

City of High Point

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



Meeting Agenda

Monday, August 5, 2019

5:30 PM

Council Chambers

City Council

*Jay W. Wagner, Mayor
Jason P. Ewing, Mayor Pro Tem
Jeffrey J. Golden, S. Wesley Hudson,
Victor A. Jones, Britt W. Moore,
Monica L. Peters, Donald A. Scarborough, Christopher Williams*

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

[2019-327](#) Proclamation - National Night Out
Members of the High Point Police Department will be in attendance to accept a Proclamation from Mayor Wagner proclaiming Tuesday, August 6th as "National Night Out" in the City of High Point.

Attachments: [National Night Out 2019](#)

[2019-328](#) Resolution - Toussaint L'Ouverture Masonic Lodge #524
Members of the Toussaint L'Ouverture Masonic Lodge #524 will be in attendance to accept a Resolution from Mayor Wagner recognizing their service and contribution to the community.

Attachments: [Resolution- Toussaint LOuverture Masonic Lodge #524](#)

STRATEGIC PLAN UPDATE

[2019-342](#) Strategic Plan Update
Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

PUBLIC COMMENT PERIOD

[2019-343](#) 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.

Attachments: [Kenneth Miles Public Comment \(transit systems changes\).pdf](#)

FINANCE COMMITTEE - Council Member Moore, Chair

CONSENT AGENDA ITEMS

- [2019-329](#) Contract - Freese & Nichols - Registers Creek Lift Station/Force Main Design
Council is requested to award a contract to Freese & Nichols in the amount of \$844,780.00 for a professional engineering services to design the expansion of the Registers Creek lift station and force main.
Attachments: [1. Registers Creek Liftstation](#)
- [2019-330](#) Contract - KRG Utility Inc. - Adkins Sanitary Sewer Outfall Change Order #1
Council is requested to approve a change order to KRG Utility, Inc. in the amount of \$145,456.80 for additional trench stabilization stone and to install two (2) gates for easement access for the Adkins Sanitary Sewer Outfall.
Attachments: [2. Adkins Road Outfall Change Order 1](#)
- [2019-331](#) Contract - Garney Companies, Inc. - CMAR - Change Order #3
Council is requested to approve change order #3 to Garney Companies, Inc., Construction Manager at Risk (CMAR) in the amount of \$723,972.91 to perform the sewer and stormwater improvements on Pine Street as part of the Catalyst project.
Attachments: [3. CMAR Contract - Change Order 3](#)
- [2019-332](#) Contract - Carolina Environmental Systems, Inc. - Knuckle Boom Truck
Council is requested to award a contract to Carolina Environmental Systems, Inc. in the amount of \$119,000 for the purchase of a 2018 Freightliner M2-106 with a Peterson Body, Grapple bucket and 24-yard Hardox model 1824 dumping body for the Environmental Services Division.
Attachments: [4. Knuckle Boom Truck](#)
- [2019-333](#) Contract - Surface America - Miracle League Field
Council is requested to award a sole source contract to Surface America in the amount of \$121,910 for the replacement of surfacing on the Miracle Field at the High Point Athletic Complex.
Attachments: [5. Miracle League Field](#)
- [2019-334](#) Contract - White's International - Tandem Dump Truck
Council is requested to award a contract to White's International in the amount of \$116,103.34 for the purchase of a 2020 International tandem axle truck with dump body for the Water & Sewer Residuals Division of Public Works.

Attachments: [6. Tandem Dump Truck](#)

[2019-335](#)

Contract - Advantage Truck Center - Autocar/Front Loading Refuse Truck
Council is requested to award a contract to Advantage Truck Center in the amount of \$296,533.48 for the purchase of a 2020 Autocar with New Way Front Loading Refuse body for the Solid Waste Division of Public Services. Recommendation also includes declaring old equipment as surplus and disposing through the online auction process.

Attachments: [7. Front Loading Refuse Truck](#)

[2019-336](#)

Contract - Excel Truck Group/Charlotte Truck Center - Freightliner NuLife Swaploader
Council is requested to award a contract to Excel Truck Group in the amount of \$129,728 for the purchase of a 2020 Freightliner truck with a NuLife SL240 Swaploader body for the Environmental Services Division of Public Works.

Attachments: [8. Swaploader Truck](#)

PENDING ITEMS

[2018-169](#)

Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)
City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

Attachments: [7. Amendment to Lease Agreement - Crown Castle](#)

REGULAR AGENDA ITEMS

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

[2019-337](#)

Ordinance to Demolish - 315 N. Centennial Street
City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 315 N. Centennial Street belonging to Haley Investment Group, Inc.

Attachments: [315 N Centennial Council Packet](#)

[2019-338](#)

Ordinance to Demolish - 814 Fairview Street
City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 814 Fairview Street belonging to Karen G. Davis.

Attachments: [814 Fairview St Council Final Packet](#)

[2019-339](#)

Ordinance to Demolish - 1516 Willard Avenue
City Council is requested to adopt an ordinance ordering the building

inspector to effectuate the demolition of a structure located at 1516 Willard Avenue belonging to Creative Resources Ministries.

Attachments: [1516 Willard Ave Council Packet](#)

PROSPERITY & LIVABILITY COMMITTEE - Mayor Pro Tem Ewing, Chair

[2019-340](#)

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

Attachments: [Renewal of Lease with West End Ministries 2019](#)
[Resolution Lease Renewal Community Garden Space](#)

GENERAL BUSINESS AGENDA

[2019-344](#)

Appointment - Historic Preservation Commission - Brianne Verstat Council Member Scarborough is recommending the appointment of Brianne Verstat to the Historic Preservation Commission. This appointment will be effective immediately and will expire July 1, 2022.

Attachments: [Brianne Verstat Appointment to HPC](#)

[2019-341](#)

Minutes To Be Approved
Special Meeting of City Council; Thursday, July 11th @ 3:00 p.m.
Finance Committee Meeting; Thursday, July 11th @ 4:00 p.m.
Special Meeting of City Council; Monday, July 15th @ 4:00 p.m.
Regular Meeting of City Council; Monday, July 15th @ 5:30 p.m.

Attachments: [1. July 11 2019 Finance Committee Meeting Minutes.pdf](#)
[2. July 11 2019 Special Meeting Minutes.pdf](#)
[3. July 15 2019 Special Meeting Minutes.pdf](#)
[4. July 15 2019 High Point City Council Regular Meeting Minutes.pdf](#)

ADJOURNMENT

City Clerk's Office

Lisa B. Vierling, MMC

CITY CLERK



February 8, 2019

Mr. John Fitzwater
729 Carneros Circle
High Point, NC 27265

RE: Appointment – Historic Preservation Commission

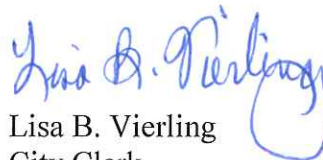
Dear Mr. Fitzwater:

During an official meeting of the High Point City Council held on February 4, 2019, you were unanimously appointed to serve as a member on the Historic Preservation Commission. Your appointment will be effective immediately and will expire July 1, 2020.

Our Boards and Commissions play an important role in our community, and in order to carry out this role, we need interested volunteers such as yourself who are willing to give of their time and talents while carrying out the duties and responsibilities they assume as members.

We sincerely appreciate your willingness to serve as a Member of this very important Board. If I can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,


Lisa B. Vierling
City Clerk

Historic Preservation Commission

Created pursuant to Title 9, Chapter 9, Section 9-9-5 of the Code of Ordinances. Length of Term/Years: 3 years Ward specific taking into consideration Historic District requirements for representation as contained in Section 9-9-5(b)(2) of the Development Ordinance the the following criteria for appointments: 1) all members must reside within the territorial jurisdiction of the unit of government that is the CLG; 2) all members must have a demonstrated interest, competence, or knowledge in historic preservation; 3) the CLG must document in writing its good faith effort to appoint professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or other related disciplines, to the extent such professionals are available in the community and willing to serve; and 4) the CLG must fill the commission vacancies within sixty (60) days after the vacancies occur.

Last	First Name	Address	Home	Work Phone	Exp Date	Eligible	Ward
Catania Sherod Park Historic District	Janet	309 Woodrow Avenue High Point NC 27262-	(336) 882-0739	(562) 397-3015	7/1/2021	n/a	AL/MOORE
Clark	Julius	1408 R C Baldwin Avenue High Point NC 27260-	(336) 289-1942		7/1/2020	n/a	2/WILLIAMS
Cox	Annette	531 North Hamilton Street, #R High Point NC 27262-	(336) 781-0570		7/1/2019	n/a	AL/MAYOR
Darr W. High Avenue Historic District	Dorothy	501 West High Street High Point NC 27260-	(336) 887-5130		7/1/2020	n/a	3/PETERS
DeLille	Mary Powell	425 Hillcrest Drive High Point NC 27262-	(336) 471-5108		7/1/2021	n/a	4/HUDSON
Fitzwater	John	729 Cameros Circle High Point NC 27265-	(336) 875-8602		7/1/2020	Yes	5/JONES
Halstead Johnson St. Historic District	Gloria	901 Johnson Street High Point NC 27262-	(336) 858-5370	(202) 213-5672	7/1/2019	n/a	6/EWING
Mingo	Jerry	905 Thissell Street High Point NC 27260-	(336) 989-0308		7/1/2019	n/a	AL/SCARBOROUGH
Patrick	L. Doris	407 Lardner High Point NC 27260-	(336) 689-5777	(336) 886-8553	7/1/2018	n/a	1/GOLDEN

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

WHEREAS, the National Association of Town Watch (NATWA) is sponsoring a nationwide crime, drug and violence prevention program on August 6, 2019 entitled "National Night Out"; and

WHEREAS, the "36th Annual National Night Out" provides a unique opportunity for High Point to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the City of High Point, Neighborhood Associations, Neighborhood Watch Groups, High Point Community Against Violence, High Point Fire Department and Community Development and Housing Department plays a vital role in assisting the City of High Point Police Department through joint crime, drug and violence prevention efforts in High Point and is supporting "National Night Out 2019" locally; and

WHEREAS, it is essential that all citizens of High Point be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs, and violence in the City of High Point; and

WHEREAS, police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the "National Night Out" program;

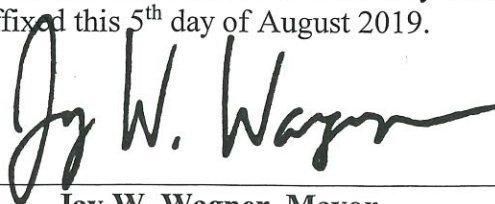
NOW, THEREFORE, I, Jay W. Wagner, Mayor, do hereby proclaim, Tuesday, August 6, 2019 as

"National Night Out"

and call upon all citizens of the City of High Point to join the High Point Police Department, and the National Association of Town Watch in supporting the "36th Annual National Night Out."



IN WITNESS WHEREOF, I have hereunto set my hand on and caused the seal of the City of High Point to be affixed this 5th day of August 2019.



Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM

**Title: Renewal of Lease with West End Ministries****From:** Michael E. McNair, Director**Meeting Date:** August 5, 2019**Public Hearing:** N/A**Advertising Date** N/A**Advertised By:** N/A**Attachments:** Area Map
Letter from West End Ministries
Pictures
Resolution

PURPOSE:

Staff requests approval of a lease agreement with West End Ministries to continue using the property for the Bountiful Harvest Community Garden located at 1000 and 1004 West English and 1003, 1005 and 1007 Campbell Street. West End Ministries has requested an extension of the three year lease.

BACKGROUND:

On July 20, 2015 Council approved a one year lease with West End Ministries for the development of the Bountiful Harvest Community Garden. That lease was renewed for 3 years by Council at its July 18, 2016 meeting. During the prior three years, the use of the land has been consistent with the terms of the lease. West End Ministries along with its community partners has been very successful in implementing the garden and recreational space as planned.

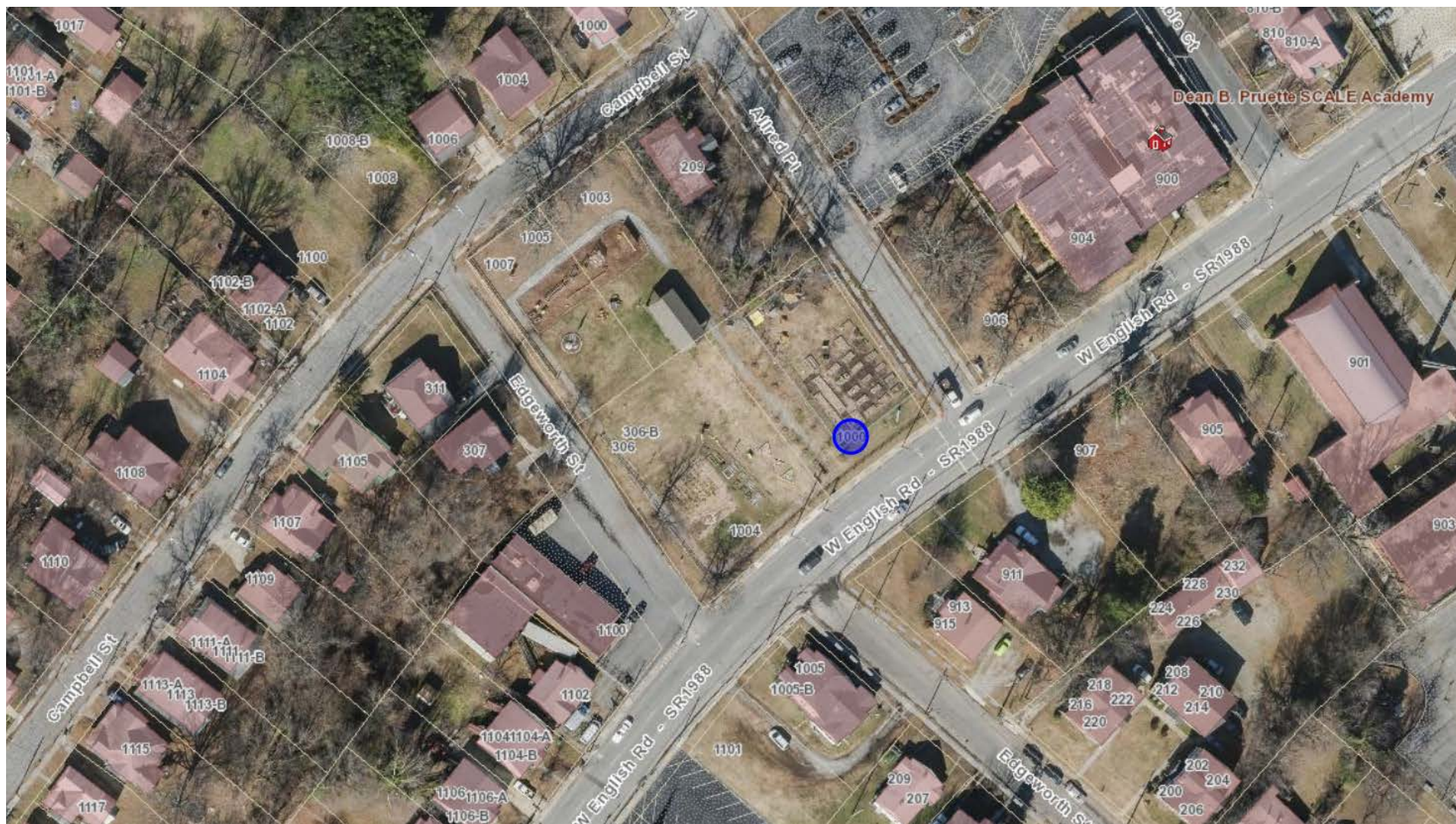
BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the three year lease and that the appropriate City official and/or employee be authorized to execute all necessary documents.





6/28/2019



City Council, City of High Point

Dear Council Members,

It is with great excitement that West End Ministries brings you an update on Bountiful Harvest Community Garden & Park located at 1000 W. English Rd. and respectfully request a three- year renewal for the lease of the Garden property. The City's investment into West End Ministries Revitalization Initiative to Build a vibrant and all-inclusive Community in the West End Neighborhood has been invaluable. This is a long-term initiative that gives the residents opportunity to grow, prosper and thrive in a livable neighborhood where they feel safe.

We think about the garden holistically. The power of gardens & parks is that they transcend age, ethnicity, race, income, politics and geography. At WEM we believe, and are seeing that Bountiful Harvest has the potential to bring people together and strengthen bonds within the community. Bountiful Harvest has continued to grow since our partnership with the City began. In the Garden there are over 30 raised beds full of produce. This summer 5 community residents have planted their own raised beds. The produce from the garden is shared freely with anyone who has a need. 14 Apple and Pear trees that have been planted and by next year will be producing fruits. There are flowers and butterfly bushes, bird houses & feeders, and benches throughout. The garden is a great place for anyone who is hungry to get fresh produce. However, the garden is also a great place for people to learn about gardening. They can plant a raised bed and learn how to grow their own produce. Kids can learn about healthy eating; they can see bees & butterflies & learn about the eco-system in nature. There is always something to do and something to learn.

A "ninja warrior" style playground was built for elementary and middle school age children. It has been a huge hit with the kids. The 2019-2020 vision is to add commercial playground equipment for the younger children as well and a handicap swing was just added. For the adults, outdoor commercial exercise equipment is planned as funds become available to meet this need over the next couple of years. The open space of the park provides plenty of room for events. There have been many cook-outs and Fall Festivals. In summer 2018 there was a "Water Day" event with water games and activities, music and watermelon! It has been exciting to see anywhere from 100 -- 250 people come out for events at the Park. Ninety Five percent of everyone who attends is from the community. Most walk to the park from their homes. Building people and building a community takes time. We know, that as with all things, to see long-term change in the overall community health, safety and welfare we need to be consistent, intentional and involved.

At WEM we believe that Bountiful Harvest can provide the following benefits within the community: 1) Strengthen community image and sense of "belonging". 2) Strengthen safety and security. 3) Promote health & wellness. 4) Increase cultural unity. 5) Provides fresh fruits & vegetables to community in need. 6) Provides space to build bonds of trust; fosters positive human develop. 7) Provides recreational experiences and exercise opportunities for adults and kids. In addition, it has been a tremendous asset to the on-site Boys & Girls Club at West End Ministries to have the Garden & Park across the street. The children can be actively involved in all of the learning, growing and playing opportunities available at Bountiful Harvest. When kids play, they develop higher order cognitive skills that complement classroom learning. Kids also need space to interact with caring adults which leads to social and emotional health. Outdoor green spaces create a space where they can spend time with others and learn norms of behavior across the community.

We have worked diligently over the past few years to develop a strategic plan through Bountiful Harvest that can meet the needs of our community on many different levels. We are thankful for the many community partners who have joined us in these efforts and have made a long-term commitment to do so. Partners such as High Point University, BB&T Bank, The Summit Church, and many, many others. We are thankful for our relationship with the City of High Point who share a desire and commitment to see positive change in our city. Thank you for taking the time to consider this request so that we can all move forward together.

Sincerely,

Brad Bowers
West End Ministries
Executive Director



Not been out to the Garden yet? We invite you to come by. We would love to give you a tour and show you how your investment in this community is making a difference!

THANK YOU!



AFFP
PUBLIC NOTICE LEASE OF CITY OW

**PUBLIC NOTICE
LEASE OF CITY OWNED
PROPERTIES**

Affidavit of Publication

STATE OF NORTH SS
CAROLINA }
COUNTY OF GUILFORD }

Cherayne Faris, 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

July 02, 2019

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

SIGNED:

Cherayne Faris
the billing clerk

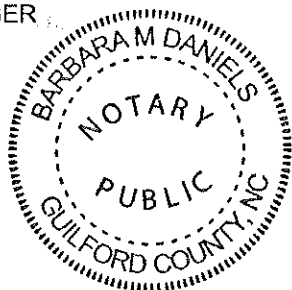
Subscribed to and sworn to me this 2nd day of July 2019.

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

My commission expires: February 01, 2022

30145612 30870583

GREG DEMKO
CITY OF HP CITY MANAGER
PO BOX 230
HIGH POINT, NC 27261



The City Council of the City of High Point intends to enter into a leases of the following properties:

- 1000 West English Rd, High Point, NC Guilford County, Tax Parcel #0187720;
- 1003 Campbell St., High Point, NC Guilford County, Tax Parcel #0187718;
- 1005-1007 Campbell St., High Point, NC, Guilford County, Tax Parcel #0187717; and
- 1004 West English Road, High Point, NC Guilford County, Tax Parcel #0187721

The City intends to enter into lease agreements for each of the properties to West End Ministries for a term of three-years; West End Ministries will also have the option to renew the lease for additional periods upon mutual written agreement. In consideration of the lease, West End Ministries will use the properties as community garden space and will pay the City an annual rent of \$1.00.

All persons interested in this matter are invited to attend the meeting of the City Council to be held in the Council Chambers, City Hall, 211 South Hamilton Street, High Point, NC, at 5:30 p.m. on Monday, August 5, 2019. At that time the Council intends to authorize the leases of the properties described above.

July 2, 2019

**RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING THE LEASE OF CERTAIN PARCELS OF VACANT LAND
TO BE USED AS COMMUNITY GARDEN SPACE**

WHEREAS, the City of High Point (“City”) owns certain parcels of vacant land located within the High Point city limits that the Council finds to be currently surplus to the City’s needs; and

WHEREAS, the City finds that those vacant properties may be conducive to growing plants and produce; and

WHEREAS, the City and West End Ministries have agreed upon a lease of the parcels listed below, under which West End Ministries will lease the parcels for a term of three years, beginning August 6, 2019:

- 1000 West English Rd, High Point, NC Guilford County, Tax Parcel #0187720;
- 1003 Campbell St., High Point, NC Guilford County, Tax Parcel #0187718;
- 1005-1007 Campbell St., High Point, NC, Guilford County, Tax Parcel #0187717;
- 1004 West English Road, High Point, NC Guilford County, Tax Parcel #0187721; and

WHEREAS, in consideration of leasing the City’s lot, West End Ministries has agreed to use parcels of vacant land to be used for garden space and pay an annual rent of one dollar; and

WHEREAS, the required notice has been published and the City Council is convened in a regular meeting;

NOW THEREFORE BE IT RESOLVED by the City Council that:

1. The City Council hereby approves the lease of the properties described above to West End Ministries for three years and directs the appropriate city employees to execute any instruments necessary to the lease.

Adopted, this the 5th day of August, 2019.

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling
High Point City Clerk

[SEAL]

CITY OF HIGH POINT

AGENDA ITEM

**Title: Knuckle Boom Truck**

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

Meeting Date: August 5, 2019

Public Hearing: N/A

Advertising Date / N/A

Advertised By: N/A

Attachments: Quote

PURPOSE:

The Environmental Services Division currently has four Knuckle Boom trucks. These trucks are used to collect waste that cannot be placed inside the customers cart and illegal dumped materials such as tires, appliances, and yard waste piles. The current four trucks are being utilized in excess of 40 hours per week to perform the minimal clean up. The addition of one boom truck will assist in meeting the current collection needs while improving performance and neighborhood appearance.

BACKGROUND:

The Environmental Services Division is currently using four Knuckle Boom trucks with Petersen grapple buckets and dump bodies. These trucks are used daily for residential bulk waste collection and seasonally for the two home furnishing markets. Additionally, these trucks are used for debris removal following tornadoes, ice storms, hurricanes, and illegal dumping. Due to continued growth and sprawl, Public Services is requesting an additional bulk collection truck. In calendar year 2017 these trucks collected 3,710 tons of material citywide at 15,566 locations. In 2018 these trucks collected 4,263 tons of material citywide at 17,606 locations. In the first six months of 2019 these trucks have collected 2,085 tons of material citywide at 13,335 locations. We have selected a truck that is similar to our current truck configuration and approved by Fleet Management. The selected truck is a 2018 lease program truck costing \$119,000. The current cost for this truck new is around \$155,000. The selected truck is currently available in Kernersville with 9,086 miles and 1,410 hours of service and has the remaining factory warranty. The truck was a lease truck that had to be maintained to the manufacturers specification to avoid penalty.

BUDGET IMPACT:

Funds are available in 2019-20 budget

RECOMMENDATION / ACTION REQUESTED: The Public Services Department recommends purchasing one 2018 Freightliner M2-106 with a Petersen body, grapple bucket and 24-yard Hardox model 1824 dumping body from Carolina Environmental Systems, Inc. in Kernersville, NC in the total amount of \$119,000.





Carolina Environmental Systems, Inc.

306 Pineview Dr.

Kernersville, NC 27284

PH 800-239-7796

FX 336-869-9979

SPEC SHEET

STOCK#: UT1964
YEAR: 2018
MAKE: FREIGHTLINER
MODEL: M2-106
VIN#: 3FVACXFE0JHU3433
ENGINE: ISL9-330 HP
MILES: 9,086
HOURS: 1,410
ENG. BRAKE: NO
TRANS: 3500-6 SPD WORLD ALLISON
FRONT AXLE: 12,000 LB
REARAXLE: 23,000 LB
TRI-AXLE: NO
TIRES: FRONT: 11R22.5 75%
REAR: 11R22.5 75%
AM/FM: YES
CRUISE: YES
A/C: YES

BODY

YEAR: 2017
MAKE: PETERSON
MODEL: TL3
CAPACITY: 24 YARD DUMP HARDOX MODEL 1824
OPTIONS: HEAVY DUTY GRAPPLE, OUT RIGGERS JOYSTICK CONTROLS

PRICE: \$ 124,900.00
SALE: \$ 119,000.00



August 2, 2019

To: Randy McCaslin, Deputy City Manager

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

Subject: Code Enforcement Activity Report for July 2019

This report serves to summarize Code Enforcement activity for the month of July. During this period staff processed 38 new minimum housing complaints; 230 new public nuisance complaints and collected 191 signs. Additionally:

- Local Codes Enforcement Staff recorded 44 zoning complaints during the month.
- A total of 169 Public Nuisance cases were abated during the month (56 - City abated and 113 - owner abated).
- 2 Inspectors worked on a Saturday during July and collected 130 illegal signs from the City right of way.
- No houses were demolished during July. Requests for demolition bids have been sent out for 9 houses.
- The new Inspector began work on July 29, 2019. We now have 6 Inspectors on staff.
- There were 754 total active cases:
 - 321 active minimum housing cases
 - 230 active public nuisance cases
 - 203 active zoning cases

Please see the attachments containing a table summarizing detailed activity and sample pictures.

Local Codes Enforcement Monthly Activity								
		Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19
1. Minimum Housing								
	a. Minimum Housing Complaints	40	31	25	33	18	30	38
	b. Active Minimum Housing Cases	317	340	335	321	332	314	321
	d. Cases Taken Before City Council							
	i. For Demolition	2	4	2	5	2	1	1
	e. City Demolished Houses	4	4	3	2	3	6	0
2. Public Nuisance								
	a. Public Nuisance Complaints (incl. unsecured dwellings)	51	36	41	233	323	140	149
	b. Active Public Nuisance Cases	101	81	104	260	283	115	230
	c. City abated PN Cases	8	7	1	5	30	73	56
	d. Owner abated PN Cases	49	37	14	57	260	161	113
3. Zoning								
	a. Zoning Complaints (Vehicles, Signs, Banners)	26	18	28	39	43	28	44
	b. Active Zoning Cases	95	84	85	114	124	106	203
	c. Signs collected	174	156	287	93	134	80	191
		TOTAL ACTIVE CASES - 754						



CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-22
(Parkway Associates, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 4, 2019

Public Hearing: Yes

Advertising Date: January 23, 2019 and
January 30, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Parkway Associates, LLC to rezone approximately 15.7 acres from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the east side of Piedmont Parkway, opposite Morris Farm Drive, and approximately 800 feet southeast of Tarrant Road.

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 January 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-22. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Parkway Associates, LLC

Zoning Map Amendment 18-22

At its January 22, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 15.7-acre parcel to a Conditional Zoning General Business (CZ-GB) District. All members of the Commission were present except for Mr. Ozzie Hough and Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Mr. Barry Siegal, 3929 Tinsley Drive, High Point, applicant, spoke in favor of the request. Mr. Siegal provided a historical overview of the property since it was annexed in the late 1990s and how the dedication of approximately five acres of land, for the Piedmont Parkway extension, significantly impacted the configuration of this property. He closed by providing an overview of the proposed development on the site.

Planning & Zoning Commission Action

Consistency & Reasonableness Statements

The Commission stated that as conditioned, the proposed zoning allows for office, personal service and limited retail uses on a constrained site while maintaining City policy to keep more intensive commercial uses to the south on W. Wendover Avenue. Furthermore, due to the manner a major thoroughfare extension and site constraints have impacted this property, it is reasonable to allow other uses on the site that do not impact the area.

The Planning & Zoning Commission adopted these statements by a vote of 6-0.

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 18-22, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-22
December 11, 2018**

Request	
Applicant: Parkway Associates, LLC	Owner: Parkway Associates, LLC
Zoning Proposal: To rezone approximately 15.7 acres.	From: CU-LI Conditional Use Light Industrial District
	To: CZ-GB Conditional Zoning General Business District

Site Information	
Location:	The site is lying along the east side of Piedmont Parkway, opposite Morris Farm Drive and approximately 800 feet south of Tarrant Road.
Tax Parcel Number:	Guilford County Tax Parcel 0154708
Site Acreage:	Approximately 15.7 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has been graded to support development of a 7-lot subdivision. A perennial stream runs across the northern portion of the site and a 50-foot wide Colonial Pipeline (natural gas) easement run across the southern portion of the site. Additionally, a stormwater control device is being developed at the southeastern boundary of the property.
Water and Sewer Proximity:	A 12-inch City water line lie adjacent to the site along Piedmont Parkway. An 8-inch public sewer line lies in Platinum Drive opposite the site.
General Drainage and Watershed:	The site drains in a general easterly and southeasterly direction and development is subject to the City Lake General Watershed (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24%.
Overlay District:	City Lake General Watershed (GWA)

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District (Guilford County)	Industrial uses
South:	PDL	Planned Development Limited District	Single family detached dwellings (across Piedmont Parkway)
East:	AG HI	Agricultural District Heavy Industrial District (both within Guilford County)	Undeveloped parcels, industrial use and a quarry
West:	PDL CU RM-16	Planned Development Limited District Conditional Use Residential Multifamily-16 District	Multifamily and single family detached subdivision (across Piedmont Parkway)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.
Relevant Area Plan:	None
Zoning History:	<u>Zoning Map Amendment 98-24</u> : In 1998, an 88.5-acre land area, which includes this current zoning site, was annexed and granted a combination of multifamily and industrial zoning. This current zoning request was part of a larger 29.5-acre tract zoned CU-LI under Conditional Use Permit 98-24

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Piedmont Parkway		2,050 ft
Vehicular Access:	Via existing driveways from Piedmont Parkway		
Traffic Counts: (Average Daily Trips)	Piedmont Parkway		9,500 (NCDOT 2017 traffic count)
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	None
Conditions:	<u>Access</u> : Only three points of access shall be allowed to Piedmont Parkway: a. One right-in / right-out access at the northern end of the property; b. One full movement access point at the center of the property; and c. One full movement access point at the Morris Farm Drive intersection <u>Improvements</u> a. When more than two structures are constructed the internal street network shall connect to Piedmont Parkway at the Morris Farm Drive intersection and at the full movement access point at the center of the property. b. The developer shall update the signal plans for the signal for the Morris Farm Drive intersection and construct the fourth leg of the intersection.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

Overview of Applicant's Zoning Request

The applicant is requesting to rezone this parcel from its current Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The applicant submitted a proposed conditional zoning ordinance with this application that prohibits residential uses, prohibits higher intensity commercial uses, limits the number of access points and improves the existing traffic signal at the intersection of Piedmont Parkway and Morris Farm Drive.

Changes in the area

The zoning site was part of a larger 29.5-acre tract that was annexed and granted CU-LI District zoning in 1998. However, the character and physical features of this industrial tract has changed during the past 20 years as follows:

- Piedmont Parkway previously terminated 800 feet north of the zoning site, at the intersection of Tarrant Road. It was extended approximately one-mile in a southeasterly direction from Tarrant Road, through the industrial tract, to W. Wendover Avenue. In December 2006, this 4-lane major thoroughfare extension was opened to the public and changed the traffic patterns in this area. In addition to offering a direct travel corridor between Eastchester Drive and W. Wendover Avenue, it provided a western entrance/exit to the Piedmont Centre Industrial Park and serves as a physical boundary separating residential developments to the west from the industrial uses to the east.
- This 124-foot-wide road extension not only reduced the land area of the industrial zoned tract, it also divided it creating a 15.7-acre parcel (current zoning site) and a 6.7-acre parcel on opposite sides of the Piedmont Parkway extension. In 2008, the 6.7-acre portion of this industrial tract, on the west side of Piedmont Parkway, was rezoned to permit residential uses.

The culmination of the road extension and rezoning reduced the initial 29.5-acre industrial tract to the current 15.7-acre zoning site. Development of this tract is limited by its long narrow configuration (2,000± foot long by 400± foot deep), a perennial stream with a 200-foot-wide stream buffer across its northern boundary, and a 50-foot wide gas easement and stormwater control device impacting its southern boundary. These site constraints leave just over 11 acres suitable for development which restricts the potential for multiple lot industrial development.

Proposed Development

The applicant has obtained subdivision approval and has commenced grading and site work to develop a 7-lot subdivision under its current CU-LI District zoning. The applicant is requesting a CZ-GB District zoning to permit some flexibility in the allowance of a wider range of personal service uses, entertainment/amusement uses, and smaller scale retail uses that will serve this development, employees of the adjacent Piedmont Centre office/industrial park and the adjacent residential neighborhoods.

Except for the allowance of major personal service uses (one that exceeds 4,000 square feet in area), entertainment/amusement uses, and smaller size retail uses (up to 7,000 square feet per establishment) this zoning proposal will be restricted to those GB District uses currently permitted in the existing CU-LI District. Higher intensity commercial uses such as restaurants with drive thru windows, amusement parks, bulky item sales, convenience stores with fuel sales, large retail sales (over 50,000 sq. ft) and vehicle establishments are prohibited.

Staff Analysis

The zoning site is the last parcel of any significant size to be developed on this segment of Piedmont Parkway between Tarrant Road and W. Wendover Avenue. Since 1992, the adopted Land Use Map has classified the zoning site and adjacent lands along the east side of Piedmont Parkway for Restricted Industrial and Heavy Industrial land uses. The primary policy issue pertaining to this request is the introduction of business zoning in an area designated by the Land Use Map for Restricted Industrial land uses. This site is situated on the edge of the city limits and is constrained by its relatively shallow depth, a stream and a major utility easement. Furthermore, the proximity of an adjacent quarry restricts the ability to assemble land for development to the southeast of the site. The LI and GB District permit many of the same use types. The requested CZ-GB District proposed by the applicant permits personal service uses and allows some limited commercial opportunities without allowing the full array of commercial uses within this area classified on the City's Land Use Plan for Restricted Industrial uses.

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Review Factors:

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

<u>Factor #1</u>	Result in a development that is compatible with surrounding development character and land uses;
	The site abuts various industrial uses to the north and east, and an active quarry at its southeastern boundary. There is also a perennial stream to the north and east, forcing industrial structures on adjacent parcels to be position further east of the zoning site.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	❖ Transportation conditions offered by the applicant to limit the number of access points and to upgrade the signalized intersection at the southern boundary of the site will mitigate traffic impacts on Piedmont Parkway. ❖ In conjunction with Piedmont Parkway providing a physical separation, the exterior lighting and screening standards of the Development Ordinance will mitigate adverse impacts to residential developments to the west.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Furthermore, where impacted by a perennial stream, environmental standards of the Development Ordinance are required to be met.

<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; The site is within an area currently served by City of High Point with adequate utilities and municipal services to serve the development.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands. The subject site abuts industrially zoned lands to the north, east and south. The 124-foot wide Piedmont Parkway right-of-way separates it from residential developments to the west.

Changes in the Area:

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

As described in this report, there have been significant changes in this area during the past 20 years that restrict the feasibility of large industrial uses on this property.

Development Patterns:

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

With large industrial use limited by the site's constraints, the allowance of a small business subdivision with office, personal service and limited retail uses provides an orderly infill development option along the east side of this segment of Piedmont Parkway. This maintains the preferred development pattern of keeping higher intensity commercial uses at established commercial node on the W. Wendover Avenue corridor to the south.

Consistency with Adopted Policy Guidance:

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

As conditioned, the proposed zoning allows for office, personal service and limited retail uses on a constrained site while maintaining City policy to keep more intensive commercial uses to the south on W. Wendover Avenue.

Reasonableness/Public Interest:

Whether an approval of the Conditional Zoning District is reasonable and in the public interest.

Due to the manner a major thoroughfare extension and site constraints have impacted this property, it is reasonable to allow other uses on the site that do not impact the area.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 15.7-acre parcel to the CZ-GB District.

Required Action

Planning and Zoning Commission:

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

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

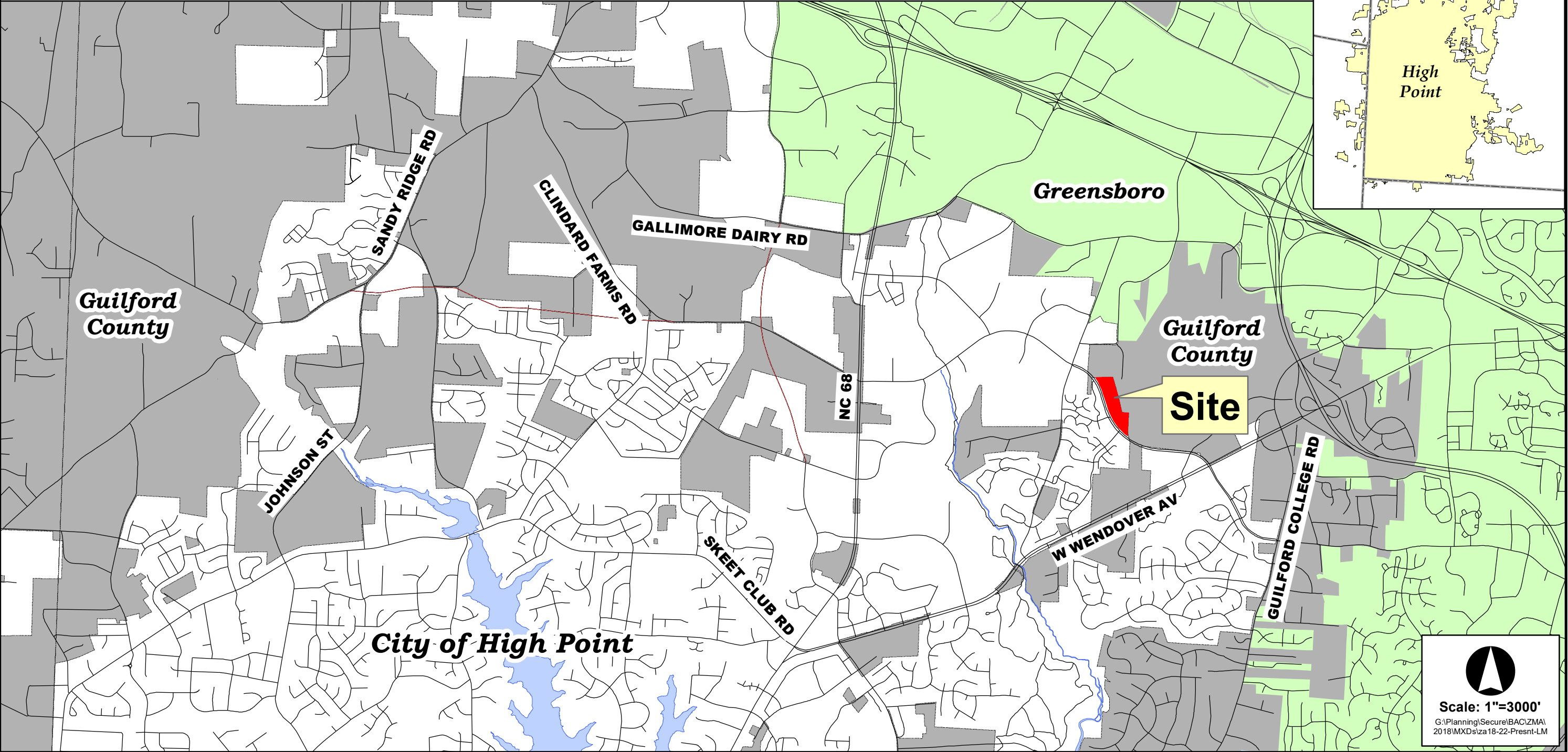
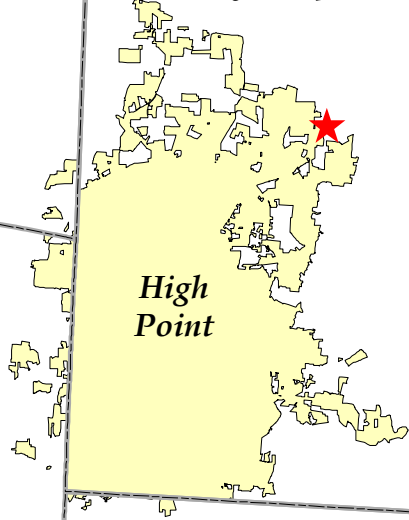
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-22
Applicant: PARKWAY ASSOCIATES LLC

Vicinity Map




Scale: 1"=3000'
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ZONING MAP AMENDMENT ZA-18-22

The map displays various zoning districts outlined in red. Key districts include:

- CU LI**: Conditional Use Light Industrial
- CU EC**: Conditional Use Employment Community
- PDL**: Professional Development Land
- CU RM-16**: Conditional Use Residential Medium Density Single-Family Detached
- CZ LB**: Commercial Zoning Local Business
- OI**: Office Institutional
- PDR**: Professional Development Residential

A specific area is highlighted with a green dashed border and labeled with a callout box:

From: Conditional Use Light Industrial
To: Conditional Zoning General Business

The map also shows major roads such as TARRANT RD, ENDOTRAIL RD, RIVER BLUFF TE, MORRIS FARM DR, MICHA CT, PLATINUM DR, CINNABAR CT, AMETHYST CT, and BOULDER CT.

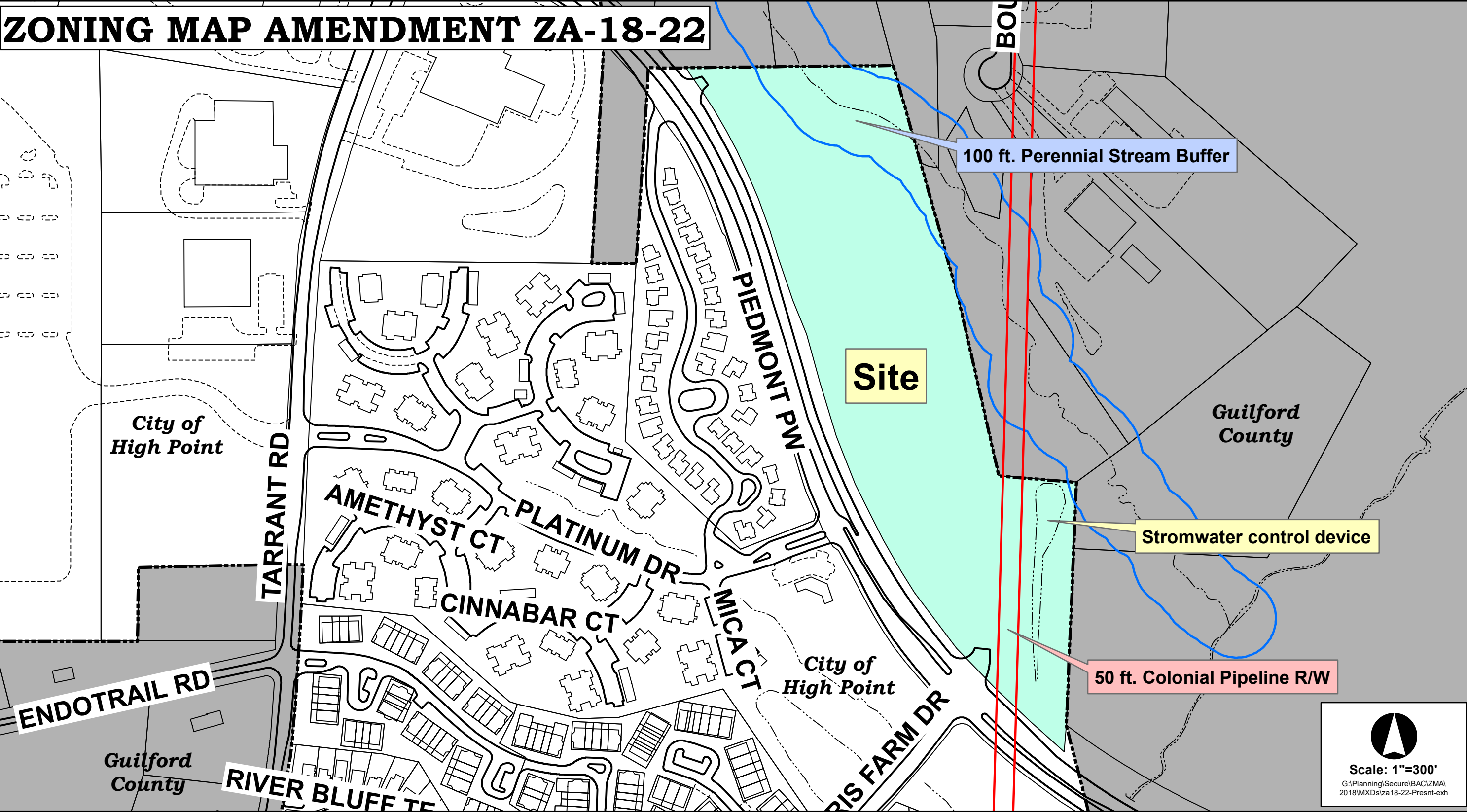
Geographic labels include "Guilford County" and "City of High Point".

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From: Conditional Use Light Industrial
To: Conditional Zoning General Business

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2018\MXDslza18-22-Presnt

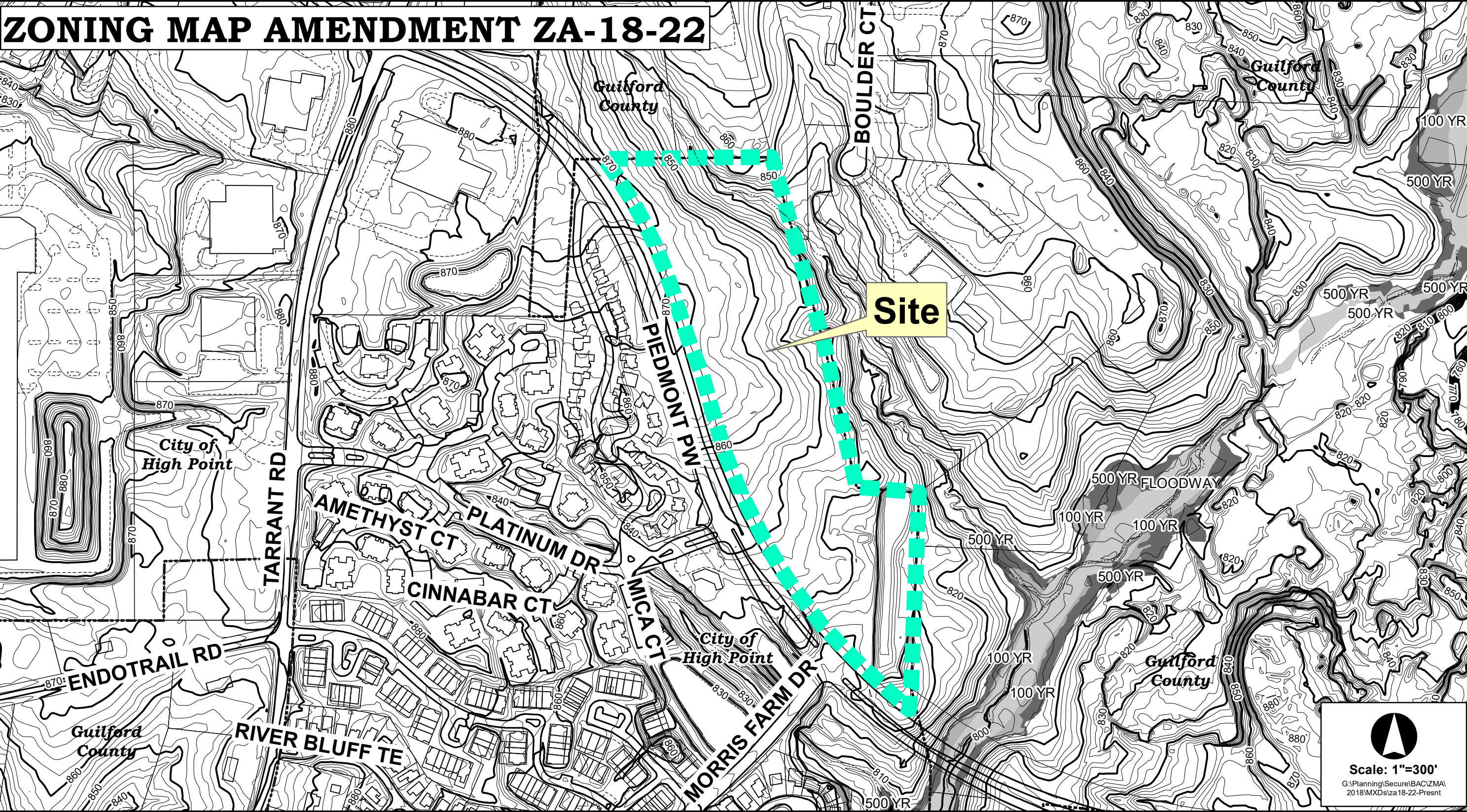
ZONING MAP AMENDMENT ZA-18-22



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ZONING MAP AMENDMENT ZA-18-22



Scale: 1"=300'

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ZONING MAP AMENDMENT ZA-18-22

Restricted Industrial

Recreation/Open Space

Restricted Industrial

Guilford County

Guilford County

Heavy Industrial

Site

City of High Point

TARRANT RD

AMETHYST CT

PLATINUM DR

CINNABAR CT

MICA CT

City of High Point

Medium-Density Residential

Medium-Density Residential

Guilford County

Restricted Industrial

Restricted Industrial

Low-Density Res

Low-Density Residential

Office Office

Institutional

Institutional

Heavy Industrial

Medium-Density Residential

Local/Convenience Com

Office

Office

Recreation/Open Space

Medium-Density

Moderate-Density Residential

Low-Density Residential

Guilford County

ENDOTRAIL RD

RIVER BLUFF TE

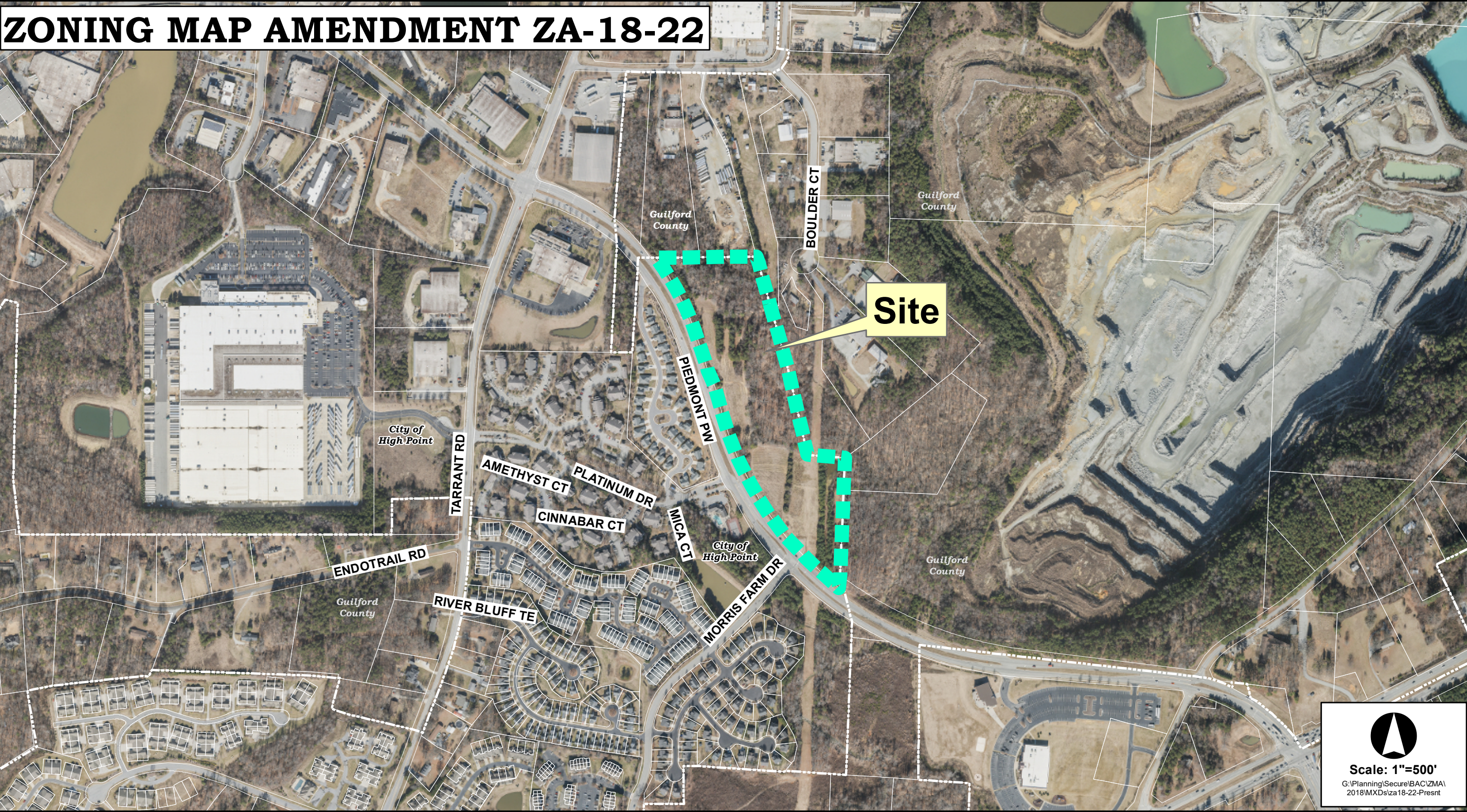
MORRIS FARM DR



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ZONING MAP AMENDMENT ZA-18-22



Scale: 1"=500'

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 11, 2018 and before the City Council of the City of High Point on January 7, 2019 regarding **Zoning Map Amendment Case 18-22 (ZA-18-22)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 2, 2018, for the Planning and Zoning Commission public hearing and on December 26, 2018 and January 2, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 15.7 acres lying on the east side of Piedmont Parkway, across from Mica Court and across from Morris Farm Drive. The property is also known as Guilford County Tax Parcel 0210376).

SECTION 2

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

Part I. **USES:**

A. Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. **Prohibited Uses**

The following uses, as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:

1. All uses within the Residential Use Classification
2. Institutional Use Classification
 - a) School, minor

3. Commercial Use Classification
 - a) Restaurant, major
 - b) Amusement parks
 - c) Bulky item sales
 - d) Convenience store with fuel sales
 - e) Retail sales, large
 - f) Vehicle establishment, major
 - g) Vehicle establishment, minor
 - h) Bed & Breakfast

C. Restricted Use: Each retail sales use type shall be restricted to 7,000 square feet.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access: Only three (3) points of access shall be allowed to Piedmont Parkway:
 - a) One right-in / right-out access at the northern end of the property;
 - b) One full movement access point at the center of the property; and
 - c) One full movement access point at the Morris Farm Drive intersection
2. Improvements
 - a) When more than two structures are constructed the internal street network shall connect to Piedmont Parkway at the Morris Farm Drive intersection and at the full movement access point at the center of the property.
 - b) The developer shall update the signal plans for the signal for the Morris Farm Drive intersection and construct the fourth leg of the intersection.
3. Other Transportation Conditions

The City of High Point Transportation Director shall approve the design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Zoning Map Amendment 18-22

Submitted by: Amanda Williams and Barry Siegal on
behalf of Parkway Associates, LLC

Parkway Associates, LLC

*P.O. Box 16168
High Point, North Carolina 27261*

*Phone: 336-292-9010
Fax: 336-632-0207*

January 7, 2019

Neighbors of 4421 Piedmont Parkway

RE: Rezoning Application for 4421 Piedmont Parkway, PIN #7823382508

Dear Neighbors,

We are writing to inform you that we have filed for rezoning on a piece of property we own at 4421 Piedmont Parkway. The current zoning for the site is Conditional Use Limited Industrial. We are requesting a rezoning to General Business Conditional Zoning to provide some flexibility in the allowance of a wider range of personal service uses, entertainment/amusement uses, and smaller scale retail uses that will serve this development, employees of the adjacent Piedmont Centre office/industrial park and the adjacent residential neighborhoods. Except for the allowance of major personal service uses, entertainment/amusement uses, and small size retail uses (up to 7,000 square feet per establishment) this zoning proposal will be restricted to those General Business District uses currently permitted in the existing CU-LI District.

We invite all neighbors with questions to please reach out to us via phone at our office number (336) 292-9010. We will be happy to share with you any additional information we may have. We are scheduled to be at Planning and Zoning on January 22nd at 6 pm.

Sincerely,

Amanda Williams and Barry Siegal

AJT INVESTMENTS LLC
1421 BOULDER CT
GREENSBORO NC 27409

BURTON, ROGER D
3872 PARKWAY VISTA DR
GREENSBORO NC 27409

CANOVIA & ASSOCIATES INC
5214 HEDRICK DR
GREENSBORO NC 27410

CORNONELL, GRISKA E
3638 PARKWAY VISTA RD
GREENSBORO NC 27409

CRAWFORD, JIMMY L JR
3869 PARKWAY VISTA DR
GREENSBORO NC 27409

FGF LLC
182 WATSON MILL RD
PHILADELPHIA PA 19350

GRANITE RIDGE INVESTMENTS LLC
PO BOX 16168
HIGH POINT NC 27261

GRIFFIN, D H SR
2022 SHIMER DRIVE
JAMESTOWN NC 27282

HAIRSTON, E B ESTATE
226 NICHOLSON RD
WINSTON-SALEM NC 27107

HATZI, PETER J ; HATZI, CATHY
8564 YOHR CT
MANASSA VA 20110

LARE INC
PO BOX 7667
ROANOKE VA 24019

LONGONI, A M
1427 BOULDER CT #A
GREENSBORO NC 27409

MARTIN MARIETTA MATERIALS INC
PO BOX 30013
RALEIGH NC 27622

PARKWAY ASSOCIATES LLC
PO BOX 16168
HIGH POINT NC 27261

PARKWAY VILLAGE HOMEOWNERS ASSOCIATION
INC
C/O 2706 N CHURCH ST
GREENSBORO NC 27405

RABADEY, RAJESHKUMAR Y ; RABADEY,
JAYSHREE
4309 HOLLY ORCHARD CT
HIGH POINT NC 27265

SEAGER INVESTMENTS LLC
8 ELM RIDGE LANE
GREENSBORO NC 27408

VILLAS AT GRANITE RIDGE LLC
PO BOX 16168
HIGH POINT NC 27261

YOW, SARAH A ; SNYDER, LOUISE YOW ; YOW,
JAMES MELVIN ; YOW, EDWARD ALLEN ; YOW,
ELLIOTT
4544 WALPOLE RD
HIGH POINT NC 27265

**HIGH POINT CITY COUNCIL
REGULAR MEETING
JULY 15, 2019 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Wagner called the meeting to order at 5:30 p.m. The Pledge of Allegiance followed with a Moment of Silence.

*Upon call of the roll, the following Council Members were **Present (8)**:*

Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing (Ward 6); Council Member Britt W. Moore (At Large), Council Member Donald A. Scarborough (At Large), Council Member Jeffrey J. Golden (Ward 1), Council Member Christopher Williams, Council Member S. Wesley Hudson (Ward 4), and Council Member Victor A. Jones (Ward 5)

*The following Council Members were **Absent (1)**:*

Council Member Monica L. Peters (Ward 3)

2019-317

Strategic Plan Update

Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

Blight Reduction

Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development & Public Safety Committee provided an update on some numbers as they relate to the Code Enforcement. He then shared numbers for the June 2019 activities as follows:

<i>Minimum Housing Complaints</i>	<i>30</i>
<i>Active Minimum Housing Cases</i>	<i>314</i>
<i>Active Backlog Cases (270 originally)</i>	<i>0</i>
<i>City Demolished Houses</i>	<i>6</i>
<i>Public Nuisance Complaints</i>	<i>140</i>
<i>Active Public Nuisance Cases</i>	<i>115</i>
<i>City Abated Public Nuisance Cases</i>	<i>73</i>
<i>Owner Abated Public Nuisance Cases</i>	<i>161</i>
<i>Zoning Complaints (vehicles, signs, etc...)</i>	<i>28</i>
<i>Active Zoning Cases</i>	<i>106</i>
<i>Signs Collected</i>	<i>80</i>

Lori Loosemore, Local Codes Enforcement Manager, shared some photos of a success story highlighting a home that was repaired at 708 E. Commerce Avenue. The home will be owner-occupied.

PUBLIC COMMENT PERIOD

2019-318 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.

Mayor Wagner opened the Public Comment Period. The following individuals addressed Council during the Public Comment Period.

Gloria Halstead, a resident at 901 Johnson Street, Johnson Street Historic District, expressed concerns that there is no longer representation from the Johnson Street Historic District on the Historic Preservation Commission. She shared that she was serving as chairman on the Historic Preservation Commission until a person in Emerywood was recently appointed to fill her seat. She further advised that there are three historic districts in High Point and stressed the importance that a resident from each district be represented on the Historic Preservation Commission.

Scott Lanter, a resident from the Johnson Street Historic District at 902 Johnson Street, also stressed the importance of having a representative on the Historic Preservation Commission from the historic districts.

Louis Thibodeaux, a resident at 1242 Kensington Drive, addressed Council regarding the upcoming \$50 million bond issue that the voters will vote on in November. He asked if the citizens would get a dollar breakdown as to what each ward will receive and each project that is proposed. He also mentioned the city manager's salary has increased 35% over the past three years and asked how this is fair to the other employees that do an exceptional job each day.

Steven Dudash, a resident from the Johnson Street Historic District at 900 Johnson Street, also addressed Council regarding the lack of representation on the Historic Preservation Commission. He shared that several years ago he was waiting to be appointed to the Historic Preservation Commission but ended up having to wait because the City Council made changes to the nominating process where no more than one member from a historic district could serve on the board at the same time. He questioned how a governing body

could allow a historic district to not be represented on the Historic Preservation Commission and suggested a possible temporary change in rotation of the nominees. He asked Council to please address this situation.

Cindy Gibbons, speaking on behalf of her mother who resides at 103 Longview Road, questioned the lack of maintenance of right-of-ways in the neighborhood and noted that it has not been maintained and mowed like it should. She also questioned how her mother could be billed for sewer if she had never connected to the city's sewer system. She advised that she was told by the assistant manager that according to state law the city has the authority bill for a connection whether or not they choose to connect or not if the lines/service is available.

Mayor Wagner asked City Manager Greg Demko to get the information from Ms. Gibbons so her complaints could be investigated further.

Amy MacArthur, a resident from the Johnson Street Historic District at 1107 Johnson Street, also addressed Council regarding concerns with the lack of representation on the Historic Preservation Commission from the Johnson Street Historic District. She pointed out there is already a willing resident from Johnson Street to serve and if this should change in the future, the neighborhood could offer up names of other candidates. She asked Council to consider maintaining a position on the Historic Preservation Commission from each historic district.

Mayor Wagner asked if there was anyone else that would like to speak during the Public Comment Period. There being no further comments, the Public Comment Period was closed.

CONSENT AGENDA ITEMS

Chairman Moore reported that the Finance Committee did meet as scheduled on Thursday, July 11, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation with the exception of 2019-305 Resolution- Introducing Bond Orders Authorizing Street & Sidewalk Bonds, Parks & Recreation Bonds, Housing Bonds and a Public Hearing on the Bond Orders, which will be placed on the Regular Agenda at the recommendation of staff so that each bond order could be read individually.

Council Member Moore moved to approve all finance-related items on the Consent Agenda with the exception of 2019-305 Resolution- Introducing Bond Orders Authorizing Street & Sidewalk Bonds, Parks & Recreation Bonds, Housing Bonds and a Public Hearing on the Bond Orders. Council Member Hudson made a second to the motion, which carried by an 8-0 unanimous 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 Moore, Chair
Committee Members: Moore, Hudson, Ewing, and Jones

2019-295 Agreement - NCDOT - New Traffic Signal N. University Parkway and Davis Avenue

Council is requested to approve an agreement with the North Carolina Department of Transportation (NCDOT) in the amount of \$11,177 for cost participation in the purchase of traffic signal pole and mast arm assemblies to be installed at the intersection of N. University Parkway and Davis Avenue.

Approved an agreement with NCDOT in the amount of \$11,177 for cost participation in the purchase of traffic signal pole and mast arm assemblies to be installed at the intersection of N. University Parkway and Davis Avenue.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this agreement be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-296 Contract - Matthews Specialty Vehicles - High Point Library Bookmobile

Council is requested to award a contract to Matthews Specialty Vehicles in the amount of \$136,100 for the purchase of a new bookmobile using the Houston-Galveston Area Council (HGAC) national contract AM10-18. In addition, the High Point Library received a \$50,000 grant from the State for this purchase.

Approved a contract with Matthews Specialty Vehicles in the amount of \$136,100 for the purchase of a new bookmobile using the Houston-Galveston Area Council (HGAC) national contract AM10-18.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-297 Contract - Carolina Industrial Equipment - Truck Mounted Vacuum

Council is requested to award a contract to Carolina Industrial Equipment in the amount of \$204,960 for the purchase of a Freightliner truck with ODB- Model DCL800SM-25 Vacuum Leaf & Debris Collector for use by the Stormwater Division of Public Services. Recommendation also includes declaring old equipment as surplus and disposing through the online auction process.

Approved a contract with Carolina Industrial Equipment in the amount of \$204,960 for the purchase of a Freightliner truck with ODB- Model DCL800SM-25 Vacuum Leaf & Debris Collector for use by the Public Services Stormwater Division.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-298 Contract - Advantage Truck Center - Side Loading Refuse Trucks

Council is requested to award a contract to Advantage Truck Center in the amount of \$923,227.29 for the purchase of three (3) Autocar Trucks with New Way Side Loading Refuse bodies for use by the Environmental Services Division and declare the old trucks as surplus and disposing through the online auction process.

Approved a contract with Advantage Truck Center in the amount of \$923,227.29 for the purchase of three (3) autocare trucks with new way side loading refuse bodies for use by the Public Services Environmental Services Division and declared the old trucks surplus disposing of them through the online auction process.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-299 Contract - Buckeye Bridge LLC - Tanglebrook Sanitary Sewer Outfall

Council is requested to award a contract to Buckeye Bridge, LLC in the amount of \$963,589.10 for a 12-inch diameter sanitary sewer outfall extension as part of the northwest expansion plan in the Tanglebrook Road and Joyce Circle vicinity.

Approved a contract with Buckeye Bridge LLC in the amount of \$963,589.10 for a 12-inch diameter sanitary sewer outfall extension as part of the northwest expansion plan in the Tanglebrook Road and Joyce Circle vicinity.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-300 Contract - A&D Environmental Services Inc-Eastside Wastewater Treatment Plant Primary Clarifiers

Council requested to approve an emergency purchase order in the amount of \$186,476.99 to utilize A&D Environmental Services Inc. to remove a significant amount of grit & grease from the primary clarifiers due to a June 7-8, 2019 rain event at the Eastside WWTP, causing grit and grease to clog the primary sludge pumps and four (4) primary clarifiers.

Approved a contract with A & D Environmental Services, Inc. for an emergency purchase order in the amount of \$186,476.99 to utilize A & D Environmental Services, Inc. to remove a significant amount of grit and grease from the primary clarifiers at the Eastside WWTP due to a June 7-8, 2019 rain event.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-301 Contract - MidAtlantic Salt, LLC - Bulk Road Salt

Council is requested to award a contract to Mid-Atlantic Salt, LLC in the amount of \$73,450.00 annually for the purchase of Bulk Road Salt for a three (3) year period with option to renew for two (2) additional one-year periods beginning July 1, 2019 thru June 30, 2022. Total contract award for three years is \$220,350.00.

Approved a contract with Mid-Atlantic Salt, LLC in the amount of \$73,450.00 annually (for a total contract amount of \$220,350.00 for a three-year period) for the purchase of bulk road salt for a three-year period with an option to renew for two additional one-year periods beginning July 1, 2019 through June 30, 2022.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-302 Contract - Chandler Concrete Co./Childers Concrete Co.

City Council is requested to award a contract to Chandler Concrete Company (Primary Supplier) for the purchase of various concrete materials in the annual amount of \$116,300.00 for a total contract award of \$348,900.00. The contract is for a three-year period with the option to renew for two additional one-year periods beginning July 1, 2019 thru May 31, 2022. City Council is also requested to award a contract to Childers Concrete Company (Secondary Supplier) in the event that the Primary Supplier cannot provide the needed concrete materials.

Approved a contract with Chandler Concrete Company (primary supplier) for the purchase of various concrete materials in the annual amount of \$116,300.00 for a total contract award of \$358,900.00 for a three-year period with the option to renew for two additional one-year periods beginning July 1, 2019 thru May 31, 2022; and approved a contract with Childers Concrete Company (secondary supplier) in the event that the primary supplier cannot provide the needed concrete materials.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-303 Contract - Motorola Solutions Inc. - Radios

Council is requested to award a contract to Motorola Solutions Inc. in the amount of \$457,014.90 for the purchase of Motorola portable and mobile radios to replace older radios as part of the annual replacement program. The new radios will be used in the Public Works and Electric departments.

Approved a contract with Motorola Solutions, Inc. in the amount of \$457,014.90 (which is the state contract price) for the purchase of Motorola portable and mobile radios for use by the Public Services and Electric departments to replace older radios as part of the annual replacement program.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-304 Contract - Motorola 5 Year Service Agreement - Radio System

Council is requested to approve a five (5) year service agreement with Motorola Inc. in the amount of \$1,724,790. to provide annual updates and support for the 800 MhZ Radio System, payable over five (5) years.

Approved a five-year service agreement with Motorola, Inc. in the amount of \$1,724,790.00 (payable over five years) to provide annual updates and support for the 800 MhZ radio system.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

PENDING ITEMS - Finance Committee**2018-169 Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

Note: This matter was initially heard by City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.

FINANCE COMMITTEE - Council Member Moore, Chair**REGULAR AGENDA ITEMS****2019-305 Resolution - Introducing Bond Orders Authorizing Street & Sidewalk Bonds, Parks & Recreation Bonds, Housing Bonds and a Public Hearing on the Bond Orders**

Council is requested to approve a resolution making certain findings related to the authorization and issuance of bonds of the City and filing of an application for said bonds with the Local Government Commission.

Bobby Fitzjohn, Director of Financial Services, advised that the title of each of the three bond orders should be read aloud into the record individually.

Mayor Wagner read the following three titles for the bond orders into the record.

1. *Bond Order Authorizing the Issuance of \$22,000,000 General Obligation Streets and Sidewalk Bonds of the City of High Point, North Carolina; and*
2. *Bond Order Authorizing the Issuance of \$21,500,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina; and*
3. *Bond Order Authorizing the Issuance of \$6,500,000 General Obligation Housing Bonds of the City of High Point, North Carolina.*

Approved a resolution making certain findings related to the authorization and issuance of bonds of the City of High Point and filing of an application for said bonds with the Local Government Commission.

A motion was made by Mayor Wagner, seconded by Council Member Moore, that this resolution/order be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**Resolution No. 1858/19-44
Resolution Book Volume XX, Page 117**

2019-325 Resolution - Establish a Public Hearing on the Bond Orders

Council is requested to approve a resolution to establish a public hearing date of Monday, August 19 @ 5:30pm to receive public comments on the calling of the voter referendum on the bonds.

Adopted a resolution establishing the public hearing date of Monday, August 19, 2019 at 5:30 p.m. to receive public comments on the calling of the voter referendum on the following three General Obligation Bond Issues:

1. *Bond Order Authorizing the Issuance of \$22,000,000 General Obligation Streets and Sidewalk Bonds of the City of High Point, North Carolina; and*
2. *Bond Order Authorizing the Issuance of \$21,500,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina; and*
3. *Bond Order Authorizing the Issuance of \$6,500,000 General Obligation Housing Bonds of the City of High Point, North Carolina.*

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

Resolution No. 1859/19-45

Resolution Book Volume XX, Page 118

**2019-324 Contract - Crowder Construction Company - Riverdale Road Lift Station
Phase 1 Repairs**

City Council is requested to approve a contract with Crowder Construction Company in the amount of \$3,726,504.00 expand the capacity of the Riverdale Lift Station while an emergency bypass is in place to repair the station from flooding that occurred during Hurricane Florence.

Motion by Council Member Moore, seconded by Council Member Jones to suspend the rules to add this matter to tonight's agenda for consideration. The motion carried by an 8-0 unanimous vote. [Council Member Peters was absent]

Approved a contract with Crowder Construction Company in the amount of \$3,726,504.00 to expand the capacity of the Riverdale Lift Station while an emergency bypass is in place to repair the station from flooding that occurred during Hurricane Florence.

A motion was made by Council Member Moore, seconded by Council Member Golden, that this contract be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY
COMMITTEE - Council Member Golden, Chair**

Committee Members: Golden, Peters, Scarborough, and Williams

2019-320 Delegation of Authority - Federal Grant Documents

Council is requested to approve the Delegation of Authority authorizing the City Manager or his designee to execute federal grant documents.

Mike McNair, Director of Community Development & Housing, advised that HUD requires all cities that participate in programs to identify the person who is authorized to sign grants, applications, submittals, etc... and staff is requesting to designate the city manager or his designee.

Approved the Delegation of Authority authorizing the city manager or his designee to execute federal grant documents associated with HUD.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-306 Ordinance to Demolish - 609 Woodbury Street

City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 609 Woodbury Street belonging to the Hughes Family LLC.

Chairman Golden reported that staff advised the property owner has already demolished the property so no further action is needed. Staff recommends the matter be removed from the agenda.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be removed. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-307 Ordinance to Demolish - 704 Mint Avenue

City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 704 Mint Avenue belonging to Olivia Spencer.

Lori Loosemore, Local Codes Enforcement Supervisor, provided an overview of the timeline for this housing case as follows:

<i>February 6, 2019</i>	<i>Property Inspected</i>
<i>February 27, 2019</i>	<i>Hearing held (property owner appeared)</i>
<i>February 27, 2019</i>	<i>Order to Repair or Demolish issued</i>
<i>March 27, 2019</i>	<i>Compliance date</i>

Ms. Loosemore reported that due to being on a fixed income, the property owner does not have the money to make the necessary repairs to the property and indicated she would try to sell the property. The inspector advised the property owner that if the property is sold, they would have to disclose there is a pending case against it. At the hearing, it was determined that the repairs exceeded 65% of the value. No repairs have been made and no permits have been pulled for repairs. There are no delinquent taxes due on the property.

The property owner was not present.

Adopted ordinance ordering the building inspector to effectuate the demolition of a structure located at 704 Mint 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 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**Ordinance No. 7539/19-56
Ordinance Book Volume XX, Page 168**

PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, Chair
Committee Members: Williams, Jones, Moore, and Scarborough

2019-308 Resolution of Intent - Annexation 19-04

Approval of a Resolution of Intent that establishes a public hearing date of Monday, August 19, 2019 at 5:30 p.m., to consider a voluntary contiguous annexation of approximately 14.6 acres lying approximately 350 feet west of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. The property is also known as Forsyth County Tax Parcel 6892-19-2761.00 and 6892-19-5337.

Adopted a resolution of intent establishing a public hearing date of Monday, August 19, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 14.6 acres lying approximately 350 feet west of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this resolution of intent be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**Resolution No. 1855/19-41
Resolution Book Volume XX, Page 114**

2019-309 Resolution of Intent - Annexation 19-06

Approval of a Resolution of Intent that establishes a public hearing date of Monday, August 19, 2019 at 5:30 p.m., to consider a voluntary contiguous annexation of an approximate 1.6-acre parcel lying along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcel 227820.

Adopted a resolution of intent establishing a public hearing date of Monday, August 19, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 1.6-acre parcel lying along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this matter be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

Resolution No. 1856/19-42

Resolution Book Volume XX, Page 115

2019-310 Historic Marker Request- Southwest Renewal Foundation - Rev. Benjamin Elton Cox

A request by The Southwest Renewal Foundation of High Point, Inc. for approval of a historic marker to recognize Rev. Benjamin Elton Cox, to be located ½ block west of the former site of Pilgrim Congregational Church in the 400 block of W. Taylor Avenue.

David Fencl with the Planning and Development Department advised that a request was received from the Southwest Renewal Foundation of High Point, Inc. for a historic marker to recognize Rev. Benjamin Elton Cox. Rev. Cox is known as one of the most important National non-violent civil rights leaders and was one of the 13 original Freedom Riders. He helped train William Penn students in methods of non-violence as well.

The Southwest Renewal Foundation, Inc. will pay for the monument.

Mayor Pro Tem Ewing asked if the property owners are notified when a monument location is proposed in a residential area. Mr. Fencl replied the last marker approved was the Speedway marker, but he wasn't sure about notification of property owners. Mayor Pro Tem Ewing suggested that notification be sent to property owners for any future monuments erected in residential areas.

Mayor Wagner stressed the importance of valuing history and noted he would love to see more requests for historic markers if the money could be found to fund them.

Approved a historic marker recognizing Rev. Benjamin Elton Cox to be located 1/2 block west of the former site of the Pilgrim Congregational Church in the 400 block of W. Taylor Avenue.

A motion was made by Council Member Williams, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

2019-311 Adoption of Findings of Fact and Conclusions of Law-Resolution to approve the Area 3 Landfill Expansion-Special Use 19-01

City Council is requested to adopt the Findings of Fact and Conclusion of Law and the Resolution for Area 3 Landfill expansion in reference to Special Use 19-01 (City of High Point Public Services Department - expansion of Kersey Valley Landfill).

Herb Shannon, Senior Planner with the Planning and Development Department, advised that the City Council held a public hearing on June 17, 2019 and approved Special Use Permit 19-01 for the Area 3 landfill expansion and noted this is the final step in that process. He stated the associated resolution for the Kersey Valley Landfill facility Area 3 expansion, once adopted, will be forwarded to the North Carolina Department of Environmental Quality.

Adopted the Findings of Fact and Conclusions of Law for the Area 3 Kersey Valley Landfill expansion in reference to Special Use 19-01 and adopted a resolution approving the Area 3 expansion of the Kersey Valley Landfill facility.

A motion was made by Council Member Williams, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

Resolution No. 1857/19-43

Resolution Book Volume XX, Page 116

PUBLIC HEARINGS - Planning & Development Committee

2019-312 Ordinance - Shirley H. Johnson and Gary S. Johnson - Annexation 19-05

A request by Shirley Harrison Johnson and Gary Sisk Johnson to consider a voluntary contiguous annexation of an approximate 12.6-acre parcel lying approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive, at the northern terminus of Village Springs Drive. The property is also known as Guilford County Tax Parcel 169942.

The joint public hearing for this matter and related matter 2019-313 Leoterra Development, Inc.- Zoning Map Amendment 19-10 was held on Monday, July 15, 2019 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning and Development Department, explained the next two agenda items are related, so staff would provide a combined presentation, but it would require separate votes.

Mr. Shannon provided a brief overview of the staff report for Annexation 19-05, which is hereby attached in Legistar as a permanent part of these proceedings.

The property owners, Shirley Harrison Johnson and Gary Sisk Johnson have submitted a voluntary contiguous annexation petition of an approximate 12.6-acre parcel lying approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive at the northern terminus of Village Springs Drive. They are requesting the annexation in order to access city utilities to allow for the construction of a single-family subdivision. City services are already established in this area all along Skeet Club Road and in the various subdivisions along the north and south side of this corridor, including a public street stub that abuts the southern property line of this property for Village Springs Drive.

Mr. Shannon advised this annexation petition represents a logical progression of the city's Annexation Policy in this area as the property is generally surrounded by the city's corporate limits, so service vehicles are already in the area and city services will not be negatively impacted.

Regarding Zoning Map Amendment 19-10, the property owner is requesting establishment of a Conditional Zoning Residential Single-Family 7 zoning on the property. The property is currently under the Guilford County's zoning jurisdiction and has an Agricultural zoning, but upon annexation into the city of High Point, the property initial zoning must be established by the city of High Point. The applicant is requesting residential zoning on the property and included with their request is a Conditional Zoning Ordinance with offered conditions to restrict development to a maximum of 46 dwelling units (approximately 3.6 units per acre).

Mr. Shannon made reference to a Transportation Table included in the packet and noted that a Traffic Impact Analysis (TIA) was not required as the limited number of units proposed would not trigger the threshold for a TIA. Staff also made contact with the Guilford County Schools and the School Impact Table was submitted directly from the Guilford County Facilities Management Department and is also included in the packet.

Mr. Shannon reported that the site is located in the portion of the city that transitions from residential to commercial and noted in regards to this site, the manner in which access is obtained will dictate the policy from the Land Use Plan. There is only one way to access this site. To the north, there is an FAA Flight Beacon and the property in this area is owned by the FAA with restrictions that nothing can be developed in those areas. Mr. Shannon explained there is also an easement where this land is not owned by the FAA, but the federal government has bought up all the development rights. Because of this, there is an inability to obtain access to the north of the site. Access cannot be obtained to the east of the site due to the Premier Center Industrial Park where the Amada Manufacturing facility is currently under construction. Mr. Shannon stressed the only available access to the site is from Village Springs Drive which stubs to the south of the property.

The odd configuration of the site and the fact there is a stream running along the southern boundary of the site, is what prompted the applicant's request for R-7 District zoning. Mr. Shannon explained that typically the R-7 District is used in the downtown or the Core City portion of the city, but because of the site restraints, the applicant has requested the R-7 District to allow some flexibility in the site layout. To ensure compatibility with the abutting residential neighborhoods to the south, the applicant has offered a condition that restricts the site to 46 units which is about 3.6 units per acre.

Mr. Shannon then reviewed the findings and mitigation factors evaluated by staff.

Compatibility with surrounding area. *The request does not introduce a use not already established in the area and the applicant has offered a condition for density that would be compatible similar to the adjacent subdivisions to the south. As far as mitigating any adverse impacts on adjacent land, this development is like the other residential developments in the area. Its orientation towards Skeet Club Road and the current improvements to Skeet Club Road to widen it from two to four lanes would mitigate any transportation impacts.*

Environmental impacts. *There is a perennial stream running along the southern boundary of the site and the Development Ordinance requires a stream buffer be provided along both sides of the stream.*

Adverse impacts on adjoining or adjacent land. *Typically buffers or landscaping yards are not required between similar uses, but there would be a separation between this site and the abutting subdivision to the south because of the stream buffer requirements.*

Development pattern. *Multiple annexations and rezonings for residential uses along the Skeet Club Road corridor have taken place since the late 1980s and early 1990s that allow densities up to 5 units per acre and this is a continuation of that Land Use Policy for this area. Mr. Shannon advised as this is one of the last remaining parcels in this area for development, so it will finalize that policy for this area as there are no adjacent parcels for development as the area to the north is restricted by the FAA easement and the area to the east is developing with manufacturing uses.*

Staff recommends approval of this request. The Planning and Zoning Commission reviewed the request at their June public hearing and also recommended approval by a vote of 8-0 and offered for Council's consideration a consistency and reasonableness statement that the Zoning Map Amendment is consistent because allowable uses and density, as conditioned, are consistent with adopted policy guidance. Approval allows for the use of the property at a compatible density similar to adjacent zoning districts previously approved in this area.

At the conclusion of the presentation of the staff report, Mr. Shannon entertained any questions from Council.

Regarding the FAA Flight Beacon, Mayor Pro Tem Ewing asked if this property and the easements are protection for the beacon or if it has anything to do with the noise from the airport. Mr. Shannon replied that the noise mitigation is a separate issue and this is specifically related to the Flight Beacon.

Chairman Williams asked if there were any additional questions for staff. There being none, he opened the public hearing and asked the applicant to come forward.

Tom Terrell, 529 W. Parkway Avenue, attorney representing Leoterra Development, addressed Council in support of the request. He explained that the owner, Buddy Lyons, was not able to attend due to being out of the country but will be represented by the Vice President for Development at Leoterra, Mr. Kyle Bunker. Mr. Terrell also recognized Rich Glover with Jamestown Engineering who was present, as well as the property owners, Gary and Shirley Johnson and asked them to stand to be recognized.

He pointed out there was some controversy with some of the neighbors, but noted there was no reason the request should be controversial because the property sits amidst a sea of other low-density subdivisions that have been approved and developed in the area. Mr. Terrell noted the proposed cap on this 46-acre tract that Leoterra is proposing for development is 3.6 units per acre, which is less than what the R-7 District might otherwise generate. Due to a small stream running through the property and the water supply/watershed regulations, they have agreed to a 50-foot undisturbed buffer on each side of the stream.

Mr. Terrell shared some concerns/questions were posed at the Planning & Zoning Commission meeting about the dangers of children playing in the stream and in the woods, but noted the required 50-foot buffer would be left undisturbed. The stream is small in nature where it can be crossed with a culvert of some kind. Amada, located to the north of the property, used to be the only other access point, but when Amada was approved by the city of High Point, it landlocked the Sisk/Johnson tract of land because Council closed a street that otherwise went across Amada to get to the small tract. This left Village Springs as the only way these property owners could develop their property. Mr. Terrell advised that the US government (FAA) owns property to the west of the proposed development, but the use of the property is severely restricted and there would never be an easement for access from that side. Additionally, he explained there is no access to Willard Dairy that is wide enough, nor is there access to get there for the subdivision; however, they are working on obtaining a temporary construction easement just for the construction traffic.

Mr. Terrell reiterated that this stub connection was required by the city of High Point as is the usual requirement for subdivisions to stub to undeveloped property. He pointed out that those people who purchased property in the Waterford subdivision were aware of the potential development because of the stub road to the undeveloped property. He then shared a map identifying the property of Mr. Don McKinnon, a resident at 3648 Village Springs Drive, who has vehemently objected to the proposed development and the stub road going through the Sisk/Johnson property. He reiterated that the request should be non-controversial and pointed out since the early 1980s, there have been dozens and dozens of subdivisions in this part of town approved with road stubs, etc.... so this is nothing new.

Council Member Hudson asked if this is the only entrance for construction vehicles as well and Mr. Terrell replied it is until they can negotiate another location for an entrance.

Council Member Moore asked Mr. Terrell about his confidence level of being able to obtain a temporary construction easement and Mr. Terrell explained that typically temporary construction easements are used for a variety of types of uses, but typically not for subdivisions. He pointed out a temporary construction easement would be something that

these residents would be given that they did not have when the Waterford subdivision was developed.

Council Member Moore mentioned the possibility of getting temporary access off of Willard Dairy Road and Mr. Terrell replied they hope to, but stressed it would not be through the FAA's property on the west side.

Chairman Williams asked if there were any additional questions of staff or the applicant. There being none, he thanked Mr. Terrell for his presentation and asked if there was anyone present who would like to speak in favor of or in opposition to this request.

Don McKinnon, a resident at 3648 Village Springs Drive, spoke in opposition to the proposed development. He cited the following concerns:

- *The application states that access to the site would be via an extension of Village Springs Drive; however, he believes an extension is only possible with a valid easement over the Waterford Village common ground, which had a finite term (ended on January 28, 2015 which was calculated for a 10-year period from January 28, 2005 when the restrictive covenants were signed by the president of Builder's Land, Inc.*
- *He believes the sketched road on the plat shown earlier by staff is not a valid easement.*
- *He believes the plat does not exist independently from the restrictive covenants, nor do the restrictive covenants exist apart from the plat.*
- *He pointed out that Builder's Land, Inc. had the unilateral right to annex for ten years and the restrictive covenants for that 10-year period explicitly preserved the developers rights to access through the easement in order to exercise annexation rights and develop land over that 10-year period; however, they chose not to exercise the annexation option.*
- *He noted that Builder's Land, Inc. was still an active company in 2017 and plats can be found in the Guilford County Registry.*
- *He concluded that the road on the plat is now meaningless because he believes the easement ended on January 28, 2015, so any new easement would require a 70% affirmative vote of the Waterford Village HOA.*
- *He also concluded that Leoterra has no right to an easement over the common area without Waterford Village HOA approval and the city of High Point has no right to approve the annexation or the zoning based on staff reports that failed to address this issue. He equated this to taking of private property for use by another private entity which in his opinion was no different from the improper use of eminent domain.*
- *He felt the increase in construction and private vehicle traffic this project that this project will generate would shatter the lives of those living there now.*

Mr. McKinnon concluded his comments and asked that Leoterra withdraw the application and that the City Council turn it down.

Mayor Pro Tem Ewing asked staff to confirm that Village Springs Drive is a city street and Lee Burnette, Director of Planning and Development confirmed that it is a city-maintained street. He explained that it was not a private easement, but is in a publicly dedicated right-of-way. He further explained that when the developer of the subdivision to the south constructed Village Springs Drive, they were required to dedicate public land for right-of-way on behalf of the construction of the street to the abutting northern property line. As previously discussed, he noted it was only practical from a topography standpoint to construct the street to a certain point, but the remaining part of that land from the edge of the end of the pavement to the northern property line is public right-of-way that was dedicated for the intention of the construction of a public street, thus the extension of Village Springs Drive.

Mayor Wagner asked the applicant if it was their intention that this additional land become part of the Waterford subdivision. Mr. Terrell responded that stated although this discussion has not been held, he did not believe that to be the intention.

Chairman Williams asked if there were any additional questions from Council or anyone else in the audience who would like to speak regarding the matter. There being no further questions and no further comments, the public hearing was closed and the following actions were voted on separately.

Annexation 19-05 (2019-312)

Adopted Ordinance approving Annexation 19-05, a voluntary contiguous annexation of an approximate 12.6-acre parcel lying approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive, at the northern terminus of Village Springs Drive.

Motion by Council Member Williams, second by Council Member Golden to adopt the Ordinance approving Annexation 19-05. Motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

Ordinance No. 7540/19-57

Ordinance Book Volume XX, Page 169

Zoning Map Amendment 19-10 (2019-313)

Adopted Ordinance approving Zoning Map Amendment 19-10 to rezone an approximate 12.6-acre parcel from the Agricultural (AG) District, within Guilford County's zoning jurisdiction to a Conditional Zoning Residential Single Family-7 (CZ R-7) District based on the following Consistency & Reasonableness Statement as outlined in the staff report.

"The Zoning Map Amendment is consistent because allowable uses and density, as conditioned, are consistent with adopted policy guidance for lands classified as Low Density Residential. Furthermore, approval allows for use of the property at a compatible density similar to adjacent zoning districts previously approved in the area."

Motion by Council Member Williams, second by Council Member Golden to adopt an Ordinance approving Zoning Map Amendment 19-10 based on the consistency and reasonableness statement as outlined in the staff report. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**Ordinance No. 7540/19-57
Ordinance Book Volume XX, Page 169**

2019-313 Ordinance - Leoterra Development, Inc. - Zoning Map Amendment 19-10

A request by Leoterra Development, Inc. to rezone an approximate 12.6-acre parcel from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-7 (CZ R-7) District. The site lies approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive at the northern terminus of Village 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 matter **2019-312 Annexation 19-05 Shirley H. Johnson and Gary S. Johnson** was held on Monday, July 15, 2019 at 5:30 p.m.*

Note: Staff presented a combined staff report; however, separate votes were required on both Annexation 19-05 and Zoning Map Amendment 2019-10.

*For specific comments made during the public hearing on Zoning Map Amendment 19-10, please refer to matter **2019-313 Ordinance- Shirley H. Johnson and Gary S. Johnson-Annexation 19-05.***

Adopted Ordinance approving Zoning Map Amendment 19-10 to rezone an approximate 12.6-acre parcel from the Agricultural (AG) District, within Guilford County's zoning jurisdiction to a Conditional Zoning Residential Single Family-7 (CZ R-7) District based on the following Consistency & Reasonableness Statement as outlined in the staff report.

"The Zoning Map Amendment is consistent because allowable uses and density, as conditioned, are consistent with adopted policy guidance for lands classified as Low Density Residential. Furthermore, approval allows for use of the property at a compatible density similar to adjacent zoning districts previously approved in the area."

Motion by Council Member Williams, second by Council Member Golden to adopt an Ordinance approving Zoning Map Amendment 19-10 based on the consistency and

reasonableness statement as outlined in the staff report. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

Ordinance No. 7540/19-57

Ordinance Book Volume XX, Page 169

2019-314 Ordinance - City of High Point-Text Amendment 19-03

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance regarding the following: 1) consistency of terminology for 'solid waste collection facilities' and 'loading space'; 2) sidewalk exemptions; 3) standards for accessory structures; 4) definition and use of the terms 'vacant land' and 'undeveloped land'; and 5) standards for on-site exterior lighting.

The public hearing for this matter was held on Monday, July 15, 2019 at 5:30 p.m.

Lee Burnette, Director of Planning and Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance regarding the following: 1) consistency of terminology for 'solid waste collection facilities' and 'loading space'; 2) sidewalk exemptions; 3) standards for accessory structures; 4) definition and use of the terms 'vacant land' and 'undeveloped land'; and 5) standards for on-site exterior lighting.

At the conclusion of staff's overview of the staff report, Chairman Williams opened the public hearing and asked if there was anyone present who would like to comment in support of or in opposition to this request. There being no one present to comment, the public hearing was declared closed.

Adopted Ordinance amending the various sections of the city of High Point Development Ordinance regarding the following: 1) consistency of terminology for 'solid waste collection facilities' and 'loading space'; 2) sidewalk exemptions; 3) standards for accessory structures; 4) definition and use of the terms 'vacant land' and 'undeveloped land'; and 5) standards for on-site exterior lighting based on the following Consistency & Reasonableness Statement as outlined in the staff report.

Consistency & Reasonableness Statement

That the request is consistent because these miscellaneous amendments make the Ordinance more user-friendly and flexible, and supportive of the city's adopted policy guidance. Furthermore, the proposed amendments continue to pursue making the Development error free, easier to read and understand, and more consistent in its use of language and formatting.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this matter be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**Ordinance No. 7542/19-59
Ordinance Book Volume XX, Page 171**

GENERAL BUSINESS AGENDA

2019-315 Resolution - Reappointment - Planning & Zoning ETJ

Council is requested to adopt a resolution requesting Guilford County Board of Commissioners to appoint a qualified representative to the High Point Planning & Zoning Commission to represent the Extraterritorial Zoning Jurisdiction (ETJ).

Adopted a resolution requesting the Guilford County Board of Commissioners to appoint a qualified representative to the High Point Planning & Zoning Commission to represent the Extraterritorial Zoning Jurisdiction (ETJ).

A motion was made by Mayor Wagner, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

**Resolution No. 1860/19-46
Resolution Book Volume XX, Page 119**

2019-316 Minutes To Be Approved

Special Meeting of Council; Monday, June 17th @ 3:00 p.m.

Regular Meeting of Council; Monday, June 17th @ 5:30 p.m.

Special Meeting of Council; Monday, June 24th @ 3:00 p.m.

The preceding minutes were unanimously approved as submitted.

A motion was made by Council Member Moore, seconded by Council Member Williams, that this matter be approved. The motion carried by the following 8-0 unanimous vote.

Aye (8): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Absent (1): Council Member Peters

Announcements

Council Member Jones announced that the High Point Young Professionals would be holding a social/networking event, 'Afternoon Buzz' at the Brewer's Kettle in the afternoon on July 23rd.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:46 p.m. upon motion duly made by Mayor Pro Tem Ewing and second by Council Member Moore.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

CITY OF HIGH POINT

AGENDA ITEM

**Title: Appointment – Historic Preservation Commission****From:** Council Member Victor Jones**Meeting Date:** February 4, 2019**Public Hearing:** N/A**Advertising Date /**
Advertised By: N/A**Attachments:** Bio

PURPOSE:

To confirm appointment of John Fitzwater to the Historic Preservation Commission.

BACKGROUND:

Council Member Jones is recommending the appointment of John Fitzwater to the Historic Preservation Commission. This appointment will be effective immediately and will expire July 7, 2020.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of John Fitzwater to the Historic Preservation Commission.

Profile

John

First Name

Fitzwater

Last Name

jfitz51@sbcglobal.net

Email Address

729 Carneros Cirv

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

What district do you live in? *☒ Within High Point Corporate Limits

Home: (336) 875-8602

Primary Phone

Home: (815) 278-0895

Alternate Phone

Retired

Employer

Which Boards would you like to apply for?

Historic Preservation Commission: Submitted

5th

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.

Please find my attached resume. There are a few additional reason I applied for the Historic Preservation-Commission Board. • Interested in history of the communities I live in • Interested in preserving historical building architecture and sites • Interested in getting involved and meeting people with similar interest I lived in Braidwood Illinois for 39 years. Braidwood is a small community that has ties to the coal mining industry. While I did not service on the Historic Society I was involved with one of the project they under took. They preserved the old train depot that was slated to be torn down to make room for a grocery store. The depot was purchased and moved into town. The depot was turned into a museum featuring he towns history in coal mining. In my work travels in got to visit the country of Belgium several different times. I was impressed with how they preserved the architectural history while allowing for development to progress. Thank You John Fitzwater

[FITZWATER John 2019_resume.pdf](#)

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

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

Gender

☒ Male

John Fitzwater

729 Carneros Cir.
High Point NC
Home Phone: 336-875-8602
Cell Phone: 815-278-0895
Jfitz51@sbcglobal.net

Professional experience

August 2007 – July 2012 (retired)
Manhattan Illinois

BP Pipeline N.A. Inc

Operation & Maintenance Team Leader

- Supervisor 14 operation/maintenance technicians.
- Manage the operation/maintenance of a 400 mile pipeline.
- Manage the day to day operations/maintenance of 4 crude oil pump stations and a 1.3 million barrel tank farm.
- Develop and manage a 5 million dollar operation/maintenance budget
- Operation/maintenance representative on major pipeline projects.
- Lead and participate in HAZOPs, Risk assessments, Start Up and Standard Operation/Maintenance procedures.
- Lead level 1 and level 2 HITRA development for pipeline maintenance work.
- Participate in lesson learned reviews for pipeline projects.
- Manage small capital projects for pipeline pump stations.
- Collaborate with other Operation and Maintenance Team Leaders to develop best practices.
- Incident commander on pipeline spills.
- Championed HSSE plans for BP Pipeline Mid-Con Team.
- Participate in IDOT audits.
- Championed implantation on OMS for BP Pipeline Mid-Con Team
- Managed Operation/Maintenance Site for US Pipeline Exemplar Pilot Project.

June 2004 – August 2007

Hills Resources

Joliet Illinois

Flint

Turnaround Supervisor

- Lead scope development, planning and execution of plant turnarounds. Turnaround range \$500K to \$5.3M.
- Lead development of safety, environmental and execution plans.
- Develop costs estimates and contracting strategies for turnaround packages
- Lead lesson learned and implement the top 5 lessons learned in the next turnaround
- Review all lesson learned from previous turnarounds during define phase of turnaround.
- Lead implementation of a phase process for turnarounds. This has enabled turnarounds to be executed safely, on schedule and within

budget

- Provide constructability input for capital projects
- Construction coordinator for a \$5.2M capital project that was executed on schedule and within budget
- Provide field-engineering service for emergency repairs. Includes assisting in scope development, coordinating contractors and developing schedule.

2001 – 2004

BP Chemicals

Joliet Illinois

Turnaround Supervisor

- Lead scope development, planning and execution of plant turnarounds. Turnarounds range \$500K to \$2.1M.
- Supervised 4 daily maintenance planners.
- Implemented a work package process for daily and turnaround work.
- Participated in capital project scope development providing constructability input.
- Participated in developing maintenance/repair plans for turnaround work.
- Performed capital project construction coordinator duties

2000-2001

BP Chemicals

Houston Texas

OSBL Project Engineer

- Followed CVP process for capital project to set safety, environmental, and project specification during FEL and define stages of project.
- Part of a team that performed constructability reviews for ISBL and OSBL section of unit
- Participated in HAZOP and peer reviews for each CVP stage of project
- Part of a team that developed HSSE plan for new unit
- Set up engineering office in Kuala Lumpur Malaysia and completed the detail design for OSBL section of plant
- Reviewed OSBL contractor detail engineering stage estimate for accuracy and omissions
- Lead schedule development for pre-commissioning activities
- Lead development of detailed stage engineering package for OSBL section of unit
- Participated in identifying spare parts requires and in development of maintenance procedure for new equipment.

1999-2000

BP Chemical

Houston Texas\ Joliet Illinois

Plant Representative

- Plant Representative for detailed engineering and execution stages of a \$28M revamp project
- Participated in constructability review of project, using a 3D computer model
- Developed a change request process for all changes during detailed design and execution stages of revamp project
- Developed pre-commissioning, start-up, shutdown, and operating procedures for revamp project.

- Participated in identifying spares parts and maintenance procedures for new equipment.

1992-1998

Amoco Chemical

Joliet Illinois

Operation\Plant Representative

- Provided operational input during (FEL) and detailed engineering stages on capital projects ranging in value of \$50K to \$140M
- Provided operational support for construction activities
- Prepared equipment and piping systems for construction activities
- Lead 4 operators in providing field coordination between operating units and construction activities on a 2+-year \$140M revamp project
- Lead plant walk down and acceptance of process systems. Developed and managed punch list on \$140M revamp project
- Developed pre-commissioning, start-up, shutdown and operating procedures for capital projects
- Lead preparation of training material for operation group
- Participated in developing maintenance procedures.
- Coordinated contractor's field activities for all post start-up completion work, which included steam\electrical tracing, insulation, minor piping repairs\modifications and demo activities

1987-1991

Amoco Chemical

Joliet Illinois

Process Unit Shift Foreman

- Supervised 7 process operators
- Trained new hire operators in safety, environmental and regulatory compliance
- Provided daily over site for safe operation of unit
- Developed start-up, shut down and operating procedures for Utility section of plant
- Participated in development of HSSE plans for Utility Unit.
- Developed maintenance repair scope requests
- Project manager on asbestos abatement project. This was a \$1.5M project. Developed scope, cost estimate, and schedule along with contractor selection. Provide daily field coordination during execution stage of project.
- Worked relief night superintendant for 6 process unit site.

1977-1987

Amoco Chemical

Joliet Illinois

Chemical Process Operator

- Monitor process conditions to ensure safety, and set operating conditions were maintained
- Safely prepared equipment for maintenance
- Worked as an operation coordinator during unit turnaround
- Performed relief foreman duties when foreman was off
- Walk down new construction to ensure installation was per Engineering Flow Diagrams
- Lead control room operator on new \$80M unit start-up in 1983

Education**1966 – 1969****Gardner South Wilmington High School****High School Diploma****General Studies****Joliet Junior College**

58 credit hours Business Administration

Continuation education classes

- Dupont Safety Training
- TRMA Project Management
- MIMA Supervisor classes
- TRMA Competent Person for Scaffolding
- SOC audit training
- Pipeline Security Training

Volunteer:**1978 - 1990****Braidwood Baseball Association**

Position Held

- Coach Manager
- Vice President
- President
- Fund Raising Chairman

2012 - 2014**Braidwood Food Pantry**

- Stock Shelves
- Unloaded Trucks
- Pick Up Donations
- Pack boxes for Clients

CITY OF HIGH POINT

AGENDA ITEM



Title: Front Loading Refuse Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Bid Recommendation
Quote

Meeting Date: August 5, 2019

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Solid Waste Division of Public Services has a front loading refuse truck in need of replacement based on age and overall condition. Using the NC Sheriffs' Association Procurement contract # 20-1-0506, a 2020 Autocar with New Way Front Loading refuse body is being recommended for council approval.

BACKGROUND:

The Solid Waste Division has a 2007 Autocar truck with a Labrie front loading body in need of replacement based on age and overall condition. Maintenance costs have steadily increased and as a result, we believe this front loader is at the end of its useful life. The Autocar truck with New Way Front Loading refuse body is similar to the other ones they are currently using and will meet their needs. The price of \$296,533.48 is for one truck, body installation, and delivery. Estimated delivery is 180-240 days.

BUDGET IMPACT:

Funds are available in the 2019-20 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing one Autocar truck with New Way front loading refuse body from Advantage Truck Center. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.



Proposed new truck



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **August 5, 2019**

BID NO.: **NC Sheriffs' Association** CONTRACT NO.: **20-04-0506** DATE OPENED:

DESCRIPTION:

2020 Autocar Truck with New Way Front Loading Refuse Body

PURPOSE:

The Solid Waste Division has a 2007 Autocar truck with a Labrie front loading body in need of replacement based on age and overall condition. Maintenance costs have steadily increased and as a result, we believe this front loader is at the end of its useful life.

COMMENTS:

The price of \$296,533.48 is for one truck, body installation, and delivery. Estimated delivery is 180-240 days.

RECOMMEND AWARD TO: **Advantage Truck Center** AMOUNT: **\$296,533.48**

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the NC Sheriffs' Association contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$ 296,533.48
TOTAL BUDGETED AMOUNT				\$ 296,533.48

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: 2019.07.23 11:29:56 -0400 DATE: **July 23, 2019**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **Advantage Truck Ctr.** in the amount of \$ **296,533.48**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
Date: 2019.07.24 11:57:11 -0400 DATE: **July 24, 2019**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2019.07.24 16:05:23 -0400 DATE: **July 24, 2019**

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: 2019.07.25 09:33:19 -0400 DATE: **July 24, 2019**



ACX64 Class 8

Advantage Truck Center
NC

Prepared By : Bruce Stadler
(704)597-0551
bstadler@advtrks.com

Prepared For : GARY SMITH
CITY OF HIGH POINT

Monday, July 8, 2019 3:33:37 PM EST

Prepared By Bruce Stadler
Quote Id : QAZPTLWIS
Phone : (704)597-0551
Quote Number : Q0035374
Model : 2020 - ACX64 Class 8

Prepared For Gary Smith
City of High Point

07/08/2019

Quote Summary

Values are in U.S. Dollar

<i>EQUIPMENT</i>	<i>EACH</i>	<i>TOTAL</i>
ACX64 Class 8	\$288,987.48	\$288,987.48
SINGLE LEFT HAND DRIVE CAB		
QUANTITY	1	
ADDITIONAL PURCHASED COVERAGES	\$4,846.00	\$4,846.00
EPA SURCHARGE	\$0.00	\$0.00
ADDITIONAL PRICE ADJUSTMENT	\$0.00	\$0.00
FACTORY CONTRACT MODIFICATION	\$0.00	\$0.00
OUTSIDE CONTRACT FREIGHT	\$0.00	\$0.00
PDI CHARGES	\$750.00	\$750.00
ADDITIONAL SURCHARGE	\$0.00	\$0.00
NORTH AMERICAN FREIGHT VIA DESIGNATED SHIPPER	\$1,950.00	\$1,950.00
TOTAL EQUIPMENT PRICE	\$296,533.48	\$296,533.48
<i>OTHER CHARGES</i>	<i>EACH</i>	<i>TOTAL</i>
FET AMOUNT TOTAL	\$0.00	\$0.00
STATE TAX/OTHER FEES	\$0.00	\$0.00
TOTAL QUOTE	\$296,533.48	\$296,533.48

Dealer Signature

Customer Signature

Date

Date

- By signing the Quote Summary, Customer approves the information contained in the Quote, subject to final approval by Autocar. Autocar endeavors to provide but does not guarantee error-free Quotes. All price quotations are for informational purposes only, and prices are subject to change without notice. Final prices will be reflected on the invoice for the Autocar chassis or on a document expressly evidencing Autocar's intent to be bound. Autocar may substitute comparable components for those listed on any quote. Estimates of unloaded weight distribution are provided for informational purposes only, are not guaranteed by Autocar and do not take into account vehicle application, body type or other modifications. Autocar is not responsible for modifications to the Autocar chassis after shipment from the Autocar assembly plant. Modifications by body builders and other upfitters or converters may void the Autocar limited warranty in whole or in part.

- Autocar will deliver the Autocar chassis to the designated agent for delivery.



Tuesday, June 18, 2019

Quote Number: 628

Attn: Gary Smith
High Point
3524 Triangle Lake road
High Point, NC 27260

NCSA Bid# 19-03-0504R

Lot# 45 Front Loader Refuse Body



Item(s) Quoted: New Way FL40 NCSA

Thank you for allowing us to quote you on your equipment needs. Amick Equipment is a full service and stocking parts dealer for all of our equipment lines since 1959, serving our customers in the Carolinas. We appreciate the opportunity to quote you and will work hard to exceed your expectations on your new equipment. If you have any questions about the equipment listed below, or about Amick Equipment, please feel free to call me.

<u>QTY</u>	<u>Item Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
1	NCSA Bid# 19-03-0504R Lot#45 FrontLoader Refuse Body New Way Mammoth standard series 34 Cubic Yard Complete Mount Front Mount Vane Pump LED Body lights including reverse and license plate Center Mount brake I.D. Cluster Over Height Warning light in cab. Alert when arms/forks, are above cab Dual camera system, reverse and hopper, 7" flat screen monitor. Standard Acrylic Urethane White paint to match cab. Body Roof 10ga, 80k Roof Door solid metal, 14ga. Body sides 1/8" AR450 Body floor 3/16" AR 235. Hopper Sides 3/16" AR 450. Hopper Floor 1/4" AR450. Standard canopy Steel Front sump with clean out doors Tailgate bubble 1/8" AR450 Packer Panel Lower face 3/16" AR 450 Packer Panel sloped face 3/16" AR450 Filter bypass visual indicator on filter housing Aluminum oil tank with in tank filtration Quick disconnect port for pressure gauge Standard Warranties; 2 year cylinder, 1 year body, 1 year Hydraulic	\$110,720.00	\$110,720.00
1	Options: Upgrade to 40 cubic yard body Service hoist LED Mid-body backup lights LED High intensity backup lights on tailgate LED High intensity work lights, 2 in hopper, 1 on canopy Strobe light beacon center tailgate. Integrated strobe lights upper and lower tailgate. 1 upper light bar, 2 stop/tail and 2 turn signal. 2 white LED strobes on front of cab 1 backup alarm 102db 1 over height warning buzzer when forks above the cab 1 fire ext 20 lb.	\$16,111.27	\$16,111.27

Amick Equipment makes every effort when quoting your new equipment to meet all Federal State and Local weight requirements. It is up to the end-user NOT to exceed the weight limits for your area regardless of chassis GVRW. Over weight equipment can lead to DOT fines, damage to the equipment or injury to the operator and others. All refuse and street equipment has the potential to be over weight if improperly operated.

Thank you for considering Amick Equipment as a vendor. We will do our best to meet and exceed your expectations.

P.O. Box 1965 Lexington, SC 29071-1965 Toll-Free(800) 922-3795 Fax (803) 359-0925 www.amickequipment.com



Tuesday, June 18, 2019

Quote Number: 628

1 triangle kit
caution decal for tailgate
Transition at top of roof from ladder.
Ladder down interlock to shut down hydraulics
Body floor to 1/4" 100K
No hopper clean out doors (credit \$500)
Air raise for canopy extension
Torque tube reinforcements.
Hour meter on PTO
Fork thickness 1-1/2" 100k with hook 48"
Fork limiter to retain can on forks during dumping.
Steel tool box 18"x 18" x 24"
Dual Body Access doors.
Uppertailgate seal extension rubber. Additional 36" over standard
No screen or hole in canopy over exhaust. Chassis exhaust difusser turn out to side of canopy.

1 NCSA 6% discount on base unit and options.(7610.00) (\$12,610.00) (\$12,610.00)
Amick Municipal Discount (\$5000.00)

Lead time is 120 to 150 days After receipt of chassis at New Way.

Chassis requirements
300hp, 1000 torque
64000 minimum.
208 to 210" wheel base
Allison trans 4500 rds.
Check chassis for engine braking if needed.

Total: \$114,221.27

Quoted By: Cameron Low Date: 6/18/2019

Cameron Low

This quote good for: 90 days

Production and delivery will take approximately: * **Delivery Time Frame 120 to 150 days AR Chassis**

Amick Equipment payment terms: **Payment due upon delivery.**

** Please be aware. Delivery time is based on current production lead time. This is an estimate and may increase or decrease due to chassis availability, body production, transport or other unforeseen issues.*

*** Unless itemized above, price does not include any state, local or federal taxes.*



NCSA Bid# 19-03-0504R

Lot# 45 Front Loader Refuse Body

Amick Equipment makes every effort when quoting your new equipment to meet all Federal, State and Local weight requirements. It is up to the end-user NOT to exceed the weight limits for your area regardless of chassis GVWR. Over weight equipment can lead to DOT fines, damage to the equipment or injury to the operator and others. All refuse and street equipment has the potential to be over weight if improperly operated.

Thank you for considering Amick Equipment as a vendor. We will do our best to meet and exceed your expectations.

P.O. Box 1965 Lexington, SC 29071-1965 Toll-Free(800) 922-3795 Fax (803) 359-0925 www.amickequipment.com

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on January 22, 2019 and before the City Council of the City of High Point on February 4, 2019 regarding **Zoning Map Amendment Case 18-22 (ZA-18-22)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 2, 2018, for the Planning and Zoning Commission public hearing and on December 26, 2018 and January 2, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **February 4, 2019**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 15.7 acres lying on the east side of Piedmont Parkway, across from Mica Court and across from Morris Farm Drive. The property is also known as Guilford County Tax Parcel 0210376.

SECTION 2

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

Part I. USES:

A. Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Prohibited Uses

The following uses, as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:

1. All uses within the Residential Use Classification
2. Institutional Use Classification
 - a) School, minor

3. Commercial Use Classification
 - a) Restaurant, major
 - b) Amusement parks
 - c) Bulky item sales
 - d) Convenience store with fuel sales
 - e) Retail sales, large
 - f) Vehicle establishment, major
 - g) Vehicle establishment, minor
 - h) Bed & Breakfast

C. Restricted Use: Each retail sales use type shall be restricted to 7,000 square feet.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access: Only three (3) points of access shall be allowed to Piedmont Parkway:
 - a) One right-in / right-out access at the northern end of the property;
 - b) One full movement access point at the center of the property; and
 - c) One full movement access point at the Morris Farm Drive intersection
2. Improvements
 - a) When more than two structures are constructed the internal street network shall connect to Piedmont Parkway at the Morris Farm Drive intersection and at the full movement access point at the center of the property.
 - b) The developer shall update the signal plans for the signal for the Morris Farm Drive intersection and construct the fourth leg of the intersection.
3. Other Transportation Conditions

The City of High Point Transportation Director shall approve the design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

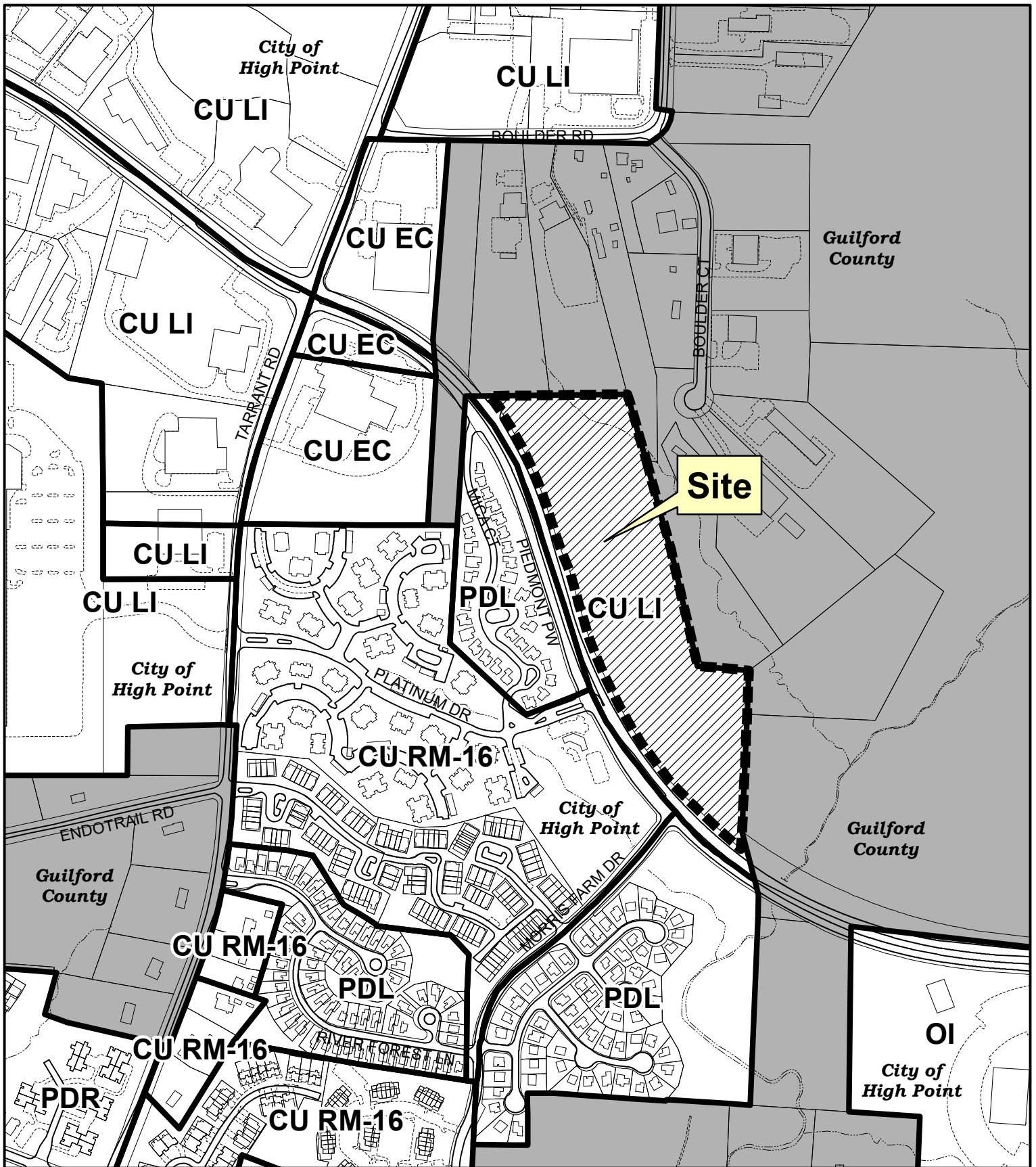
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

4th day of **February, 2019.**

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-22

From: Conditional Use Light Industrial
To: Conditional Zoning General Business

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=600'
 G:\Planning\Secure\BAC\ZMA\2018\MXDs\za18-22

NORTH CAROLINA

GUILFORD COUNTY

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), made this the 6th day of August, 2019 between the **CITY OF HIGH POINT**, a North Carolina municipal corporation, located at 211 South Hamilton Street, High Point, NC, hereinafter called "Lessor", and **WEST END MINISTRIES**, a North Carolina non-profit corporation located 901 English Road, High Point, NC, hereinafter called "Lessee".

WITNESSETH

WHEREAS, the Lessor is the owner of certain parcels of vacant land within the City limits ("Property"), which may be conducive to growing plants and produce, further identified as:

- 1000 West English Rd., High Point, NC, Guilford County, Tax Parcel #0187720 ;
- 1003 Campbell St., High Point, NC, Guilford County, Tax Parcel #0187718;
- 1005-1007 Campbell St., High Point, NC, Guilford County, Tax Parcel #0187717; and
- 1004 West English Rd., High Point, NC, Guilford County, Tax Parcel #0187721; and

WHEREAS, the Lessee has indicated a desire to lease said Property in accordance with the terms and conditions as set forth herein; and

WHEREAS, the Lessor has agreed to lease said Property to Lessee; and

WHEREAS, it is a public purpose to improve the health and quality of life of the citizens of High Point by offering this Property to be used as garden space and Lessee's care and maintenance of the Property assists the City in the costs and burdens of such.

NOW, THEREFORE, for and in consideration of the rent, covenants, and agreement set forth herein, Lessor does hereby lease above-described Property to Lessee, subject to the following terms and conditions:

1. **TERM**. This Lease shall be for a period of three (3) year beginning on August 6, 2019 and continue through August 5, 2022.

2. **RENT**. Lessee shall pay the sum of one dollar upon execution of this Lease.

3. **USE**. Lessee shall use the Property as a garden Property. Lessee shall be responsible for providing all necessary items and labor, including without limitation, equipment, plants, seeds, transplants, fertilizers and/or pest management materials, and Lessee shall wear protective clothing and shoes necessary for safety. Lessee agrees to keep the Property neat and well-tended, removing and property disposing all dead plants and non-plant materials (string, wire, wood, metal, plastics, etc.). Lessee agrees that no permanent structures may be built on the Property. Trellises or other support structures and fencing may be erected on the Property, but must be removed from the Property on or before the end of this Lease. Lessee's failure to properly maintain the Property may result in Lessee's loss of future gardening privileges on City property and City may charge the costs associated with the cleanup to the Lessee. The parties acknowledge that a storage shed, owned by the City, is currently located on the Property and Lessee is allowed to use the shed for storage of gardening tools and equipment. Lessor shall not be responsible for securing the shed or its contents and shall be held harmless by Lessee for any claims arising out of the use of the shed, tools stored inside, including but not limited to damage to property and

personal injury of individuals using the Property. Lessee shall keep the shed in a safe and well maintained condition and Lessor shall have right to inspect shed and access its contents as deemed necessary by Lessor.

4. **PROHIBITIONS.** Lessee agrees not to use or permit the Property to be used for any illegal, poisonous, highly aggressive plants, disreputable, hazardous or unlawful use, nor shall Lessee permit any nuisance to be conducted or maintained thereon. Drugs, (including alcohol), radios, and boom boxes are not allowed at the Property.

5. **MAINTENANCE.** Lessee agrees to maintain said Property, including keeping the grass mowed. If the grass reaches the height of eight (8) inches in violation of the City ordinances, the Lessee will have breached the Lease and the City will terminate the Lease, with no reduction in annual rent. Lessee is shall be responsible for any water used on the Property, including establishing an account with the City utility department and paying, in full and on time, the monthly water bill for the Property. Lessee agrees to conserve water and to not leave the water unattended.

6. **DONATION.** Upon request, the City may provide one pick-up truck load of compost and/or wood chips from the City Compost Facility at no charge, as available, in the discretion of the City Manager.

7. **SURPLUS PRODUCE.** Lessee is encouraged to contribute surplus produce to the local food bank or soup kitchen.

8. **TREE REMOVAL.** If the Property is located in a Historical District, no trees shall be removed from said Property without prior permission from the City Manager.

9. **COMPLIANCE.** If Lessee is unable to tend the Property, need help maintaining the Property, or discontinues the use of the Property, Lessee must notify the City Manager so that the Property may be reassigned to another gardener.

10. **NEIGHBORHOOD CHARACTER:** Lessee agrees to maintain the Property in such a way as to preserve the character of the neighborhood. If the Property is located in a Historic District, Lessee shall maintain the property in such a way as to preserve the character of the Historic District. The Lessor shall have the right to terminate this Lease at any time if it determines that Lessee's use is detrimental to the neighborhood or if complaints are received.

11. **HOLD HARMLESS.** Lessee will save the Lessor harmless from any liability. The Property shall be used only during daylight hours. Lessee agrees to use the Property and community garden tools at its own risk and agrees to hold the City of High Point harmless from any injury and damage. Gardeners under 16 years of age must be supervised by an adult if using power tools. Proper shoes and safety equipment are required. The City of High Point is not responsible for damage of any type to the garden, including without limitation wildlife or vandalism. The City of High Point is not responsible for injury associated with gardening activities or for stolen item left on the property.

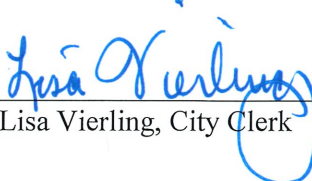
12. **VIOLATION.** If any of the Lessee's responsibilities are violated, Lessee will be contacted by phone or email and have two (2) weeks to address the violation. After two (2) weeks, if the violation has not been remedies, Lessor may terminate this Lease.

13. **TERMINATION.** Lessee shall have the right to terminate this lease by submitting notice in writing to the City Manager. Lessor shall have the right to terminate this Lease at any time for any reason, including but not limited to any breach of the provision of this Lease. Lessor shall give notice

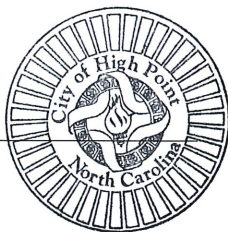
of termination of the Lease in writing sent to the address listed above, by telephone to Lessee, or by posting on the Property.

IN WITNESS WHEREOF, the parties hereto have caused this lease to be duly executed.

ATTEST:



Lisa Vierling, City Clerk



CITY OF HIGH POINT



Greg Demko, City Manager

WEST END MINISTRIES



**RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING THE LEASE OF CERTAIN PARCELS OF VACANT LAND
TO BE USED AS COMMUNITY GARDEN SPACE**

WHEREAS, the City of High Point ("City") owns certain parcels of vacant land located within the High Point city limits that the Council finds to be currently surplus to the City's needs; and

WHEREAS, the City finds that those vacant properties may be conducive to growing plants and produce; and

WHEREAS, the City and West End Ministries have agreed upon a lease of the parcels listed below, under which West End Ministries will lease the parcels for a term of three years, beginning August 6, 2019:

- 1000 West English Rd, High Point, NC Guilford County, Tax Parcel #0187720;
- 1003 Campbell St., High Point, NC Guilford County, Tax Parcel #0187718;
- 1005-1007 Campbell St., High Point, NC, Guilford County, Tax Parcel #0187717;
- 1004 West English Road, High Point, NC Guilford County, Tax Parcel #0187721; and

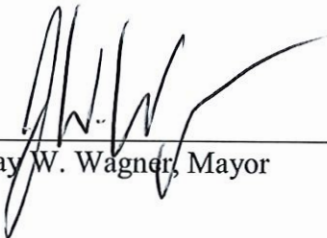
WHEREAS, in consideration of leasing the City's lot, West End Ministries has agreed to use parcels of vacant land to be used for garden space and pay an annual rent of one dollar; and

WHEREAS, the required notice has been published and the City Council is convened in a regular meeting;

NOW THEREFORE BE IT RESOLVED by the City Council that:

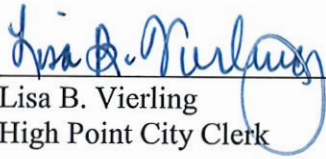
1. The City Council hereby approves the lease of the properties described above to West End Ministries for three years and directs the appropriate city employees to execute any instruments necessary to the lease.

Adopted, this the 5th day of August, 2019.



Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling
High Point City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment – Historic Preservation Commission

From: City Clerk's Office

Meeting Date: August 5, 2019

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: none

PURPOSE:

To confirm the appointment of Brianne Verstat as the Johnson Street Historic representative on the Historic Preservation Commission.

BACKGROUND:

Council Member Don Scarborough is recommending the appointment of Brianne Verstat as his At Large appointee to the Historic Preservation Commission as the Johnson Street Historic District representative. Ms. Verstat will fill the expired term of Jerry Mingo, whose term expired on 7/1/2019. Appointment to be effective immediately and will expire on 7/1/2022

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Brianne Verstat to the Historic Preservation Commission.

Profile

Brienne

First Name

Verstat

Last Name

briverstat@gmail.com

Email Address

1006 Johnson St

Street Address

Suite or Apt

High Point

City

NC

State

27262

Postal Code

Home: (336) 442-5047

Primary Phone

Home:

Alternate Phone

Barbour Spangle Design

Employer

Which Boards would you like to apply for?

Historic Preservation Commission: For Review

Ward you reside in?

2

Interests & Experiences

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

Professionally, I received Bachelor of Science in Interior Design from High Point University and has 17 years of experience in the interior design field. Serving as Creative Director for Barbour Spangle Design, my responsibilities include managing the design team and working with the Partners on the design vision for each project, daily operations of a eight member design team, managing team workload, mentoring design team, and scheduling projects. I also serve as part of the leadership team, working on overall operations and efficiencies. Highlights of my career include medical office facilities, retail stores, corporate offices, multi-family housing units, clubhouse, higher education and showroom design; many of which have been recognized with prestigious awards. I am a Professional member of ASID and have my NCIDQ certification. Personally, my husband and I relocated from Winston Salem to the Historic District of Johnson St in 2014. Our first reason for the relocation is our love of older historic homes that have their own stories to tell. We also chose to return to High Point to be a part of the community and the revitalization of the city that we love. I have worked in High Point since graduating from HPU in 2002. I have not completed Leadership High Point yet but my husband is currently part of this years class. I plan to enroll next year to become more involved in our community. As a resident of Historic Johnson Street, we strongly believe that someone from our street has well as all other historic neighborhoods should be on the Preservation Commission.

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



336.442.5047



bv@barbourspangle.com



1006 Johnson St
High Point, NC
27262

EDUCATION

BACHELOR DEGREE
Interior Design
High Point University
1998-2002

BRIANNE VERSTAT

Creative Director

PROFESSIONAL PROFILE

Brianne Verstat received her Bachelor of Science in Interior Design from High Point University and has 17 years of experience in the interior design field. Serving as Creative Director for Barbour Spangle Design, her responsibilities include managing the design team and working with the Partners on the design vision for each project, daily operations of a eight member design team, managing team workload, mentoring design team, and scheduling projects. She also serves as part of the leadership team, working on overall operations and efficiencies. Highlights of her career include medical office facilities, retail stores, corporate offices, multi-family housing units, clubhouse, higher education and showroom design; many of which have been recognized with prestigious awards. Brianne is a Professional member of ASID and has her NCIDQ.

EXPERIENCE

CREATIVE DIRECTOR

Barbour Spangle Design, High Point, NC | 2002-Present

- Lead and Manage Residential, Commercial and Showroom Design Teams
- Build, Nurture and Foster Excellent Client Relationships
- Creative Direction on All Projects in a Fast-Paced Environment
- Daily Design Research
- Project Scheduling
- Team Mentoring and Conduct Quarterly Reviews
- Effectively communicate and implement the key strategic initiatives



FINANCE COMMITTEE

Chaired by Council Member Moore

Members: Moore, Hudson, Ewing, and Jones

July 11, 2019 – 4:00 p.m.

3rd Floor Lobby Conference Room

Present: Chairman Britt Moore, Committee Member Jason Ewing, Committee Member Wesley Hudson, and Committee Member Victor Jones

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Managing Director; Laura Altizer, Budget and Performance Manager; Lee Stanley, Radio Systems Manager; Mary Sizemoore, Library Director; Steve Lingerfelt, Communication and Information Services Director; Robby Stone, Assistant Director of Public Services; Gary Smith, Fleet Services Director; Terry Houk, Public Services Director; Jeron Hollis, Communications & Public Engagement Director; Mark McDonald, Transportation Director; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Present:

Thad Juszczak, resident, Planning & Zoning Commission Member

Chairman Moore called the meeting to order at 4:00 p.m.

2019-295 Agreement - NCDOT - New Traffic Signal N. University Parkway and Davis Avenue

Council is requested to approve an agreement with the North Carolina Department of Transportation (NCDOT) in the amount of \$11,177 for cost participation in the purchase of traffic signal pole and mast arm assemblies to be installed at the intersection of N. University Parkway and Davis Avenue.

Mark McDonald, Transportation Director, spoke to a study requested from the public for the upgrade/update of the signal poles, approved by the board of Transportation.

Chairman Moore inquired on cost, and location poles. Mark replied the recent upgrades was at the city's expense; stated it was in the Daniel Brooks area; spoke to keeping the signal poles in uniformity; and stated the time frame for installment was between four to six months; and they would be ordered by the state.

A motion was made by Committee Member Ewing, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-296 Contract - Matthews Specialty Vehicles - High Point Library Bookmobile

Council is requested to award a contract to Matthews Specialty Vehicles in the amount of \$136,100 for the purchase of a new bookmobile using the Houston-Galveston Area Council (HGAC) national contract AM10-18. In addition, the High Point Library received a \$50,000 grant from the State for this purchase.

Gary Smith, Fleet Services Director, reported the request is to replace the 2001-Bookmobile; stated it was used five days a week serving over 50 daycares and pre-schools; and the library had received \$50 thousand to help offset the cost.

Randy McCaslin, Deputy City Manager, stated it was part of the budgeted replacement program; and inquired if the book mobile was going to be declared surplus. Mr. Smith replied no because he expects it to bring in under \$30,000.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-297 Contract - Carolina Industrial Equipment - Truck Mounted Vacuum

Council is requested to award a contract to Carolina Industrial Equipment in the amount of \$204,960 for the purchase of a Freightliner truck with ODB- Model DCL800SM-25 Vacuum Leaf & Debris Collector for use by the Stormwater Division of Public Services. Recommendation also includes declaring old equipment as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director, reported the city has a total of eight trucks; there was no backup truck with leaf vacuums so the old one would be declared surplus; spoke to the extreme conditions that caused the wear and tear to the trucks.

A motion was made by Committee Member Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-298 Contract - Advantage Truck Center - Side Loading Refuse Trucks

Council is requested to award a contract to Advantage Truck Center in the amount of \$923,227.29 for the purchase of three (3) Autocar Trucks with New Way Side Loading Refuse bodies for use by the Environmental Services Division and declare the old trucks as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director, reported the three oldest trucks would be moved into the spare role and the three spare trucks would be declared surplus; stated the dollar amount for the surplus trucks would be between \$50 and \$75 thousand; and spoke to the wear/tear, and maintenance issues regarding the trucks.

A motion was made by Chairman Moore seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-299 Contract - Buckeye Bridge LLC - Tanglebrook Sanitary Sewer Outfall

Council is requested to award a contract to Buckeye Bridge, LLC in the amount of \$963,589.10 for a 12-inch diameter sanitary sewer outfall extension as part of the northwest expansion plan in the Tanglebrook Road and Joyce Circle vicinity.

Terry Houk, Public Services Director, reported there were three quotes received; stated it was part of the new northwest service plan; and spoke to choosing the lowest bidder.

Chairman Moore inquired on the time frame of the expansion. Mr. Houk replied a 9-month period.

Randy McCaslin, Deputy City Manager, spoke to the future growth of new subdivisions and how these developments can utilize this service; and stated the expansion would be extended from the Polo Plant.

Greg Demko, City Manager, spoke to focusing on the housing stock.

A motion was made by Committee Member Jones, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-300 Contract - A&D Environmental Services Inc-Eastside Wastewater Treatment Plant Primary Clarifiers

Council requested to approve an emergency purchase order in the amount of \$186,476.99 to utilize A&D Environmental Services Inc. to remove a significant amount of grit & grease from the primary clarifiers due to a June 7-8, 2019 rain event at the Eastside WWTP, causing grit and grease to clog the primary sludge pumps and four (4) primary clarifiers.

Terry Houk, Public Services Director, explained the emergency purchase request; spoke to the amount of rain that came in the month of June which caused the pumps to become overloaded and damaged; and to meeting with the purchasing department during the emergency for guidance.

Committee Member Ewing inquired on preventative measures moving forward.

Mr. Houk explained how the pumps worked; and spoke to repairing equipment to help protect against future damages.

A motion was made by Committee Member Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-301 Contract - MidAtlantic Salt, LLC - Bulk Road Salt

Council is requested to award a contract to Mid-Atlantic Salt, LLC in the amount of \$73,450.00 annually for the purchase of Bulk Road Salt for a three (3) year period with option to renew for two (2) additional one-year periods beginning July 1, 2019 thru June 30, 2022. Total contract award for three years is \$220,350.00.

Robby Stone, Assistant Director of Public Services, reported the contract would be for three years; and that the company received good references.

Committee Member Ewing inquired on the location of the companies submitting bids. Mr. Stone replied there were satellite locations in North Carolina with most of the road salt being shipped from Wilmington; stated all products were shipped; and that the pricing was consistent compared to other companies.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-302 Contract - Chandler Concrete Co./Childers Concrete Co.

City Council is requested to award a contract to Chandler Concrete Company (Primary Supplier) for the purchase of various concrete materials in the annual amount of \$116,300.00 for a total contract award of \$348,900.00. The contract is for a three-year period with the option to renew for two additional one-year periods beginning July 1, 2019 thru May 31, 2022. City Council is also requested to award a contract to Childers Concrete Company (Secondary Supplier) in the event that the Primary Supplier cannot provide the needed concrete materials.

Robby Stone, Assistant Director of Public Services, reported there were only two bids submitted; stated any city department could utilize the services; explained the request for

a primary and secondary supplier with a three year contract; stated they worked with the purchasing department and received approval ; and the concrete was sufficient based on the guidelines; they would only pay for what was purchased; and the secondary supplier would only be used if the primary supplier was unavailable.

JoAnne Carlyle, City Attorney, advised council to vote separately on the two contracts.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter to make Chandler Concrete Co. the primary supplier be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter to make Childers Concrete co. the secondary supplier be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-303 Contract - Motorola Solutions Inc. - Radios

Council is requested to award a contract to Motorola Solutions Inc. in the amount of \$457,014.90 for the purchase of Motorola portable and mobile radios to replace older radios as part of the annual replacement program. The new radios will be used in the Public Works and Electric departments.

Steve Lingerfelt, Communication and Information Services Director, spoke to the annual radio replacement program; and spoke to the 8-year replacement cycle through Motorola Solutions Inc.

Randy McCaslin, Deputy City Manager explained the 8-year replacement cycle; and stated 1/8 of radios are purchased on an annual basis.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-304 Contract - Motorola 5 Year Service Agreement - Radio System

Council is requested to approve a five (5) year service agreement with Motorola Inc. in the amount of \$1,724,790. to provide annual updates and support for the 800 MhZ Radio System, payable over five (5) years.

Steve Lingerfelt, Communication and Information Services Director, reported the service agreement was payable over a 5-year period with a discount; spoke to competitors such as General Electric (GE) and Kenwood Corporation; pointed out this is a sole source

contract; and explained how a new system would have to be installed if the city should choose a new company.

A motion was made by Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-305 Resolution - Introducing Bond Orders Authorizing Street & Sidewalk Bonds, Parks & Recreation Bonds, Housing Bonds and a Public Hearing on the Bond Orders

Council is requested to approve a resolution making certain findings related to the authorization and issuance of bonds of the City and filing of an application for said bonds with the Local Government Commission.

Eric Olmedo, Managing Director, reported council was asked to introduce the bond order amount of \$22 million for street and sidewalk, \$21.5 for Parks & Recreation, and \$6.5 million for housing; spoke to calling a public hearing on August 19th; to approving the action at the June 17th meeting; explained the state statute stating the city cannot exceed the maximum tax amount; and reiterated that no property tax increase is anticipated.

Randy McCaslin, Deputy City Manager, asked how the bond language would be on the ballots. Mr. Olmedo replied the bond would be broken down into the three categories with their purposes identified; and stated this is in accordance with North Carolina state law.

A motion was made by Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the July 15, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

Mr. McCaslin informed the committee that there would be an additional item at the meeting on Monday, July 15th that would be discussed in closed session.

PENDING ITEMS**2018-169 Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

ADJOURNMENT

There being no further business to come before the Finance Committee, the meeting adjourned at 4:29 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, Deputy City Clerk

Britt Moore, Chairman

Office of the Mayor
City of High Point
North Carolina

RESOLUTION...

WHEREAS, the City of High Point endorses community partnerships that focus on improving safety, encouraging civic mindedness and developing positive relationships with other citizens; and,

WHEREAS, Toussaint L'Ouverture Masonic Lodge #524, of High Point, is also committed to ensuring the welfare of the City, and to providing services to community members through active civic engagement and outreach programs; and,

WHEREAS, in response to violent crime which impacts our community, a challenge has been made to provide mentoring and positive interactions with the youth of our City, as a positive way to change the dynamics that lead to such crime and disorder; and,

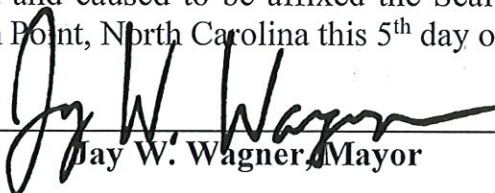
WHEREAS, Toussaint L'Ouverture Masonic Lodge #524 identified such a need within Andrews High School to provide positive role models, mentoring, visible presence and support for the students and teachers during days of testing, special activities and large sporting events; and,

WHEREAS, Members of the Lodge volunteered their time and successfully implemented this effort by being present when needed and providing such support, positive mentoring, and positive interactions with the students of Andrews High School throughout the past two school years, and have committed to continuing this effort as is needed into the future;

NOW BE IT RESOLVED, that the High Point City Council commends and recognizes Toussaint L'Ouverture Masonic Lodge #524, for their outreach, their service to the City and Community, and their positive contributions to our children. High Point will be a stronger City because of their dedication, service, and passion. Together, through partnerships such as these, we will continue to make High Point a vibrant, safe and livable community for all our residents and visitors.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 5th day of August 2019.


Jay W. Wagner, Mayor

High Point Transit System Proposed Transit System Changes

*Plan documents are available for public review
at the following locations:*

High Point Transit System Offices

716 W. Kivett Drive
High Point, NC 27262

City of High Point Transportation Department

City Hall, 2nd Floor
211 S. Hamilton Street
High Point, NC 27262

High Point Public Library

901 N. Main Street
High Point, NC 27262

Or Online at:

[http://www.highpointnc.gov/hi-tran/About Us/fy2013 short range transit plan.cfm](http://www.highpointnc.gov/hi-tran/About%20Us/fy2013%20short%20range%20transit%20plan.cfm)

*Draft documents and comment forms will be
available beginning ****January 6, 2015**** through the
comment period ending **January 23, 2015.***

For additional information contact:

Angela Wynes, Transit Manager

Phone 336.889.7433

hitran@highpointnc.gov



NORTH CAROLINA'S INTERNATIONAL CITY

Our Public Transportation Needs
The Citizen of the City of High Point, NC

A lot of bus patrons have to barter with family and friends to be able to get to and from work or other times and situations such as; shopping, special events, church, public meetings (such as City Council forums, such as pertaining to the public transportation agenda), etc... We must remember that most bus patrons are low-wage workers with limited services and resources (especially financial) at their disposal. As they end up missing bus schedules in the evening (meaning after 5:45pm on weekdays and 4:45pm on Saturday) they are resigned to either bartering with family and friends, which is not always possible, and where it is possible they wind up waiting hours on end for that option or they end up having to pay out-of-pocket for a taxi, which adds to the cost of public transportation. This, for these workers deprives them of monies from financial resources needed to pay for self and family needs.

We must keep in mind and understand that many of these bus patrons are already working two (and in some cases three) jobs just to provide for their basic, and I do mean bare minimal, needs. This ends up adding to the burden of survival in an already challenging economy. I'm sure we can all agree that they deserve at least a portion of the opportunities that affluent people reap.

I realize that in a city the size of High Point, NC there is limited means and federal funding to provide the type of immense transportation services like that of a city such as Charlotte, NC or Raleigh, NC, which by the way is where I came from before coming to High Point in mid-January of 2018. As a city grows and revitalization takes off and jobs become more plentiful we must keep in mind that our city's public transportation needs without question are going to increase as well. Even a city the size of Raleigh at one time, back in 1985 on up to the late 1990's had equally as poor or lack of adequate public transportation services as the city of High Point does today, but they eventually realized the correlation between revitalization and its' public transportation system. At that time I personally took on the same concerted efforts as I am taking at this time in High Point to address our public transportation matters. While in Raleigh at that time we had buses ending services very early on weekdays, poor services on Saturday, and no Sunday services at all. But as jobs, the economy and the building up of the city started and abound, and businesses started growing, as well as the population growing tremendously due to new and high tech companies relocating into the Raleigh, Cary, Durham, Chapel Hill, and RTP regions, these cities also improved their public transportation systems as well. Areas such as the economy and unemployment improved simply because people were able to accept and retain jobs due to improved public transportation services. The need to direct large portions of one's paycheck to paying for out-of-pocket transportation diminished as well, which lead to an even greater economic boost.

So, I greatly encourage our public officials, the DOT, and any operations connected to public transportation to consider this matter with great urgency. These efforts will not only satisfy bus patrons but assuredly ridership *will increase*---slowly, at first---but eventually it *will grow* because of greater

means for our citizens, (yours and mine), to accept and retain employment where they were not able to in the past, and become better contributing members to society. That is something, in time, that you and I can agree will come to be a win-win situation for both the city and its citizens. Also, as a last note to bring to your attention----I am a business person, in the beginning stages of starting a small business in the High Point and surrounding region. My success will be in part dependent on citizens that use public transportation----both as personnel and as patrons. So, myself, and I'm sure other small business owners will likely see an increase in business as well as a greater possibility for success, not only from a greatly improved public transit system, but also from all that is upcoming to the city that is in the present and near future making. So this speaks well for our city officials as they seek to improve and grow our great city. In the same light, we should want to see our public transit system become a major part of this equation just as it has for cities like Raleigh and Charlotte because from all I have seen over the years, an improved transit system creates greater and more productive, (as well as appreciative) citizens. In line with this thinking we must keep in mind that bus patrons will also have greater means to take hold of educational opportunities because of being able to get to community and higher level colleges easier at night, on weekdays, and weekends when the need to utilize resources that these colleges offer. One other note, job participation will be greater and employees will prosper more from being able to accept such advantages as overtime, later shifts, and shifting schedules. Don't you agree that everyone, you, I and all of the citizens of High Point, NC benefit greatly just from something like an improved public transportation system.

I also applaud all your efforts being put forth for improvement and growth of *our* city. So, let us not forget this one important fact---*an improved public transit system plays a vital role in all of this* and we must, for the future growth and benefit each citizen will bring to the city, not overlook this fact. I can't agree more that with a growing economy there is a need for great access to all that this will bring. When festivals, sporting events, marathons, concerts and something like a first Friday, parades, celebrations such as Fourth of July and New Year's Eve, etc... take place, many of our citizens would like to attend *all*, and not just a portion of these such occasions, wouldn't you agree. So, let's improve this great city of High Point together, with all its' citizens in mind, not just a few, and certainly not just the affluent and, as most politicians put it, *The Well Connected*. I, as well as others would like to know that they are able to have public transit access to times and areas of the city that only those with personal transportation can access. I *really* think they deserve it and I'm sure all citizens of High Point, the money makers and lower income citizens as well appreciate this fact. We would be benefiting college students such as those at HPU so much when they know they have a public transit system with them in mind as well, where they have access to all that High Point has, and will have to offer. Let us work together on this project-----and, if needed, I would certainly put myself in line to being what cities like Raleigh and others have done and that is to become a transit spokesperson that works between the city (DOT) and the private bus patrons of High Point. As I said early on in this, I had a lot of ^{INFLUENCE} ~~affluence~~ in helping Raleigh to make its' decision to greatly improve its' public transit system. Something I had done, and I know this is an important and needed step and that was to draw up a petition and get as many bus patrons to sign as a show of support for this effort. Believe me, I am and will be willing to do the same for High Point. I thank you, and I'm for certain I am speaking on receptive ears.

PERSONAL INFORMATION

Name: KENNETH E. MILES
Phone Number: 919-397-9320
Address: 701 S Elm St., Apt. 1007
High Point, NC 27260
Contact Method: 1) Text and leave msg, will
respond ASAP
2) Email Address:
mileskenneth@yahoo.com

CITY OF HIGH POINT

AGENDA ITEM



Title: Miracle League Field Surface Replacement

From: Lee Tillery –Parks and Recreation Director

Meeting Date: August 5, 2019

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Sole Source Justification Form
Attachment B – Surface America Quote 81997

PURPOSE:

Replacement of surfacing on the Miracle Field at the High Point Athletic Complex.

BACKGROUND:

The existing field at the Miracle League is in need of replacement. It was originally installed in 2009 and showing signs of deterioration that are effecting playing conditions and safety. The proposed improvement is a poured rubber system that is now highly recommended for Miracle League fields. This system is more durable, requires little maintenance and should provide for a longer life span.

BUDGET IMPACT:

Funds for this project are included in the Capital Improvement Plan (CIP) of the Parks and Recreation 2019-20 budget.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council approve contract with Surface America in the amount of \$121,910.



Requisition #

CITY OF HIGH POINT
SOLE SOURCE JUSTIFICATION FORM
 (For Items Costing \$10,000.00 or More)
 Statutory Reference N.C.G.S. 143-129(e)6

Vendor: **Surface America**Item(s): **Miracle Field Resurfacing**

Justification:

The existing field at the Miracle League located at High Point Athletic Complex is due for replacement. The existing field is now 10 years old and is showing signs of deterioration that effect safety and playing conditions. The proposed new playing surface is now recommended for Miracle Fields.

Estimated expenditure for the above item(s): **\$121,910.00**

Accounting Unit and Account(s):

401410 - 533701 - 401201026505 - 55120

CHECK ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE.
ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT DOCUMENTATION.

1. ☐ Performance or price competition for a product are not available.
2. ☒ A needed product is available from only one source of supply.
3. ☐ Standardization or compatibility is the overriding consideration.
4. ☐ The parts/equipment are required from this source to permit standardization.
5. ☐ None of the above applies. A detailed explanation and justification for this sole source request is contained in attached memo and support documentation.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.

Department Head/Authorized Personnel

P. Lee Tillery

Digitally signed by P. Lee Tillery
 DN: cn=P. Lee Tillery, o=City of High Point, ou,
 email=lee.tillery@highpointnc.gov, c=US
 Date: 2019.07.19 09:13:18 -0400'

Department/Division

Parks and Recreation

Date

7/19/19APPROVAL PROCESS

Purchasing Manager

Erik Conti

Digitally signed by Erik Conti
 Date: 2019.07.31 10:37:41 -04'00'

Financial Services Director

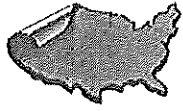
Bobby Fitzjohn

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 Date: 2019.07.31 14:28:36 -04'00'

City Council (\$30,000 – Up)

Greg Demko

Digitally signed by Greg Demko
 Date: 2019.08.01 09:16:05 -04'00'



SURFACEAMERICA®

Recreational & Athletic Surfacing for Maximum Performance

Surface America, Inc.
PO Box 157
Williamsville NY 14231

Phone: (800) 999-0555

Fax: (716) 632-8324

Quote Number: 81997

QUOTE

Page: 1 of 1

Quote To: High Point, NC Park and Rec Attn:	Date: 7/2/2019 Expires: 10/30/2019 Project: Miracle League - High Point, NC
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Description:

Surface America's EverTop Miracle League System: Nominal 1/2" thick poured rubber system with baseball field layout (bases, base lines, base paths, pitcher's mound, dugouts). Includes aliphatic binder. Includes freight.

United States Dollar

Line	Part	Description	Rev	Drawing
1	SYS-015	System, Miracle League EverTop	001	

Sales Category	Quantity	Unit Price	Net Price
Installed	16,700.00SF	7.30 /1	\$ 121,910.00

Line 1 Subtotal: \$121,910.00

1. Sub-base needs to be asphalt or concrete with 1%- 2% slope to allow for positive drainage. Surface can't be installed over stone.
2. Any logos will be priced separately and are not included in above price.
3. Removal of the existing system is not included. To be done by others. After removing existing system, asphalt repair by others may be needed. Any site work other than the installation of the EverTop system is to be done by others.
4. System is quoted from the specifications (poured rubber EverTop system).
5. Colors are as follows per spec: Infield / Outfield (40% bright green / 40% hunter green / 20% black), Base paths and pitcher's mound (80% terra cotta / 20% black), and bases and base lines (100% pearl).
6. Includes specialized Miracle League aliphatic binder.

Contact Surface America with requests, orders, or questions.

*For Material Only Quotes, the necessary sales tax must be added

*Protection of the surface from damage and vandalism during the installation process is the responsibility of the customer

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1516 Willard Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/5/19

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 1516 Willard Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/27/18. No action occurred by the compliance date of 1/28/19. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1516 Willard Ave.

OWNER:

Creative Resources Ministries

**REASON FOR
INSPECTION:**

Referral from High Point FD that house was unsecured

**FIRST
INSPECTION:
10/24/18**

Summary of Major Violations

1. Repair or replace damaged/missing ceiling material throughout
2. Repair or replace roof covering (several leaks throughout)
3. Install missing plumbing fixtures and plumbing where required
4. Paint or treat exterior with protective coating
5. Install floor covering throughout

HEARING

Mr. Mark Douglas appeared for the Hearing. He stated he fixes houses

**RESULTS:
11/19/18**

and flips them. He stated he would start on the property in the spring but is currently working on another property. The inspector advised Mr. Douglas that he would allow him a little more time before issuing the Order to Repair but that he would need to start repairs soon. The inspector advised Mr. Douglas of the City's process for minimum housing and if nothing is done the case will be taken to City Council. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
12/27/18**

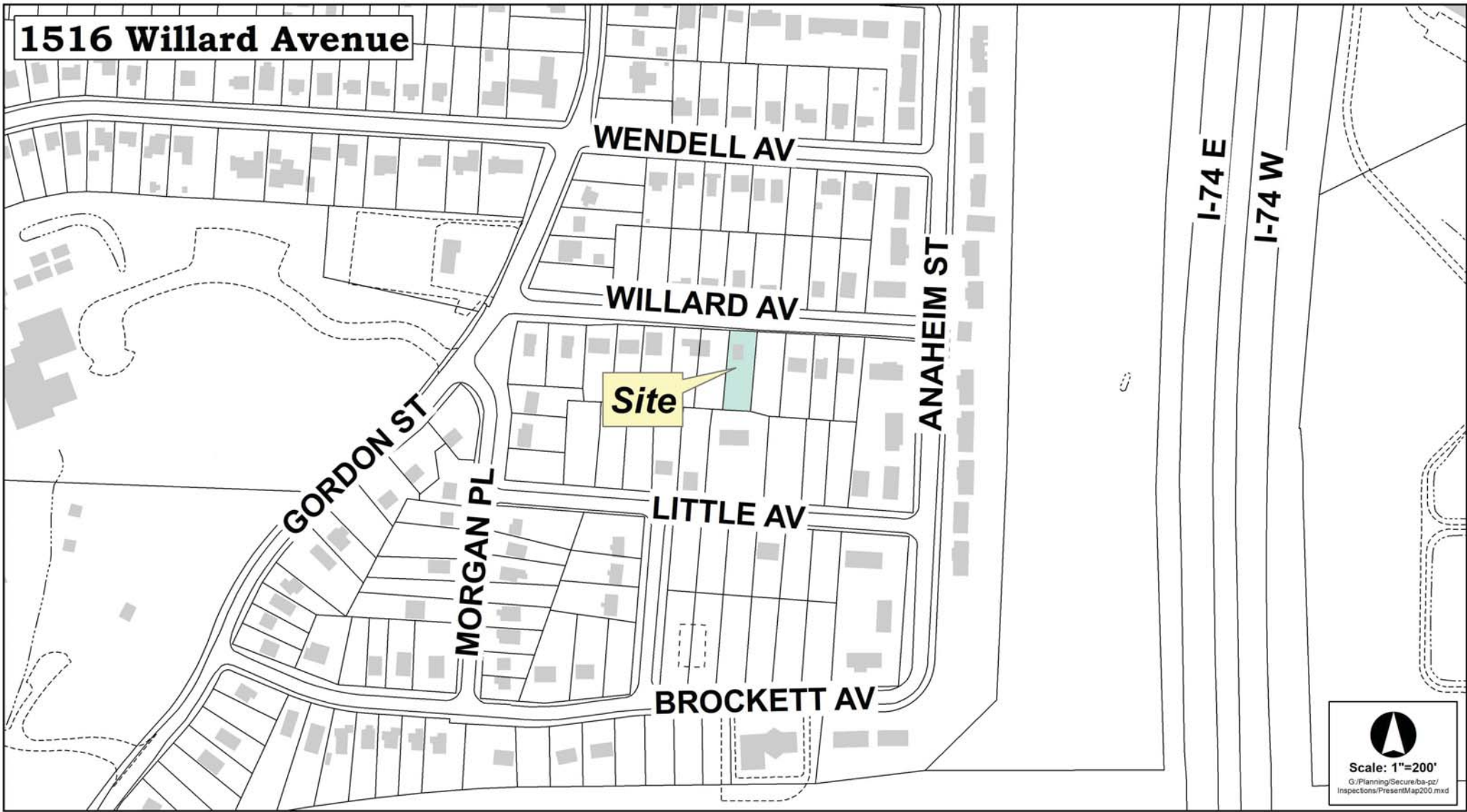
Order to Repair or Demolish
Date of Compliance 1/28/19

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None





1616

1516

























CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 814 Fairview St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/5/19

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 814 Fairview Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 7/30/18. No action occurred by the compliance date of 9/4/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

814 Fairview St.

OWNER:

Karen G. Davis

**REASON FOR
INSPECTION:**

Inspector observed condition of property while on another inspection

**FIRST
INSPECTION:**
7/16/18

Summary of Major Violations
1. Repair or replace roof covering
2. Repair or replace holes in walls and ceilings throughout
3. Paint or treat exterior with protective coating
4. Remove standing water in basement
5. Repair or replace loose and broken plumbing

**HEARING
RESULTS:**
7/30/18

Ms. Davis appeared for the Hearing. She advised she would get with family members to talk about making repairs. She inquired if the City had money to assist and the inspector directed her to contact the Rehab Section of C & D. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
7/30/18

Order to Repair or Demolish
Date of Compliance 9/4/18

APPEALS:

No appeals to date.

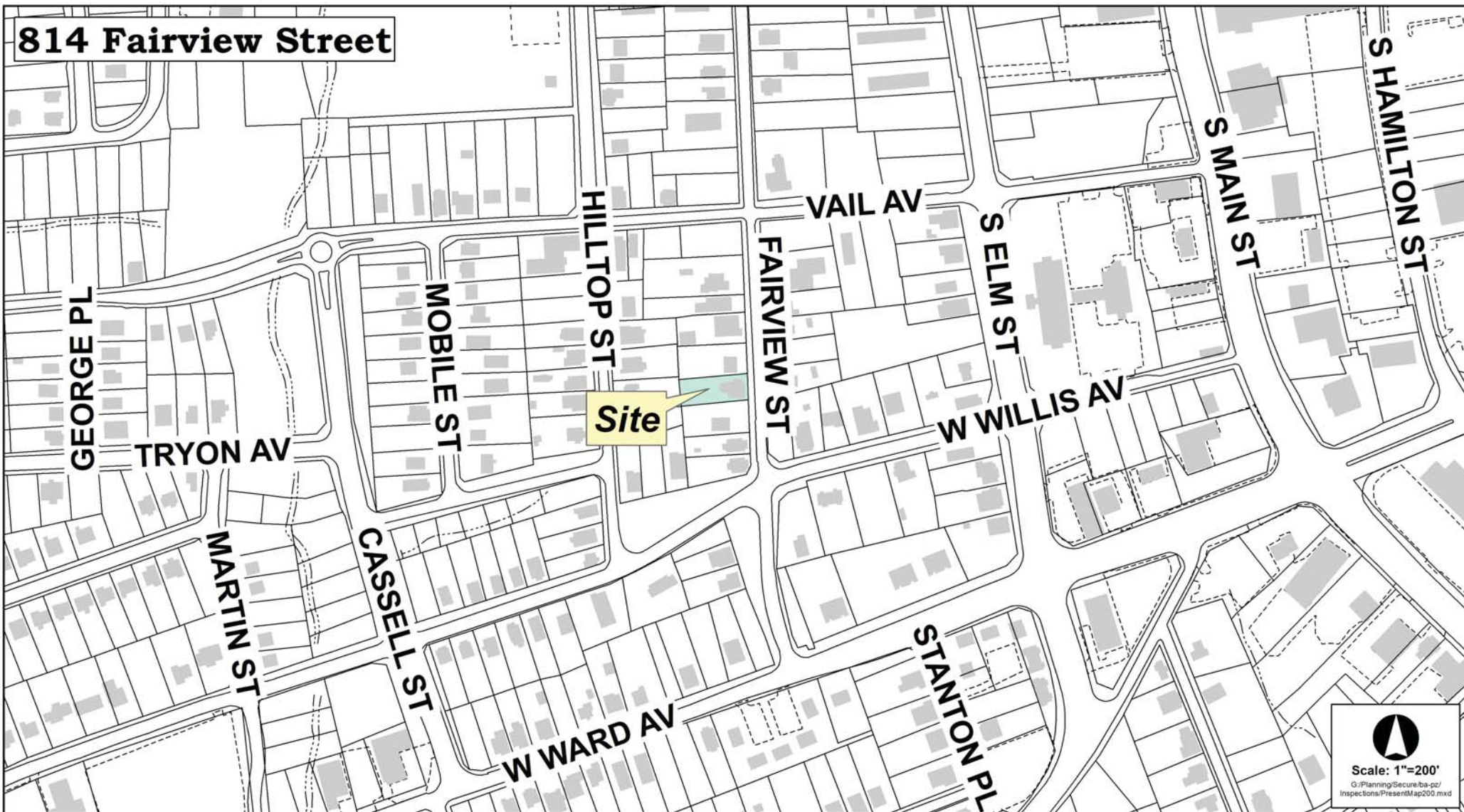
**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are due in the amount of \$3,023.98 for 2015, 2016, 2017, 2018 and 2019.

814 Fairview Street

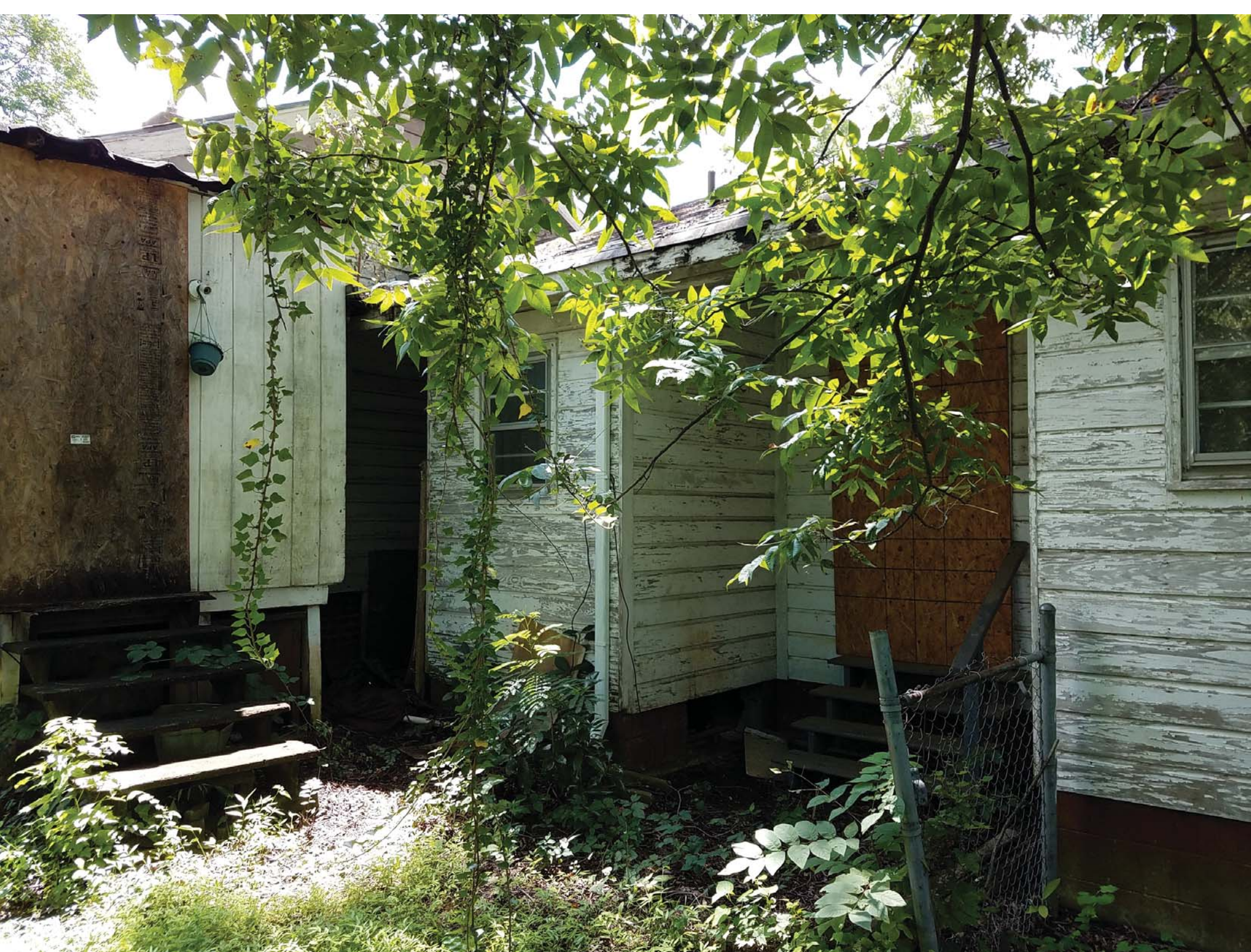


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**HIGH POINT CITY COUNCIL
SPECIAL MEETING
July 11, 2019 –3:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

MINUTES

Present:

Mayor Jay Wagner, Mayor Pro Tem Jason Ewing (Ward 6)[Arrived at 3:26 p.m.]; Council Member Don Scarborough (At Large); Council Member Britt Moore (At Large), Council Member Jeffrey Golden (Ward 1) Council Member Chris Williams (Ward 2); Council Member Monica Peters (Ward 3); Council Member Wesley Hudson, and Council Member Victor Jones (Ward 5)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Managing Director; Laura Altizer, Budget & Performance Manager; Loren Hill, President- High Point Economic Development Corporation; Sandy Dunbeck, Executive Vice President-High Point Economic Development Corporation; Jeron Hollis, Communications & Public Engagement Director; Heidi Galanti, Planning Administrator; Chris Andrews, Development Administrator; JoAnne Carlyle City Attorney; Lisa Vierling, City Clerk, Mary Brooks, Deputy City Clerk

Others Present:

Ilana Preuss, Founder & CEO, Recast City; Felicia Jones, Keith Allen, Tony Collins, and Tyrone Harley

News Media:

Lee Sanderlin, *High Point Enterprise*

Mayor Wagner called the meeting to order at 3:04 p.m.

PRESENTATION OF ITEMS

2019-319 Small-Scale Manufacturing report from Smart Growth America
Smart Growth America will provide a report on Small-Scale Manufacturing.

Sandy Dunbeck, Executive Vice President-Economic Development Corporation, spoke to the Small-Scale Manufacturing and Place Based Economic Development Plan; to a three day community assessments and interviews with small-scale manufacturers; to the grant received from Smart Growth America (SGA)(for technical assistance to create an action plan to redevelop the industrial area in the southwest quadrant of the Core City); to the team effort from the following departments: Planning & Development, Community Development & Housing, Library, City Manager's Office, and the Economic Development Corporation. Ms. Dunbeck recognized and provided a background for Ilana Preuss (Consultant), Founder & CEO of Recast City; stated she worked with real estate developers, city and other civic leader to integrate manufacturing space for small-scale manufacturers; provided a map that outlined the Southwest Downtown area plan; to a report and recommendations put together by SGA and Ms. Preuss to assist in making

strategic decisions; spoke to enhancing small-scale manufacturing and improving economic revitalization; to areas that are underutilized with great industrial capacity; and requested Council to consider accepting the report.

Ms. Preuss extended greetings; spoke to positive feedback from the community; expressed appreciation for the City of High Point's team work; spoke to direct engagement with small business owners and the community; referred small-scale manufacturing as being hidden gem; to benefits that would rebuild economies; to having inclusiveness for business owners; to increasing property values; to marketing efforts that would attract more business owners; stated the report included feedback from the community; to building on existing infrastructure; to the existing small business resources; to higher education opportunities; and outlined challenges faced in the community as follows:

- Missing details for peacemaking*
- No vision for the SW Quad economic development,*
- Poor regional perception*
- Strong divisions within the city*
- Potential for displacement*
- Gap in small business and small manufacturing business support,*
- Extremely car oriented*

Ms. Preuss explained how production in the city is key to having a strong local economy with strong neighborhoods; and provided steps on recommendations for how the process worked as follows:

- Create a comprehensive vision for economic development in SW quad of Core City. (Industrial Mainstreet)*
- Invest in an anchor space or catalyst project to establish the vision.*
- Partner with nearby neighborhoods and service providers to help more residents become entrepreneurs.*
- Launch a city-wide program to promote, train, and help scale existing small-scale manufacturing businesses.*
- Remove policy barriers and create incentives for innovation that promote more business launches in High Point (Incentives, reinvesting)*

Ms. Preuss spoke to building momentum and spreading opportunities throughout community; and to short-term and long-term wins.

Mayor Wagner asked about investing in properties for the plan, converting store fronts; and inquired on technical assistance versus financial assistance. Ms. Preuss replied that purchasing property would be important for development; spoke to property values that would change quickly when the city invests in it; spoke to the process of purpose-driven funds and grants; recommended starting a 12-week start up boot camp; and suggested finding 10-person businesses to explore their financial needs.

Council Member Jones suggested running this through the Chamber of Commerce.

Ms. Dunbeck outlined the history and dollar amounts of the properties located on the map provided in the SW quadrant; stated the Mayor is in the process of appointing a task force that would present recommendations of the process in said location at a future date.

Mayor Pro Tem Ewing suggested the Grimes/Green intersection might make a good central point.

Council Member Moore asked if the study included population, density, and household income. Ms. Preuss replied it did not; and explained it was more about a network of vendors they could be connected to.

City Manager Demko spoke to having guidance from council on accepting the support and moving forward with task and steps; voiced the importance of formalizing a target and goal as we reshape the economy; to having positive feedback from the community; to staff formalizing the next steps; and to improving the housing stock in the city.

Mayor Pro Tem Ewing spoke to opportunity zone meetings; to what zone investors were looking for in small area plans; and to leveraging funding sources.

Council Member Peters voiced support for the plan; spoke to raising the quality of life for the community; to creating jobs; to engaging in economic development; and to the area having lots of assets and challenges.

Mayor Pro Tem Ewing suggested discussing properties and specific target areas in a closed session.

Motion by Council Member Moore, second by Council Member Williams to accept the Plan and request staff to start the next steps. The motion carried by a 9-0 unanimous vote as follows:

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones.

ADJOURNMENT

The meeting adjourned at 3:54 p.m. upon motion duly made by Council Member Moore and seconded by Council Member Williams.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



**Title: Registers Creek Lift Station and Force Main Design
Freese and Nichols**

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director **Meeting Date:** August 5, 2019
Nawfal Shujaa- Projects Engineer

Public Hearing: N/A

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

Attachments: Attachment A- Registers Creek lift station and force main design proposal
Attachment B- Map of Registers Creek lift station and proposed force main

PURPOSE:

To hire Freese and Nichols to design the expansion of the Registers Creek lift station and force main.

BACKGROUND:

The Registers Creek lift station is a duplex pump station that was built in 1990 and serves a portion of the sewer collection system on the east side of High Point and surrounding area. It receives flow from both High Point, Jamestown, Sedgefield, and Greensboro and has a permitted capacity of 1.015 MGD. The lift station is near full capacity. The scope of the project will consist of the design of a new lift station located on the existing lift station site with a peak capacity of 4.2 MGD and approximately 19,400 LF of 18-inch force main that will extend down to Vickery Chapel Road and along Kivett Drive. From Kivett Drive, the line will run down Riverdale Drive to a connection with the proposed gravity sewer currently being designed by Davis, Martin and Powell. The proposed improvements will result in the Registers Creek lift station having the ability to convey the projected 2040 peak flow of 4.2 MGD and reduce flow through the Riverdale pump station. The reduction in flow to the Riverdale pump station will prolong the available capacity of the pump station.

BUDGET IMPACT:

Funds for this project are available in the 2019-2020 Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends that City Council award a professional engineering services agreement to Freese and Nichols in the amount of \$844,780.00 for the design of the expansion of the Registers Creek lift station and force main.



Pump Cover



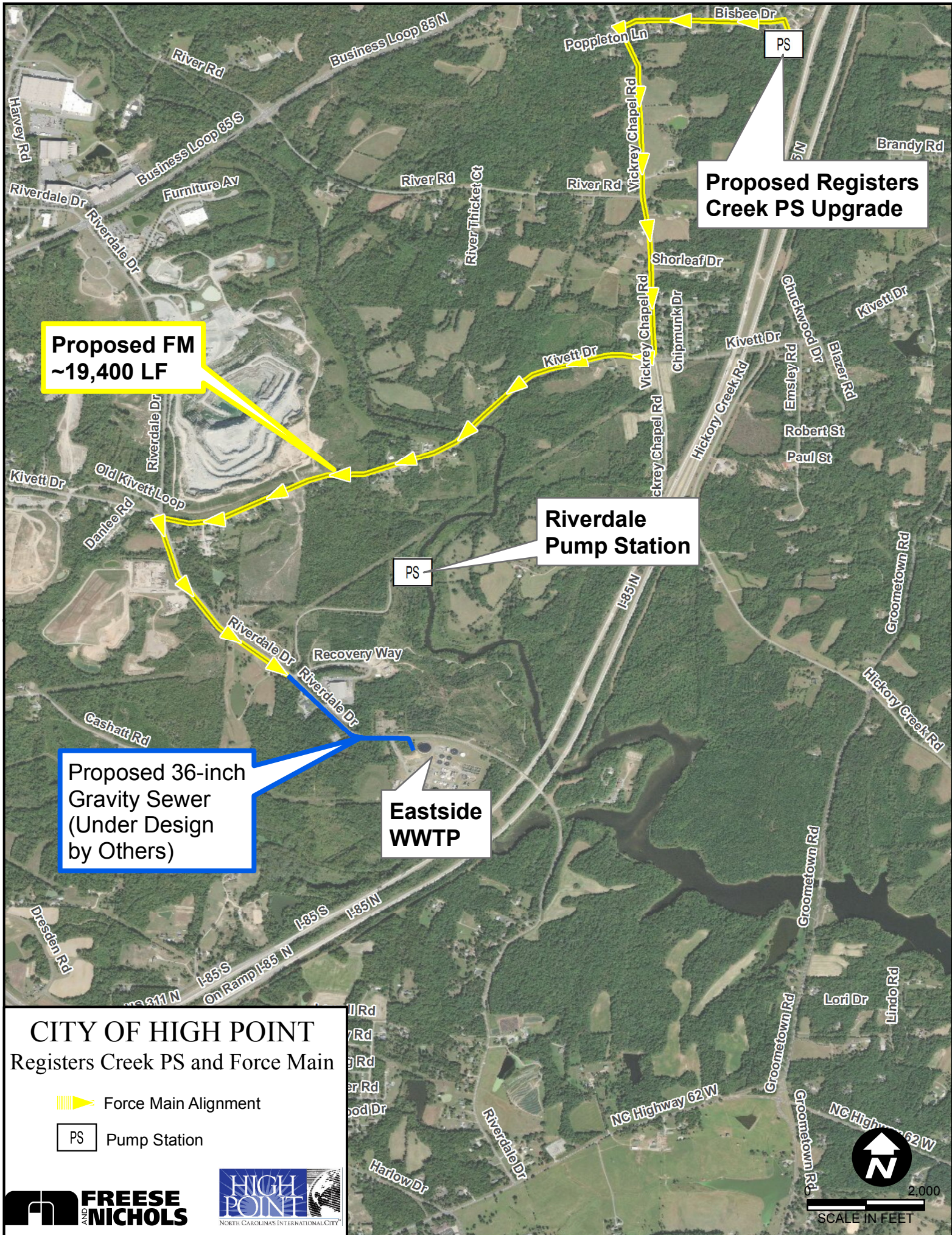
Lift Station Pumps



Lift Station Building



Current wet well within the 100 years flood zone



**Scope of Services
City of High Point
Registers Creek Pump Station and Force Main Design**

The City of High Point (City) owns and operates the Registers Creek Pump Station (RCPS) located at 4903 Bisbee Drive in Greensboro, North Carolina. Freeze and Nichols, Inc. (FNI) recently completed a study of the RCPS (*Registers Creek Pump Station Evaluation, May 23, 2019*). As a result of the study, the City has decided to replace the existing pump station and force main to provide additional capacity and redirect flow to discharge the gravity system downstream of the Riverdale Pump Station (RDPS). The project will consist of design for the new pump station and associated yard piping, new force main and a small section of gravity main. Generally, the project will consist of the following:

- **New RCPS:** A new pump station located on the existing pump station site, 4906 Bisbee Drive in Greensboro, North Carolina. The new pump station will have a peak capacity of 4.2 MGD. Abandonment of the existing lift station is also included.
- **Force Main:** Approximately 19,400 LF of 18-inch force main beginning at the RCPS extending down Vickery Chapel Road to and along Kivett Drive. From Kivett Drive, the line extends to and along Riverdale Drive to a connection with the proposed gravity sewer currently being designed by others.

A detailed scope of work is provided below:

A. Preliminary Design

1. **Kickoff Meeting:** FNI will conduct a kickoff meeting with City staff to discuss project goals, expectations, scope of services, deliverables and schedule.
2. **Alignment Evaluation:** An alignment corridor was developed as part of the previously completed study. FNI will refine the alignment within this corridor. In doing so, FNI will consider design and construction schedule, easement requirements, and construction costs associated with the potential routes. FNI will evaluate the impact of the alignment on existing utilities, streets, highways, driveways, traffic and environmental considerations and determine requirements for appurtenances, permanent and construction easement requirements.
3. FNI will prepare survey notification letters for properties impacted by the proposed survey and geotechnical activities based on the final selected route. FNI will coordinate with the City to get the letters issued.
4. Coordinate with the City's engineering consultant responsible for the ongoing Riverdale Pump Station and Force Main design. Incorporate components that impact the design into the preliminary design.
5. FNI will prepare 30% level plans for the RCPS, Force Main and Gravity Main. The following will be included:
 - 30% Plans for the Force Main

- Site Layout for the Lift Station
- Updated Opinion of Probable Construction Cost (OPCC)
- Estimated Construction Schedule

6. FNI will meet with the City to review and discuss comments on the 30% Plans. Upon completion of the meeting, FNI will begin incorporating City feedback into the final design.

B. Final Design Phase

FNI will provide the following as part of the final design phase:

1. FNI will utilize City front end documents for the project. FNI will provide plans, technical specifications and other related sections to the City for inclusion into the “issued for bid” documents.
2. Furnish necessary information to utility companies whose facilities may be affected, or services may be required for the Project. Provide site civil design of the pump station site to support the electric utilities site requirements, including site grading and access.
3. Coordinate with the City’s engineering consultant regarding the ongoing Riverdale Pump Station and Force Main upgrade design. Incorporate components that impact the design into the project.
4. 60% Review: Furnish the City one (1) electronic version and up to five (5) copies of preliminary (60%) half size plans and specifications marked “Preliminary” for approval by the City. FNI will meet with the City to present the preliminary plans and specifications and receive comments. Review documents will include dimensional layout drawings, plans, sections and elevations of the facilities for all trades, plan and profile for each pipeline, typical details, and most special details. The drawings will be in sufficient development to show the overall layouts and design intent but will lack many notes and minor details. The specifications will include the front-end documents and draft specifications for major equipment/material items. FNI will utilize, as applicable, the City’s standard specifications. The City’s standard specifications may be supplemented with FNI technical specifications where applicable. FNI will prepare draft 404/401 memo documenting compliance with terms of nationwide permit, if applicable.
5. 90% Review: Furnish the City one (1) electronic version and up to five (5) copies of preliminary (90%) half size plans, specifications, and bid proposals marked “Preliminary” for approval by the City. FNI will meet with the City to present the preliminary plans and specifications and receive comments. Review documents will include all drawing sheets and specifications with some minor corrections and notes still remaining.
6. Prepare bidder’s proposal forms (project quantities) of the improvements to be constructed.
7. Prepare revised opinion of probable construction cost at 60% and 90% Reviews.
8. Based on the City’s comments and coordination, FNI will prepare final construction plans, specifications, contract documents, and updated opinion of probable construction cost for the project. The plans and specifications will be used for the Bidding and Construction Phase.

C. Permitting

FNI will assist the City in acquiring the necessary permits and approvals for construction of the project. The City will pay fees associated with the permits. The following are anticipated:

1. NCDOT Encroachment Permit: The connection to the existing 12-inch force main at the existing discharge location may be located within NCDOT rights-of-way and will require an encroachment agreement. FNI will prepare the applicable applications and coordinate with the agency and address questions and comments until a permit is received.
2. NCDEQ Authorization to Construct (ATC): FNI will prepare the necessary permit application and submit along with the plans for approval. FNI will coordinate with the agency and address questions and comments until an Authorization to Construct is received.
3. Erosion Control Permitting: An erosion control permit will be required for the project. FNI will include erosion control measures and details in the plans. FNI will submit a permit application to the DEQ Division of Energy, Mineral, and Land Resources, and will coordinate with the agency to address questions and comments until approval of the application.
4. USACE Nationwide 404/401 Permit: Refer to Section D.

D. Environmental Evaluation

This scope assumes the intent of the proposed construction activities is to design and construct the proposed improvements in accordance with the terms and conditions a Nationwide Permit (NWP) 12 for *Utility Line Activities*, requiring the preparation and submittal of a Pre-Construction Notification (PCN) to the U.S. Army Corps of Engineers (USACE). FNI will render the following professional services, with the development of the Project, as follows:

1. FNI will conduct a delineation of jurisdictional Waters of the US (WOTUS) in the area of the proposed force main, pump station and other proposed work associated with the project.
2. FNI will coordinate with environmental agencies including the US Army Corps of Engineers (USACE) and NC Department of Environmental Quality (NCDEQ), on confirming a Preconstruction Notification (PCN) will apply to the proposed work. At this time, the scope does not include effort for an individual permit.
3. If required, FNI will complete a Joint Permit Application and submit to the USACE and NCDEQ for required authorizations including a Nationwide 404/401 permit.
4. If it is determined that no notification is required to the agencies for the proposed work, FNI will complete a brief memorandum documenting the reason notification is not required and including the results of the delineation and environmental screening.

E. Survey Services

FNI will subcontract with a surveying firm to provide surveying services. A detailed scope of work is described below.

1. Ownership Data: Research property ownership of the affected parcels and obtain copies of deeds, subdivision plats, right-of-way maps and ownership addresses along the route.
2. Easements: Prepare an exhibit and boundary easement description for each tract that the proposed pipeline, as applicable, will cross. The legal descriptions and plats shall meet the criteria stated below. Easements shall be signed and sealed by a Registered Professional Land Surveyor, currently registered in the State of North Carolina. Each easement shall have attached to it a copy of the corresponding deed for that property and a closure computation sheet for the easement

tract. A draft copy of each easement shall be submitted. After review by the City, FNI shall incorporate comments as appropriate and submit one final copy of the easements and deeds to the City. This proposal is based upon preparation of 10 easement documents. Legal descriptions shall include sufficient information to identify the location, boundaries, monumentation, and area of the described tract, as well as its relationship to the parent tract out of which it is surveyed. Each legal description shall be accompanied by an exhibit plat which depicts the worded description. Legal descriptions and Exhibit Plats shall be reproduced on 8.5"x11" size paper. All must be legible. The Exhibit Plat or Legal Description should be able to stand alone.

3. Topographic Survey: Topographic survey will locate all improvements within a 50-foot-wide corridor along the pipeline alignment and the pump station site. Provide elevations of all tops and toes of slope and at all vertical changes within 25 feet either side of the proposed final pipeline centerline. This information shall be sufficient to generate a contour model (DTM) of the proposed pipeline route. Record a general description of the existing terrain. This shall include the top elevation of all manholes as well as the invert elevations of all pipes entering and exiting the manholes.

F. Subsurface Utility Engineering (SUE)

FNI will subcontract with a SUE firm to provide the following SUE services:

1. SUE Quality Level "A" (QLA): Provide QLA information for a total of up to five (5) test hole locations along various points throughout the pipeline alignment. QLA services will be in accordance with ASCE Publication CI/ASCE 38-02 (Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data). Subconsultant will excavate test holes by means of non-destructive vacuum excavation methods. Subconsultant will produce a summary sheet containing the coordinates and elevation to the top of the utility at each test hole location with test holes incorporated in the surveyor's topographic survey file.
2. SUE Quality Level "B" (QLB) – Designate horizontal location information for the sections of force main in the vicinity of the river crossing, other bored crossings and congested areas. For purposes of this scope, it is anticipated that QLB services will be provided for up to 5,000 linear feet of the alignment. This information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. A variety of electromagnetic equipment will be used to complete the process. Residential services and irrigation systems will not be mapped, commercial services will be mapped should they cross or parallel the alignment. Un-locatable lines will be depicted as per records from the utility if available.

G. Geotechnical Investigation

FNI will provide a geotechnical investigation to establish appropriate foundation requirements for the pump station and information for the pipeline construction. The investigation will generally consist of the following:

1. Provide two (2) borings to a depth of up to 40 feet within the vicinity of the pump station, two (2) borings to a depth up to 50 feet at the proposed Deep River crossing and up to six (6) borings to a depth of up to 15-feet at various locations along the pipeline route.
2. During drilling, obtain soil samples for testing using 3-inch diameter Shelby tubes for cohesive soils and using a 2-inch diameter split-barrel sampler for non-cohesive soils. Perform Standard Penetration Test (SPT) tests in rock and rock-like material. Backfill borings with cuttings and plug the upper foot of each boring with quick-setting concrete mix.

3. During drilling, observations of seepage and groundwater will be recorded.
4. Provide an engineer or geologist to log the borings, direct the drilling, record the blow counts from field tests, and handle and store the samples.
5. Select samples for laboratory testing, assign tests, and review test results. Tests are expected to include classification tests (liquid and plastic limits and percent passing the #200 Sieve), moisture contents, pressure swell tests, and unconfined compression tests.

H. Bid and Award Phase Assistance

Upon completion of the design services and approval of "Final" plans and specifications by the City, FNI will proceed with the performance of services in this phase as described below:

1. FNI will provide drawings, technical specifications and other project related documents to the City for bidding. The City will advertise the project on their website and will utilize the services of an outside source to sell, copy and distribute project documents.
2. Attend a pre-bid conference, if any, for each of the construction contracts.
3. Issue Addenda as appropriate to clarify, correct, or change the bidding documents.
4. Assist the City in the opening, tabulation, and analysis of the bids received and furnish recommendations on the award of contracts as appropriate.
5. Assist the City in the preparation of documents for execution of the construction contracts. FNI will conform the contract documents, make six (6) original copies for execution. FNI will also make ten (10) conformed copies of the plans and specifications for use by the City, Contractor and Engineer.
6. The Bid and Award phase will be considered complete upon execution of the construction contracts and distribution of the conformed copies of the plans and specifications.

I. Construction Phase Assistance

Upon completion of the bid phase services, FNI will proceed with the performance of construction phase services as described below. FNI will endeavor to protect the City in providing these services however, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for supervision of the Contractor's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

1. FNI will prepare notification letters for properties impacted by the proposed construction. FNI will provide the City with the letter and a list of owners and addresses and will coordinate with the City to get the letters issued.
2. Assist the City in conducting pre-construction conference with the Contractor, review construction schedules prepared by the Contractor pursuant to the requirements of the construction contract and prepare a proposed estimate of monthly cash requirements of the Project from information provided by the Construction Contractor.

3. Establish communication procedures with the City and Contractor. Submit monthly reports of construction progress. Reports will describe construction progress in general terms and summarize project costs, cash flow, construction schedule and pending and approved contract modifications.
4. Establish and maintain a project documentation system for each construction contract consistent with the requirements of the construction contract documents. Monitor the processing of contractor's submittals and provide for filing and retrieval of project documentation. Produce monthly reports indicating the status of all submittals in the review process. Review contractor's submittals, including, requests for information, modification requests, shop drawings, schedules, and other submittals in accordance with the requirements of the construction contract documents for the projects. For purposes of this scope, a total of up to 50 submittals is included. Monitor the progress of the contractor in sending and processing submittals to see that documentation is being processed in accordance with schedules.
5. Based on FNI's observations as an experienced and qualified design professional and review of the Payment Requests and supporting documentation submitted by the Contractor, determine the amount that FNI recommends Contractor be paid on monthly and final estimates, pursuant to the General Conditions of the Construction Contract.
6. Provide a Resident Project Representative (RPR) to monitor construction activity continuously for the duration of the project. RPR is the Engineer's agent at the site and will act as directed by and under the supervision of the Engineer and will confer with the Engineer regarding RPR's actions. RPR's dealings in matters pertaining to the on-site Work shall in general be with the Engineer and Contractor, keeping the City advised as necessary. RPR's dealing with Subcontractors shall only be through or with full knowledge and approval of Contractor. RPR shall generally communicate with the City with the knowledge of and under the direction of the Engineer. For purposes of this scope, it is anticipated that FNI will provide one (1) RPR for up to 24 hours per week for a period not to exceed twelve (12) months.
7. Make visits appropriate to the stage of construction to the site (as distinguished from the continuous services of a Resident Project Representative) to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. In this effort FNI will endeavor to protect the City against defects and deficiencies in the work of Contractors and will report any observed deficiencies to the City. A total of twelve (12) site visits is included in this scope.
8. Notify the contractor of non-conforming work observed on site visits. Review quality related documents provided by the contractor such as test reports, equipment installation reports or other documentation required by the Construction contract documents.
9. Coordinate the work of testing laboratories and inspection bureaus required for the testing or inspection of materials, witnessed tests, factory testing, etc. for quality control of the Project.
10. Interpret the drawings and specifications for the City and Contractor. Investigations, analyses, and studies requested by the Contractor and approved by the City, for substitutions of equipment and/or materials or deviations from the drawings and specifications is an additional service.

11. Establish procedures for administering constructive changes to the construction contract. Process contract modifications and negotiate with the contractor on behalf of the City to determine the cost and time impacts of these changes. Prepare change order documentation for approved changes for execution by the City. Documentation of field orders, where cost to the City is not impacted, will also be prepared.
12. Prepare documentation for contract modifications required to implement modifications in the design of the project. Receive and evaluate notices of contractor claims and make recommendations to the City on the merit and value of the claim on the basis of information submitted by the contractor or available in project documentation. Endeavor to negotiate a settlement value with the Contractor on behalf of the City if appropriate. Providing these services to review or evaluate construction contractor claim(s), supported by causes not within the control of FNI are an additional service.
13. Conduct, in company with the City's representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment. Assist the City in obtaining legal releases, permits and warranties from the contractor. Review and comment on the certificate of completion and the recommendation for final payment to the Contractor.
14. Revise the construction drawings in accordance with the information furnished by construction Contractor reflecting changes in the Project made during construction. Two (2) sets of prints and electronic copies of "Record Drawings" shall be provided by FNI to the City.

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in accordance with the following schedule:

- 30% Design: Within 75 days of Notice to Proceed (NTP)
- 60% Design: Within 90 days of Receipt of the City's Comments on the 30% Design
- 90% Design: Within 45 days of Receipt of the City's Comments on the 60% Design
- Final Design: Within 15 days of Receipt of the City's Comments on 90% Design

COMPENSATION

FNI shall perform professional services as outlined the Scope of Services for a not to exceed fee Eight Hundred Forty-Four Thousand Seven Hundred Eighty Dollars (\$844,780) broken down as follows:

- Design and Permitting - \$470,475
- Survey, SUE and Easement Preparation - \$125,725
- Geotechnical - \$15,600
- Bid and Award - \$17,030
- Construction Phase - \$215,950

CITY OF HIGH POINT

AGENDA ITEM



Title: Adkins Sanitary Sewer Outfall - Change Order 1

From: Terry Houk – Public Services Director

Derrick Boone – Public Services Asst. Director **Meeting Date:** August 5, 2019

Public Hearing: N/A

Advertising Date: September 14, 2018

Advertised By: Purchasing

Attachments: Attachment A – Change Order Documents
Attachment B- Project Map

PURPOSE:

To approve Change Order No. 1 to KRG Utility, Inc. to cover the cost of the additional trench stabilization stone required to construct the project during a period of significant rainfall and to install two gates for easement access.

BACKGROUND:

On November 5, 2018, City Council awarded a contract to KRG Utility Inc. in the amount of \$756,230.00 to construct 4,600 linear feet of a 12-inch diameter gravity sewer outfall in the City's northwestern jurisdiction. The project is near completion. An additional 2,324.04 tons (\$139,442.40) of trench stabilization stone was needed during the construction of the project for pipe bedding due to excessive ground water conditions. The Public Services is also requesting the installation of two gates in the amount of \$6,014.40 along existing fence lines for future sewer access for maintenance and inspection along the sewer easement.

BUDGET IMPACT:

Funds for this change order are available in the FY 2019-20 budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department is recommending that Council approve Change Order 1 to KRG Utility, Inc. in the amount of \$145,456.80.

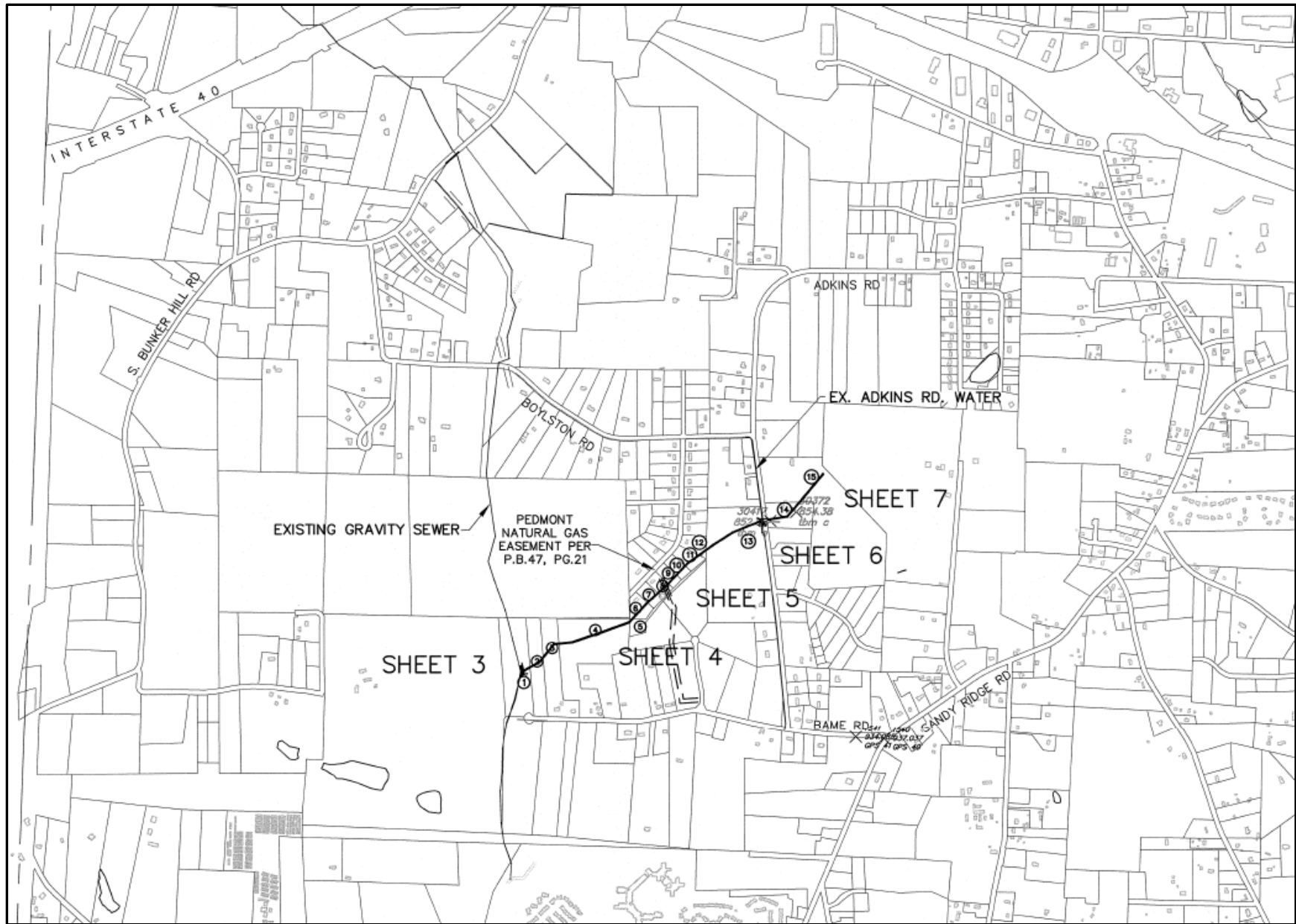


Example of surface water within the project area.



Example of groundwater within the trench.

ADKINS ROAD SEWER IMPROVEMENTS



TRANSMITTAL

Date: July 12, 2019

To: Mr. Derrick Boone
Assistant Public Services Director
City of High Point
Post Office Box 230
High Point, North Carolina 27261
Derrick.boone@highpointnc.gov

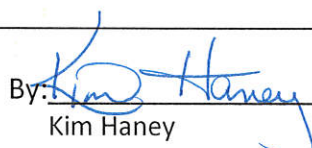
Re: City of High Point
Adkins Road Outfall
HP PO #97843
DMP Project #110078 (CO)

We are sending you attached the following items:

- | | | |
|--|---|--|
| ☐ Shop Drawings | ☐ Samples | ☐ Copy of Letter |
| ☐ Prints | ☐ Specifications | ☐ Other |
| ☐ Plans | ☐ Disk | ☒ Change Order |

# Copies	Drawing #	Description	Disposition
1		Change Order #1 – Additional Trench Stabilization Stone and Gates	To Be Executed

Remarks: Please have the property City Official sign the attached Change Order and return a signed copy to us for further processing.

By: 
Kim Haney

/kh

c: File (enc)

P:\2011\110078\CA\Change Orders\110078 CO#1-TRANSMITTAL-Boone.docx

T: 336-886-4821 • F: 336-886-4458 • License: F-0245
6415 Old Plank Road, High Point, NC 27265 • www.dmp-inc.com

Change Order

No. 1

Date of Issuance: July 11, 2019

Effective Date: Date Executed by City

Project: City of High Point, Adkins Road Outfall	Owner: City of High Point	Owner's Contract No. PO #97843
Contract: City of High Point, Adkins Road Outfall		Date of Contract: February 4, 2019
Contractor: KRG Utility		Engineer's Project No.: 110078

The Contract Documents are modified as follows upon execution of this Change Order: Additional 2,324.04 tons of Trench Stabilization Stone needed due to very unstable trench caused by excessive ground water conditions. Owner requested the installation of a Vinyl Sliding Gate and Galvanized Pipe Gate which was not included in the original bid.

Attachments: None

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 756,230.00

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0 :

\$ 0.00

Contract Price prior to this Change Order:

\$ 756,230.00

[Increase] [Decrease] of this Change Order:

\$ 145,456.80

Contract Price incorporating this Change Order:

\$ 901,686.80

CHANGE IN CONTRACT TIMES:

Original Contract Times:

Substantial completion (days or date): August 3, 2019

Ready for final payment (days or date): August 3, 2019

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0 :

Substantial completion (days or date): 80 Calendar Days

Ready for final payment (days or date): 80 Calendar Days

Contract Times prior to this Change Order:

Substantial completion (days or date): August 3, 2019

Ready for final payment (days or date): August 3, 2019

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): None

Ready for final payment (days or date): None

Contract Times with all approved Change Orders:

Substantial completion (days or date): August 3, 2019

Ready for final payment (days or date): August 3, 2019

RECOMMENDED:

By: 

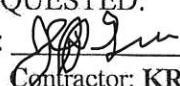
Engineer: **Davis Martin Powell**

ACCEPTED:

By: _____

Owner: **City of High Point, NC**

REQUESTED:

By: 

Contractor: **KRG Utility, Inc.**

Date: 7/11/2019

Date: _____

Date: July 11, 2019

CITY OF HIGH POINT

AGENDA ITEM



Title: Construction Manager At Risk (CMAR) Professional Services
Garney Companies, Inc. DBA Garney Construction
Catalyst Project – Pine St.
Change Order 3

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director
Robby Stone – Public Services Asst. Director
Meeting Date: August 5, 2019

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Change Order Documents

PURPOSE:

To approve Change Order No. 3 to the Garney Company, Inc. contract for the sewer and stormwater improvements on Pine St. adjacent to the Catalyst project.

BACKGROUND:

On February 5, 2018, City Council award a contract to Garney Company, Inc. as the Construction Manager at Risk (CMAR) to provide support to the Public Service Department in upgrading and/or replacing infrastructure that would be impacted by the Catalyst Project.

The Public Services Department is now requesting approval of Change Order 3 to perform the sewer and stormwater improvements on Pine St.

BUDGET IMPACT:

Funds for this change order are available in the budget.

RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve Change Order 3 to Garney Companies, Inc. in the amount of \$723,972.91.



Hazen and Sawyer
4011 WestChase Boulevard, Suite 500 • Raleigh, NC 27607

July 26, 2019

Mr. Terry Houk
Public Services Director
City of High Point
211 S. Hamilton Street
High Point, NC 27261

Re: Change Order No. 3
City of High Point Mixed Use Development - CMAR
City of High Point, North Carolina
CHP Contract 29-012418
Hazen No.: 32140-010

Dear Mr. Houk,

Please find a digital copy of Change Order No. 3 for the City of High Point Downtown Mixed Use Project - Utility Improvements enclosed. This change order is to cover the relocation of a fire hydrant on Lindsay St, the replacement of a fire hydrant on Lindsay Place, and the additional Guaranteed Maximum Price to complete the construction of the sanitary sewer line and storm drain on Pine St. This change order captures the additional costs and days required to address the two fire hydrants, along with the additional costs and days required to install the sanitary sewer line and storm drain on Pine St.

The total amount for Change Order #3 is \$723,972.91 and 0 calendar days. A breakdown of the changes is presented in the table on the next page.

Contract Task No.	Amount	Calendar Days
Original Contract Value	\$89,131.00	-
Change Order # 1 (Approved August 28, 2018)	\$3,265,862.13	170
Change Order # 2 (Approved May 14, 2019)	\$3,867,682.18	342
Change Order #3		
Lindsay Street Fire Hydrant Relocation	\$6,133.51	0
Lindsay Place Fire Hydrant Replacement	\$4,850.00	0
Pine Street GMP	\$712,989.40	0
Subtotal for Change Order #3	\$723,972.91	0
Revised Total Contract Amount	\$7,946,648.22	513

The backup to the Engineer's Determination on the Contractor's proposed change orders is attached. Please contact me at (336) 478-3378 if you shall have any questions or require additional information.

Regards,



Aaron Babson, PE
Senior Associate

Enclosures

Cc: Terry Houk, City of High Point, North Carolina
Christy Nelson, P.E., Hazen and Sawyer

Date of Issuance: July 26, 2019

Effective Date:

Owner: City of High Point, NC

Owner's Contract No.: 29-012418

Contractor: Garney Companies, Inc., DBA Garney Construction

Contractor's Project No.: 2264

Engineer: Hazen and Sawyer

Engineer's Project No.: 32140-010

Project: Downtown Mixed Use Project – Utilities Improvements Contract Name: Pine GMP

The Contract is modified as follows upon execution of this Change Order:

Description: Contractor will provide the services outlined in the attached documents to construct the sewer and storm improvements inside the designated project area per the contract documents for Pine St. This change order also captures the additional costs and days required to address additional cost items for the Lindsay St. Construction.

Attachments: Appendix A: Change Order Support Documentation and Terms;
Appendix B: Garney Construction Guaranteed Maximum Price;
Appendix C: Contract Documents;
Appendix D: Payment and Performance Bonds

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ 89,131.00	Original Contract Times: Substantial Completion: NA Ready for Final Payment: NA days or dates
Increase from previously approved Change Order No. <u>1-2</u> : \$ 7,133,544.31	Increase from previously approved Change Order No. <u>1-2</u> : Substantial Completion: January 10, 2020 Ready for Final Payment: January 23, 2020
Contract Price prior to this Change Order: \$ 7,222,675.31	Contract Times prior to this Change Order: Substantial Completion: January 10, 2020 Ready for Final Payment: January 23, 2020
Increase of this Change Order: \$ 723,972.91	Increase of this Change Order: Substantial Completion: 0 days See Attached CC Ready for Final Payment: 0 days days or dates
Contract Price incorporating this Change Order: \$ 7,946,648.22	Contract Times with all approved Change Orders: Substantial Completion: January 23, 2020 Ready for Final Payment: January 23, 2020

RECOMMENDED:
By: ASJ
Engineer (if required)
Title: Senior Associate
Date: 07/26/19

ACCEPTED:
By: _____
Owner (Authorized Signature)
Title: _____
Date: _____

ACCEPTED:
By: Christy M
Contractor (Authorized Signature)
Title: Proj Manager
Date: 7/26/19

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

**APPENDIX A
CHANGE ORDER NO. 3 SUPPORT
DOCUMENTATION AND TERMS**

**DOWNTOWN MIXED USE PROJECT
CONSTRUCTION MANAGER AT RISK AGREEMENT**

NORTH ELM ST. CONSTRUCTION PHASE SERVICES

City of High Point Contract Number 29-012418

PROJECT: Change Order No. 3 is for the construction phase services for the utility improvements along Pine Street in the project area and is the third phase of the previously designated Project generally described as “Downtown Mixed Use Project” (“the Project”).

CHANGE ORDER DOCUMENTS:

- a. Determination of Change Order Costs and Backup Documentation
- b. Determination of Change Order Schedule
- c. Determination of Contingencies
- d. Appendix B: CMAR (Garney Construction) Pine St GMP
- e. Appendix C: Project Drawings and Specifications for Pine St as incorporated with Change Order No. 3.
- f. Appendix D: Payment Bond and Performance Bond.

CMAR’S WORK ON THE PROJECT: The CMAR’s work shall consist of Construction Phase Services (“the CMAR’s Work”) as described in the Original Agreement and amended herein.

CONSTRUCTION PHASE SERVICES: The requirements of the CMAR during Construction Phase Services are outlined in the Agreement and supplemented with the information included in this document.

CMAR’S GUARANTEED MAXIMUM PRICE: The CMAR will provide the services included in the Agreement and this Change Order a summarized below and detailed in the proposal from the CMAR found in Appendix B.

Lindsay Street Fire Hydrant Relocation	\$6,133.51
Lindsay Place Fire Hydrant Replacement	\$4,850.00

Pine St GMP	
CMAR Labor /Management Fees:	\$24,850.60
General Conditions (G&A):	\$6,513.80
Subcontractor Cost:	\$528,750.00
Subcontractor Markup:	\$52,875.00
<u>CMAR Contingency:</u>	<u>\$100,000.00</u>
Pine St Guaranteed Maximum Price	\$712,989.40
 Change Order No. 3 Total	 \$723,972.91

CONTINGENCIES: Contingencies shall be as described in the Agreement.

- a. **CMAR CONTINGENCY SHARE:** If contingency funds are remaining in the CMAR Contingency at the completion of the project, the remaining funds shall be shared between the Owner and CMAR at a 75% - 25% split, respectively.
 - i. **Total CMAR Contingency Summary To Date**

1. Change Order No. 1 – N. Elm St.	\$200,000
2. Change Order No. 2 – Lindsay and English	\$350,000
3. Change Order No. 3 – Pine St.	\$100,000

CONTRACT DOCUMENTS: The Documents include the contract drawings for the addition of Pine St and Applying Way in Appendix D and Appendix E, respectively. The project manual with technical specifications from Change Order No. 1 will be incorporated by reference.

CMAR'S PERFORMANCE: The CMAR will perform the CMAR's Work in a timely fashion in accordance with the requirements of the Contract Documents. The CMAR's Work includes the proper and timely completion of its responsibilities with respect to the construction of the Project through the employment of best construction management practices.

CMAR'S SCHEDULE: The CMAR will deliver a project at a final completion time no later than January 23, 2020. Time extensions include 0 calendar days for Pine Street construction.

CMAR'S CONSTRUCTION PHASE SERVICES COMPENSATION. Payments for the Construction Phase services shall be proposed as follows.

- a. The CMAR may submit a partial payment application at a frequency no more than once per calendar month during the project and according to the procedures included in the Original Agreement.
- b. Labor/Management Fees shall be monthly at equal installments in the first eight (8) months of the project. If the Contractor finishes prior to the eighth partial payment, the Contractor may invoice for the remainder of the L/M Fees.
- c. General and Administrative Fees shall be monthly at equal installments. If the

Contractor finishes prior to the eighth partial payment, the Contractor may invoice for the remainder of the G&A Fees.

- d. Subcontractor Costs shall be included monthly in the partial payment request and submitted in the Schedule of Values acceptable to the C/A and Owner, and paid in accordance with actual completed work.
- e. Subcontractor Markup shall be charged in accordance with Item “d” at the negotiated markup rate of 10%.
- f. Contingencies: Contingencies will be accessed by completed Work Change Directives indicating which project contingency is accessed and shall be paid in accordance with the actual work completed.

PAYMENT BOND AND PERFORMANCE BOND: Upon acceptance by the City of the CMAR’s GMP for the Construction Phase Services, the CMAR will provide a payment bond and a performance bond, each in the amount of the GMP, for the CMAR’s Construction Phase Services in the form set forth in this Agreement. These payment bonds and performance bonds are required to ensure the CMAR’s full and proper performance of the CMAR’s Work and the CMAR’s full and prompt payment of all subcontractors and suppliers providing labor or materials relating to the Project. The surety on the payment bonds and performance bonds, by providing these bonds, agrees to be bound by the terms of the Agreement, and agrees to perform any action and make any payment required under the Agreement that the CMAR fails to perform or make.

**City of High Point Project Number 29-012418
 (“the Project”)**

Change Order No. 3

APPENDIX B

- **Lindsay Street Fire Hydrant Relocation**
- **Lindsay Place Fire Hydrant Replacement**
- **Garney Construction Guaranteed Maximum Price Proposal
for Pine Street**

June 7, 2019

Aaron D Babson, PE
Hazen and Sawyer
629 Green Valley Rd. Suite 200
Greensboro, NC 27408

Mr. Babson

Due to the addition of the fire hydrant location on Church St. to Lindsay St. Garney is submitting the attached cost to be paid from Owner Contingency and unit prices of Elm St. Please see the breakdown below.

Thank you

Christopher Martin

Project Engineer

GARNEY CONSTRUCTION *Advancing Water*

Cell: 704.662.5202

ADDRESS: 5828 Oak Dr. Mint Hill, NC 28227 GARNEY.COM

Fire Hydrant Relocation – Owner Contingency

After the Lindsay/English GMP had been approved Garney received a field order to relocate the fire hydrant on Church St. to Lindsay St. Please see the breakdown below for the cost to come from Owner Contingency. Cost includes relocation of the existing fire hydrant and the 12x6 tapping sleeve and valve. All other costs incurred with this work will be billed to the Elm St. unit prices.

Cost - \$6,133.51

Christopher Martin

From: Babson, Aaron D <ababson@hazenandsawyer.com>
Sent: Friday, June 7, 2019 3:46 PM
To: Christopher Martin
Cc: Nelson, Christy; Christopher Cahoy; Jason Ruark; derrick.boone@highpointnc.gov; Terry Houk
Subject: [EXTERNAL] Re: Fire Hydrant Pricing

Please proceed with this work as prices below. Please send a change order request letter like the others to close the loop.

Thank you,
Aaron

Sent from my iPhone

On Jun 7, 2019, at 1:42 PM, Christopher Martin <cwmartin@garney.com> wrote:

External Email - think before you click

Christy,

After reevaluation of the Fire Hydrant relocation quote and scope Breece has agreed on the following prices.

12x6 Tapping Sleeve and Valve = \$4,135.08

- 4.5 Hours of crew time
- \$2,500.00 for the 12x6 TSV (purchase, delivery, tap machine rental)

Relocation of fire hydrant = \$1,998.43

- 5.5 hours of crew time to dig up, remove from current location, dig out and set in new location.

All other items associate with this work will be billed to the Elm St. unit prices per previous discussion.

Would you like Garney/Breece to proceed with relocating the fire hydrant on Lindsay at these rates?
Please let me know if you have any questions or concerns.

Thank you

Christopher Martin
Project Engineer

GARNEY CONSTRUCTION *Advancing Water*

Cell: 704.662.5202

ADDRESS: 5828 Oak Dr. Mint Hill, NC 28227 GARNEY.COM

This e-mail message is intended only for named recipients. It contains information that may be confidential, privileged, or otherwise exempt from disclosure under applicable law. If you have received this message in error, are not a named recipient, or are not the employee or agent responsible for

July 8, 2019

Aaron D Babson, PE
Hazen and Sawyer
629 Green Valley Rd. Suite 200
Greensboro, NC 27408

Mr. Babson

Due to the addition of the fire hydrant to replace the 1968 existing on Lindsay Place, Garney is requesting the below be paid from Owner Contingency.

Thank you

Christopher Martin

Project Engineer

GARNEY CONSTRUCTION *Advancing Water*

Cell: 704.662.5202

ADDRESS: 5828 Oak Dr. Mint Hill, NC 28227 GARNEY.COM

New Fire Hydrant – Owner Contingency

Due to the existing Fire Hydrant being a 1968 Garney was directed to install a new hydrant. Garney is submitting the below price on behalf of Breece Enterprises Inc. This is the same unit price for a new hydrant established on Elm St.

Cost - \$4,850.00



Hazen and Sawyer
4011 WestChase Boulevard, Suite 500
Raleigh, North Carolina 27607
Phone: (919) 833-7152

Project: 32140-011 - City of High Point Mixed Use Development Utility
Improvements
High Point, North Carolina 27265

Fire Hydrant on Lindsay Place

DATE INITIATED:	06/13/ 2019	STATUS:	Closed
LOCATION:		DUE DATE:	06/16/2019
COST CODE:		REFERENCE:	
COST IMPACT:		SCHEDULE IMPACT:	
DRAWING NUMBER:		SPEC SECTION:	
LINKED DRAWINGS:			
RECEIVED FROM:			
COPIES TO:			

Question

As discussed the existing fire hydrant at roughly station 9+45 is a 1968 fire hydrant. The plans show to reconnect but due the the age of the fire hydrant should this hydrant be replaced with new as done on Elm Street? Please see the attached.

Attachments:

[RFI 21 Fire Hydrant.pdf](#)

Official Response: Christy Nelson (Hazen and Sawyer - Greensboro) responded on Thursday, June 13th, 2019 at 9:54AM EDT

The Contractor shall replace the 1968 fire hydrant with a new one.

Attachments:

BY

DATE

COPIES TO

REQUEST FOR INFORMATION



Garney Companies, Inc.
505 James Jackson Ave
Cary, NC 27513

RFI NO: 21

TO: Christy Nelson
Hazen and Sawyer
629 Green Valley Road, Suite 200
Greensboro, NC 27408
336-478-3372

DATE: 6/13/2019 JOB NO: 2264
RE: High Point MUD Elm Street Improvements

TRANSMITTED VIA: e mail

Attachement : ☐ No REFERENCE:

As discussed the existing fire hydrant at roughly station 9+45 is a 1968 fire hydrant. The plans show to reconnect but due the the age of the fire hydrant should this hydrant be replaced with new as done on Elm Street? Please see the attached.

Respond By:

Signed:

CJ Cahoy

Signed:

COPY TO:

"100% Employee Owned"







June 13, 2019

Aaron D. Babson, PE
Hazen and Sawyer
629 Green Valley Rd. Suite 200
Greensboro, NC 27408

Mr. Babson,

Please see clarifications to pricing for the Pine Street portion of Mixed Use utility contract.

1. Price includes pavement removal over utility trenches –does not include removing in areas not directly working in. pricing and scope include 1' cut outside of trench width after pipe installation to straighten edge and tie-in to existing asphalt.
2. In regards to sewer line testing. If dig and replace line will be camera only with vacuum test on manholes. If Sewer not remove and replace – line will be mandrel, air tested as well.
3. Striping to be thermo at completion of project
4. Price base on Closing Pine Street
5. Price based on using the sand rock material for backfill paid in unsuitable item. No flowable fill has been included
6. Price does not include design of traffic closure or detours— includes signage and implementation
7. Paving limits are for trench patch only. After utility installed will straighten asphalt edges and cut additional 1' along edge to repave patch.
8. Paving to follow attached detail and goes back to existing grade.
9. Price to is to grout fill abandoned lines and not remove. Only remove items in conflict with new plan.
10. Final survey to be GIS to include coordinate and elevation of all new structures (Valve box, Fire hydrant, manholes) and include information of spreadsheet for City
11. Plan to work over market dates. If need to be off road and have open a \$5,000 remobilization will be charged.
12. All new curbing will be replaced with concrete curb. The existing granite curb will be salvaged and placed in our yard to City to pickup
13. Storm Tie-in is based on Stimmel drawings.
14. Work included per drawing attached.
15. Work in to be done in concurrently with the English portion of project. If English completed before this work begins addition construction admin costs and subcontractor mobilization shall apply. We do not have costs to extend contract time on English portion to complete.
16. Waterline conflict addressed in contingency to cut and cap line in area install storm drain. Applying way contract will install line

Thank you,

CJ Cahoy
Senior Manager

GARNEY CONSTRUCTION *Advancing Water*

PH: 919.694.6979 Cell: 605.215.2480 FAX: 919.439.7572

ADDRESS: 505 James Jackson Ave. Cary, NC 27513 GARNEY.COM

Attachments:

GMP Pricing
Subcontractor Pricing
Assumption log
Risk register
Plan sheet mark ups



City of High Point
Downtown Mixed-Use Project
CMAR Construction Services

Project Management							Cost Estimator(s)			Superintendents		Other	Total Hours	Total Labor Costs
PIC	Pcon Mgr	Sr. PM	PM	Asst PM	Proj Eng	Chief Est.	Safety Prof.	Estimator	Assistant Super	Super	Admin			
6/21/2018														
Hourly rate	\$185.45	\$113.34	\$147.00	\$118.00	\$98.00	\$82.00	\$124.00	\$98.00	\$72.00	\$110.00	\$123.00	\$48.00		
Pine Street - ADB														
s / Position	2		8	16		32			16		5		79	\$ 7,825.90
	2		4	8		16					20		50	\$ 5,674.90
	2		4	8		16					20		50	\$ 5,674.90
	2		4	8		16					20		50	\$ 5,674.90
													-	\$ -
													-	\$ -
													-	\$ -
													-	\$ -
													-	\$ -
													-	\$ -
													-	\$ -
	8	-	20	40	-	80	-	-	16	-	65	-	229	\$ 24,850.60
n A. Total														
	7	-	16	32	-	64	-	-	8	-	63	-	190	\$ 24,850.60

City of High Point
Downtown Mixed-Use Project
CMAR Construction Services

	Project Management							Cost Estimator(s)		Superintendents		Other	Total Hours	Total Labor Costs
	PIC	Pcon Mgr	Sr. PM	PM	Asst PM	Proj Eng	Chief Est.	Safety Prof.	Estimator	Assistant Super	Super	Admin		
6/21/2018														
B. General Conditions	Total Cost													
G&A - 5% Total Labor Costs	\$1,242.53													
Bonds (2%) & Insurance (0.5%) = 2.5%	\$621.27													
Vehicles	\$ 1,500.00													
Fuel	\$ 800.00													
Management travel - \$1000/month	\$ 500.00													
Regional Safety / Safety Equipment / Training	\$ 500.00													
Office / Document Expense	\$ 1,200.00													
Fence and water barrier	\$ -													
Ovenight Mail Expense	\$ 150.00													
Section B. Total	\$ 6,513.80													
Total A + B	\$ 31,364.40													
C. Subcontract Expense														
Pine Const Cost	\$ 528,750.00													
Section C. Total	\$ 528,750.00													
Total A + B + C	\$560,114.40													
Fee = 10% on Subcontract Expense	\$52,875.00													
Revised Total	\$612,989.40													
Project Contingency	\$100,000.00													
Owner's Contingency	\$0.00													
Project GMP	\$712,989.40													

not used for Pine

Pine	quantity		price	total
10" PVC	335.00	LF	\$ 130.00	\$ 43,550.00
Laterals	15.00	Ea	\$ 5,000.00	\$ 75,000.00
4' Manholes	4.00	Ea	\$ 5,000.00	\$ 20,000.00
Core into Existing MH	1.00	LS	\$ 3,000.00	\$ 3,000.00
Sewer Abandonment/Removal	1.00	LS	\$ 10,000.00	\$ 10,000.00
Bypass Pumping	1.00	LS	\$ 5,000.00	\$ 5,000.00
Pine Storm				
42" RCP	46.00	LF	\$ 225.00	\$ 10,350.00
36" RCP	430.00	LF	\$ 200.00	\$ 86,000.00
24"RCP	54.00	LF	\$ 150.00	\$ 8,100.00
6' Storm Drain MH	1.00	Ea	\$ 6,500.00	\$ 6,500.00
5' Storm Drain MH	1.00	Ea	\$ 4,500.00	\$ 4,500.00
convert existing double catch basin to SDMH	1.00	Ea	\$ 5,000.00	\$ 5,000.00
Double Catch Basin	3.00	Ea	\$ 8,000.00	\$ 24,000.00
Single Catch Basin	1.00	Ea	\$ 4,000.00	\$ 4,000.00
MISC.				
Mobe	1.00	LS	\$ 12,000.00	\$ 12,000.00
Driveway Apron	1.00	LS	\$ 2,500.00	\$ 2,500.00
Unsuatable material (includes sanitary and storm)	1,020.00	CY	\$ 70.00	\$ 71,400.00
asphalt Patching (includes sanitary and storm)	385.00	TN	\$ 250.00	\$ 96,250.00
Curb (includes sanitary and storm)	220.00	LF	\$ 80.00	\$ 17,600.00
Sidewalk Remove and Replace	100.00	SY	\$ 60.00	\$ 6,000.00
Traffic Control (includes sanitary and storm)	1.00	LS	\$ 5,000.00	\$ 5,000.00
Pavement removal	1.00	LS	\$ 5,000.00	\$ 5,000.00
Pavement Striping (Thermo Striping)	1.00	LS	\$ 4,000.00	\$ 4,000.00
Erosion Control	1.00	ls	\$ 4,000.00	\$ 4,000.00
			Total	\$ 528,750.00

RISK REGISTER

ID #	DESCRIPTION OF RISK (INCLUDING ANY IDENTIFIED TRIGGERS)	IMPACT ON PROJECT (IDENTIFY CONSEQUENCES)	ASSESSMENT OF LIKELIHOOD (1-5)	ASSESSMENT OF SERIOUSNESS (1-5)	SEVERITY (1-25)	MITIGATION ACTIONS (PREVENTATIVE OR CONTINGENCY)	Contingency Owner	Project	Owner	FINAL RESULT
1	Utilities not shown on drawings	Downtime with crew	5	5	25	pre job locates		\$ 7,500.00		
		conflict with new lines (relocate)	5	5	20	soft digs --intersection will be busy with utilities		\$ 5,000.00		
		Cut/cap waterline station 7+00 to install storm and rehook	5	3	10	cut/cap line verify can stay off		\$ 7,500.00		clarify city to hold
2	Geo tech info	ground water	4	2	15	Maybe at Pine		\$ 3,500.00		potholes show minor.
		Water treatment?	1	1	25	shows at Pine/English area --put in water truck -- not a lot of water		\$ 10,000.00		can we dump in sanitary if required
		bad material	3	1	2	unsuitable bid item for project --how much is contaminated		\$ 15,000.00		adder for contaminated material
		undercut and add bedding	1	2	8	add stone cost and labor -- wet material		\$ -		not anticipated -- use bid item for unsuitable material
		Rock	1	1	1	change spec in project desc. To unclassified Exc		\$ -		no rock on report
3								\$ -		
4										
5								\$ -		
6	Sewer laterals	moving line so wont cross all laterals -- if not marked --could miss installing one	4	4	16	crew cost to go back and install. If active building missed -- back-up flow		\$ 5,000.00		change of condition
7										
8	Waterlines not checked to shut down	crew down time -- change to linestop and tap	3	3	20	will water line shut down		\$ 7,500.00		shut down --cost to change to hot tap
	Conflicts with water	change fittings and down time as not in field as shown	5	4	10			\$ 15,000.00		relocate lines
9										if changes made to proposed plan
	Parking areas and community	keeping lanes open/access	4	1	5	in plan and spec --may change with complaints		\$ 4,500.00		
10	remove storm line	if needed	2	1	5				\$ 30,000.00	
11	Conflicts with Gas Main	gas is marked in center of proposed Storm Drain tie in to existing Catch Basin - Crew down time	4	5	20			\$ 20,000.00		
12	Potholing	exploratory digging						\$ 4,500.00		\$360/hour
13										
14										
15										
21		TOTAL						\$ 105,000.00	\$ 30,000.00	

City of High Point Project Number 29-012418
(“the Project”)

Change Order No. 3

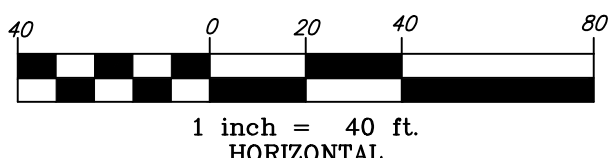
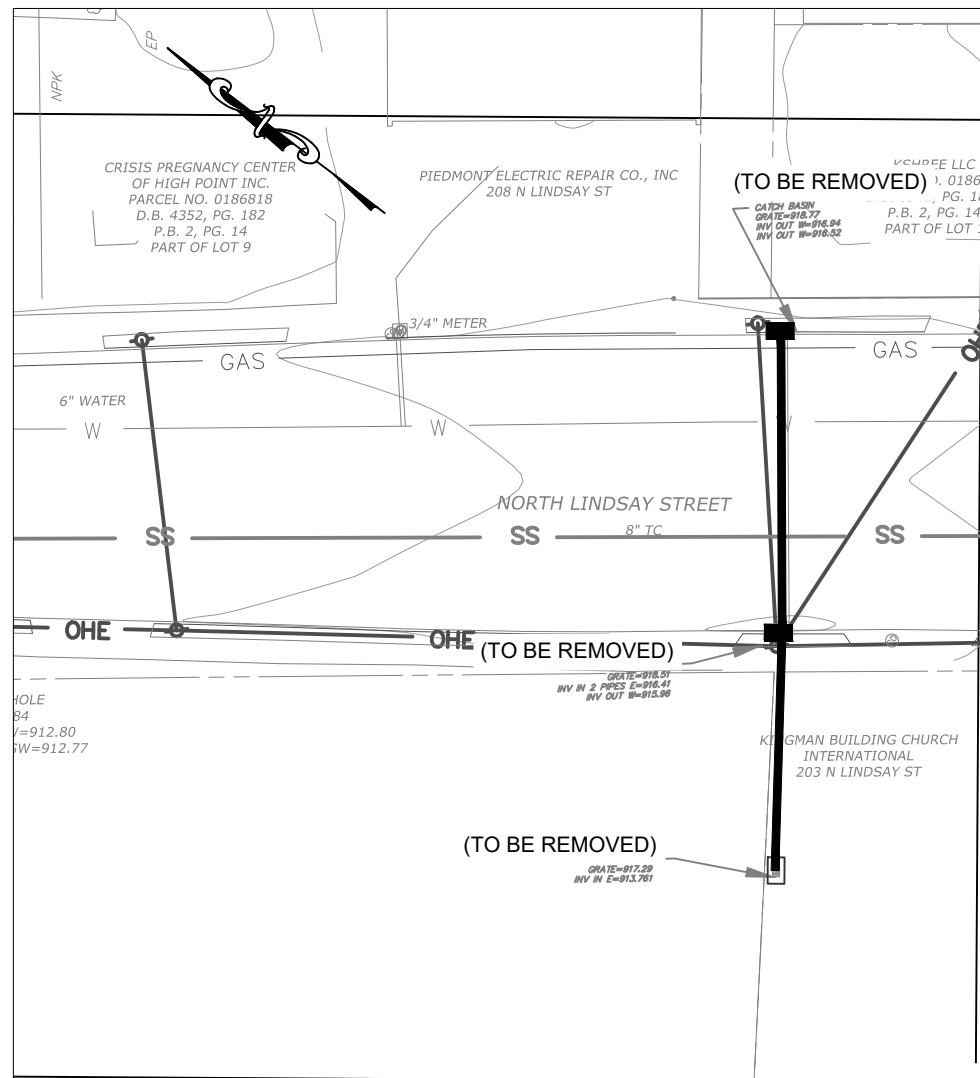
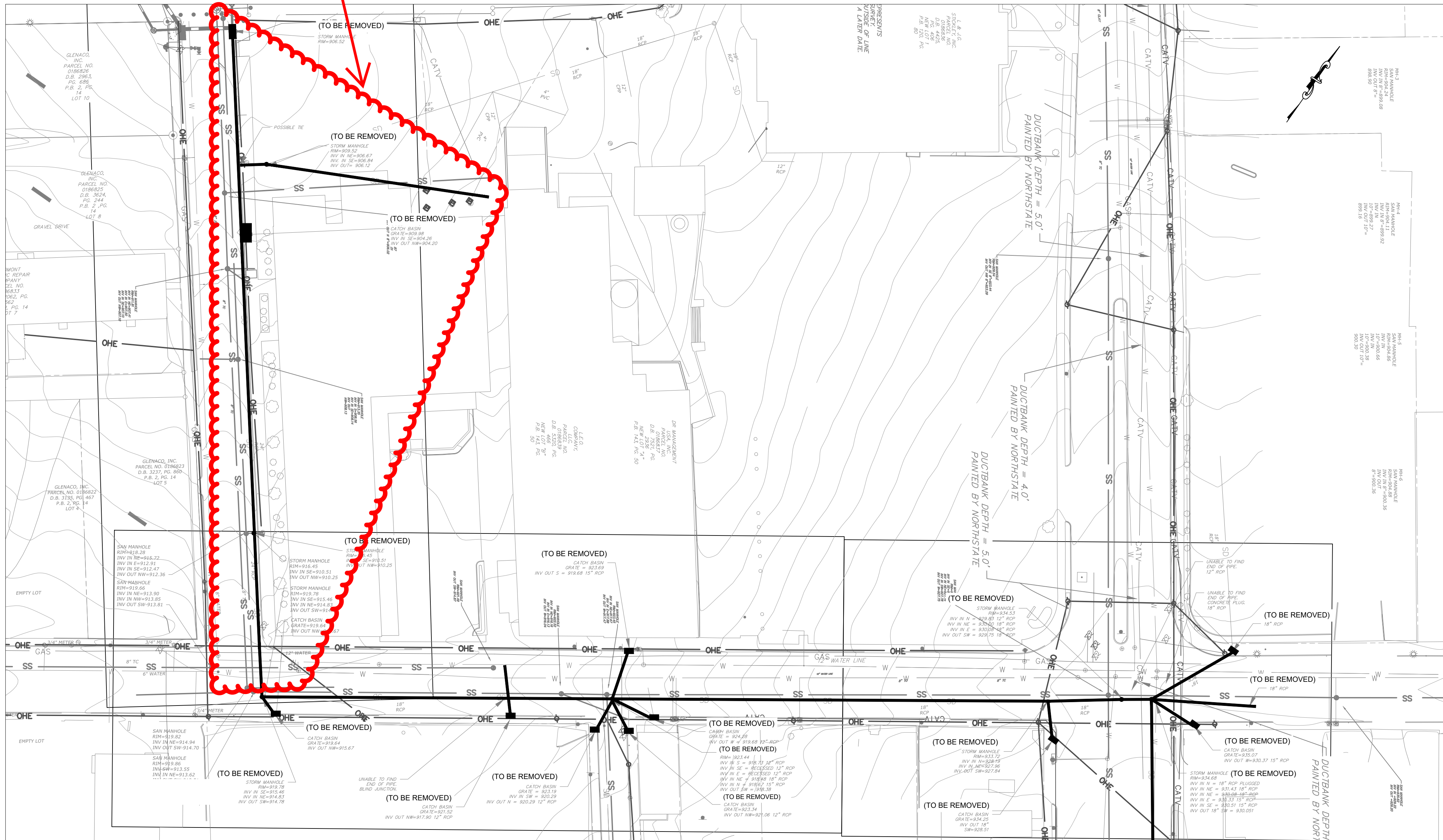
APPENDIX C
Contract Documents

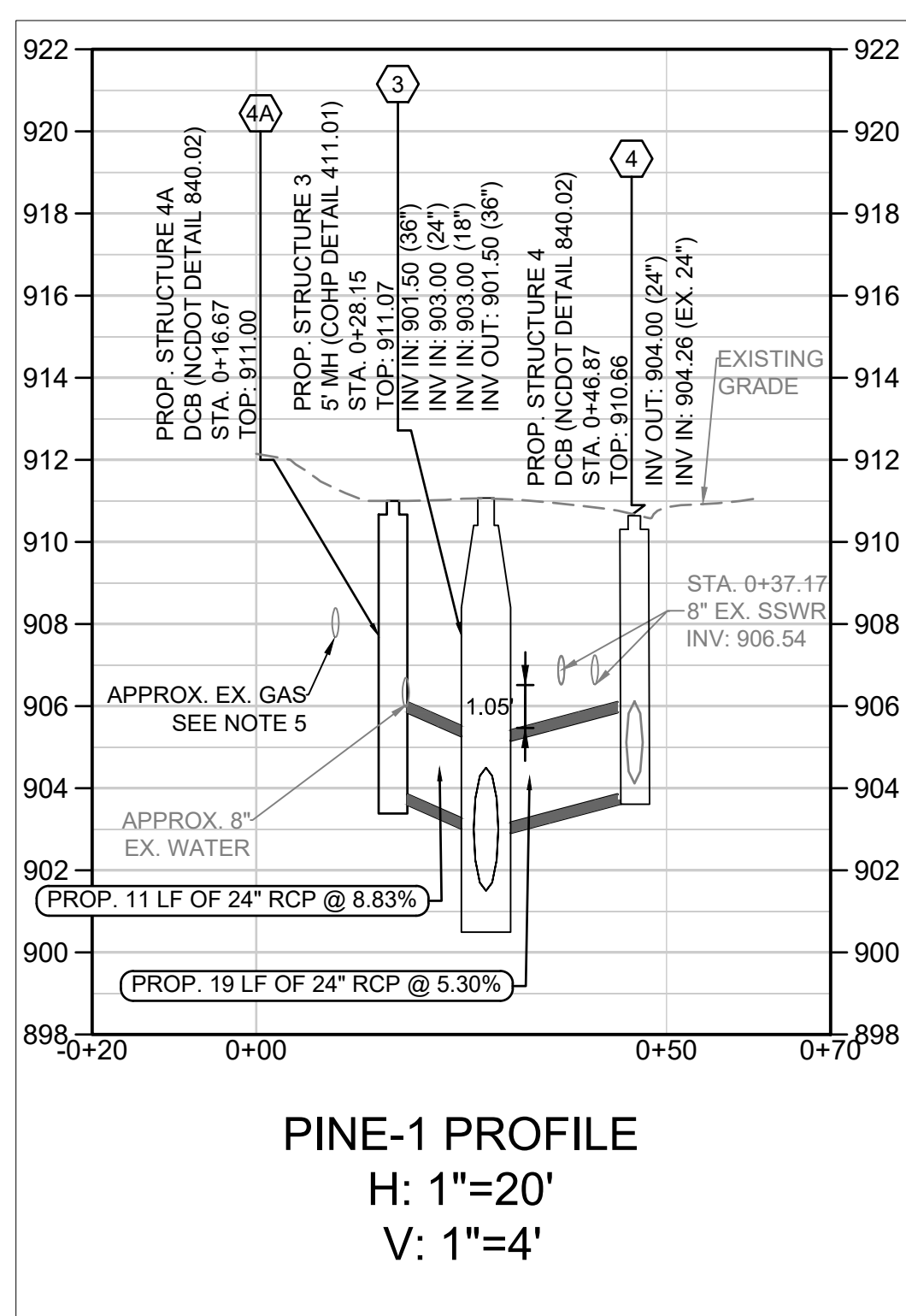
PROJECT NAME:	MULTI-USE STADIUM UTILITY IMPROVEMENTS - PHASE 2
DRAWING TITLE:	DEMO

2017033700.RA

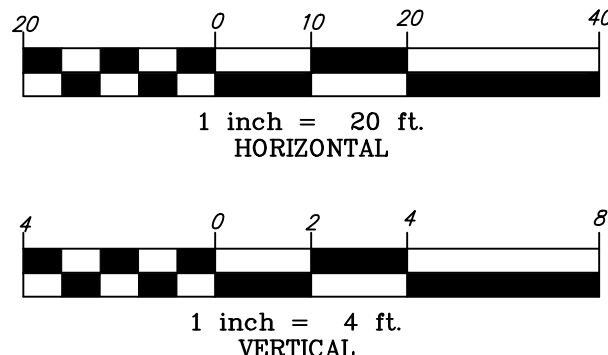
DEMO

Not included in the Pine GMP Pricing.



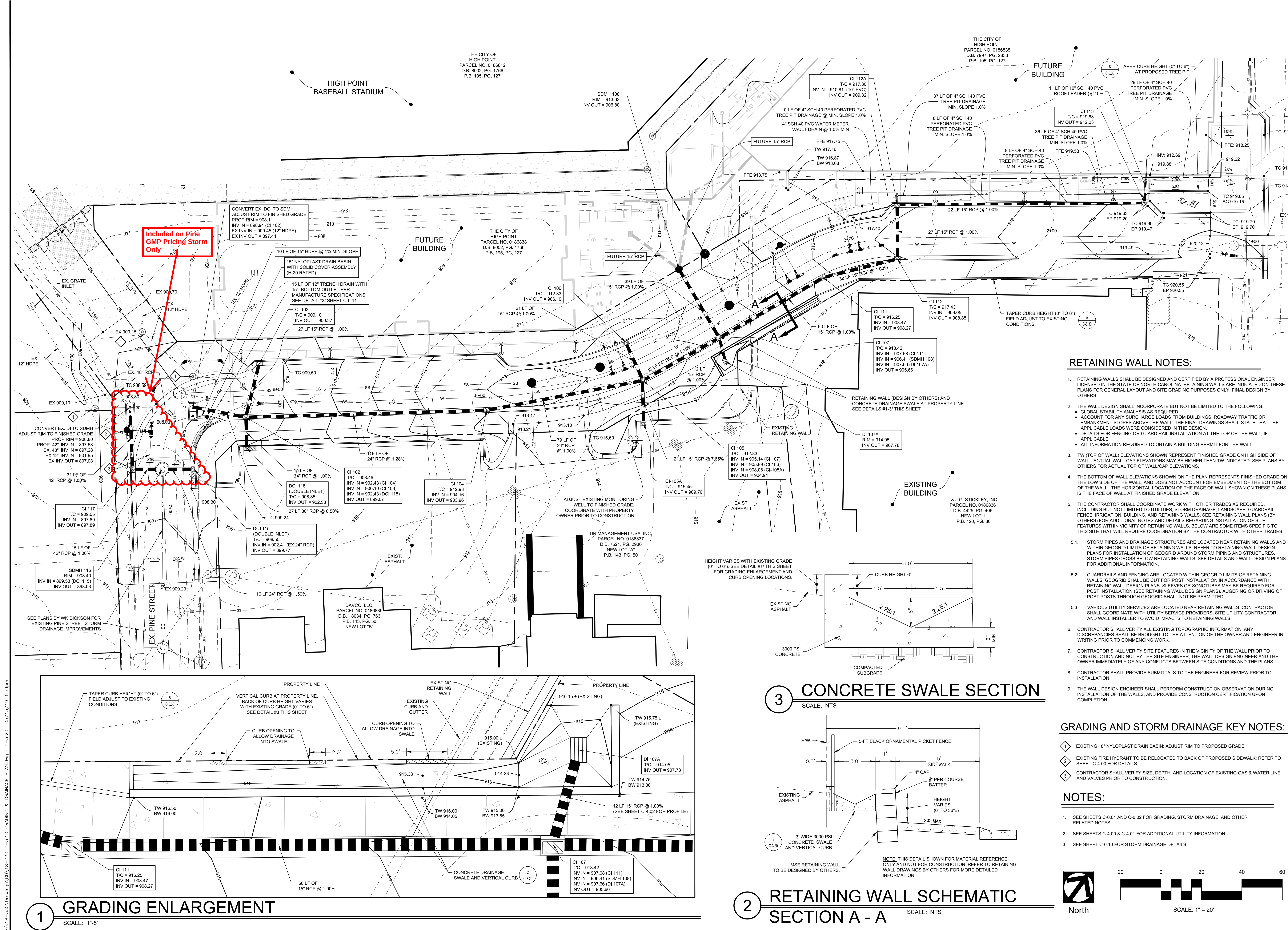


1. SAWCUT LINES, ASPHALT REPLACEMENT AND DRIVEWAY ENTRANCE REPLACEMENT ARE NOT SHOWN ON THESE STORM DRAINAGE PLANS. SEE PROPOSED WATER DESIGN PLANS BY HAZEN FOR SAWCUT LINES, ASPHALT REPLACEMENT AND DRIVEWAY ENTRANCE REPLACEMENT.
2. ALL PRECAST CATCH BASIN TOP OF CASTING SHALL MATCH THE EXISTING TOP OF CASTING ELEVATION. IN THE EVENT THERE IS A DISCREPANCY IN THE EXISTING TOP OF CASTING ELEVATION COMPARED TO THE TOP CALLED FOR IN THE PROFILE, THE CONTRACTOR SHALL DEFAULT TO THE EXISTING TOP OF CASTING OR EXISTING TOP OF CURB ELEVATION.
3. CONTRACTOR TO VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING GAS & WATER LINE AND VALVES PRIOR TO STORM DRAINAGE CONSTRUCTION.
4. CONTRACTOR TO INSTALL TEMPORARY NCDOT PIPE PLUG (BRICK) DETAIL 840.71.
5. SIZE AND DEPTH OF GAS LINE IN PINE-1 PROFILE IS UNKNOWN. CONTRACTOR TO VERIFY SIZE AND DEPTH PRIOR TO CONSTRUCTION.
6. STRUCTURE 4A SHALL BE A DOUBLE NCDOT DETAIL 840.02, USING GRATE NCDOT 840.03 TYPE "F".
7. STRUCTURE 4A SHALL BE A DOUBLE NCDOT 840.02 USING GRATE NCDOT 840.03 TYPE "G".
8. CONTRACTOR TO SHORE, BRACE AND SUPPORT EXISTING UNDER GROUND UTILITIES.



PINE STREET STORM PROFILE
H: 1"=20'
V: 1"=4'

PROJ. MGR.:	SAS
DESIGN BY:	SAS
DRAWN BY:	RAS
PROJ. DATE:	2019
DRAWING NUMBER:	
4 OF 14	
WKD PROJ. NO.:	
2017033700.RA	



City of High Point Project Number 29-012418
(“the Project”)

Change Order No. 3

APPENDIX D
Payment Bond
Performance Bond

CITY OF HIGH POINT

PAYMENT BOND



CITY OF HIGH POINT PROJECT NUMBER:

PAYMENT BOND

Principal: _____
Name of Principal Contractor

Surety: _____
Name of Surety

Project Number: _____ County: _____

Bond Amount: _____

KNOW ALL MEN BY THESE PRESENTS, That we, the Principal and Surety named above, are held and firmly bound unto the City of High Point in the penal sum of the amount stated above for the payment of which sum well and truly be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal entered into a certain contract with the City of High Point identified by the Project Number set forth above, and hereto attached:

NOW, THEREFORE, if the Principal promptly makes payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the Surety being hereby waived, then this obligation to be void; otherwise to remain in full force and effect;

This payment bond is provided pursuant to and governed by Article 3 of Chapter 44A of the North Carolina General Statutes, N.C. Gen. Stat. §§44A-25 et seq., including but not limited to the statutory provisions regarding claims on this payment bond.

IN WITNESS WHEREOF, the Principal and Surety have caused this instrument to be executed under their several seals on the dates indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

SURETY

By _____
General Agent or Attorney-in-Fact Signature

Seal of Surety

Print or type Signer's Name

Date: _____

PRINCIPAL

By: _____

Printed Name: _____

Title: _____

Date: _____

(Corporate Seal)

CITY OF HIGH POINT

PERFORMANCE BOND



CITY OF HIGH POINT PROJECT NUMBER:

PERFORMANCE BOND

Principal: _____
Name of Principal Contractor

Surety: _____
Name of Surety

Project Number: _____ County: _____

Bond Amount: _____

KNOW ALL MEN BY THESE PRESENTS, That we, the Principal and Surety named above, are held and firmly bound unto the City of High Point in the penal sum of the amount stated above for the payment of which sum well and truly be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal entered into a certain contract with the City of High Point identified by the Project Number set forth above, and hereto attached:

NOW, THEREFORE, if the Principal shall well and truly perform and fulfill all of the undertakings, covenants, terms, conditions, and agreement of said contract during the original term of said contract and any extensions thereof that may be granted by the City of High, with our without notice the Surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreement of any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the Surety being hereby waived, then, this obligations to be void; otherwise to remain in full force and virtue.

This performance bond is provided pursuant to and governed by Article 3 of Chapter 44A of the North Carolina General Statutes, N.C. Gen. Stat. §§44A-25 et seq., including but not limited to the statutory provisions regarding claims on this performance bond.

IN WITNESS WHEREOF, the Principal and Surety have caused this instrument to be executed under their several seals on the dates indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

SURETY

By _____
General Agent or Attorney-in-Fact Signature

Seal of Surety

Print or type Signer's Name

Date: _____

PRINCIPAL

By: _____

Printed Name: _____

Title: _____

Date: _____

(Corporate Seal)

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 315 N. Centennial St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/5/19

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 315 N. Centennial St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/30/17. No action occurred by the compliance date of 1/5/2018. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

315 N Centennial St.

OWNER:

Haley Investment Group, Inc.

**REASON FOR
INSPECTION:**

Complaint from tenant

**FIRST
INSPECTION:
10/16/17**

Summary of Major Violations

1. Repair or replace damaged roof sheathing & covering
2. Repair or replace damaged/missing wall covering throughout
3. Repair or replace damaged/missing ceiling material
4. Treat exterior with protective coating
5. Repair or replace floor covering throughout

**HEARING
RESULTS:
11/28/17**

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

**ORDER(S)
ISSUED:
11/30/17**

Order to Repair or Demolish
Date of Compliance 1/5/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are due in the amount of \$919.73, with \$475.49 being delinquent from 2018.

315 North Centennial Street

FORREST ST

DENNY ST

MINT AV

VINE ST

Site

N CENTENNIAL ST

FOURTH ST

MINT AV

HOBSON ST

CEDAR ST

CEDAR ST

RICHARDSON AV

STEELE ST



Scale: 1"=200'

G:\Planning\Secure\ba-gz\Inspections\PresentMap200.mxd



315

315











CITY OF HIGH POINT

AGENDA ITEM



Title: Tandem Dump Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendation

Meeting Date: August 5, 2019

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Water & Sewer Residuals Division of Public Works has a tandem axle dump trucks in need of replacement due to age. Using the NC Sheriffs' Contract 20-04-0506, a 2020 International tandem axle dump truck is being recommended for council approval.

BACKGROUND:

The Water & Sewer Residuals Division has a 2005 Sterling tandem axle dump truck in need of replacement based on age and overall condition. The truck is used daily for transporting waste and other materials. The International tandem axle truck is similar to the one they are currently using and will meet their needs. The division has requested to retain the old tandem axle truck as a spare. The price of \$116,103.34 is for one truck, body installation, and delivery. Estimated delivery is 240-300 days.

BUDGET IMPACT:

Funds are available in 2019-20 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the 2020 International tandem axle truck with dump body from White's International.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **August 5, 2019**

BID NO.: **NC Sheriffs' Association** CONTRACT NO.: **20-04-0506** DATE OPENED:

DESCRIPTION:
2020 International Tandem Axle Dump Truck

PURPOSE:
The Water & Sewer Residuals Division has a 2005 Sterling tandem axle dump truck in need of replacement based on age and overall condition. The truck is used daily for transporting waste and other materials. The International tandem axle truck is similar to the one they are currently using and will meet their needs.

COMMENTS:
The price of \$116,103.34 is for one truck, body installation, and delivery. Estimated delivery is 240-300 days.

RECOMMEND AWARD TO: **White's International** AMOUNT: **\$116,103.34**

JUSTIFICATION:
using this bid allows the City of High Point to take advantage of the volume discount offered through the NC Sheriffs' Association contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$ 116,103.34
TOTAL BUDGETED AMOUNT				\$ 116,103.34

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: 2019.07.22 14:37:16 -04'00' DATE: **July 22, 2019**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **White's International** in the amount of \$ **116103.34**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
Date: 2019.07.22 16:11:26 -04'00' DATE: **7/22/2019**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2019.07.22 16:54:40 -04'00' DATE: **7/22/2019**

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: 2019.07.22 17:00:16 -04'00' DATE: **7/22/2019**

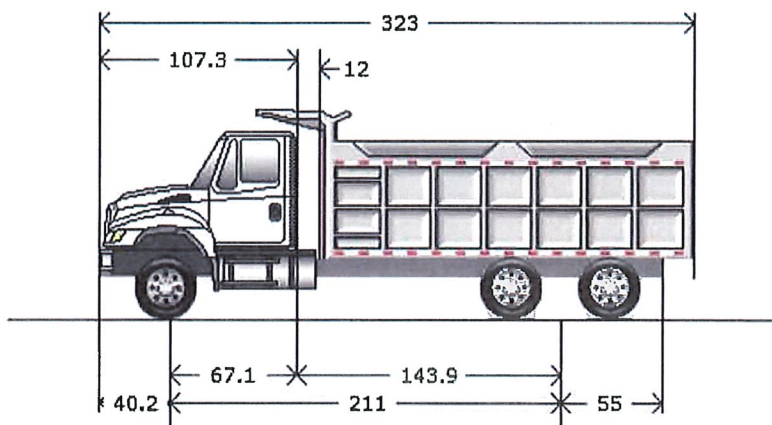
Prepared For:

NORTH CAROLINA SHERIFFS ASSOC.
CONTRACT 20-04-0506 CITY OF HIGH POINT
 CONTRACT SALES NCSA
 323 W Jones St.
 Raleigh, NC 27603-1365
 (919)743 - 7433
 Reference ID: 17' DUMP

Presented By:

White's International Trucks
 Rick Beavan
 7045 ALBERT PICK ROAD
 PO BOX 18605
 GREENSBORO NC 27419 -
 (336)668-0491

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2020 HV607 SBA (HV607)

AXLE CONFIG:	6X4
MISSION:	Requested GVWR: 54000. Calc. GVWR: 56000 Calc. Start / Grade Ability: 21.41% / 2.55% @ 55 MPH Calc. Geared Speed: 73.7 MPH
DIMENSION:	Wheelbase: 211.00, CA: 143.90, Axle to Frame: 55.00
ENGINE, DIESEL:	{Cummins L9 370} EPA 2017, 370HP @ 2000 RPM, 1250 lb-ft Torque @ 1400 RPM, 2100 RPM Governed Speed, 370 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000- lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-16-143A} Wide Track, I-Beam Type, 16,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor MT-40-14X-4DFR-P} Single Reduction, 40,000-lb Capacity, with Lube Oil Pump, w/.433"(11mm) Wall Housing Thickness, R Wheel Ends Gear Ratio: 5.29
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range J UNISTEEL G291 (GOODYEAR), 491 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range G G622 RSD (GOODYEAR), 497 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, TANDEM:	{Hendrickson RT-403} Walking Beam, 40,000-lb Capacity, 54" Axle Spacing, Multileaf Springs, with Rubber Center Bushings
PAINT:	Cab schematic 100WL Location 1: 9219, Winter White (Std)

<u>Description</u>	(US DOLLAR)	<u>Price</u>
Net Sales Price:		\$116,103.34
Memo Item(s):		
Body/Allied Equipment:	\$26,832.08	
Note: Memo item(s) shown here are included in the above Net Sales Price.		

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:**Accepted by Purchaser:**_____
Official Title and Date_____
Firm or Business Name_____
Authorized Signature_____
Authorized Signature and Date

White's International Trucks
7045 ALBERT PICK ROAD
PO BOX 18605
GREENSBORO NC 27419 -
(336)668-0491

**This proposal is not binding upon the seller
without Seller's Authorized Signature**

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

Quote

MAILING
P. O. BOX 1147 DUNN, NC 28335
910 892-0141



LOCATION
17665 HWY 421S. DUNN, NC 28334
FAX: 910 892-7402

Building Truck Equipment Since 1966

QUOTE NUMBER 0129331

QUOTE DATE 7/12/2019

Customer Number: 01-COLONIA

Salesperson: HOUSE ACCOUNT

Quote Valid for: 90 DAYS

Sold To:

WHITE'S INTERNATIONAL TRUCKS
P.O. BOX 18605
GREENSBORO, NC 27419-8605

Ship To:

WHITE'S INTERNATIONAL
7045 ALBERT PICK ROAD
Greensboro, NC 27409

ATTENTION: RICK BEAVAN

F.O.B.
Dunn, NC

Delivery Terms

Ship VIA
DELIVERED

Payment Terms
5% ON DELIVERY

Item Code	Description	Ordered	List Price
CITY OF HIGHPOINT			
AG17/48	BODY AG 17 X 48 ALUMINUM	1.00	
	WITH 18" CAB PROTECTOR AND ASPHALT CHUTE		
G74135D G102D	HOIST G74135D HYVA CYL G102D	1.00	
P11529EZ-GODWIN	ALUMINUM 4 SPRING TARP SYSTEM	1.00	
INSTANDEM	INSTALL TANDEM BODY UP/DOWN	1.00	
INSFRTMUDSTL	MUD GUARD STEEL FRONT	1.00	
INSATG	LABOR TO INSTALL ATG	1.00	
INSSTT	INSTALL STT AND BACK-UP LED	1.00	
97DB BUALARM	97db BACK UP ALARM - STANDARD	1.00	
INSAMBER	INSTALL AMBER STROBE ON	1.00	
PTOMUNCIE	PTO MUNCIE HOT SHIFT	1.00	
INSSINGLELEVER	INSTALL SINGLE LVR DUMP CNTRL	1.00	
DELIVERY75	DELIVERY CHRGR 50-99 MILES	1.00	

INSTALLED ON CUSTOMER SUPPLIED CHASSIS WITH 144" CT

QUOTE PRICE

26,832.08

Quote prepared by:

Chris Bernhard

910-591-5269

cbernhard@godwinmfg.com

CITY OF HIGH POINT

AGENDA ITEM

**Title: Swaploader Truck**

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Bid Recommendation Form
Quote

Meeting Date: August 5, 2019

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Environmental Services Division of Public Works has a swaploader truck in need of replacement due to age and mileage. Using the NC Sheriffs' Contract 17-01-0617R, a 2020 Freightliner truck with a NuLife SL240 Swaploader body is being recommended for council approval.

BACKGROUND:

The Environmental Services Division has a 2007 Ford F750 with a NuLife SL240 swaploader body in need of replacement based on age and mileage. The truck is used for transporting roll off containers across the city for commercial and residential use. The proposed Freightliner truck with NuLife body is similar to the one they are currently using and will meet their needs. The division has requested to retain the old swaploader truck as a spare. The price of \$129,728 is for one truck, body installation, and delivery. Estimated delivery is 240-360 days.

BUDGET IMPACT:

Funds are available in 2019-20 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the 2020 Freightliner truck with a NuLife Swaploader body from Excel Truck Group/Charlotte Truck Center.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **August 5, 2019**

BID NO.: **NC Sheriffs' Association** CONTRACT NO.: **17-01-0617R** DATE OPENED:

DESCRIPTION:

2020 Freightliner with NuLife SL240 Swaploader Body

PURPOSE:

The Environmental Services Division has a 2007 Ford F750 with a NuLife SL240 swaploader body in need of replacement based on age and mileage. The truck is used for transporting roll off containers across the city for furniture market and residential use.

COMMENTS:

The price of \$129,728 is for one truck, body installation, and delivery. Estimated delivery is 240-360 days.

RECOMMEND AWARD TO: **Excel Truck Group** AMOUNT: **\$129,728**

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the NC Sheriffs' Association contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$ 129,728
TOTAL BUDGETED AMOUNT				\$ 129,728

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: 2019.07.23 14:10:26 -0400 DATE: **July 23, 2019**

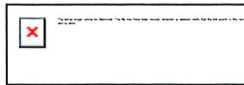
The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **Excel Truck Group** in the amount of \$ **129,728**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
Date: 2019.07.24 11:53:22 -0400 DATE: **July 24, 2019**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2019.07.24 16:04:28 -0400 DATE: **July 24, 2019**

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: 2019.07.24 16:09:32 -0400 DATE: **July 24, 2019**

Prepared for:
 Gary Smith
 City of High Point NC
 211 S Hamilton Street
 High Point, NC 27261
 Phone: 336-343-3277



Prepared by:
 Joe Horton
 CHARLOTTE TRUCK CENTER,
 INC.
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Q U O T A T I O N

M2 106 CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
 CUM B6.7 325 HP @ 2400 RPM, 2600 GOV, 750 LB/FT @
 1800 RPM
 ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH
 PTO PROVISION
 DETROIT DA-RS-21.0-4 21,000# R-SERIES SINGLE REAR
 AXLE
 23,000# 52 INCH VARIABLE RATE MULTI-LEAF SPRING
 REAR SUSPENSION WITH LEAF SPRING
 HELPER

DETROIT DA-F-12.0-3 12,000# FF1 71.5 KPI/3.74 DROP
 SINGLE FRONT AXLE
 12,000# DUAL TAPERLEAF FRONT SUSPENSION
 132 INCH BBC HIGH-ROOF EXTENDED ALUMINUM
 CONVENTIONAL CAB
 6375MM (251 INCH) WHEELBASE
 11/32X3-1/2X10-3/16 INCH STEEL FRAME
 (8.73MMX258.8MM/0.344X10.19 INCH) 120KSI
 1825MM (72 INCH) REAR FRAME OVERHANG

			PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	128,428	\$	128,428
EXTENDED WARRANTY		\$	400	\$	400
DEALER INSTALLED OPTIONS		\$	0	\$	0
CUSTOMER PRICE BEFORE TAX		\$	128,828	\$	128,828

TAXES AND FEES

TAXES AND FEES	\$	0	\$	0
OTHER CHARGES	\$	0	\$	0

TRADE-IN

TRADE-IN ALLOWANCE	\$	(0)	\$	(0)
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BALANCE DUE	(LOCAL CURRENCY)	\$	128,828	\$	128,828
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✓ PO must specify Excel Truck Group- NC Sheriffs Association Contract Number: Bid# 07010617R

Price good for trucks built in 2019, For 2020 build add: \$900.00



**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JULY 15, 2019 – 4:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

MINUTES

Present (8):

Mayor Jay Wagner, Mayor Pro Tem Jason P. Ewing (Ward 6); Council Member Britt W. Moore (At Large); Council Member Donald A. Scarborough (At Large); Council Member Jeffrey J. Golden (Ward 1); Council Member Christopher Williams (Ward 2); Council Member S. Wesley Hudson (Ward 4); and Council Member Victor A. Jones (Ward 5)

Absent (1): Council Member Monica L. Peters (Ward 3)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Meghan Macguire, Assistant City Attorney; Terry Houk, Director of Public Services; Mary Brooks, Deputy City Clerk, and Lisa Vierling, City Clerk

Mayor Wagner called the meeting to order at 4:00 p.m.

Council Member Williams moved to go into Closed Session for Attorney-client, economic development, and personnel purposes as follows. Council Member Moore made a second to the motion which carried by a unanimous 8-0 vote.

2019-321 Closed Session- Attorney Client Privilege

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(3) to preserve the attorney-client privilege.

2019-322 Closed Session- Economic Development

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for economic development purposes.

2019-323 Closed Session- Personnel

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel.

Upon reconvening into Open Session at 5:09 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 5:09 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk