16/17

APPEALS:

No appeals to date.

OWNER

ACTIONS:

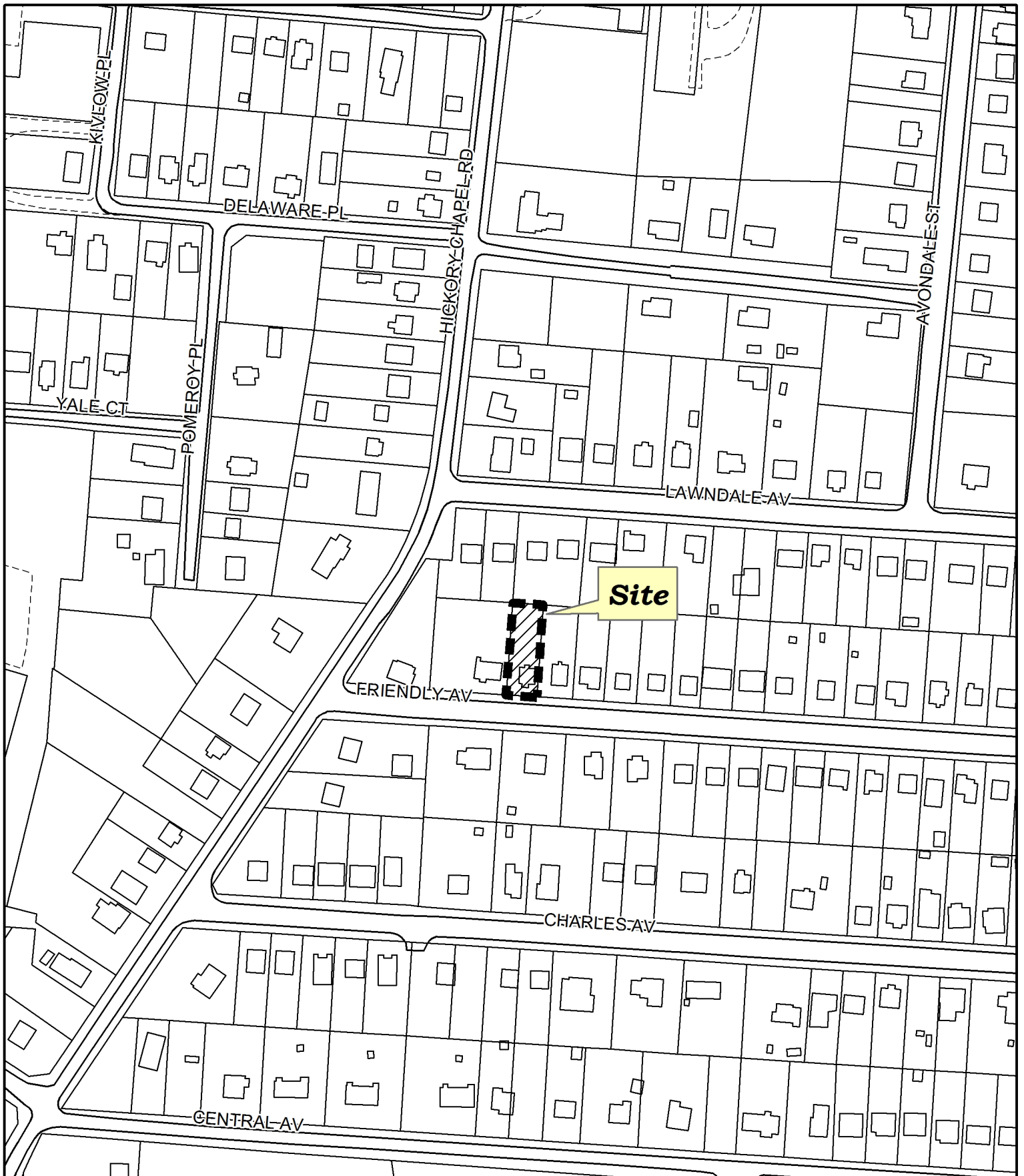
None

EXTENSIONS:

None

ADDITIONAL:

Mr. Smith stated to the inspector on 6/13/17 that he plans to start making repairs to the house since he would be home this week due to the passing of his mother.



205 Friendly Avenue

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: July 24, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd

















CITY OF HIGH POINT

AGENDA ITEM



Title: Application for Certificate of Convenience and Necessity

From: Tad Kramp, High Point Police Department
Taxi Inspector

Meeting Date: July 17, 2017

Public Hearing: Yes

Advertising Date:
Advertised By:

Attachments: Application

PURPOSE:

Consideration of an application from Mr. David Nyalimo for a Certificate of Public Convenience and Necessity to operate a Taxi Cab company within the city limits of High Point.

BACKGROUND:

The City of High Point currently has two operating taxicab companies - A+ Yellow Cab and High Point Express. Per the City's Code of Ordinances, the City Council determines the need for an additional taxicab company and approves or denies the Certificate of Public Convenience and Necessity.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

As Taxi Inspector, I recommend that City Council approve the application with a one year probation period. This will allow the Police Department to monitor the new company to verify compliance with the City's taxi ordinance.

Memorandum

TO: Mayor and Members of City Council

FROM: Randy McCaslin, Deputy City Manager

DATE: July 7, 2017

SUBJECT: Taxi Franchise

Attached you will find an application for a new taxi franchise and a recommendation from Officer Tad Kramp, our High Point Police Department Taxi Inspector. Tad will be present at the City Council meeting on Monday, July 17 to answer your questions. Since this matter will be the first taxi franchise request that some of the Council will have heard, I will try to lay some ground work for the Council.

- When a taxi franchise application is received by the City, the Police Department's taxi inspector will investigate the applicants to ensure that they can/will meet the requirements set forth in the City's code of ordinances.
- City Council will then hold a public hearing on the application, and if they desire to approve the request, they must approve the franchise ordinance at two regular meetings for the City Council.
- According to the City Code, the City Council shall consider the following six (6) points:
 1. The adequacy of existing taxicab service and other forms of available public transportation.
 2. The probable permanence and quality of the services to be offered by the applicant.
 3. The adequacy of the applicant's commercial insurance.
 4. The number and condition of the vehicles and the location and characteristics of termini proposed to be used.
 5. The experience of the applicant(s) in the taxicab industry.
 6. The applicant's character, experience, and ability to comply with the requirements of this chapter.
- The Police Department Taxi Inspector will investigate the franchises, periodically to ensure they are meeting the requirements as set out in the City Code, and any complaints the City may receive regarding any taxi service.
- City Council has the authority to revoke a taxi franchise if the City Code requirements are not being met.

If you have any questions, please advise.

Date: July 10, 2017

To: Greg Demko, City Manager

From: Tad Kramp, Master Police Officer III (City Taxi Inspector)

SUBJECT: DAVID NYALIMO'S APPLICATION FOR CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

On June 5, 2017, I submitted my recommendation that Mr. Nyalimo's application be denied. This decision was based on the history of High Point not being able to support three cab companies. At the time, I was not aware of any significant quality issues with the city's two current companies. Since this previous recommendation, new information about the two existing cab companies has come to light.

I received a complaint from a blind citizen that attempted to arrange a cab from High Point Express. High Point Express refused the fare because of the customer's seeing eye dog. This is in direct violation of the Americans with Disabilities Act. The customer then contacted A+ Yellow Cab and was charged a flat rate of \$14, each direction, to go less than half a mile. This too is against the Americans with Disabilities Act.

I contacted both companies and explained the Americans with Disabilities Act. A source within one of the companies heard about what had taken place and confided in me that his company has several drivers that are refusing fares because the trip is not long enough to be worth the driver's time. They are also negotiating trips instead of using the meter. There are several other violations of the city's taxi ordinance that are allegedly taking place as well. I am currently investigating those allegations, but without any citizen complaints, and my only source want to remain anonymous, I do not have much to work with.

Considering this new information, I have changed my recommendation in the hopes that a new company will force the existing companies into providing better service. I do recommend that the new company be given a period of probation, as was provided to High Point Express when they started. This will allow me to monitor the new company to verify compliance with the city taxi ordinance.

APPLICATION FOR CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY
FOR THE OPERATION OF TAXICABS AND OTHER VEHICLES FOR HIRE
IN THE CITY OF HIGH POINT, NORTH CAROLINA

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

As required by Title 11, entitled "Licensing and Regulation" Chapter 2, entitled "Vehicles for Hire, of the Code of Ordinances, the undersigned hereby makes application for a Certificate of Public Convenience and Necessity for DAVID WANI NYALIMO and for that purpose hereby certifies the following information required by this ordinance, and does hereby represent and affirm that the information given is true. (Attach additional pages as necessary).

1. Name of Owner(s): ALWAYS ON TIME
GOOD SERVICE
(State whether an individual, partnership or corporation and list all names. If corporation, attach certified copy of Articles of Incorporation. If partnership, attach certificate that partners are doing business as a partnership.)
2. Date of birth of each name listed: _____
DAVID WANI NYALIMO
3. Social Security number of each name listed: _____
4. Business address: 1246 SOUTH MAIN STREET
HIGH POINT NC 27260
5. Telephone Number: 336-989-6379
6. The proposed operation is financed as follows: I will be using personal
funding to finance my company.
(If the proposed operation is financed entirely by the applicant, it should be stated. If the proposed operation is financed wholly or partly by means of borrowed money or capital in any form furnished by any person other than the owner, the name of the person lending the money or furnishing the capital must be disclosed.)
7. Financial statement of the applicant is attached hereto and made a part of the application.
8. List any unpaid or unbounded judgments of record against such owner, title of all actions and the amounts of all judgments unpaid or unbounded, and reference to the judgment docket and page where judgment is recorded: N/A
9. A. Number of vehicles owned: (7) CAR'S
B. Number of vehicles actually operated by applicant on day of application, if any: (6)(7) DV

10. Attach criminal record of applicant, if any. If applicant is a corporation, criminal record of officers, directors, supervising employees, including manager, if any.

11. Location and description of business office and terminals: _____

1246 SOUTH MAIN STREET
HIGH POINT NC 27602 27260

12. Experience of applicant in the transportation of passengers for hire: (6)

13. Statement of reason the applicant believes that the public convenience and necessity would be served by the granting of this application: _____

I will be able to
make street safer helping the ones that
are above the legal limit providing
a safe and easy way home
after events such as but limited to
sports, concerts or any time. someone
just needs a ride from point A to point B.


Signature of Applicant

Date received: _____
Forwarded to City Manager: _____
Forwarded to City Council: _____

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance – Sale of Alcoholic Beverages 10:00 am Sunday

From: Randy McCaslin, Deputy City Manager

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Ordinance

PURPOSE:

Adoption of an ordinance enacting a new Chapter 10, Section 11-10-1 of Title 11 Entitled “sale of malt beverages, unfortified wine, fortified wine, and mixed beverages beginning at 10:00 on Sunday.

BACKGROUND:

On June 30, 2017, the ratified Senate Bill 155 was signed into law by Governor Roy Cooper and became effective on that date. This bill allows alcohol service before noon on Sunday which will allow the hospitality community and retail merchants in our community to meet the needs of their customers, will benefit our small business community, and will bring people into business districts earlier in the day, and generate increased tax revenues.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Adoption of ordinance adding a new Chapter 10, Section 11-10-1 of Title 11 Entitled “sale of malt beverages, unfortified wine, fortified wine, and mixed beverages beginning at 10:00 on Sunday.

**AN ORDINANCE ADDING A NEW CHAPTER 10, SECTION 11-10-1 OF TITLE 11
ENTITLED “SALE OF MALT BEVERAGES, UNFORTIFIED WINE, FORTIFIED
WINE, AND MIXED BEVERAGES”**

WHEREAS, on June 29, 2017 the North Carolina General Assembly ratified Senate Bill 155 authorizing city and county governments to adopt an ordinance to allow alcohol sales beginning at 10:00 a.m. on Sundays; and

WHEREAS, the ratified Senate Bill 155 was signed into law by Governor Roy Cooper on the June 30, 2017 and became effective on that date (Session Law 2017, Chapter 87); and

WHEREAS, by enacting Senate Bill 155, North Carolina joins 47 other States in allowing alcohol service before noon on Sunday and will allow the hospitality community and retail merchants in our community to meet the needs of their customers, will benefit our small business community, and will bring people into business districts earlier in the day, and generate increased tax revenues;

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

1. Pursuant to the authority granted to the City pursuant to North Carolina General Statute §160A-205.3 (Session Law 2017, Chapter 87, Senate Bill 155, Section 4)), the City of High Point hereby enacts a new City Code Chapter 10, Section 11-10-1 of Title 11 to read as follows:

Chapter 10

Section 11-10-1 Sale of Malt Beverages, Unfortified Wine, Fortified Wine, and Mixed Beverages

The sale of malt beverages, unfortified wine, fortified wine and mixed beverages shall be allowed within High Point’s corporate limits at any premise licensed pursuant to N.C.G.S. 18B-1001 on Sundays beginning at 10:00 a.m.

2. All laws and clauses of law in conflict herewith are repealed to the extent of any such conflict.

3. This ordinance is effective upon adoption.

Adopted this 7th day of August, 2017.

William S. Bencini, Jr., Mayor

ATTEST:

Lisa B. Vierling, City Clerk

[SEAL]

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointments/Reappointments — Boards & Commissions

From: Council Member Alexander
Council Member Jim Davis

Meeting Date: August 7, 2015

Public Hearing: N/A

**Advertising Date /
Advertised By:**

Attachments: Bio of Annette Cox

PURPOSE:

To reappoint Gloria Halstead to the Parks & Recreation Commission, reappoint David Horne and Richard Andrews to the Board of Adjustment and appoint Annetta Cox to the Historic Preservation Commission.

BACKGROUND:

Council Members Alexander and J Davis are recommending the reappointment of Gloria Halstead to the Parks & Recreation Commission as the At-large appointment of Council Member Alexander (effective immediately and expiring 7/2/2020), the reappointment of David Horne and Richard Andrews to the Board of Adjustment (effective immediately and expiring 7/1/2020) and the appointment of Annette Cox to the Historic Preservation Commission as Mayor Bencini's appointment effective immediately and expiring 7/1/2019).

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm these appointments/reappointments.

Profile

Annette

First Name

Cox

Last Name

cox.annette65@gmail.com

Email Address

531 North Hamilton Street, #R

Street Address

Suite or Apt

High Point

City

NC

State

27262

Postal Code

Within High Point Corporate Limits

What district do you live in?

Home: (336) 781-0570

Primary Phone

Home:

Alternate Phone

retired

Employer

Which Boards would you like to apply for?

Historic Preservation Commission

2

Ward you reside in?

Interests & Experiences

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

see attached resume

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

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

Female

Gender

ANNETTE COX

531 North Hamilton Street, Apt. R
High Point, North Carolina 27262
Telephone – 336-781-0570
E-Mail – cox.annette65@gmail.com

EDUCATION

Ph.D., History, 1977, University of North Carolina at Chapel Hill.
M.A., History, 1972, University of North Carolina at Greensboro.
B.A., History, 1969, University of North Carolina at Greensboro.

WORK HISTORY (Now Retired)

Instructor, History Department, University of North Carolina at Wilmington, 2011.

Instructor, History Department, Campbell University, 2009-2010, 2012.

Writer and Editor, 1977-Present. Freelance writing and editing. Historical research.

Historian, Center for the Study of the American South, UNC-CH, 2005-2007.
Created website on Carolina's history: <http://museum.unc.edu/>.

Director of Development for the Physical and Applied Sciences, Arts and Sciences Foundation, UNC-Chapel Hill, 1999-2003.

Adjunct Associate Professor, American Studies, and **Lecturer, History Department**, UNC-CH, 1986-1999. While serving in administrative positions, I taught courses in American Studies or history.

Assistant to the Vice Chancellor for Special Projects, UNC-CH, January, 1995-February, 1999.

Associate Director, Program in the Humanities and Human Values, UNC-Chapel Hill, 1989-1994.

Visiting Scholar. After I received my Ph.D. in 1977, I taught on visiting appointments at University of North Carolina at Charlotte, University of Virginia, University of Minnesota, California Polytechnic State University, and Guilford College.

CIVIC WORK

Board Member, High Point Preservation Society
 Member, High Point Museum and Historical Society
 Board Member, Southwest Renewal Foundation, High Point, N.C.

HONORS AND AWARDS

Historical Society of North Carolina, 2014-present,
 Committee on the R.W.D. Connor Prize.
 Chandler Traveling Fellowship, Harvard Business School.
 Travel to Collections Grant, National Endowment for the Humanities.
 Archie K. Davis Fellowships, North Caroliniana Society.
 Summer Seminar, National Endowment for the Humanities, "Intellectuals in Culture and Society," Committee on Social Thought, University of Chicago.
 Draper-Gullander-Largent Award, UNC-Greensboro.
 Alumni Scholar, UNC-Greensboro

PRESENTATIONS

- "Southern Textile Industry during World War I," Southern Historical Association Meeting, November, 2014.
- "Gastonia's Loray Mill: A Study of Tragic Mismanagement," Economic & Business Historical Society meeting, May, 2010.
- "Introduction to the Virtual Museum," *Knowledge in Service to North Carolina*, 1789-2006, Conference Sponsored by the Center for the Study of the American South and the University Library, October, 2006, University of North Carolina at Chapel Hill.
- "The Decline of Southern Textiles: The Case of Spencer Love and Burlington Industries," *Globalization of the American South*, Conference Sponsored by the University Center for International Studies, March, 2005, University of North Carolina at Chapel Hill.
- "Cornelia Phillips Spencer," *Remembering Reconstruction: A Community Conversation*, October, 2004, University of North Carolina at Chapel Hill.
- "Maturity, Fiber Competition, and Restructuring in U.S. Textiles," The 27th Fuji Business History Conference," January, 2003, Shizuoka, Japan.
- "The Rise of Rayon: the Restructuring of Textiles in the U.S., Japan, and Europe during the Interwar Years," International Business History Conference, July, 1997, Glasgow, Scotland.
- "Spencer Love, Burlington Mills, and the General Textile Strike of 1934," Southern Historical Association, November, 1990.
- Spencer Love and Burlington Mills: Constraints on Modernization in the Textile Industry," Third Textile History Conference, Museum of American Textile History, September, 1990.
- "Spencer Love," Southern Studies Working Group, University of North Carolina, March, 1990.
- "Marketing and Manufacturing at Burlington Mills," Business History Conference, Harvard Business School, April 1989.

PUBLICATIONS

- "Towels, Socks, and Denim: The North Carolina Textile Industry During World War I," chapter in forthcoming book to be published by the University Press of Tennessee.
- "Cotton's Chaotic Home Front: The First World War and the Southern Textile Industry," chapter in forthcoming book to be published by LSU Press.
- "The Saga of Ella Mae Wiggins," *Southern Cultures*, Fall, 2015.
- "Imperial Illusions: The New South's Campaign for Cotton Cloth Exports," *Journal of Southern History*, August, 2014.
- "The Loray, North Carolina's 'Million Dollar Mill': The 'Monstrous Hen' of Southern Textiles," *North Carolina Historical Review*, July 2012.
- The Carolina Story: A Virtual Museum of University History*, <http://museum.unc.edu/>
- "The Life, Music, and Times of Duke Ellington," *Herald-Sun*, Durham, N.C., February 14-19, 1999. Five-part series for school teachers during Carolina Jazz Festival.
- "Strategy and Structure in Textiles: The Case of Spencer Love and Burlington Mills," *Business History Review*, (Spring, 1995).
- "The Aftermath of the General Textile Strike: Managers and the Workplace at Burlington Mills, 1924-1962," *Journal of Southern History* (February 1994).
- "The Grown-Up Daughter: The Life of Cornelia Phillips Spencer," *North Carolina Historical Review*, (Summer, 1997).
- "Marketing at Burlington Industries, 1923-1962," in *Proceedings of the 35th Business History Conference, 1989*.
- Book Reviews in *H-South*, *Business History Review*, *Southern Cultures*, *Journal of American History*, *Alabama Review*, *Enterprise and Society*, *North Carolina Historical Review*, and *Journal of Southern History*.
- Co-Editor, *Adventures in Ideas: Lectures and Stories from the Program in the Humanities and Human Values*, 1991.