

City of High Point

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



Meeting Agenda

Monday, July 18, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5),
and Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2022-309](#)**Proclamation - Parks & Recreation Month**

Mayor Wagner will present a proclamation to staff recognizing July 2022 as Parks & Recreation month in the City of High Point.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding**Initiative**[2022-310](#)**Strategic Plan Update**

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

PUBLIC COMMENT PERIOD[2022-311](#)**Public Comment Period**

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

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

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

FINANCE COMMITTEE - Britt Moore, Chair**CONSENT AGENDA ITEMS**[2022-312](#)**Contract - Mitchell Roofing - Oakview & Morehead Recreation Centers**

City Council is requested to award a contract to Mitchell Roofing in the amount of \$283,800 for roof replacement at Oakview and Morehead Recreation Centers.

Attachments: [1. Contract – Mitchell Roofing – Oakview & Morehead Recreation Centers](#)

[2022-313](#)**Contract - Change Order #4 Samet Corp. High Point City Lake Park Renovations- Phase 1**

City Council is requested to award change order #004 to Samet Corporation for the City Lake Park Phase I Renovation project and to approve the Capital Project ordinance for the City Lake Park Phase I Renovation project.

Attachments: [2. Contract – Change Order #4 Samet Corp. High Point City Lake Park Renovat](#)

[2022-314](#)**Contract - Black & Veatch - Compliance Lead & Copper Rule Revisions (LCRR) Phase 1**

City Council is requested to award a contract to Black & Veatch in the amount of \$576,080 to provide assistance to the Public Services Department with developing an implementation plan to achieve compliance with the Federal Lead and Copper Rule Revisions (LCRR).

Attachments: [3. Contract – Black & Veatch – Compliance Lead & Copper Rule Revisions \(LCI](#)

[2022-315](#)**Contract -Amendment #3 - Tetra Tech - Watershed Assessment Framework - Lake Modeling**

City Council is requested to approve Amendment #3 with Tetra Tech in the amount of \$150,000 to continue developing the Integrated Watershed Assessment Framework (IWAF) that was co-designed by a team of City staff and Tetra Tech to meet multiple program needs for water-related project planning and program compliance.

Attachments: [4. Contract -Amendment #3 – Tetra Tech – Watershed Assessment Framework](#)

[2022-316](#)**Contract - Carolina Environmental Systems, Inc. - Freightliner Truck Pac Mac Leaf Collection System (Leaf Vac Truck)**

City Council is requested to award a contract to Carolina Environmental Systems, Inc. in the amount of \$250,196.74 for the purchase of a Freightliner truck with Pac Mac 25 cubic yard leaf collection system and declare the old truck as surplus and disposing through the online auction process.

Attachments: [5. Contract – Carolina Environmental Systems, Inc. – Freightliner Truck Pac Ma](#)

[2022-317](#)**Contract - Vanguard Truck Centers - Three (3) Auto Car Trucks New Way Side Loading Refuse Bodies**

City Council is requested to award a contract to Vanguard Truck Centers in the amount of \$1,098,057 for the purchase of three (3) Auto Car Trucks New Way Side Loading Refuse Bodies and declare three (3) current spare trucks as surplus and disposing through the online auction process.

Attachments: [6. Contract – Vanguard Truck Centers - Three \(3\) Auto Car Trucks New Way Si](#)

[2022-318](#)**Contract - James River Equipment - Two (2) John Deere 524P Wheel Loaders**

City Council is requested to award a contract to James River Equipment in the amount of \$380,680 for the purchase of two (2) John Deere 524P wheel loaders and declare the old loaders as surplus and disposing through the online auction process.

Attachments: [7. Contract – James River Equipment - Two \(2\) John Deere 524P Wheel Loaders](#)

[2022-319](#)**Contract - Breece Enterprises, Inc. - 2022-004 Storm Water****Maintenance**

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$499,900 for maintenance, repair, and installation of storm water infrastructure and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [8. Contract – Breece Enterprises, Inc. – 2022-004 Storm Water Maintenance](#)

[2022-320](#)**Contract - Lumen Technologies - Internet / Intranet Services**

City Council is requested to award a contract to Lumen Technologies in the amount of \$610,505.04 yearly to migrate its Internet and Intranet services circuits to improve its network infrastructure and reduce costs and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [9. Contract – Lumen Technologies – Internet / Intranet Services](#)

[2022-321](#)**Contract - 5S Technologies - Fortinet SD-WAN**

City Council is requested to award a contract to 5S Technologies in the amount of \$585,828.00 for the purchase of SD-WAN (Software Defined - Wide Area Network) appliances to implement a secure efficient network overlay on top of intranet network circuits and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [10. Contract – 5S Technologies – Fortinet SD-WAN](#)

PUBLIC HEARINGS[2022-323](#)**Public Hearing - Resolution-Interlocal Agreement--2019 Edward Byrne Memorial Justice Assistance Grant (JAG)**

City Council is requested to adopt a resolution authorizing the execution of an Interlocal Agreement between the City of Greensboro, City of High Point and County of Guilford for shared use of the 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Funds.

Attachments: [12. Public Hearing - Resolution-Interlocal Agreement--2019 Edward Byrne Memorial Justice Assistance Grant](#)

[2022-324](#)**Public Hearing - Performance Based Incentives - Wythe Advantage, Inc. dba as Coldwell Banker Advantage - The Bedrock 275 N. Elm Street**

City Council is requested to authorize performance-based incentives for an office project at The Bedrock (275 N. Elm Street) in the amount of \$350,389 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [13. Public Hearing – Performance Based Incentives - Wythe Advantage, Inc. db](#)

[2022-325](#)**Public Hearing - Performance Based Incentives - Ethnicraft USA - Gallimore Industrial Center at 750 Gallimore Dairy Rd**

City Council is requested to authorize performance-based incentives for Ethnicraft USA for an expansion project in the Gallimore Industrial Center at 750 Gallimore Dairy Rd. in the amount of \$127,949 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [14. Public Hearing - Performance Based Incentives - Ethnicraft USA - Gallimore](#)

REGULAR AGENDA ITEMS**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**[2022-326](#)**Ordinance - Demolition of Dwelling - 1407 East Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1407 East Avenue belonging to Jesuel Paulino.

Attachments: [1407 East Council Packet](#)

[2022-327](#)**Ordinance - Demolition of Dwelling - 1707 Welborn Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1707 Welborn Street belonging to Antonio Sanchez Perez.

Attachments: [1707 Welborn Council Packet Final](#)

PUBLIC HEARINGS[2022-329](#)**Public Hearing - Community Development & Housing 2022-23 Annual Action Plan**

Community Development & Housing staff will present the 2022-23 Annual Action Plan and requests approval of the 2022-23 Annual Action Plan, and authorization of the appropriate City official and/or employee to execute all necessary documents.

Attachments: [2022 Annual Action Plan July 18, 2022](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner[2022-330](#)**Resolution of Intent Annexation 22-04**

Approval of a Resolution of Intent to establish a public hearing date of August 15, 2022, to consider a voluntary contiguous annexation of approximately 140 acres. The site is located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road. The annexation site is also known as Davidson County Tax Parcels Parcel 16-312-0-000-0072, 16-312-0-000-0066, 16-312-0-000-0067, 16-312-0-000-0072B and Randolph County Tax Parcel 6309.

Attachments: [Resolution of Intent \(AN-22-04\)](#)

PUBLIC HEARINGS[2022-331](#)**City of High Point Zoning Map Amendment 22-13**

A request by the High Point City Council to rezone three properties, totaling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from a Conditional Use Limited Business (CU-LB) District to the Limited Business (LB) District. The parcels are located south of E. Martin Luther King Jr. Drive and west of Packrite Court (3128, 3136 and 3138 E. Martin Luther King Jr. Drive).

Attachments: [Staff Report ZA-22-13](#)

[2022-332](#)**Apple Rei Fund LLC and Saferight heirs Annexation 22-03**

A request by Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al to consider a voluntary contiguous annexation of an approximate 37.3 acres located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive. The annexation site is known as Guilford County Tax Parcels 161060, 161075 (portion), 161076, 161086, 161087 and 161098.

Attachments: [Staff Report AN-22-03](#)

[2022-333](#)**Efincia Companies, Inc. Zoning Map Amendment 22-14**

A request by Efincia Companies, Inc., to rezone approximately 2.9 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive).

Attachments: [Staff Report ZA-22-14](#)

[Efincia Rezoning Case Opposition To Efincia Case Letters From Residents \(ZA 22-1](#)

[2022-334](#)**Genrock Capital Management Zoning Map Amendment 22-15**

A request by Genrock Capital Management to rezone approximately 1.7 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the northwest corner of Eastchester Drive and Ramsay Street (2525 Eastchester Drive).

Attachments: [Staff Report ZA-22-15](#)

GENERAL BUSINESS AGENDA[2022-335](#)**Minutes To Be Approved**

June 2, 2022, Finance Committee Meeting Minutes @ 4:00 p.m.

June 6, 2022, Special Meeting Minutes @ 4:30 p.m.

June 6, 2022, Regular Meeting Minutes @ 5:30 p.m.

Attachments: [Approval of Minutes](#)

[June 2 2022 Finance Committee Meeting Minutes](#)

[June 6 2022 Special Meeting Minutes](#)

[June 6 2022 Regular Meeting Minutes](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Samet Corporation Change Order - #004
City Lake Park Phase 1 Renovations

From: Lee Tillery, Parks and Recreation Director
Bobby Fitzjohn, Financial Services Director

Public Hearing: N/A

Meeting Date: July 18, 2022

Advertising Date: N/A

Advertised By: N/A

Attachments: Samet Corporation – Change Order - #004
Traxx Racer Rendering
Capital Project Ordinance

PURPOSE:

Approve Change Order #004 that addresses changes and costs associated with new water slide and related infrastructure needs and improvements for the City Park Phase I Renovations.

BACKGROUND:

High Point City Council approved Samet Corporation, Greensboro, NC as the Construction Manager at Risk (CMAR) for the City Lake Park Phase 1 Renovation project on April 5, 2021. Council then approved an early construction package with Samet at the May 3, 2021 meeting and a Guaranteed Maximum Price (GMP) contract of \$19,893,743 at the June 21, 2021 Council meeting. Two change orders since the GMP was adopted were approved in September 2021 and February 2022.

The reason for this change order is based on the difference between the original proposed slide, the SlipStream Stand Up Water Slide, and the current water slide we plan to construct called the Traxx Duel Racer. The State of North Carolina would not permit the original SlipStream slide. We moved forward with planning and decided on the Traxx Racer. This slide will allow for two people to slide at once, includes a timing system and provides an exciting contrast to our existing slides. The infrastructure needs associated with the Traxx Racer are quite different than that of the SlipStream. Most notably, the size difference calls for more infrastructure needs including additional costs with retaining walls, foundations and wall stabilization.

Additional improvements with bond proceeds at City Lake Park will include:

- Renovations to Existing Slides
- Replacement of Pontoon Boat
- Replacement of Existing Playground Structure and Additional Playground Amenities

BUDGET IMPACT:

A capital project ordinance appropriating funds for the change order and additional improvements is included with this item. General obligation bond proceeds will cover the cost.

RECOMMENDATION / ACTION REQUESTED:

1. The Parks and Recreation Department recommends approval and asks City Council to award Change order #004 to Samet Corporation for the City Lake Park Phase I Renovation project.
2. The Parks and Recreation and Financial Services Department recommends and ask City Council to approve the Capital Project ordinance for the City Lake Park Phase I Renovation project.

"AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR
ADDITIONAL IMPROVEMENTS TO CITY LAKE PARK

Be it ordained by the City Council of the City of High Point, North Carolina, that,
pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the
following Capital Project Ordinance is hereby adopted:

- Section 1. This project is for additional improvements to City Lake Park, including the new slide and infrastructure needed to accommodate, shade canopies, renovation of the two existing slides, replacement pontoon boat, and a new playground. The Project will be paid by bond proceeds from general obligation bonds.
- Section 2. The following revenue is available to the City of High Point:
- | | |
|----------------------------------|-----------|
| General Obligation Bond Proceeds | \$909,660 |
|----------------------------------|-----------|
- Section 3. The following amounts are appropriated for the Project:
- | | |
|-------------------|-----------|
| Park Improvements | \$909,660 |
|-------------------|-----------|
- Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations
- Section 5. Copies of this capital project ordinance shall be made available to the City Manager and the Financial Services Director for direction in carrying out this project."

Adopted by High Point City Council, this the 18th day of July 2022

Mayor, Jay W. Wagner

ATTEST

Mary Brooks,
Interim City Clerk



Potential Change Order

To: City of High Point NC
From: Samet Corporation
Reason: Design Directive

Project Name: HP City Lake Park & Pool
Project No: 21-054

PCO No: 005
Date: 06/09/2022
Days Requested:

The Contract Documents for the above referenced project are hereby changed as set forth below. To avoid any schedule delays in the work that could impact the cost and schedule, the Contractor is directed to proceed with this work immediately upon Owner's authorization in the space provided below. Unless otherwise noted this pricing shall remain valid for 30 calendar days, after which it is subject to repricing or void. Only those items listed below are included in the cost of this change.

DESCRIPTION OF WORK: CE #047 - Slide Retaining Wall

CE #047 - Slide Retaining Wall

Traxx Dual Racer Slide Loop Retaining Walls, Surveying, Concrete, Rails, Grading & Storm Drainage.

CE #077 - Slide Change to Racer

1. 5 additional sets of depth markers, increase wall suction port and piping to 12", swap out slide to racer, increase in size and magnitude of slide vault, increase slide pump and VFD HP, larger grating for the slide vault, increase size and structure of valve pits, additional piping for play feature, add concentric reducing strainer and additional basket, modify one of the completed strainers, upgrade P7 and VFD to 20 HP, fabricate 2 new custom main drains with increased port size

2. Racing /Dispatch System with Truss ADD

CE #085 - Slide Retaining Wall - Fence

Fence for the top of the retaining wall at the Dual-Racer waterslide

Item #	Description	Amount
1	Slide Retaining Walls & Foundations	\$178,265.97
2	Slide Pier & Column Footings	\$143,044.79
3	Slide Canopy Re-fit	\$11,281.00
4	Timing System Power & Conduits	\$23,042.00
5	Slide Retaining Wall Grading	\$150,537.00
6	Retaining Wall Stabilization	\$75,000.00
7	General Conditions	\$150,747.00
8	Fee	\$24,106.74
9	Slide Change to Racer	\$103,537.00
10	Racing/Dispatch System	\$49,490.00
11	Slide Retaining Wall- Fence	\$9,714.00
12	Reduce CM Contingency Partially 80%	-\$285,636.00
13	Reduce Grading Allowance by 85%	-\$155,683.45
14	25% of CM Contingency Savings	\$71,409.00
Total:		\$548,855.05



Potential Change Order

SUBMITTED BY:

Samet Corporation
Contractor

AUTHORIZATION

City of High Point NC
Owner

By:

By:

Date:

Date:



OPTION #3

Canopy: Two-color, non-stripe-Aquatic Blue & Yellow
Slide Interior: RAL 5017 Traffic Blue
Slide Exterior: RAL 4006 Traffic Purple



OPTION #3

Canopy: Two-color, non-stripe-Aquatic Blue & Yellow

Slide Interior: RAL 5017 Traffic Blue

Slide Exterior: RAL 4006 Traffic Purple

OPTION #3

Canopy: Two-color, non-stripe-Aquatic Blue & Yellow
Slide Interior: RAL 5017 Traffic Blue
Slide Exterior: RAL 4006 Traffic Purple



CITY OF HIGH POINT

AGENDA ITEM



Title: Roof Replacement – Oakview and Morehead Recreation Centers

From: Lee Tillery –Parks and Recreation Director

Meeting Date: July 18, 2022

Public Hearing: N/A

Advertising Date: April 6, 2022

Advertised By: Purchasing Division

Attachments: Bid Tabulation
Department Recommendation Form

PURPOSE:

Roof replacement at Oakview and Morehead Recreation Centers.

BACKGROUND:

Oakview and Morehead are two of our oldest Recreation Centers. Both have roof systems that are 25 plus years old and we have experienced numerous maintenance issues at each Center the last five years. These new systems will play a big role in the safety, infrastructure and life of both buildings for the next 15-20 years, while eliminating two major deferred maintenance issues within our Department. Our recommendation is to move forward with Mitchell Roofing for both Centers. Mitchell proposed the second lowest, responsible bid for the projects and we are comfortable with their experience and background with commercial roof systems.

BUDGET IMPACT:

Base bid amount of \$283,800. Funds are available in the Fiscal Year 2022-23 budget.

RECOMMENDATION / ACTION REQUESTED:

The Parks and Recreation Department recommends Council approve the contract with Mitchell Roofing in the amount of \$283,800.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

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

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

Bid Tabulation
City of High Point, North Carolina
Morehead Oakview Roof Replacement
Bid 8028-042822 / Thursday, 04/28/22 2:00 PM

Contractor	Morehead Roof Replacement	Oakview Roof Replacement	Total Bid Price	Morehead Additional Cost for Upgrade to R-30	Oakview Additional Cost to Upgrade to R-30
Mitchell Roofing	\$141,900.00	\$141,900.00	\$283,800.00	\$32,000.00	\$32,000.00
B&D Roofing Solutions	\$152,550.00	\$144,450.00	\$297,000.00		
Ajmeri Properties LLC	\$30,000.00	\$90,000.00	\$120,000.00	\$30,000.00	\$90,000.00
DLT Roofing	\$203,042.00	\$203,042.00	\$406,084.00	\$346,997.00	\$346,997.00
AAR of North Carolina Inc	\$146,447.00	\$146,447.00	\$292,894.00	\$187,987.00	\$187,987.00

CITY OF HIGH POINT

AGENDA ITEM



Title: Amendment 3– Watershed Assessment Framework, Lake Modeling
Tetra Tech

From: Robby Stone – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: July 18, 2022

Public Hearing: N/A

Advertising Date: N/A

Advertised By: On-Call

Attachments: Attachment A – Scope of Services – Amendment to Watershed Assessment Framework- Lake Modeling

PURPOSE:

This amendment modifies the original agreement entered on July 24, 2020 (PO Number 103547) with Tetra Tech for Phase I of the project. Amendment #3 is necessary to continue developing the Integrated Watershed Assessment Framework (IWAF) that was co-designed by a team of City staff and Tetra Tech to meet multiple program needs for water-related project planning and program compliance.

BACKGROUND:

The City of High Point is responsible to its citizens and businesses for managing water quantity and quality while maintaining compliance with state and federal regulations. This involves managing stormwater runoff, treating wastewater, protecting water quality, providing water supply for drinking water and a recreational destination for people interested in boating, fishing, golfing, camping, and other outdoor activities. Water is recognized as a lifeline for current citizens and businesses, and the projected growth of the community, and therefore maintaining an effective and efficient water management framework is essential for the City of High Point. Phase 1 was started in July 2020 and the team (Tetrattech, Engineering Services, Parks and Recreation, and Public Services) established goals of assessment across the departments, specified objectives under each goal, identified water quantity and water quality indicators related to each objective. Tetra Tech began Phase 2 of the project in April 2021 initiating construction of watershed models that cover the City of High Point Planning Area and watersheds draining to it. The scope of work under this amendment includes the following tasks:

Task 1 – Lake Model Development: develop lake models for City Lake and Oak Hollow Reservoir that are linked to the watershed model to support watershed and water supply protection management planning in the City.

Task 2 – Future Condition Analysis Integrated Watershed Assessment Framework (IWAF) Model Application: complete a future land use/cover and climate scenario with the watershed models and the lake models to provide information to support City management planning. The results will enable City staff to predict potential future impacts under current management programs and policies, and guide decisions for modifying those programs as needed for elements such as water supply protection, stormwater and flood management, comprehensive planning and ordinances for new development or redevelopment, and parks restoration project planning.

BUDGET IMPACT:

Funds for this are available in the FY 2022/2023 budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of Amendment No. 3 to Tetra Tech for \$ 150,000.

Amendment to Integrated Watershed Assessment Framework Project PO #103547 Scope of Work for Lake Modeling

July 1, 2022

TO BE PERFORMED FOR

City of High Point

Public Services
211 S Hamilton Street
High Point, NC 27260

BY

Tetra Tech Engineering P.C.

4000 Park Drive, Suite 200
P.O. Box 14409
RTP, NC 27709

P +1-919-485-2058

F +1-919-485-8280

tetrattech.com

EXECUTIVE SUMMARY

This Amendment is required to continue developing the Integrated Watershed Assessment Framework (IWAF) co-designed by a team of City staff and Tetra Tech to meet multiple program needs for water-related project planning and program compliance. The original contract framework design phase was completed in March 2021, and in April 2022 the contract was amended to begin the development of a HSPF watershed model for the entire City Planning Area and watersheds draining to it. In September 2021 the project Scope was amended to support flood and stormwater model development, which is now underway for the Richland Creek watershed. The HSPF modeling was completed in early 2022 and documented in the “HSPF Watershed Model for High Point Area (DRAFT)” report (Tetra Tech, 2022). Under this Scope amendment, Tetra Tech will assist the City in two new primary technical tasks as follows:

Amendment Task 1 – Lake Model Development: develop CE-QUAL-W2 lake models for City Lake and Oak Hollow Reservoir that are linked to the HSPF watershed model to support watershed and water supply protection management planning in the City.

Amendment Task 2 – Future Condition Analysis IWAF Model Application: complete a future land use/cover and climate scenario with the HSPF and the lake models to provide information to support City management planning. The results will enable City staff to predict potential future impacts under current management programs and policies, and guide decisions for modifying those programs as needed for elements such as water supply protection, stormwater and flood management, comprehensive planning and ordinances for new development or redevelopment, and parks restoration project planning.

The cost for this next phase of the CE-QUAL-W2 model development and IWAF model application is \$150,000 with anticipated completion by June 30, 2023.

1.0 BACKGROUND

The purpose of this Scope of Work (SOW) is to continue developing the IWAF framework initiated in July 2020. Under Phase 1 of the project, the City team and Tetra Tech worked collaboratively to establish overarching goals of watershed assessment across each of the participating departments, specify objectives under each goal, identify water quantity and water quality indicators related to each objective, select models that would support the objectives and produce the indicators to support decision-making for capital projects or operations, review the data available for developing the models, and identify gaps, and produce a model development plan optimized for the City of High Point. The Model Development Plan was completed in March 2021 (Tetra Tech, 2021).

Under the watershed assessment framework design, a linked watershed-lake modeling system is proposed for the City of High Point. The modeling system is envisioned to become the foundation for supporting water-related regulatory compliance and water infrastructure planning for the City of High Point. Tetra Tech began Phase 2 of the project in April 2021 initiating construction of HSPF watershed models that cover the City of High Point Planning Area and watersheds draining to it. The HSPF watershed modeling network was completed in early 2022 with results documented in “HSPF Watershed Model for High Point Area (DRAFT)” report (Tetra Tech, 2022).

The SOW under this amendment describes additional tasks to be performed under Phase 2 as a continuation of the framework elements that were defined by the City Team under Phase 1 of the project. Amendment Task 1 under this SOW will involve developing lake models for City Lake and Oak Hollow Reservoir that will be linked with the HSPF watershed model to support existing and future evaluation of hydrology and water quality impacts in the City Planning Area. Amendment Task 2 will then involve developing a model application scenario representing potential future land use/cover and climate, running the linked watershed-lake modeling system for the scenarios, and documenting the results to guide future management planning. For example, this analysis could support management decisions for City programs including water supply protection, comprehensive development planning and new ordinances, and stormwater management planning.

The two technical tasks are outlined below along with a corresponding project management and coordination task.

2.0 SCOPE OF WORK

2.1 AMENDMENT TASK 1 - LAKE MODEL DEVELOPMENT

The objective of this task is to develop lake models for City Lake and Oak Hollow Reservoir. Outputs from the calibrated HSPF watershed model will be used to derive input boundary conditions for the lake models (e.g., nutrient loads at the upstream boundary). The calibrated lake models can then be used for water quantity and quality analyses. The CE-QUAL-W2 model, a two-dimensional (longitudinal and vertical) hydrodynamic and water quality model (Wells, 2021), was selected for this purpose. CE-QUAL-W2 can simulate lake volume/level, nutrients, dissolved oxygen, algae, temperature, and CBOD. The latest version of CE-QUAL-W2 is Version 4.5 and it includes many enhancements compared to legacy versions.

2.1.1 Model Development

This task will include setting up CE-QUAL-W2 models for Oak Hollow and City Lake. The simulation period of the CE-QUAL-W2 model will be selected based on monitoring records for calibration and be within the HSPF simulation period (e.g., 2016-2020).

Data were previously compiled for the broader modeling effort for the City of High Point. However, recent data that can be used in the lake model development and calibration will be reviewed for incorporation. Categories of data needed for CE-QUAL-W2 model development include:

- Bathymetry data
- Initial conditions
- Boundary conditions
- Hydraulic parameters
- Kinetic parameters
- Calibration data

Bathymetry data, as well as other relevant information (e.g., locations of water quality monitoring sites) will be used to determine the computational grid cells of the model. The computational grid contains information on longitudinal, vertical, (i.e., layer height), and width spacing of each grid cell and slope.

Initial conditions and boundary conditions will be derived from the HSPF model and other viable data sources. Boundary conditions include upstream inflows, tributary inflows, distributed inflows, weather, and point source inflows. Outflows can also be specified as needed, including downstream outflows, lateral withdrawals, spillway design, etc. Atmosphere-water surface boundary conditions are required and include surface heat exchange, solar radiation, wind, and gas exchanges. Hourly time series for meteorological variables (e.g., solar radiation, air temperature) were already processed for weather zones within the HSPF model. Time series from the weather zone aligning with the lakes will be used as inputs to the CE-QUAL-W2 model. In addition, hourly wind direction will be calculated and input to the model to calculate horizontal and vertical velocities. Furthermore, outputs from HSPF will be used to develop input flow and water quality time series for upstream and tributary inflows. Initial parameter values will be set based on user guidance, relevant literature, similar CE-QUAL-W2 models, and best professional judgment. Parameters will then be adjusted during model calibration (Section 2.1.2).

2.1.2 Model Calibration

Model calibration will consist of comparing simulated water surface elevations, temperatures, and water quality constituents to in-lake monitoring records using visual tools and statistical metrics and adjusting parameter values iteratively (e.g., kinetic rates) to improve the fit to observations across sites and variables. State variables to be evaluated with available records include water temperature, dissolved oxygen, suspended solids, algae (chlorophyll *a*), BOD, and inorganic and organic nutrients. Iron and manganese can also be simulated by CE-QUAL-W2, which is of interest to the City for their drinking water intake quality; the sediment release routines of these variables are newer and have not been tested by the Tetra Tech modeling team. Thus, pending suitable data are available for parameterization and calibration, and there are sufficient project resources, the iron and manganese simulation will be tested.

Proposed Amendment Task 1 Deliverables (schedule)

1. CE-QUAL-W2 lake model development status update (within 160 days of NTP)
2. CE-QUAL-W2 lake modeling report (draft within 240 days of NTP)

2.2 AMENDMENT TASK 2 - BASELINE ANALYSIS IWAF MODEL APPLICATION

Tetra Tech will coordinate with City staff and other data resources to develop future land use/cover and climate for the regional High Point Planning Area and watersheds draining to it.

2.2.1 Future Condition Scenarios

Two scenarios will be completed as discussed further below:

1. Existing land use/cover and hindcast climate
2. Future land use/cover and future climate

The first scenario uses existing land use/cover that is already implemented in the HSPF model with hindcast climate. The second scenario provides the opportunity to comprehensively evaluate the impacts of land use and climate changes on water quality and quantity. Relative differences between the two scenarios will be summarized.

2.2.1.1 Potential Future Land Use/Cover

In 2020 the population of High Point was about 114,000 and the City has projected that by 2035 the population is expected to be about 131,000 (<https://www.highpointnc.gov/2010/Population-Demographics>). Changes in population instigate changes in land use/cover, such as building of new residential subdivisions along the outskirts of town and/or more concentrated development. Development can result in removal of natural land covers (e.g., forest) and lead to more impervious surfaces, which alters hydrologic and water quality dynamics on the landscape and in receiving waterbodies. The HSPF model was developed and calibrated to recent existing land use/cover as discussed in Tetra Tech (2022). This task will involve modeling potential future land use with the HSPF watershed model and CE-QUAL-W2 lake models.

Modeling future land use with the HSPF watershed model requires understanding the types of land uses that are being altered (e.g., forest to developed), the associated acreages of those changes, and the location of those changes. If the City of High Point has a future land use coverage (i.e., GIS shapefile for mapping), then it can potentially be used for the future land use scenario. If no potential future land use coverage is available, then assumptions about land use change will be made with input from the City. Tetra Tech will work with the City Planning Department to understand expectations for future build-out based on regulations, zoning, and other trends. No new land uses/covers will be added to the HSPF model and parameters will be maintained at their current calibrated values. Rather the land use/cover acreages within each model subbasin will be altered in the HSPF SCHEMATIC block, which routes pervious and impervious (PERLND and IMPLND) surfaces to reaches.

2.2.1.2 Potential Future Climate

Global average air temperatures are rising due to human activities and Global Climate Models (also called General Circulation Models; GCMs) are in general agreement that such increases will continue throughout the 21st century. GCM predictions regarding future precipitation patterns are more variable, but both the severity of intense rain events and the frequency of droughts are anticipated to worsen over the 21st century. Effective water resources planning needs to consider the risks associated with these potential changes to help ensure resiliency of the water sector. Assuming that the future will resemble the past can put communities more at-risk, and decisions made today can exacerbate or mitigate a community's vulnerability to local changes in climate. The risks and impacts of future climate vary by location and sector. Therefore, this task will include simulating potential future climate for the City of High Point with the linked HSPF watershed model and CE-QUAL-W2 lake models for City Lake and Oak Hollow.

This task will provide a quantitative assessment of the impacts of potential future climate on water quantity (e.g., water supply lake levels) and water quality (e.g., relative changes in nutrient loads on lake algae populations). GCMs predict future climate as a function of large-scale forcing, not date-specific weather series. Climate is defined as weather at a place averaged over a long-period of time, generally multiple decades, and GCM output must similarly be analyzed over a multi-decadal period. Therefore, Tetra Tech will work with the City to select a future period for evaluation, likely about three decades years long for the HSPF watershed model, such as 2025 to 2055 to support near-term planning. Due to the computationally intensive and lengthy model run time for a gridded CE-QUAL-W2 model, the lake simulation period is anticipated to be a subset of the future evaluation period simulated by HSPF.

Future climate projections are uncertain and are best used to describe potential future conditions to which adaptation may be needed. To select a potential climate future for the City, predicted relative change in mean annual temperature and mean annual precipitation will be assessed for available GCMs, for example by using USEPA's LASSO (Locating and Selecting Scenarios On-line) tool (beta tool under development at U.S. EPA Office of Research and Development, courtesy of Phillip Morefield). The tool performs automated annual and seasonal summaries of monthly-level spatially downscaled (4 km) GCM output from the Multivariate Constructed Analogs (MACA) CMIP5 archive (<http://maca.northwestknowledge.net/>). The relative change in annual average air temperature and annual precipitation compared to historic, hind-cast climate will be evaluated for the GCMs. From the assessment, a GCM that is near the ensemble mean for the region will be selected for modeling potential future climate.

HSPF and CE-QUAL-W2 input weather time series (e.g., precipitation, air temperature), will be derived from spatially downscaled GCM data for the selected "ensemble mean" scenario. The data will be processed to be in the needed model input formats and units. The first scenario will use hindcast climate from the selected GCM and this will serve as the baseline for determining relative changes. The second scenario will use futurecast climate from the selected GCM and future land use/cover. For each the scenario will be run first with HSPF, and then the boundary conditions for the lake models will be revised to reflect the HSPF results (e.g., flows and loads to the lakes). Then the scenario will be run for the lakes with the CE-QUAL-W2 models. Relative changes in variables of interest (e.g., growing season chlorophyll-a concentrations) from the hindcast to the futurecast simulation will be tabulated and summarized to support planning efforts.

2.2.2 Source Assessment and Impacts Analysis

Results from the existing condition (i.e., calibration models) and future climate scenarios will be tabulated and summarized. As part of this task, a loading assessment will be developed for sediment, phosphorus, and nitrogen for existing conditions with HSPF. This will provide information on pollutant loading hot spots and be useful for comparing relative loads for different sources. The impacts of future conditions on pollutant loading (sediment, nitrogen, and phosphorus) and lake water quality will be analyzed using the relative differences between the hindcast and futurecast scenarios discussed in Section 2.2.1.

Proposed Amendment Task 2 Deliverables (schedule)

1. Draft land use and climate scenario to discuss with City Team (schedule to be determined but look to complete prior to completion of CE-QUAL-W2 model development)
2. Draft analysis report (target 90 days after CE-QUAL-W2 and HSPF linkage and calibration completed)
3. Final analysis report (target 45 days after receiving input from City Team on draft results)

2.3 AMENDMENT TASK 3 - QUALITY ASSURANCE/QUALITY CONTROL, MEETINGS, CORRESPONDENCE, AND CONTRACT COORDINATION WITH THE CITY OF HIGH POINT

2.3.1 Quality Assurance/Quality Control

Throughout implementation of this scope of work, Quality Assurance/Quality Control (QA/QC) will be conducted by the technical team. To support and document QA/QC activities, a QA/QC spreadsheet will be maintained for the lake model development and linked watershed-lake modeling application. It will contain records of data sources used in model development, processing notes, QA/QC review requirements, QA/QC events led by a senior scientist/engineer/modeler, and QA/QC outcomes for the project.

2.3.2 Meetings

Tetra Tech will participate in up to 3 meetings with the City of High Point regarding the modeling and baseline analysis efforts under this SOW. These could potentially include model development update, model application scenario assumptions, and baseline analysis results discussion. Tetra Tech will collaborate with the City of High Point regarding the timing and content of these project meetings.

2.3.3 Correspondence and Contract Coordination

Tetra Tech will coordinate with the City of High Point to manage this contract and plan work under its provisions. This includes corresponding with City staff, planning work, estimating level of effort, tracking accounting, and preparing work summaries to accompany billing invoices.

Proposed Amendment Task 3 Deliverables (schedule)

1. Quality Assurance/Quality Control documentation (as requested by the City)
2. Project meetings and meeting summaries (via email within 1-5 days following calls/meetings)
3. Invoices and progress reports (monthly or as invoiced)

3.0 PROPOSED BUDGET

The proposed budget amendment for this SOW is \$150,000, bringing the total cost approved for the IWAF project PO #103547 to \$450,000. The amount represents a total not-to-exceed value without written approval from City contract manager. It is anticipated this will cover the development of the lake models in addition to the application of the linked watershed and lake modeling framework to establish a baseline analysis. However, completion of the modeling framework will take precedence and the application will begin as resources allow. Billing will be based on the following staff and rates as outlined in the master services contract for Tetra Tech with the City.

Estimated Budget Breakdown By Task

Task No	Task Description	Budget (\$)
2.1	CE-QUAL-W2 Model Development	100,000
2.2	Baseline Analysis IWAF Model Application	35,000
2.3	QAQC, Meetings, Project and Contract Management	15,000
TOTAL		150,000

Time and Material rates for proposed staff (per Master Services Agreement)

Person	Role	Billing Category	Yr 5 (\$/hr)
1. Trevor Clements	PM/Principal Manager	Principal Contract Manager	190
2. Jon Butcher	Principal Engineer	Principal Engineer	264
3. Holly Miller	Senior Planner	Senior Planner	185
4. Michelle Schmidt	Project Eng./Modeler	Project Engineer	151
5. Hillary Yonce	Project Scientist	Project Scientist	151
6. Afshin Shabani	Staff Engineer/Modeler	Staff Engineer	131
7. Allison Barker	Contract Administration	Contract Administration	102
8. Christina Buxton	Editor/Technician	Science Technician	92

Other direct costs (local travel, equipment/supplies) will be billed at cost plus 15% fee

4.0 SCHEDULE

The estimated schedule for lakes model development and baseline analysis for model application is outlined as follows. Resources to support the baseline analysis will depend on completing the CE-QUAL-W2 Lakes modeling effort within targeted ceiling for that effort.

Task #	Task Description	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
2.1	CE-QUAL-W2 Model Development																	
2.1.1	Model Development																	
2.1.2	Model Calibration																	
a.	Model Calibration																	
b.	Model Calibration Memorandum																	
2.2	Baseline Analysis IWAF Model Application																	
2.2.1	Future Condition Scenarios																	
2.3.2	Source Assessment and Impacts Analysis																	
2.3	QAQC and Project/Contract Coordination																	
a.	QAQC documentation (throughout project)																	
b.	Project meetings and summaries (tbd)																	
c.	Invoices and progress reports (monthly)																	

5.0 REFERENCES

Tetra Tech. 2022. HSPF Watershed Model for High Point Area (DRAFT). Prepared for City of High Point by Tetra Tech, Research Triangle Park, North Carolina.

Tetra Tech. 2021. City of High Point Integrated Watershed Assessment Framework Model Development Plan. Prepared for City of High Point by Tetra Tech, Research Triangle Park, North Carolina.

Wells, S. 2021. CE-QUAL-W2: A Two-Dimensional, Laterally Averaged, Hydrodynamic and Water Quality Model, Version 4.5. User Manual: Part 1 Introduction, Model Download Package, How to Run the Model. Portland State University, Portland, Oregon. Retrieved from: www.cee.pdx.edu/w2/

CITY OF HIGH POINT

AGENDA ITEM



Title: Leaf Vac Truck – Carolina Environmental Systems, Inc.

From: Kevin Rogers, Fleet Director

Meeting Date: July 18, 2022

Public Hearing: N/A

Advertising Date / N/A

Advertised By: N/A

Attachments: Formal Bid Recommendation
Vendor Quote

PURPOSE:

The Storm Water Division is currently utilizing a 2007 Freightliner M2-106, with John Deere Model SCL800SM25, is in need of replacement due to increasing maintenance costs. Using the NC Sheriff's Association Contract# 22-06-0426, a Freightliner truck with Pac Mac 25 cubic yard chassis mounted automated leaf collection system is being recommended for council approval.

BACKGROUND:

The Storm Water Division is currently using a 2007 Freightliner M2-106, with John Deere Model SCL 800SM25 that needs replacement due to over all condition. The new Freightliner truck with Pac Mac 25 cubic yard chassis mounted automated leaf collection system is similar to other trucks they are using and will meet their needs. The price of \$250,196.74 is for the truck, extended warranty, training, and delivery. The estimated delivery is 240-360 days.

BUDGET IMPACT:

Funds are available in 2022-23 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the new Freightliner truck with Pac Mac 25 cubic yard leaf collection system from Carolina Environmental Systems, Inc. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.



Carolina Environmental Systems, Inc.
306 Pineview Drive, Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
Phone: 800-239-7796
336-904-0952

QUOTE

June 28, 2022
City of High Point
Attention: Mr. Kevin Rogers

Dear Kevin,

CES appreciates the opportunity to submit you the following quotation via NCSA bid 22-06-0426, item number 2669: "Chassis mounted leaf & debris collection equipment"

I. One (1) Pac Mac 25 cubic yard chassis mounted automated leaf collection unit complete with 74 HP Kubota diesel auxiliary engine, three (3) way hydraulic boom, hydraulic drive controls, removable top vent covers, bottom exhaust to direct dust downward, removable high strength liner for impeller housing, removable high strength deflector plate, hinged inlet door, painted white, factory mounting, incoming freight and service.

Base body bid:	\$149,925.27
Less 6% discount:	<u>-\$8,995.52</u>
Net base body bid price:	\$140,929.75

Note: Pricing above includes the optional top-hinged hydraulically operated bubble tailgate & rear vision camera system at no additional charge

II. One (1) 2023 Freightliner model M2-106 cab/chassis complete as per the enclosed specifications which also includes the cab conversion modification to add the right-hand steering option. Pricing includes the Carb-22 five (5) year 150,000 miles extended warranty, the Cummins HD1 five (5) year 150,000 miles extended warranty, as well as the five (5) year unlimited miles Allison transmission warranty

Chassis price: \$108,906.99

Total price for I and II: \$250,196.74

FOB: Your yard

Delivery: Approximate delivery for 1st quarter 2023, predicated upon anticipated chassis delivery of November 1, 2022

Note: Above pricing may be subject to future body and/or chassis surcharges if applicable

We sincerely appreciate the opportunity to submit the above quotation. If we may answer any questions or be of service to you in any way, please do not hesitate to contact us at: 1-800-239-7796.

Ben Taylor, Carolina Environmental Systems



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

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

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

CITY OF HIGH POINT

AGENDA ITEM



Title: Public Hearing for Coldwell Banker Advantage

From: Sandy Dunbeck, Director
High Point Economic Development

Meeting Date: July 18, 2022

Public hearing: yes

Advertising Date: July 8, 2022

Attachments: Legal Notice

Advertised by: High Point Enterprise

PURPOSE:

The High Point City Council is asked to consider a request from Wythe Advantage, Inc. dba as Coldwell Banker Advantage, to authorize performance-based incentives for an office project at The Bedrock (275 N. Elm St., 27262) in the amount of \$350,389.

PROJECT & BACKGROUND:

Coldwell Banker Advantage, part of Coldwell Banker Real Estate LLC, is an American real estate franchise owned by Realogy, a Fortune 500 company since 2013.

The company would relocate their existing High Point staff and sales operation of 38 people and over 36 months and anticipates growing by 15% per year or an additional 21 sales positions meeting the Guilford County average wage of \$53,994.

The company would lease 5,605 square feet of office space on the first and second floors for five years with options to renew at The Bedrock, the first building of The Outfields, in High Point at 275 N. Elm Street.

BUDGET IMPACT:

The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

RECOMMENDATION / ACTION REQUESTED:

The High Point Economic Development staff recommends that City Council authorize performance-based incentives for the project in the amount of \$350,389 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, July 18, 2022, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for local incentives. An existing High Point company proposes to lease 5,605 sf of space at The Bedrock building in The Outfields (275 N. Elm St.) in High Point, NC. High Point City Council will consider rental and upfit assistance incentives of up to \$350,389 over a four-year period for the project. The High Point source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's investments in personal property – pursuant to an incentive performance agreement containing benchmarks and a schedule for the payment of such financial assistance. For further information, please call 336-883-3116.

July 8, 2022

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JUNE 6, 2022 – 4:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

CALL TO ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 4:30 p.m.

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

Mayor Jay W. Wagner; Mayor Pro Tem Monica L. Peters, Ward 3; Council Member Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large [arrived at 5:30 p.m.]; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2 [arrived at 5:30 p.m.]; Council Member Victor Jones, Ward 5; and Council Member Michael Holmes, Ward 6 [arrived at 5:15 p.m.]

Absent (1):

Council Member Wesley Hudson, Ward 4

Staff Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Sandy Dunbeck, Economic Development Director; Jeron Hollis, Managing Director; Ryan Ferguson, Marketing Manager; and Mary S. Brooks, Deputy City Clerk

CALL to ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 4:37 p.m.

PRESENTATION OF ITEMS

2022-283 Closed Sessions-Economic Development

Council is requested to go into Closed Session pursuant to N.C. General Statute §143-318.11(a)(4) for economic development.

Mayor Wagner moved to enter Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development; seconded by Council Member Jefferson the motion passed by an 5-0 unanimous vote.

Aye (5): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, and Council Member Jones.

Absent (4): Council Member Hudson, Council Member Johnson, Council Member Williams, and Council Member Holmes.

Note: The following members of council had not yet arrived when the vote was taken to go into Closed Session: Council Member Williams, Council Member Holmes, and Council Member Johnson.

This closed session meeting recessed at 5:42 p.m.; reconvened at 7:11 p.m.; and upon reconvening into Open Session at 8:05 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Sessions.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:06 p.m. upon motion duly made by Council Member Jefferson and second by Council Member Holmes.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Internet/Intranet Circuits - City of High Point

From: Adam Ward, Assistant Director, Information
Technology Services

Meeting Date: July 18, 2022

Public Hearing: No

Advertising Date /
Advertised By: N/A

Attachments: Lumen Technologies Quote

PURPOSE:

The city needs to acquire modern Internet/Intranet circuits to improve its network infrastructure and reduce costs.

BACKGROUND:

Information Technology Services is recommending the City of High Point migrate its Internet and Intranet services from Sagra to Lumen Technologies. The new proposal will supply circuits with increased bandwidth, reliability, redundancy, and reduced latency to all city facilities. Lumen Technologies offers a superior service level agreement and web dashboard allowing Information Technology Services staff to isolate critical network issues and engage with knowledge engineers to reduce service down time.

BUDGET IMPACT:

The City of High Point will use existing funds in the FY 2022-23 budget to purchase data connectivity services from Lumen Technologies. The contract offered by Lumen Technologies has a term of 36 months. Currently, the city spends \$51,186.96 per month for Internet and Intranet connections (\$614,243.52 yearly). The new monthly reoccurring charge from Lumen Technologies will be \$50,875.42 (\$610,505.04 yearly). Resulting in a monthly savings of \$311.54 (\$3738.48 annually). The acquisition of services will be done under the NASPO Value Point – Cloud Solutions contract (Master Agreement # AR2474).

RECOMMENDATION / ACTION REQUESTED:

The Department of Information Technology Services recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

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

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

Statement of Work ("SOW")

Customer: City of High Point

CONTACT INFORMATION

Customer: City of High Point

Address: 211 South Hamilton Street
High Point, NC 27260

Job Number:

Customer Primary Contact

Name: Steve Lingerfelt

Address: 211 South Hamilton Street
High Point, NC 27260

Telephone: 336-883-3286

Email: Steve.lingerfelt@highpointnc.gov

CenturyLink Primary Contact:

Name: Wanda Straub

Address: 300 New Bridge Street
Jacksonville, NC 28546

Telephone: 910-459-4504

Email: Wanda.tingen@lumen.com

Customer Billing/Accounts Payable

Name: Kim Hilton

Address: 211 South Hamilton Street
High Point, NC 27260

Telephone: 336-883-3286

Fax:

Email: Kim.hilton@highpointnc.gov

CenturyLink Services Billing

Name: CenturyLink Business Services

Address: P.O. Box 52187, Phoenix, AZ 85072-2187

Telephone: 1-800-860-1020

Website: <https://controlcenter.centurylink.com>

STATEMENT OF WORK FOR CITY OF HIGH POINT
Agreement Pramata ID # 1068385
City of High Point – NASPO PA – CLM# 3049398

Services Provided: IPVPN, DIA/DDOS/Wave, and Enterprise Broadband Access Service (EBAS)

This Statement of Work ("SOW") sets forth the scope of work and terms and conditions of the Services to be provided to City of High Point ("Customer") by CenturyLink Communications, LLC ("CenturyLink"). This SOW is subject to and governed by the terms and conditions of the NASPO Value Point – Cloud Solutions contract (Master Agreement # AR2474, Pramata #1068385) and the City of High Point Participating Addendum by and between the City of High Point and CenturyLink, under which Customer is an authorized Purchasing Entity, subject to the City of High Point NASPO PA, CLM #3049398, of the Master Agreement #AR2474 that apply specifically to the Services (collectively, the "Agreement"). Capitalized terms not defined in this SOW are defined in the Agreement. This SOW shall constitute an Order under the Agreement.

Scope

The scope of this project is to provide an IPVPN, Dedicated Internet Access with DDoS, Optical Wavelength Services, and Enterprise Broadband Access Solution to Customer locations. The specific Services are as priced on the Quotes included in this SOW, or as listed in the pricing tables below, and incorporated by reference. Customer will purchase the Services by executing an Order with CenturyLink that references this SOW.

State Specific Special Provisions

State of North Carolina Chief Procurement Officer has issued a blanket authorization for local governments to enter into their own participating agreement – dated April 20, 2020. The City of High Point's NASPO Participating Addendum (PA) was executed by both parties on May 31, 2022 (CLM# 3049398).

Deal Credits

When the City of High Point purchases all services listed in this SOW, and upon SOW execution by both parties, CenturyLink Communications, LLC will extend a one (1) month service credit, not to exceed \$50,875.42, in month 4 of billing. In order to receive credits the City will be required to retain services for a minimum of 12 months. If services are cancelled prior to the end of month 12, then Customer is liable for all the credits received in this section.

Customer: City of High Point

CenturyLink Communications, LLC

Authorized Signature

Authorized Signature

Name Typed or Printed

Name Typed or Printed

Title

Offer Management

Title

Date

Date

Agreement CLM ID #304938

IPVPN

DOC-0001094449

Customer: City of High Point

Currency: USD

Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
1730 WESTCHESTER DR HIGH POINT NORTH CAROLINA 27262 7007 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 10GIG-E WAVE			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$800.00	\$0.00
	Subtotal						\$800.00	\$0.00
1730 WESTCHESTER DR HIGH POINT NORTH CAROLINA 27262 7007 UNITED STATES	IP VPN Logical Interface (10 Gbps CIR, Flat Rate)	New	36	1	\$4,200.00	\$0.00	\$4,200.00	\$0.00
	- Committed Information Rate (CIR) = 10 Gbps							
	Subtotal						\$4,200.00	\$0.00
901 N MAIN ST HIGH POINT NORTH CAROLINA 27262 3923 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$996.45	\$0.00
	Subtotal						\$996.45	\$0.00
901 N MAIN ST HIGH POINT NORTH CAROLINA 27262 3923 UNITED STATES	IP VPN Logical Interface (500 Mbps CIR, Flat Rate)	New	36	1	\$675.00	\$0.00	\$675.00	\$0.00
	- Committed Information Rate (CIR) = 500 Mbps							
	Subtotal						\$675.00	\$0.00
211 S HAMILTON ST HIGH POINT NORTH CAROLINA 27260 5232 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 10GIG-E WAVE			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$800.00	\$0.00
	Subtotal						\$800.00	\$0.00
211 S HAMILTON ST HIGH POINT NORTH CAROLINA 27260 5232 UNITED STATES	IP VPN Logical Interface (10 Gbps CIR, Flat Rate)	New	36	1	\$4,200.00	\$0.00	\$4,200.00	\$0.00
	- Committed Information Rate (CIR) = 10 Gbps							

Customer: City of High Point

Currency: USD

Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
	Subtotal						\$4,200.00	\$0.00
121 N PENDLETON ST HIGH POINT NORTH CAROLINA 27260 6197 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$996.45	\$0.00
	Subtotal						\$996.45	\$0.00
121 N PENDLETON ST HIGH POINT NORTH CAROLINA 27260 6197 UNITED STATES	IP VPN Logical Interface (500 Mbps CIR, Flat Rate)	New	36	1	\$675.00	\$0.00	\$675.00	\$0.00
	- Committed Information Rate (CIR) = 500 Mbps							
	Subtotal						\$675.00	\$0.00
220 E COMMERCE AVE HIGH POINT NORTH CAROLINA 27260 5204 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$155.00	\$0.00
	Subtotal						\$155.00	\$0.00
220 E COMMERCE AVE HIGH POINT NORTH CAROLINA 27260 5204 UNITED STATES	IP VPN Logical Interface (500 Mbps CIR, Flat Rate)	New	36	1	\$675.00	\$0.00	\$675.00	\$0.00
	- Committed Information Rate (CIR) = 500 Mbps							
	Subtotal						\$675.00	\$0.00
434 S ELM ST HIGH POINT NORTH CAROLINA 27260 6619 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$866.25	\$0.00
	Subtotal						\$866.25	\$0.00
434 S ELM ST HIGH POINT NORTH CAROLINA 27260 6619 UNITED STATES	IP VPN Logical Interface (500 Mbps CIR, Flat Rate)	New	36	1	\$675.00	\$0.00	\$675.00	\$0.00
	- Committed Information Rate							

Customer: City of High Point

Currency: USD

Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
	(CIR) = 500 Mbps							
	Subtotal						\$675.00	\$0.00
816 E GREEN DR HIGH POINT NORTH CAROLINA 27260 6714 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$866.25	\$0.00
	Subtotal						\$866.25	\$0.00
816 E GREEN DR HIGH POINT NORTH CAROLINA 27260 6714 UNITED STATES	IP VPN Logical Interface (1 Gbps CIR, Flat Rate)	New	36	1	\$1,000.00	\$0.00	\$1,000.00	\$0.00
	- Committed Information Rate (CIR) = 1 Gbps							
	Subtotal						\$1,000.00	\$0.00
136 NORTHPOINT AVE HIGH POINT NORTH CAROLINA 27262 7720 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$724.50	\$0.00
	Subtotal						\$724.50	\$0.00
136 NORTHPOINT AVE HIGH POINT NORTH CAROLINA 27262 7720 UNITED STATES	IP VPN Logical Interface (500 Mbps CIR, Flat Rate)	New	36	1	\$675.00	\$0.00	\$675.00	\$0.00
	- Committed Information Rate (CIR) = 500 Mbps							
	Subtotal						\$675.00	\$0.00
501 E COMMERCE AVE HIGH POINT NORTH CAROLINA 27260 5222 UNITED STATES	IP VPN Port and Access	New	36	1	\$0.00	\$0.00	\$0.00	\$0.00
	- Standard Delivery - To the MPoE (Customer Provided)							
	Port - 1 Gbps			1	\$0.00	\$0.00	\$0.00	\$0.00
	Transport	New	36	1			\$155.00	\$0.00
	Subtotal						\$155.00	\$0.00
501 E COMMERCE AVE HIGH POINT NORTH CAROLINA 27260 5222 UNITED STATES	IP VPN Logical Interface (500 Mbps CIR, Flat Rate)	New	36	1	\$675.00	\$0.00	\$675.00	\$0.00

Customer: City of High Point
Currency: USD
Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
	- Committed Information Rate (CIR) = 500 Mbps							
	Subtotal						\$675.00	\$0.00
	Totals						\$19,809.90	\$0.00

Comments:

Contact: Steve Lingerfelt
Contact Phone: (336) 883-3286
Contact Email: steve.lingerfelt@highpointnc.gov

Sales Representative: Wanda Straub

Phone:

Email: wanda.tingen@lumen.com

Quote Terms and Conditions:

- This Quote Summary is confidential and may not be disclosed to third parties. It is non-binding unless and until the terms and conditions stated herein are incorporated into a signed order which is thereafter accepted by Lumen. This Quote Summary is intended to provide directional pricing only; actual pricing may vary.

Agreement CLM ID #304938

DIA/DDOS/Wave

DOC-0001094443

Pricing clarification: The Document included with a Total of \$7,981.16 (Doc-0001094443), does not include the Billing Arrangement minimum CDR of \$1,120.40 per month. This minimum CDR information is listed in the Quote Description column, for reference, and is billed in addition to the quote total on a monthly basis.

Customer: City of High Point

Currency: USD

Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
1730 WESTCHESTER DR HIGH POINT NORTH CAROLINA 27262 7007 UNITED STATES	Dedicated Internet Access Related Packages Dedicated Internet Access Billing Arrangement	New	36	1				
	- Standard Delivery - To the MPoE (Customer Provided)							
	Access - On Net	New	36	1			\$506.50	\$0.00
	- Bandwidth = 10 Gig LanWave - Wave Access (500-10,000)							
	IP Port			1	\$0.00	\$0.00	\$0.00	\$0.00
	IP Logical			1	\$0.00	\$0.00	\$0.00	\$0.00
	- Billing Method=Billing Arrangement							
	Subtotal						\$506.50	\$0.00
1730 WESTCHESTER DR HIGH POINT NORTH CAROLINA 27262 7007 UNITED STATES	Dedicated Internet Access Billing Arrangement	New	36	1				
	- Committed Data Rate in Mbps = 2000							
	- Committed Monthly Usage Charge = \$1,120.40							
	- CDR-Rate (in Mbps)				\$0.5602			
	Subtotal							
1730 WESTCHESTER DR HIGH POINT NORTH CAROLINA 27262 7007 UNITED STATES 211 S HAMILTON ST HIGH POINT NORTH CAROLINA 27260 5232 UNITED STATES	Wavelength - IOC - 10GIG-E LAN	New	36	1	\$2,134.08	\$0.00	\$2,134.08	\$0.00
	- A Site Standard Delivery - To the MPoE (Customer Provided)							
	- Z Site Standard Delivery - To the MPoE (Customer Provided)							
	- A Address = 1730 WESTCHESTER HIGH POINT, NC 27262							
	- Z Address = 211 S HAMILTON HIGH POINT, NC 27260							
	- Bandwidth = 10GIG-E LAN							
	- Protection = Unprotected							
	- Latency Guarantee Level = None							
	- Circuit Diversity Required = No							
	- Custom Route = Yes							
	A-Side Access			1	\$0.00	\$0.00	\$0.00	\$0.00

Customer: City of High Point

Currency: USD

Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
	Z-Side Access			1	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal						\$2,134.08	\$0.00
1730 WESTCHESTER DR HIGH POINT NORTH CAROLINA 27262 7007 UNITED STATES	Wavelength - IOC - 10GIG-E LAN	New	36	1	\$2,134.08	\$0.00	\$2,134.08	\$0.00
211 S HAMILTON ST HIGH POINT NORTH CAROLINA 27260 5232 UNITED STATES	- A Site Standard Delivery - To the MPoE (Customer Provided)							
	- Z Site Standard Delivery - To the MPoE (Customer Provided)							
	- A Address = 1730 WESTCHESTER HIGH POINT, NC 27262							
	- Z Address = 211 S HAMILTON HIGH POINT, NC 27260							
	- Bandwidth = 10GIG-E LAN							
	- Protection = Unprotected							
	- Latency Guarantee Level = None							
	- Circuit Diversity Required = No							
	- Custom Route = Yes							
	A-Side Access			1	\$0.00	\$0.00	\$0.00	\$0.00
	Z-Side Access			1	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal						\$2,134.08	\$0.00
211 S HAMILTON ST HIGH POINT NORTH CAROLINA 27260 5232 UNITED STATES	Dedicated Internet Access Related Packages Dedicated Internet Access Billing Arrangement	New	36	1				
	- Standard Delivery - To the MPoE (Customer Provided)							
	Access - On Net	New	36	1			\$506.50	\$0.00
	- Bandwidth = 10 Gig LanWave							
	- Wave Access (500-10,000)							
	IP Port			1	\$0.00	\$0.00	\$0.00	\$0.00
	IP Logical			1	\$0.00	\$0.00	\$0.00	\$0.00
	- Billing Method=Billing Arrangement							
	Subtotal						\$506.50	\$0.00
5301 DEPARTURE DR RALEIGH NORTH CAROLINA 27616 1835 UNITED STATES	DDoS Mitigation Site	New	36	1				

Customer: City of High Point

Currency: USD

Quote Issue Date: 07/06/2022

Service Address	Description	Order Type	Term (Months)	Qty	Unit MRC	Unit NRC	Total MRC	Total NRC
	- Service Type = Internet Direct							
	DDoS Clean Traffic Return Path			1	\$600.00	\$0.00	\$600.00	\$0.00
	Flow Based Monitoring			1	\$600.00	\$0.00	\$600.00	\$0.00
	Subtotal						\$1,200.00	\$0.00
4021 ROSE LAKE DR CHARLOTTE NORTH CAROLINA 28217 2857 UNITED STATES	DDoS Mitigation Service	New	36	1	\$300.00	\$0.00	\$300.00	\$0.00
	- Service Provider = Level 3							
	- Clean Bandwidth = 1 Gbps							
	- Protection Type = On-Demand							
	Subtotal						\$300.00	\$0.00
4021 ROSE LAKE DR CHARLOTTE NORTH CAROLINA 28217 2857 UNITED STATES	DDoS Mitigation Site	New	36	1				
	- Service Type = Internet Direct							
	DDoS Clean Traffic Return Path			1	\$600.00	\$0.00	\$600.00	\$0.00
	Flow Based Monitoring			1	\$600.00	\$0.00	\$600.00	\$0.00
	Subtotal						\$1,200.00	\$0.00
	Totals						\$7,981.16	\$0.00

Comments:

Contact: Steve Lingerfelt

Contact Phone: (336) 883-3286

Contact Email: steve.lingerfelt@highpointnc.gov

Sales Representative: Wanda Straub

Phone:

Email: wanda.tingen@lumen.com

Quote Terms and Conditions:

Customer: City of High Point
Currency: USD
Quote Issue Date: 07/06/2022

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Enterprise Broadband Access Service – Pricing Table

Address	City	State	Zip	Bandwidth	MRC	NRC
101 GORDON ST	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
101 PRICE ST	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
1035 W WARD AVE	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
1044 WEST BURTON RD	Thomasville	NC	27360	1000Mb Down/40Mb Up	\$406.74	\$0.00
1073 E SPRINGFIELD RD	High Point	NC	27263	1000Mb Down/40Mb Up	\$406.74	\$0.00
110 E SPRINGFIELD RD	High Point	NC	27263	1000Mb Down/40Mb Up	\$406.74	\$0.00
1116 GORDON ST	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
1220 PENNY RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
1301 BRENTWOOD ST	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
1529 SKEET CLUB RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
1859 E LEXINGTON AVE	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
1901 S MAIN ST	High Point	NC	27263	1000Mb Down/40Mb Up	\$406.74	\$0.00
201 FOURTH ST	High Point	NC	27261	1000Mb Down/40Mb Up	\$406.74	\$0.00
208 PROSPECT ST	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
213 FISHER AVE	High Point	NC	27261	1000Mb Down/40Mb Up	\$406.74	\$0.00
2414 AMBASSADOR CT	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
2419 WHITES MILL RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3001 INGLESIDE DR	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
304 N Rotory Dr	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
3400 N CENTENNIAL ST	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3415 N CENTENNIAL ST	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3534 TRIANGLE LAKE RD	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
3604 MORRIS FARM DR	Greensboro	NC	27409	1000Mb Down/40Mb Up	\$406.74	\$0.00
3748 KIVETT DR	Jamestown	NC	27282	1000Mb Down/40Mb Up	\$406.74	\$0.00
3828 JOHNSON ST	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3940 KIVETT DR	Jamestown	NC	27282	1000Mb Down/40Mb Up	\$406.74	\$0.00
401 LAKE AVE	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
401 TAYLOR AVE	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
4538 BARROW RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
505 E GREEN DR	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
508 N CENTENNIAL ST	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
512 STEELE ST	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
513 OAKVIEW RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
5875 RIVERDALE DR	Jamestown	NC	27282	1000Mb Down/40Mb Up	\$406.74	\$0.00
5898 RIVERDALE DR	Greensboro	NC	27407	1000Mb Down/40Mb Up	\$406.74	\$0.00
602 W MAIN ST	Jamestown	NC	27282	1000Mb Down/40Mb Up	\$406.74	\$0.00
716 W MARTIN LUTHER KING JR DR	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
718 W MARTIN LUTHER KING JR DR	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
921 Eastchester Dr	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00

930 OLD WINSTON RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
100 W HIGH ST	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
1503 CHESTNUT DR	High Point	NC	27262	1000Mb Down/40Mb Up	\$406.74	\$0.00
120 W COMMERCE AVE	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
2127 SANDY RIDGE RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
201 W BROAD ST	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
3710 WATERVIEW RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
6011 RIVERDALE DR	Greensboro	NC	27407	1000Mb Down/40Mb Up	\$406.74	\$0.00
503 JAMES RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3409 N CENTENNIAL ST	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3431 N CENTENNIAL ST	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
3415 N CENTENNIAL ST	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
1529 SKEET CLUB RD	High Point	NC	27265	1000Mb Down/40Mb Up	\$406.74	\$0.00
2707 TRIANGLE LAKE RD	High Point	NC	27260	1000Mb Down/40Mb Up	\$406.74	\$0.00
3854 E KIVETT DR	Greensboro	NC	27407	1000Mb Down/40Mb Up	\$406.74	\$0.00
				Totals	\$21,963.96	\$0.00

CITY OF HIGH POINT

AGENDA ITEM



Title: SD-WAN - City of High Point

From: Adam Ward, Assistant Director, Information
Technology Services

Meeting Date: July 18, 2022

Public Hearing: No

**Advertising Date /
Advertised By:**

Attachments: 5S Technologies Quote

PURPOSE:

The city needs to acquire SD-WAN (Software Defined – Wide Area Network) appliances to implement a secure efficient network overlay on top of intranet network circuits.

BACKGROUND:

Information Technology Services is recommending the City of High Point acquire Fortinet SD-WAN appliances. SD-WAN is a modern network technology, that financial institutions and other agencies which handle confidential information, use construct their networks. SD-WAN appliances use a method called overlay networking to connect remote facilities to datacenters. Overlay networking allows for efficient and secure network traffic handling. Confidential information is encrypted and transmitted back to the core for processing and non-confidential network traffic is transmitted directly to the Internet at that facility. The appliances installed at each city facility will also allow our cybersecurity team to create access controls that will prevent traffic from city facilities from accessing city resources outside of their function. Access controls will help safe guard against various cybersecurity events such as data theft or ransomware.

BUDGET IMPACT:

The City of High Point will use existing funds in the FY 2022-23 budget to purchase Fortinet SD-WAN appliances from 5S Technologies. The purchase will occur under the North Carolina Purchasing Agreement contract 01-77. The acquisition will be financed over a term of 36 months, billed annually. At the end of the lease term, the city will have the option to purchase the equipment outright or refresh the SD-WAN appliances.

Year 1 - \$237,276 (\$174,276 + \$63,000 (one time installation cost))

Year 2 - \$174,276

Year 3 - \$174,276

The total cost of this acquisition and installation is: \$585,828.00.

RECOMMENDATION / ACTION REQUESTED:

The Department of Information Technology Services recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

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

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:



TECHNOLOGIES

5S Technologies, LLC

121 Edinburgh South Dr.

Suite 205

Cary, NC 27511

United States

QUOTE

Quote #:	5STQ1812
Date:	7/7/2022
Expiration Date:	8/6/2022

Prepared For:

Steve Lingerfelt
City of High Point
211 South Hamilton Street
High Point, NC 27260
United States

Your Account Manager:

Mike Shook
Mike.Shook@5STechnologies.com
(919)364-9400 ext 9401

Notes:

Here is the quote you requested.

Qty	Manufacturer Part #	Description	Unit Price	Ext. Price
3	FG-1800F	4 x 40GE QSFP+ slots, 12 x 25GE SFP28 /10GE SFP+ slots, 2x10GE SFP+ HA slots, 8 x GE SFP slots, 18 x GE RJ45 ports. SPU NP7 and CP9 accelerated, dual AC power supplies List Price \$46,186 NCPA DNE \$36,948.80	\$36,948.80	\$110,846.40
3	FC-10-F18HF-247-02-36	FortiGate-1800F 3 Year FortiCare Premium Support List Price \$27,711.60 NCPA DNE \$27,711.60	\$27,711.60	\$83,134.80
1	FC-15-CLDPS-219-02-36	FortiCloud Premium Account License 3 Year Access to advanced account and platform features. Per account license. See datasheet/online resources for included feature/license details. List Price \$3,000 NCPA DNE \$2,550	\$2,550.00	\$2,550.00
20	FN-TRAN-SFP+SR	10GE SFP+ transceiver module, short range for all systems with SFP+ and SFP/SFP+ slots List Price \$118 NCPA DNE \$94.40	\$94.40	\$1,888.00
1	FEX-101F-AM	Indoor Broadband Wireless WAN Router with 1x "Dual SIM 3G/4G LTE CAT6 M.2 Module (DL/UL=300M/50Mbps)" for North America Carriers. 5x GE WAN/LAN configurable RJ45 ports including 1x 802.3af/at POE PD port and GPS/GNSS service. List Price \$600 NCPA DNE \$480	\$480.00	\$480.00
1	FC-10-X101M-247-02-36	FortiExtender-101F-AM 3 Year FortiCare Premium Support List Price \$180 NCPA DNE \$180	\$180.00	\$180.00
1	FEX-511F	Indoor Broadband Wireless WAN Router with 1x "Dual SIM 5G Sub-6GHz M.2 Module" for North/South America and Europe Carriers. 5x GE WAN/LAN configurable RJ45 ports including 1x	\$1,498.40	\$1,498.40

Qty	Manufacturer Part #	Description	Unit Price	Ext. Price
802.3at POE PD port (25.5W) and 1x SFP port. List Price \$1873 NCPA DNE \$1,498.40				
1	FC-10-X511F-247-02-36	FortiExtender-511F 3 Year FortiCare Premium Support List Price \$561.90 NCPA DNE \$561.90	\$561.90	\$561.90
9	FC-10-F18HF-179-02-12	FortiGate-1800F 1 Year FortiManager Cloud: Cloud-based Central Management & Orchestrations Service List Price \$4618.60 NCPA DNE 3,925.81	\$3,925.81	\$35,332.29
9	FC-10-F18HF-464-02-12	FortiGate-1800F 1 Year FortiAnalyzer Cloud with SOCaaS: Cloud-based Log Monitoring (PaaS), including IOC Service and FortiCloud SOCaaS. List Price \$26,556.95 NCPA DNE \$22,573.40	\$22,573.40	\$203,160.60
58	FG-40F-BDL-811-36	FortiGate-40F Hardware plus 3 Year FortiCare Premium and FortiGuard Enterprise Protection List Price \$2,046 NCPA DNE \$2046.80	\$2,046.80	\$118,714.40
174	FC-10-0040F-179-02-12	FortiGate-40F 1 Year FortiManager Cloud: Cloud-based Central Management & Orchestrations Service List Price \$60 NCPA DNE \$51	\$51.00	\$8,874.00
174	FC-10-0040F-464-02-12	FortiGate-40F 1 Year FortiAnalyzer Cloud with SOCaaS: Cloud-based Log Monitoring (PaaS), including IOC Service and FortiCloud SOCaaS. List Price \$346.15 NCPA DNE \$294.28	\$294.28	\$51,204.72
1	5S MAN SVCS	36 MONTHS 5S END TO END MANAGE - 8X5/Month SDWAN & Firewall	\$0.00	\$0.00
1	5S MAN SVCS	FIREWALLS i. Firewall OS & firmware upgrade review ii. Firewall OS & firmware upgrade iii. Implement new customer FW policies iv. Capacity, Performance and Availability Management v. Identify, recommend and implement changes to as agreed to. vi. Config change tracking vii. Remote monitoring of Firewall events and incidents. Non-security related viii. Management of those incidents ix. Remediation - full, with onsite hands from customer x. Service hours from 8am to 5pm Monday – Friday excluding National holidays.	\$0.00	\$0.00
1	5S MAN SVCS	SD-WAN i. Manage SD-WAN templates ii. Implement new customer SD-WAN rules iii. Remote monitor of SD-WAN (Availability, Performance SLA, latency, packet loss, bandwidth) xi. Incident Management & Resolution. Not hands on onsite xii. Service hours from 8am to 5pm Monday – Friday excluding National holidays.	\$0.00	\$0.00

Qty	Manufacturer Part #	Description	Unit Price	Ext. Price
1	5S PRO SVCS	5S Professional Services SDWAN and Firewall - One time implementation - project management - Documentation - Training - 5S and Fortinet onsite deployment - Fixed - Can add to monthly or annual contract (divide by 3 or 36)	\$63,000.00	\$63,000.00
1	DISCOUNT	5S Executive Discount	-\$95,597.51	-\$95,597.51
1	3 YR SOLUTION	Year 1: \$174,276 + One time payment of \$63,000 for initial install Year 2: \$174,276 Year 3: \$174,276	\$0.00	\$0.00

Payment Options:
[] Purchase Order
[] Signed Quote

Payment Terms
Net 30

SubTotal	\$585,828.00
Tax	\$0.00
Shipping	\$0.00

TOTAL \$585,828.00

Accepted By: _____

Accepted Date: _____

CITY OF HIGH POINT

AGENDA ITEM



Title: Compliance with Lead & Copper Rule Revisions (LCRR)- Phase 1
Black and Veatch

From: Robby Stone – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: July 18, 2022

Public Hearing: N/A

Advertising Date: N/A

Advertised By: On-Call

Attachments: Attachment A – Scope of Services for Compliance with Lead & Copper Rule Revisions (LCRR) Phase 1 Project
Attachment B- Basis of Compensation

PURPOSE:

To contract Black and Veatch to provide assistance to the Public Services Department with developing an implementation plan to achieve compliance with the federal Lead and Copper Rule Revisions (LCRR).

BACKGROUND:

On December 22, 2020, the United States Environmental Protection Agency (EPA) finalized the first major update to the Lead and Copper Rule (LCR) in nearly 30 years. The finalized Lead and Copper Rule Revisions (LCRR) were promulgated in the Federal Register on January 15, 2021, with a focus on switching from a reactive to proactive approach to improve water quality at the customers' tap. The compliance deadline for the LCRR is October 16, 2024. The Scope for Phase 1 is based on an 8-month schedule and is intended to organize data, develop a service line inventory and dashboard, and develop public education and outreach strategies to position the City of High Point to achieve compliance upon completion of Phase 2 of the project.

BUDGET IMPACT:

Funds for this are available in the adopted FY 22/23 budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval and asks for the Council to award the professional engineering services to Black and Veatch in the amount of \$576,080.



BLACK & VEATCH
Building a world of difference.®

BLACK & VEATCH INTERNATIONAL COMPANY

10925 DAVID TAYLOR DRIVE, SUITE 280
CHARLOTTE, NC 28262 USA
+1 704-510-8451 | OSBORNEJM@BV.COM

June 16, 2022

City of High Point
211 S. Hamilton Street
High Point, NC 27260

Attention: Derrick Boone, PE
Assistant Public Services Director

Subject: Compliance with Lead & Copper Rule Revisions (LCRR) Phase 1 Project

Dear Derrick:

Attached for your approval is Attachment A Scope of Services and Attachment B Basis of Compensation for the subject Project. The United States Environmental Protection Agency (EPA) finalized the first major update to the Lead and Copper Rule (LCR) in nearly 30 years. The finalized Lead and Copper Rule Revisions (LCRR) were promulgated in the Federal Register with a focus on switching from a reactive to proactive approach to improve water quality at the customers' tap. The compliance deadline for the LCRR is October 16, 2024. The Scope for Phase 1 is based on an 8-month schedule and is intended to organize data, develop a service line inventory and dashboard, and develop public education and outreach strategies to position the City of High Point to achieve compliance. Compliance will be achieved in Phase 2 of the project.

We appreciate and look forward to the opportunity to work with you and your staff on this important project.

Very truly yours,

BLACK & VEATCH INTERNATIONAL COMPANY

Jeff Coggins, PE
Associate Vice President

Mike Osborne, PE
Sr. Project Manager/Client Director

ATTACHMENT A SCOPE OF SERVICES

Owner: City of High Point (CITY)
Engineer: Black & Veatch International Company
Project: Compliance with Lead & Copper Rule Revisions (LCRR)

Background

On December 22, 2020, United States Environmental Protection Agency (EPA) finalized the first major update to the Lead and Copper Rule (LCR) in nearly 30 years. The finalized Lead and Copper Rule Revisions (LCRR) were promulgated in the Federal Register on January 15, 2021 with a focus on switching from a reactive to proactive approach to improve water quality at the customers' tap. The compliance deadline for the LCRR was January 16, 2024 when it was initially published.

On March 10, 2021, EPA announced the delay of the effective date for the LCRR so the agency could seek further public input, especially from communities that are most at-risk of exposure to lead in drinking water. Following virtual hearings in April 2021 and discussions with key stakeholders in May and June 2021, the EPA further delayed the effective date to December 16, 2021 with a corresponding extension of the LCRR's compliance deadline to October 16, 2024.

As the regulatory landscape is changing, it is critical that utilities and State Primacy Agencies begin preparing for changes to the LCR to meet implementation and enforcement of compliance. Modifications finalized in the LCRR were focused on better protecting children and communities from the risks of lead exposure by identifying areas most impacted by lead contamination and developing plans to mitigate the risk.

This project illustrates the City of High Point's desire to remain proactive and begin activities right away to improve public education on risks from lead while evaluating materials throughout the distribution system to ensure that customers are receiving the highest quality water. The LCRR encompasses water quality evaluations, distribution system materials assessment and replacements, testing for lead at schools and childcare facilities, public education, increased notification, etc., which requires numerous disciplines to be involved in this Project along with detailed program management including the use of internal and external (public) dashboards to monitor progress. Specialized personnel and companies will be involved in this project to streamline the Project execution and ensure that the details of the LCRR are effectively communicated and implemented.

The Scope for Phase 1 is based on an 8-month schedule and is intended to organize data, develop a service line inventory and dashboard, and develop public education and outreach strategies. Phase 2, which is not part of this Scope of Services or fee, would achieve LCRR compliance through execution of deliverables. Phase 3, which is not part of this Scope of Services or fee, is for post LCRR compliance activities. This Phase 1 Task Order will achieve the following goals:

- Gather and organize City's data regarding LCRR tasks into a centralized platform with various dashboards to track project status, share information with the public, and plan for next steps in the Project.
- Identify IT system modifications needed to facilitate data capture, analysis, and display on City systems including – GIS, CMMS, business intelligence (power BI), etc.

- Identify integration requirements needed to share applicable LCRR data between key systems of record (example: development of requirements to extract childcare, and education facility data from a utility billing system).
- Develop a service line inventory that meets LCRR compliance.
- Creates an open line of communication between the City, Engineer, and North Carolina Department of Environmental Quality (NCDEQ) to understand how the LCRR will be enforced and what activities could be started prior to compliance dates as a proactive desire.

Scope of Services

- Phase 1 includes the services to complete the service line inventory, data management organization for system integrations dashboard development, and develop plans for public outreach.
- Phase 2, which will be completed as part of second contract, will complete the remaining LCRR compliance deliverables prior to the compliance date of Oct. 16, 2024, including predictive model and calibration, field work for predictive model calibration, public outreach and education, service line replacement plan, remaining compliance dashboards, as well as additional services the City wants to complete proactively. Phase 2 scope and fee to be negotiated at close of Phase 1.
- Phase 3, which will be completed as part of a third contract, will complete compliance activities after the LCRR compliance date of Oct. 16, 2024. Phase 3 scope and fee to be negotiated at close of Phase 2.

Phase 1 – LCRR Data Management and Service Line Inventory

A. Data Analysis and Management

1. Review available service line data sources and coordinate with Owner to determine/confirm data quality, data formats, and ability to export data (both at the start of the project and ongoing as new information is added). Owner data sources may include historical records (both electronic and hard copies like tap cards – Hard copy data to be converted to digital by Owner), data residing in the Owners GIS, CMMS work order history, data detailing existing asset management programs, financial records for budgeting, any permitting/tax records of schools, childcare facilities, and individual residences/businesses and previous testing requests, data on public outreach communication strategies, etc.
2. Meet with Owner to determine how new data generated on the project will be captured, stored and managed. Map a data management strategy for data deliverables. It is assumed three (3) meetings will be conducted with Owner. Discussion topics will also include the following:
 - a. Meeting 1: Review software/data quality and security requirements with Owner IT, GIS, Legal, etc. Data quality will focus on completeness of service laterals and core asset attributes. Data management meeting will be held to identify and document data needs for key performance indicators (KPI) including:
 - 1) Systems of record
 - 2) Systems of use
 - 3) Data owners

- 4) Methods to access and update key data sources throughout the project
 - 5) Owner IT security policies and procedures required for associated data management
 - b. Meeting 2: Define and document requirements for development of dashboards to track progress and KPIs such as:
 - 1) Types of dashboards needed
 - GIS based vs. program analytics
 - Internal program dashboards
 - Publicly shared external dashboards
 - 2) Dashboard types (Engineer assumes four (4) dashboards will be created with the following content):
 - Service line inventory dashboard with GIS map (Task B)
 - Program status tracking dashboard
 - LCR compliance monitoring/notification and school/childcare sampling dashboard (Phase 2 Scope)
 - Public education and outreach dashboard (Phase 2 Scope)
 - 3) Data defined for each KPI within a dashboard will be documented to the appropriate system of record and tables required to obtain data.
 - c. Meeting 3: Modifications/upgrades to system input screens to allow for tracking the way it is needed for LCRR
 - 1) Adding new dropdown options
 - 2) Add fields for new input data
 - 3) Methods to access and update key data sources
 - 4) Decision on modifications to be made by Owner or Engineer
 3. Develop data management strategy/plan to coordinate with Owner so that final data associated with inventory and assessment is entered into proper system of record such as:
 - a. How new data obtained from pipe materials encountered in the field is entered in GIS or Cityworks, and
 - b. Method to import field inspection results into Cityworks.
 4. Note that initial data collection and hosting will be performed by Engineer. Engineer will provide data to Owner for incorporation into their GIS environment.
 5. Deliverables:
 - a. Meeting agendas and minutes
 - b. Data management strategy/plan
 - c. Program status tracking dashboard
 - d. Updates to system input screens
- B. Service Line Inventory
1. A collaborative workshop will be held with the Owner and Engineer to define level of detail in the service line inventory and document requirements for development of service line inventory dashboard with GIS map. An example dashboard will be shared with Owner to get Owner's input on display and functionality.
 2. Build service line inventory through use of available data including GIS, tax, real estate records, maintenance records, meter inspections, rehab projects, crew chief

reports, line repairs, contracted line repairs, engineering/planning, developers and tap card records for compliance with the LCRR and for use later (Phase 2) by the Predictive Model. An allowance of \$35,000 has been included for Blue Conduit to develop the inventory and map.

- a. Establish when certain materials were allowed/used – City’s Standards for pipe materials, building permits, plumbing codes/home plumbing records, EPA/NCDEQ regs (EPA lead ban in 1986, NC in 1988)
 - b. Determine if any galvanized lines were downstream of lead lines utilizing Owner’s records of lead lines removed in the past.
 - c. Identify Data gaps and field investigations needed.
 3. Develop the service line inventory dashboard with GIS map. The service line inventory dashboard and GIS map will be hosted on Engineer’s server, and a link can be added to the Owner’s website so that the Owner’s customers can click and go directly to the inventory map. If the Owner chooses to host the inventory map, then the information outputs will be provided to the Owner so it could be added to the Owner’s GIS and dashboard environment(s). The service line inventory dashboard will be created with the following content, if available:
 - a. Interactive service line inventory map noting the public and private service line type for every parcel (GIS)
 - b. Schools and state-licensed childcare facilities (Utility Billing or similar system)
 - c. Conduct testing of feature functionality and display within Owner’s IT environment.
 4. Deliverables:
 - a. Workshop agendas and meeting minutes
 - b. Service line inventory dashboard with GIS map
- C. Coordination with NCDEQ
 1. Coordinate with NCDEQ during Phase 1.
 - a. Present approach/updates to NCDEQ personnel responsible for LCRR implementation and compliance to confirm agreement with approach and deliverables.
 - b. Establish quarterly check-in calls.
 2. Deliverables:
 - a. Meeting minutes
- D. Public Outreach and Education
 1. Through a subcontract, engage a public relations subconsultant to develop a public relations plan. The following is required in the LCRR:
 - a. Notification letters of service line material
 - b. Notification letter of service line replacement, follow-up testing, pitcher filters, results
 - c. Notification letter to schools and childcare facilities for testing
 - d. Public education flyers for how to minimize lead
 - e. Public education on remediation steps for elevated lead in schools/childcares
 - f. Public education on how to use filters

We will conduct a workshop with Owner to discuss current efforts/strategies employed and develop a framework and strategies for Public Outreach. An allowance of \$20,000.00 has been included for public relations subcontracting services to develop the public relations plan, identify stakeholders, and other activities that can be completed within the allowance amount. It is intended that the bulk of the public relations efforts will take place in Phase 2.

- 2. Deliverables
 - a. Public Relations Plan
- E. Schools & Childcare Inventory and Planning
 - 1. Prepare inventory of public and private elementary schools, licensed childcare facilities. The inventory will include name, contact, location, date facility constructed, type of facility, etc. Coordinate with Owner Customer Service/billing for information.
 - 2. Develop approach for communicating with schools and childcares included with the Task D – Public Outreach and Education communication plan.
 - 3. Deliverables
 - a. Schools and Childcare Inventory

Project Management and Administration

- 1. Provide Project Management and Administration for Phase 1 (8 months) of the project.
- 2. Coordinate the activities of the project team, subconsultants, and subcontractors.
- 3. Prepare monthly project invoices for ENGINEER's services in format acceptable to Owner.
- 4. Maintain a project filing system throughout the life of the project to use for storage and retrieval of project documents.
- 5. Conduct monthly meetings (8) with Owner Leadership team to review progress, schedules, resolve issues, and receive guidance. Engineer will issue meeting summaries.
- 6. Establish MS TEAMS Project site for use by project team.
- 7. Develop a critical path schedule and a key action items/decision list to track decisions and project progress.
- 8. Conduct Project kick-off meeting to:
 - a. Confirm project goals
 - b. Establish project team communication plan and Owner's key points of contact for each Task.
 - c. Present Schedule
- 9. Deliverables:
 - a. Meeting/workshop agendas, summaries
 - b. Invoices

List of deliverables for each Task:

- A. Data Analysis and Management
 - 1. Meeting agendas and minutes

2. Data management strategy/plan
3. Program status tracking dashboard
4. Updates to system input screens
- B. Service Line Inventory
 1. Workshop agendas and meeting minutes
 2. Service line inventory dashboard with GIS map
- C. Coordination with NCDEQ
 1. Meeting Minutes
- D. Public Education and Outreach
 1. Public Relations Plan
- E. Schools and Childcare Inventory and Planning
 1. Schools and Childcare Inventory
- F. Project Management and Administration
 1. Meeting/Workshop Agendas, summaries
 2. Invoices

Supplemental Services

- A. Any work requested by Owner that is not included in one of the items listed in any other phase will be classified as supplemental services.
- B. Supplemental services shall include, but are not limited to:
 1. Changes in the general scope, extent, or character of the project, including, but not limited to:
 - a. Changes in size or complexity.
 - b. Owner's schedule.
 - c. Revision of previously accepted studies, reports, design documents, or construction contract documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes, or orders enacted subsequent to the preparation of such studies, reports, documents, or designs; or are required by any other causes beyond Engineer's control.
 2. Hazardous materials testing and subsequent provisions for hazardous material handling and disposal.
 3. Services extending beyond the specified durations of the scope of services.
 4. Special consultants or independent professional associates requested or authorized by Owner.
 5. Surveying and/or Geotechnical services.
 6. Predictive model services.
 7. Field investigations and field work.

Key Assumptions:

- Scope assumptions included above.
- Owner PM will coordinate attendance at workshops and meeting of key staff participants.

PERIODS OF SERVICES –

Phase 1 – 8 months

ATTACHMENT B
BASIS OF COMPENSATION

PROJECT NAME: Compliance with Lead & Copper Rule Revisions (LCRR)

Below is a cost breakdown by Task:

A.	Data Analysis and Management	\$193,670.00
B.	Service Line Inventory	\$216,750.00
C.	Public Education and Outreach	\$55,200.00
D.	Coordination with NCDEQ	\$11,380.00
E.	Schools and Childcare Inventory and Planning	\$34,820.00
F.	Project Management and Administration	\$64,260.00

For the Phase 1 Scope of Services in Attachment A, Owner will compensate Engineer in accordance with the Bill Rate Schedule below, plus reimbursable expenses times 1.0, plus subconsultant expenses times 1.10 a fee not to exceed \$576,080.00. The maximum billed for these services shall not exceed this amount without further written approval from the Owner. Funds may be transferred from one task to another without amendment, as long as the total cost is not exceeded. Standard hourly rates are subject to review and adjustment annually. For Supplemental Services, Owner and Engineer will negotiate a written Amendment to this contract.

Hourly rates effective on the date of this Agreement are as follows:

HOURLY RATE SCHEDULE	
Effective through December 31, 2022	
Principal	\$255-310
Sr. Planning Manager	\$220-280
Sr. Project Manager	\$220-280
Project Manager	\$190-250
Sr. Engineering Manager	\$225-295
Engineering Manager	\$180-230
Sr. Engineer	\$195-290
Project Engineer	\$155-210
Staff Engineer 4	\$145-180
Staff Engineer 3	\$135-170
Staff Engineer 2	\$125-150
Staff Engineer 1	\$100-135
Sr. Architect	\$160-240
Architect	\$140-190
Sr. Construction Manager	\$175-240
Construction Manager	\$150-190
Resident Project Representative	\$120-180
Construction Inspector	\$80-150
Technical Specialist	\$170-280
Sr. Engineering Technician	\$155-190
Engineering Technician	\$105-155
Sr. Drafter	\$95-150
Drafter	\$80-120
Project Controls	\$100-185
Finance/Accountant	\$95-175
Project Administrator	\$95-135
Clerical	\$74-105

The following expenses are reimbursable work items and will be billed at cost: bulk reproduction of documents (outside reproduction services will be treated as a subconsultant); charges for review of drawings and specifications by government agencies, if any; vehicular transportation costs at the rate established by the Internal Revenue Service; airline tickets, meals, and lodging with out-of-town travel.

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Award 2022-004

Storm Water Maintenance 2022-2023 (Bid 9001-070622)

From: Trevor Spencer, Engineering Services Director

Meeting Date:

July 18, 2022

Public Hearing: N/A

Advertising Date:

N/A

Advertised By:

Attachments: N/A

PURPOSE:

The City of High Point routinely uses an outside contractor to supplement the Storm Water Services Division in maintenance, repair, and installation of storm water infrastructure. The Engineering Services and Public Services Departments recommend approval of contract 2022-004 for Storm Water Maintenance. This contract consists of furnishing personnel, equipment, and materials for maintenance of storm water utilities and completion of various storm water projects.

BACKGROUND:

On Wednesday, July 6, 2022 the City of High Point held the bid opening for Contract ENG-2022-004. Only one bid was received, which came from Breece Enterprises, Inc. in the amount of \$499,900.00.

This contract has an availability date upon a notice to proceed, or execution of contracts by the City of High Point and Breece Enterprises, Inc., whichever occurs first, with a contract completion date of June 30, 2023.

BUDGET IMPACT:

Funds for this contract are available in the FY 2022-2023 budget.

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department and the Public Services Department recommend approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the contract to Breece Enterprises, Inc. in the amount of \$499,900.00.



DEPARTMENT RECOMMENDATION
Informal Bid(s)

DEPARTMENT:

COUNCIL DATE:

BID #:

DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:

AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

DATE:

PURCHASING MANAGER:

DATE:

FINANCIAL SERVICES DIRECTOR:

DATE:

(\$30,000 - \$89,999)

CITY MANAGER:

DATE:

(\$90,000+)

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1407 East Ave.

From: Thanena Wilson, Interim Director
Community Development & Housing

Meeting Date: 7/18/2022

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 1407 East Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/23/2022. No action occurred by the compliance date of 4/25/2022. 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:**

1407 East Ave.

OWNER:

Jesuel Paulino

**REASON FOR
INSPECTION:**

Inspector observed property unsecured

**FIRST
INSPECTION:
3/28/2019**

Summary of Major Violations

1. Repair or replace roof covering
2. Repair or replace foundation wall and piers
3. Repair, replace or install required plumbing fixtures
4. Repair or replace damaged wall & ceiling material throughout
5. Repair or replace damaged framing throughout

**HEARING
RESULTS:
3/23/2022**

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:
3/23/2022**

Order to Repair or Demolish
Date of Compliance 4/25/2022

APPEALS:

None

**OWNER
ACTIONS:**

Mr. Paulino obtained a permit for repairs, RC-19-0370. No inspections were requested therefore the permit was cancelled 1/10/2022.

ADDITIONAL:

On October 11, 2019 the inspector handling the case at the time met with Mr. Paulino and reviewed what needed to be done for compliance. Mr. Paulino stated he already obtained his permit and would be repairing the house for him to live in. The inspector advised that we would need to see steady progress and pass inspections in a timely manner, Mr. Paulino stated that he understood.

May 21, 2021 a potential buyer contacted our office asking about the repairs needed at this property.

June 3, 2022, the inspector called Mr. Paulino (obtained phone number through building permit information) but did not receive an answer. He left a message asking him to return the call.

1407 East Avenue

CEDAR ST

DAY PL

UNDERHILL ST

ECCELES PL

N DOWNING ST

WEST AV

EAST AV

Site

N UNIVERSITY PW

WASHINGTON ST

E MARTIN LUTHER KING JR DR

S UNIVERSITY PW

S DOWNING ST



Scale: 1"=200'

G:\Planning\Securbe\02\Inspections\PresentM to 200.mxd

ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

1407 East Ave.

Jesuel Paulino
1115 Montlieu Ave.
High Point, NC 27262

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

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

Adopted by City Council,
This the 18th day of May, 2022

Lisa B. Vierling, City Clerk



07 July 2022



07 July 2022



07 July 2022



07 July 2022

June 2022

1 of 2

Dear Planning and Zoning Commission Members,

We, the undersigned residents, want to voice our adamant opposition to the proposed rezoning of Parcel 199735 from RM-3 to RM-16. This request was made by construction company owner Eric Dickinson and his company, Efincia.

We oppose this rezoning because we know that the character of our small sanctuary in High Point will be greatly changed.

Our neighborhood is largely zoned residential, and generally RM-3. There is no three-story building anywhere in the neighborhood. Even with the John Wesley Camp and the small office complex on Futrelle, our neighborhood has no high-rise buildings in it. We do not welcome the idea of an extreme change of character to our neighborhood, especially on such a small parcel (less than 3 acres) and adjacent to homes.

This property borders single family residences along Bridges Drive, Futrelle Drive, and borders single family homes in Chester Woods. There are approximately 20 residences that will be impacted by this development significantly, including Lakewood Drive single family residences.

Our neighborhood, which was originally listed on land deeds as Northwood Acres, has been a safe place to live in the city for as long as anyone here can remember. We are located just north and outside the Core City development map, and thus our R-3 zoning is not unusual. Our neighborhood features private property tracts, maintained by owners and families -- some for over 70 years. We are a stable neighborhood in which you would find young children playing in their yards and families walking the streets for exercise and chatting with neighbors.

A section of Chester Woods Ct. backs up to the parcel. The Chester Woods Ct. neighborhood comprises 39 single family homes. At least 4 homes have received the zoning letter. The impact is within 40 ft of one home and easily viewed by others. At the community meeting, residents were told the retention pond would be at the back end of the proposed property directly behind 434 Chester Woods Ct. with no plan for privacy fencing. The land would be cleared of all trees, etc and graded for the parking lot with consequences of parking lot lights and open to walkers. This entirely changes the natural wooded landscape and character of Chester Woods Ct.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 48-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback accommodations or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The request could be construed as a request for spot zoning: changing a property so that it is inconsistent with the single family residences around it.

Initial

DD WG

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Debbie Darby / William Beaver

Address of Property 1813 Futrelle Dr, High Point, NC 27262

Daytime Telephone # 336 972 4402

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Debbie Darby

William Beaver

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Stephen G. Arnold

Address of Property 1610 Bridges Drive, High Point, NC 27262

Daytime Telephone # 336-301-0368

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Steve Arnold

Nick Arnold

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) RICHARD BAILEY

Address of Property 1815 EUTHELIE DR.

Daytime Telephone # (336) 443-0088

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Richard Bailey

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Elizabeth K. Barrow (Betsy)

Address of Property 1627 Lakewood Dr. High Point, NC 27262

Daytime Telephone # 336-883-0594

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Elizabeth K. Barrow 06-21-2022

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print)

Rita Bentley English

Address of Property

425 Chestae Woods Court

Daytime Telephone #

336-906-1625

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Rita Bentley English

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

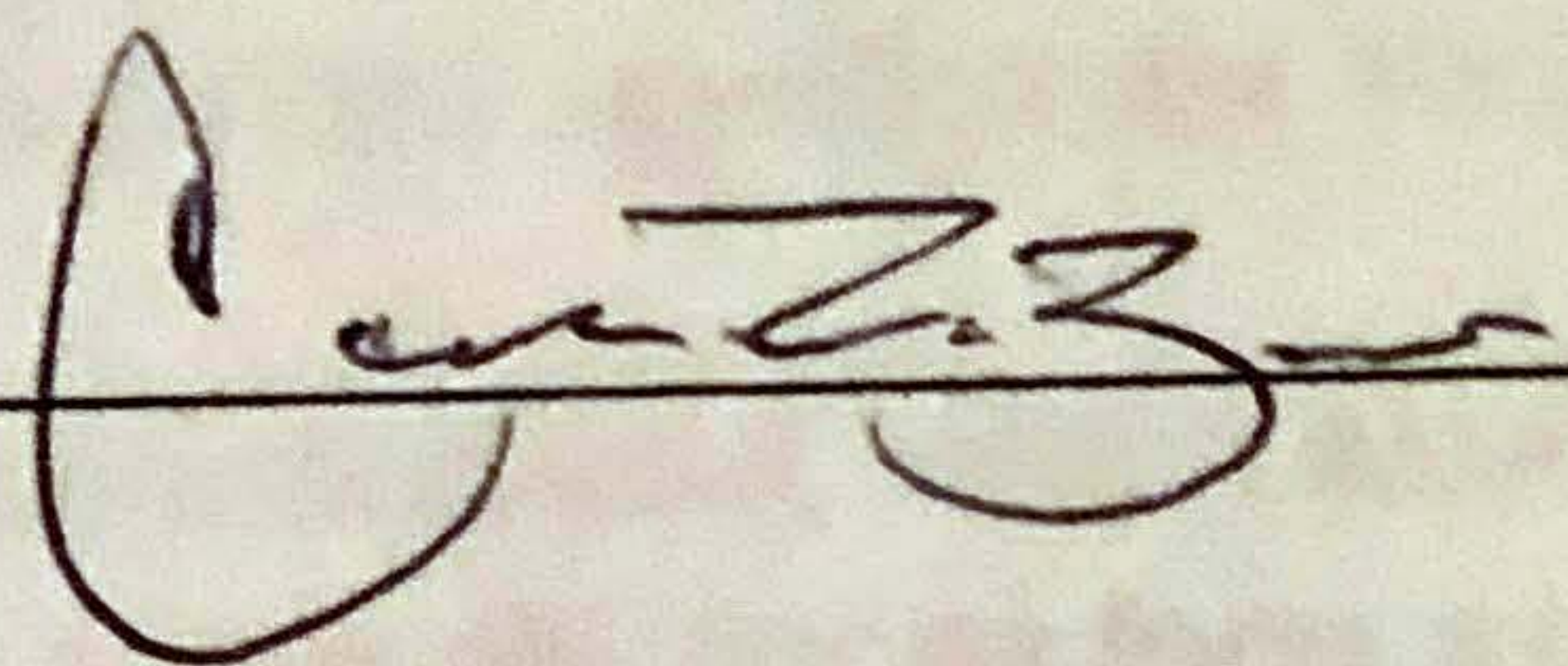
Respectfully submitted,

Name of Property Owner/Resident (print) CALVIN RAY BURNETT

Address of Property 426 CHESTERWOODS CT.

Daytime Telephone # 336-687-7140

Signature of Property Owner or Authorized Agent (indicate representative capacity)



Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

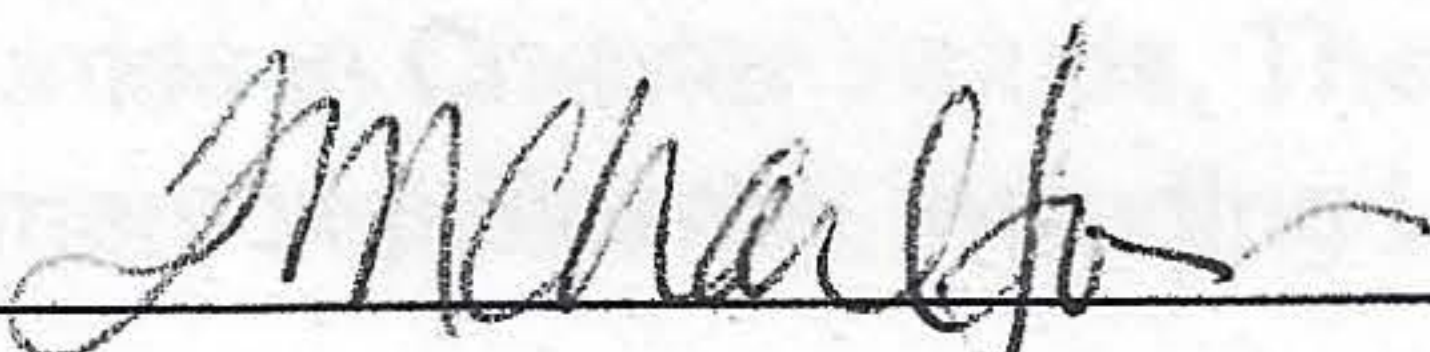
Respectfully submitted,

Name of Property Owner/Resident (print) Tara Charlton / Chance Charlton

Address of Property 1618 Lakewood Dr.

Daytime Telephone # ~~418~~ 336-858-3146

Signature of Property Owner or Authorized Agent (indicate representative capacity)

 owner

 owner

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Bobbie Cox Shaw

Address of Property 423 Chester Woods Court

Daytime Telephone # 336-848-0464

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Bobbie Cox Shaw

e: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) JUDY CRANFORD

Address of Property 404 CHESTER WOODS CT., HP, NC 27262

Daytime Telephone # 336-869-3207

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Judy Cranford

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Michelle + Christina Danner - Groves

Address of Property 413 Chester Woods Ct. High Point

Daytime Telephone # 856-304-4237

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Michelle Danner Groves

Christina Danner Groves

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Cynthia EASTMOND James R. Eastmond

Address of Property 415 Chester Woods Ct., High Point

Daytime Telephone # 732-995-6592 (cell)

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Cynthia Eastmond

JR Eastmond

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Sharon R. Felder

Address of Property 419 Chester Woods Ct.

Daytime Telephone # 603-340-5212

Signature of Property Owner or Authorized Agent (indicate representative capacity)

S

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print)

Holly Hiatt Christopher Hiatt

Address of Property

402 Chester Woods Court, HP NC

Daytime Telephone #

336-880-1343

Signature of Property Owner or Authorized Agent (indicate representative capacity)

H. Hiatt

Christopher J. Hiatt

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Anthony Lee

Address of Property 412 Chester Woods CT.

Daytime Telephone # 518 536-6428

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Anthony Lee

Note: Joint owners need to include both signatures.

Anthony

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Martha D. Stewart

Address of Property 436 Chester Woods Ct

Daytime Telephone # 336-491-8204

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Martha D. Stewart

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Kelly Deal Minick

Address of Property 438 Chester Woods Ct

Daytime Telephone # 336-906-4830

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Kelly D. Minick

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Cynthia L. Oakley

Address of Property 432 Chester Woods Ct. H.P. 27262

Daytime Telephone # 336-689-5559

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Cynthia L. Oakley

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Nancy Mackenzie Perryman

Address of Property 429 Chester Woods Ct.

Daytime Telephone # 336-887-1490

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Nancy M. Perryman

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

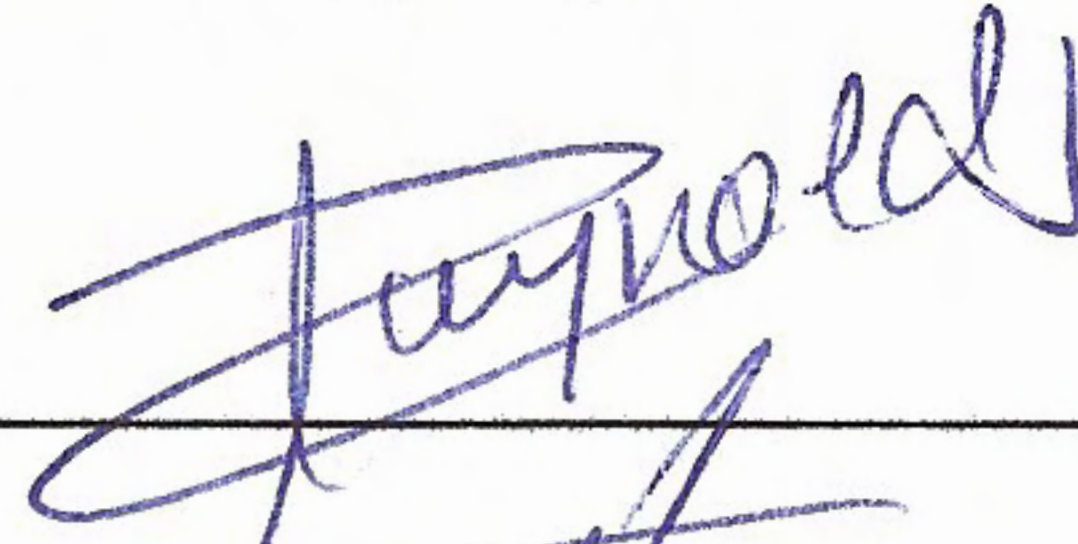
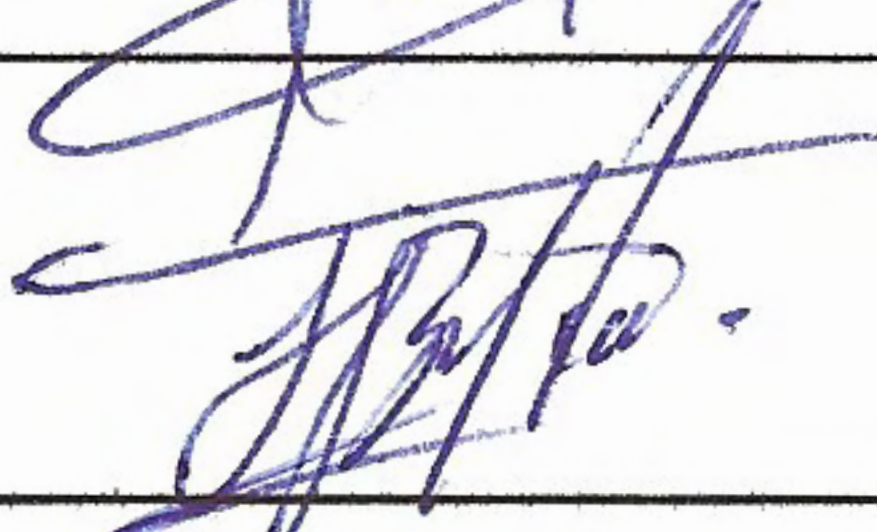
Respectfully submitted,

Name of Property Owner/Resident (print) Dominique Reynolds

Address of Property 428 Chester Woods Ct, High Point, NC 27262

Daytime Telephone # 336-419-7338

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print)

Ann & Tom Sellers

Address of Property

421 Chester Woods Ct.
High Point, NC 27262

Daytime Telephone #

336-886-8764

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Frances Ann Sellers

Thomas M. Sellers

Note: Joint owners need to include both signatures.

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Suzanne Beaver Simmerson

Address of Property 408 Chester Woods Ct
High Point, NC 27262

Daytime Telephone # 336-841-7424

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Suzanne Beaver Simmerson

Note: Joint owners need to include both signatures.

The Chester Woods Ct. neighborhood comprises 33 single family homes. At least 4 homes have received the zoning letter. The impact is within 40 ft of one home and easily viewed by others. At the community meeting, residents were told the retention pond would be at the back end of the proposed property directly behind 408 Chester Woods Ct. with no plan for privacy fencing. The land would be cleared of all trees, etc and graded for parking lot with consequences of parking lot lights and open to weather. This entirely changes the natural woods landscape and character of Chester Woods Ct.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 43-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback, sound-modifiers or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The request could be construed as a request for spot zoning, changing a property so that it is inconsistent with the single family residences around it.

SPS

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Tamara TALBOT

Address of Property 414 Chester Woods Ct.

Daytime Telephone # 336-905-0751

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Tamara Talbot

[Signature]

Note: Joint owners need to include both signatures.

If the rezoning is approved, by 3 long-time residents and property owners will have a new entrance to the 3-story, 48-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback, encroachments or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The rezoning could be construed as a request for spot zoning: changing a property so that it is inconsistent with the single family residences around it.

initial

Dave/Tammy

Dear Planning and Zoning Commission Members:

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Tammy M. Funderburk

Address of Property 409 Chester Woods Ct.

Daytime Telephone # _____

Signature of Property Owner or Authorized Agent (indicate representative capacity)



Note: Joint owners need to include both signatures.

The Chester Woods Ct. neighborhood is comprised of 39 single family homes. At least 4 homes have received the zoning letter. The impact is within 40 ft of the home and easily viewed by others. At the community meeting, residents were told the retention pond would be at the back end of the proposed property directly behind 409 Chester Woods Ct. with no plan for privacy fencing. The land would be cleared of all trees, etc and graded for the parking lot with consequences of parking lot lights and open to workers. This entirely changes the natural wooded landscape and character of Chester Woods Ct.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 40-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback, accommodations or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The request could be construed as a request for spot zoning, changing a property so that it is inconsistent with the single family residences around it.

Initials _____

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) CHASE TOBIN + LIA TOBIN

Address of Property 420 CHESTER WOODS CT

Daytime Telephone # (908) 399-6213 (336) 420-6968

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Chase W. Tobin
Lia Tobin

Note: Joint owners need to include both signatures.

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Contiguous Annexation

Annexation 22-04 (*Coggin Real Estate, LLC and Maxie R. Kennedy Jr.*)

From: Sushil Nepal,
Planning & Development Director

Meeting Date: July 18, 2022

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 22-04
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of August 15, 2022, to consider a voluntary contiguous annexation of approximately 140 acres. The site is located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road. The annexation site is also known as Davidson County Tax Parcels Parcel 16-312-0-000-0072, 16-312-0-000-0066, 16-312-0-000-0067, 16-312-0-000-0072B and Randolph County Tax Parcel 6309.

BACKGROUND:

Resolution of Intent for Annexation 22-04 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, August 15, 2022, for this request.

PUBLISH ONCE: Tuesday, July 26, 2022

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-22-04)**

WHEREAS, the City Council has been petitioned to annex the property of Coggin Real Estate, LLC and Maxie R. Kennedy Jr. The proposed annexation site is approximately 140 acres, and located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road. The site is also known as Davidson County Tax Parcels Parcel 16-312-0-000-0072, 16-312-0-000-0066, 16-312-0-000-0067, 16-312-0-000-0072B and Randolph County Tax Parcel 6309.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

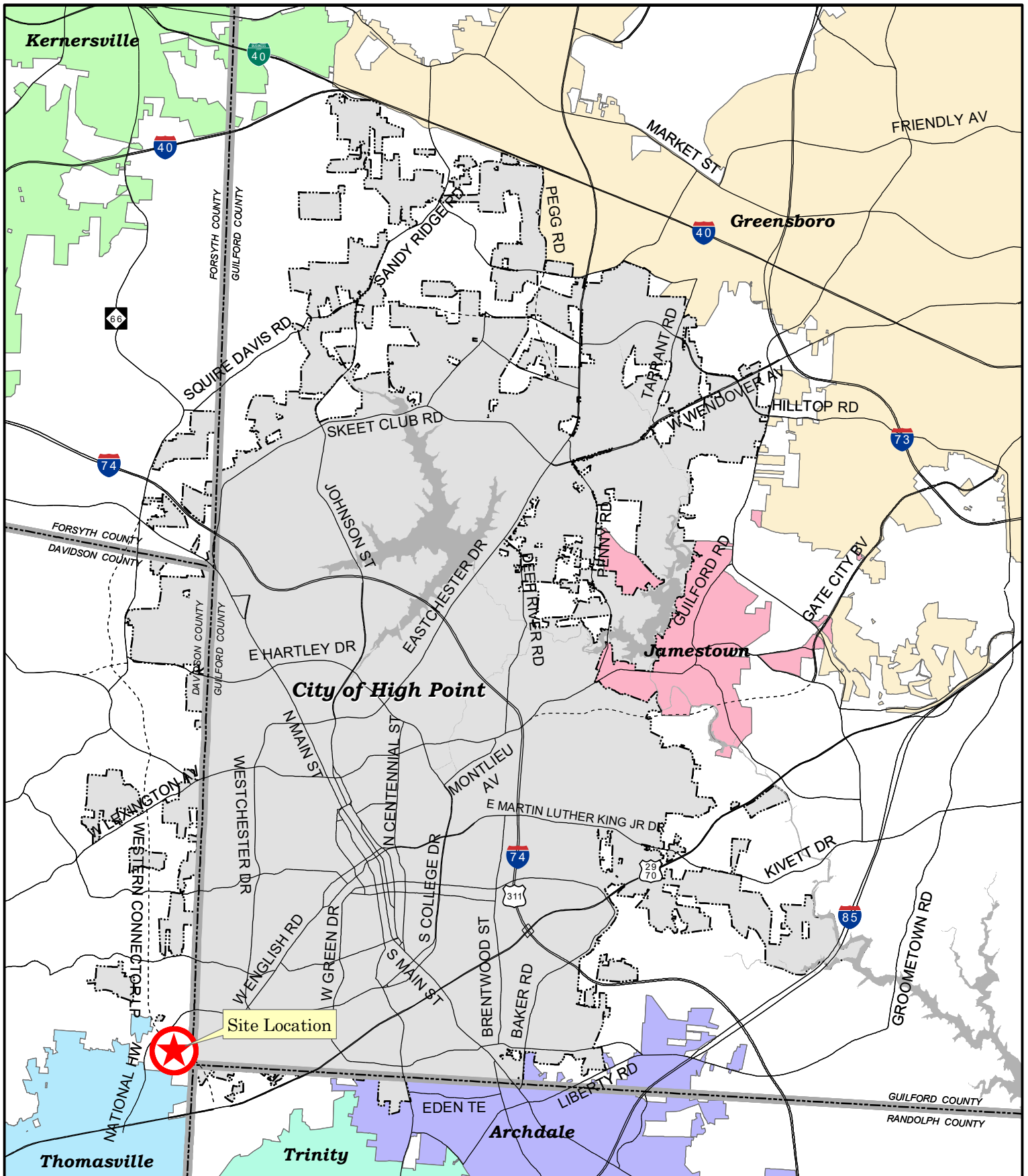
NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, August 15, 2022, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 18th day of July, 2022

Mary S. Brooks, Interim City Clerk



ANNEXATION REQUEST: AN-22-04

**Applicant: Coggin Real Estate, LLC and
Maxie R. Kennedy Jr.**
Area: 140.2 +/- acres

**Planning & Development
Department**

City of High Point



Scale: 1"=8,500'

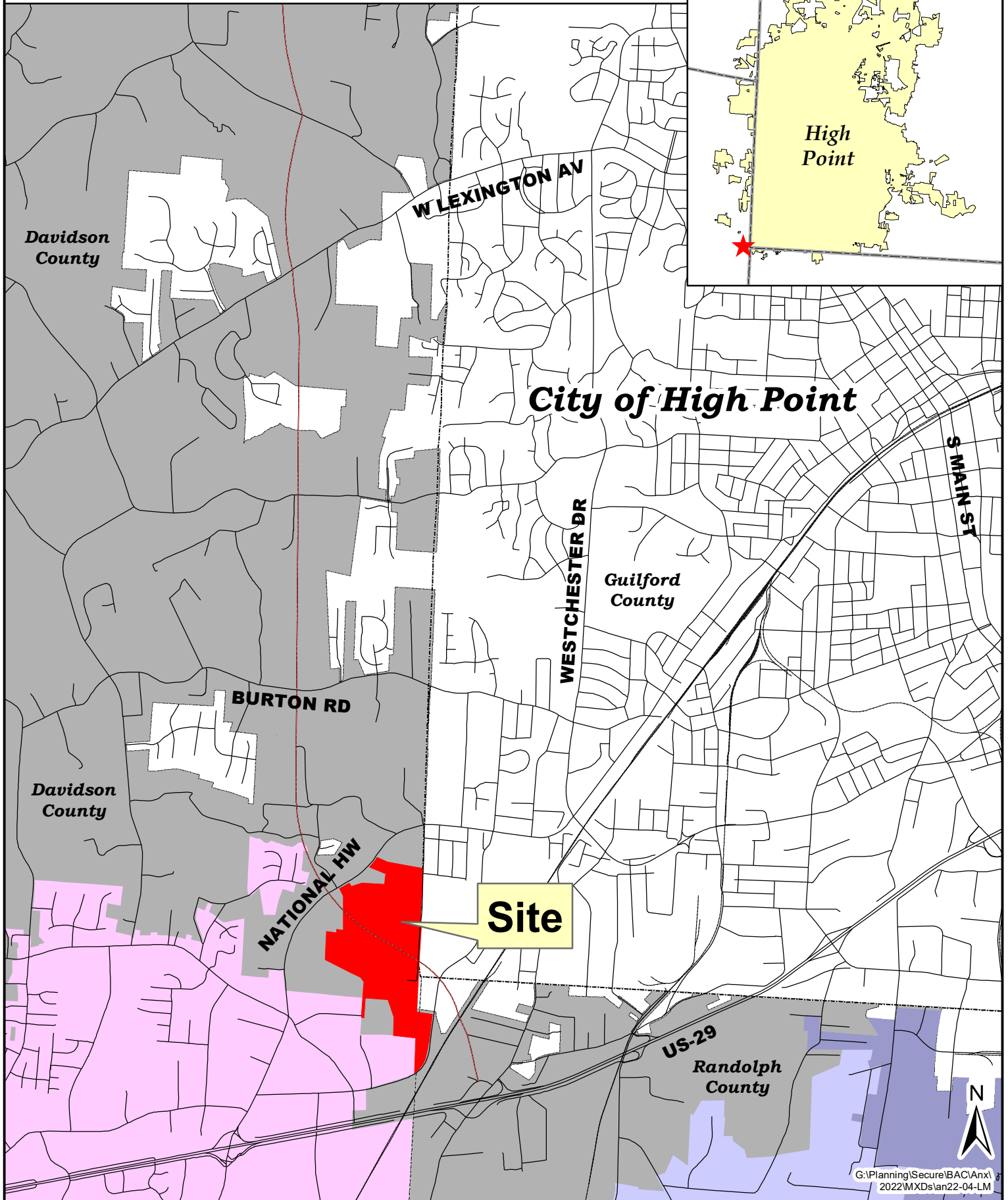
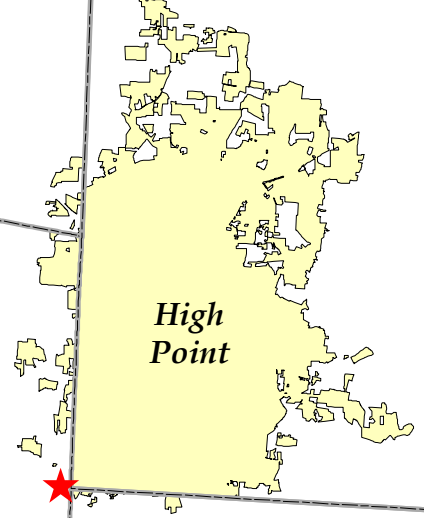
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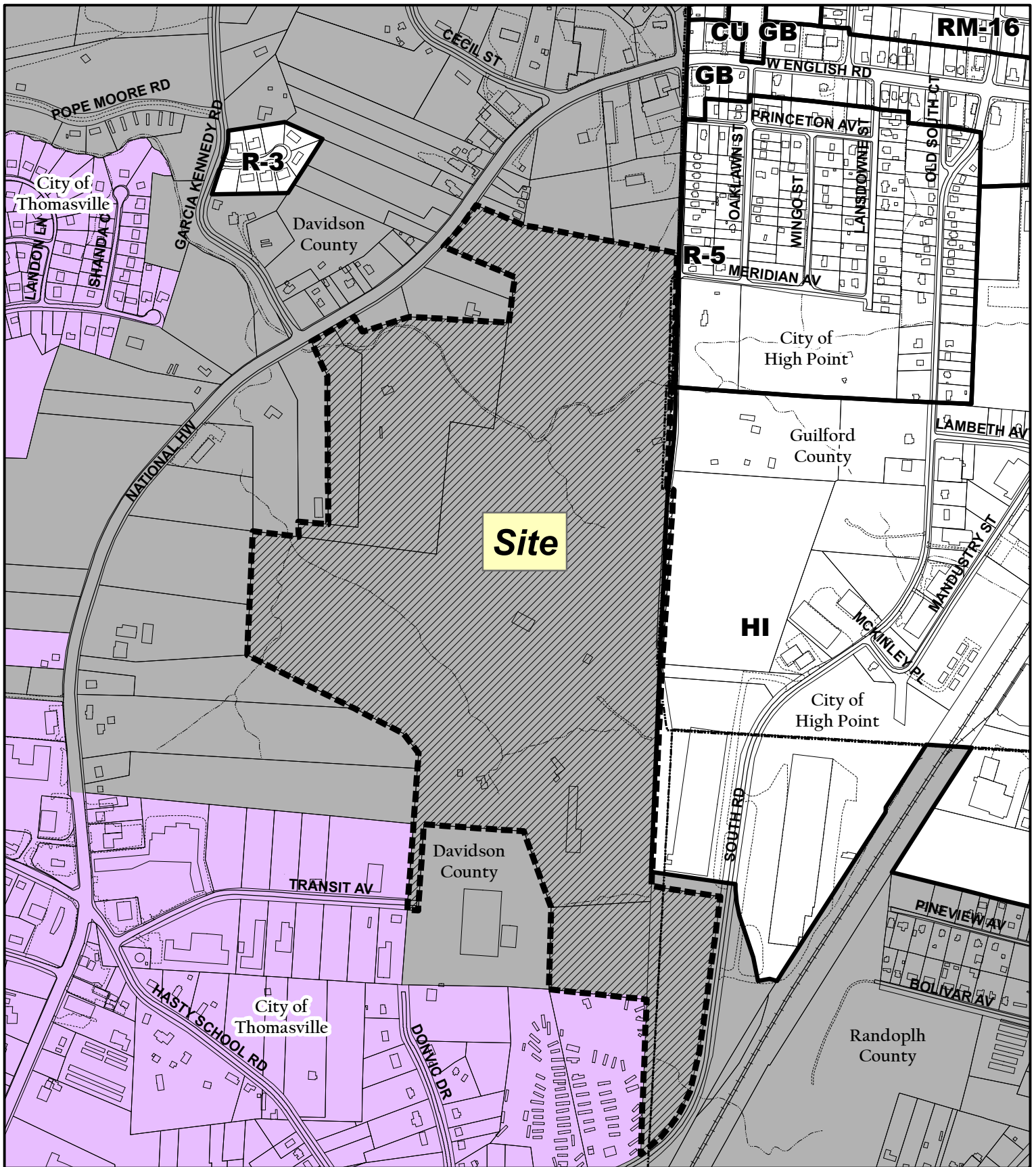
LOCATION MAP

ANNEXATION REQUEST: AN-22-04

Applicant: Coggin Real Estate, LLC and Maxie R. Kennedy Jr.

Vicinity Map





ANNEXATION REQUEST: AN-22-04

Applicant: Coggin Real Estate, LLC and
Maxie R. Kennedy Jr.

Area: 140.2 +/- acres

Existing Zoning Boundary —————

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



Scale: 1"=700'
G:/Planning/Secure/BAC/ANX/
2022/MXDsan22-04-NM

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 22-15**
(Genrock Capital Management)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: July 18, 2022

Public Hearing: Yes

Advertising Date: July 6, 2022, and
July 13, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Genrock Capital Management to rezone approximately 1.7 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the northwest corner of Eastchester Drive and Ramsay Street (2525 Eastchester Drive).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their June 28, 2022 public hearing. All members of the Commission were present except for Ms. Angela McGill and Mr. Alex Moore. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Mr. William Pierquet - Development Consultant, Stonefield Real Estate Solutions, 6797 Yacht Club Drive, Acworth, GA, spoke in favor of the request. Mr. Pierquet outlined the proposal to redevelop this site with a child daycare center facility. He stated this is a great location for such a use as it adjacent to two major travel corridors (Eastchester Drive and W. Wendover Avenue) that parents use to travel to and from work. Furthermore, the site is within close proximity to two elementary schools to facilitate afterschool care options. In conclusion, Mr. Pierquet noted how the request is consistent with land use policy for this area and made himself available for questions.

There were no speakers in opposition.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 21-15 is consistent with the City's adopted policy guidance because the proposed zoning map amendment supports established policy guidance documents and policy set by prior zoning approvals at this intersection. Furthermore, the request is reasonable and in the public interest because the requested CZ-OI District is similar to previous zoning approvals granted at the intersection of Eastchester Drive and Ramsay Street.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-15
June 28, 2022**

Request	
Applicant: Genrock Capital Management	Owner: Deep River Baptist Church
Zoning Proposal: To rezone an approximate 1.7-acre parcel	From: R-3 Residential Single Family - 3 District
	To: CZ-OI Conditional Zoning Office Institutional District.
Notices: - Applicant held a Citizen Information Meeting (Sent Letter) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed, and posted notice of this public hearing.	

Site Information	
Location:	The site is located at the northwest corner of Eastchester Drive and Ramsay Street (2525 Eastchester Drive).
Tax Parcel Number:	Guilford County Tax Parcel 196569
Site Acreage:	Approximately 1.7 acres
Current Land Use:	The site is developed with a 6,500± square-foot structure (religious institution).
Physical Characteristics:	The site has a moderately sloping terrain and no noteworthy physical features.
Water and Sewer Proximity:	A 16-inch City water line and an 8-inch City sewer line lie adjacent to the site along Eastchester Drive. An 8-inch City water line and an 8-inch City sewer line lie adjacent to the site along Ramsay Street.
General Drainage and Watershed:	The site drains in a northwesterly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site. Within Tier 4 of this WCA, development is limited to 2 dwelling units per acre or 50% built-upon area
Overlay Districts:	- Oak Hollow Lake Watershed Critical (WCA) - Tier 4 - Eastchester Gateway Corridor Overlay District

Adjacent Property Zoning and Current Land Use			
North:	RC	Retail Center District	Commercial/retail development
South:	CU-GB	Conditional Use General Business District	Commercial/retail development
East:	CU-GB	Retail Center District	Commercial/retail development
West:	CU-LB	Conditional Use Limited Business District	Personal service use and apartment complex
	CU-OI	Conditional Use Office Institutional	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<u>Obj. 3A:</u> Revitalize and expand existing mixed use areas through building rehabilitations and new infill development. <u>Obj. 5B:</u> Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	The following objectives of the Land Use Plan are relevant to this request: Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>Eastchester Drive Corridor Plan – Phase II:</u> The general intent of the plan is to encourage high quality office development along the corridor. However, it identified the area southeast of the intersection of Eastchester Drive/NC 68 and W. Wendover Avenue as a focal area to accommodate a broad range of commercial, office, and high-density residential uses. It also recommends reducing potential disruptions to traffic flow on Eastchester Drive through the construction of deceleration lanes and limitations on the number of access points. This includes limiting nonresidential zoning to sites with a minimum of 200 feet of lot frontage on Eastchester Drive and requiring driveways for corner lots to be from side streets only. A recommendation to develop appearance standards for the corridor resulted in the current Eastchester Gateway Corridor Overlay District zoning standards.
Zoning History:	1. <u>Zoning Map Amendment 05-25 (ZA-05-25):</u> This 2005 zoning case proposed to rezone approximately 25 acres between Eastchester Drive and Whites Mill Road, including the current zoning site, to support commercial zoning equivalent to the current RC and LB District along Eastchester Drive and OI to the rear for multifamily or office uses. In 2005 the Land Use Plan classified the Eastchester frontage as Office and the site was considered a transitional area between the commercial uses along the opposite side of the Eastchester corridor and the established residential neighborhoods to the south and west. This request was denied by City Council as not being consistent with the Land Use Plan as its proposed commercial uses were too intense for this transitional area that is located within a watershed critical area and adjacent to residential neighborhoods.

	2. <u>Zoning Map Amendment 06-06 (ZA-06-06) and Zoning Map Amendment 14-06 (ZA-14-04)</u>: In 2006, a second zoning request was submitted for this tract of land lying between Eastchester Drive and Whites Mill Road. The intensity of the proposed development was reduced, along with removal of the current zoning site and the RC zoning district, which limited the site to the LB and OI zoning districts. Intensity of commercial development was again the key issue. As the site is in a watershed critical area automotive related uses (major and minor vehicular establishments) and convenience stores with fuel sales were already prohibited. To further address Council's concerns as to development intensity the Major Restaurant use type (restaurant with drive through window) was prohibited by zoning conditions. In 2014, under ZA-14-06, the zoning was updated to permit a major restaurant use type at the end unit of this strip center lying south of Ramsay Street. This use type was allowed subject to it being located at least 165 feet from the adjacent residential neighborhood.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Ramsay Street		Local	515 Feet
	Eastchester Drive		Major Throughfare	250 Feet
Vehicular Access:	Via driveway access from Ramsay Drive.			
Traffic Counts: (Average Daily Trips)	Eastchester Drive		37,000 AADT (NCDOT 2020 traffic counts)	
	Ramsay Street		None, traffic counts are not typically conducted on local street.	
Estimated Trip Generation:	A child daycare center, with a maximum of 197 children is proposed to be developed on the site. This proposed use is anticipated to generate approximately 806 daily trips (during a 24-hour period), with approximately 156 AM peak-hour trips (6am – 9am) and approximately 160 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	The Transportation Departments is not requiring a traffic study with this zoning request because required improvements have already been installed.	
Conditions:	<u>Vehicular Access:</u> a. No vehicular access shall be permitted from Eastchester Drive. b. Vehicular access to Ramsay Street shall align with the southern access point to the Alexandria Park Apartments development or be located a minimum of 300 feet west of Eastchester Drive.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (projected)	Maximum Design / Built Capacity: (2022 – 2023)	Mobile Classrooms:	Projected Additional Students:
Montlieu Academy of Technology	462	771	3	7 - 9

Welbourn Middle School	409	690	0	4 - 6
Andrews High School	743	1,254	0	3 - 5
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 – 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant is requesting rezoning of this site to a CZ-OI District to support construction of a child daycare facility. In conjunction with this request, the applicant has submitted a Conditional Zoning Ordinance in which conditions have been offered to prohibit vehicle driveway access from Eastchester Drive and to condition the location of vehicular access from Ramsay Street.

Staff Analysis

Based on prior City Council actions (denial of ZA-05-25 and approval of ZA-06-06), City Council has set policy to seek lower intensity commercial land uses or office type uses on lands at the intersection of Eastchester Drive and Ramsay Street. Although this application is to support a child daycare center, staff review takes into consideration all uses permitted in the OI District. Based upon allowable uses of the OI District and vehicular access conditions offered by the applicant, the requested CZ-OI District is consistent with land use policies established by City Council for this intersection.

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

The proposed zoning map amendment supports established policy guidance documents and policy set by prior zoning approvals at this intersection.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The requested CZ-OI District is similar to previous zoning approvals granted at the intersection of Eastchester Drive and Ramsay Street.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

The requested rezoning from the R-3 District to a CZ-OI District supports a wider range of land uses that will be compatible with adjacent residential and non-residential land uses.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ Conditions offered by the applicant to prohibit access from Eastchester Drive and restrict the location of access points along Ramsay Street will mitigate transportation related impact from the development of OI District land uses. ❖ Road improvements from prior zoning approvals have addressed transportation mitigation issues. This includes the construction of Ramsay Street, installation of a right turn lane, and construction of a raised concrete median and a left over with 300 feet of vehicular stacking at the Eastchester Drive/Ramsay Street intersection. ❖ The zoning request does not introduce any new land uses that are not already established or currently permitted in this general area. ❖ Required standards of the Development Ordinance pertaining to landscaping, screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will mitigate impacts on adjacent property.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.

	The combination of the conditions offered by the applicant and required standards of the Development Ordinance will mitigate any adverse effects to adjacent lands.
--	---

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

The approval of ZA-06-06 has set land use policy in support of conditioned LB and conditioned OI District zoning at the intersection of Eastchester Drive and Ramsay Street.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

As conditioned, the requested CZ-OI District promotes a preferred development pattern and access standards envisioned for this segment of the Eastchester Gateway Corridor.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 1.7-acre parcel to a CZ-OI District. As conditioned, the requested CZ-OI District will be compatible with the surrounding area and in conformance with adopted policy guidance documents.

Required Action

Planning and Zoning Commission:

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

City Council:

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

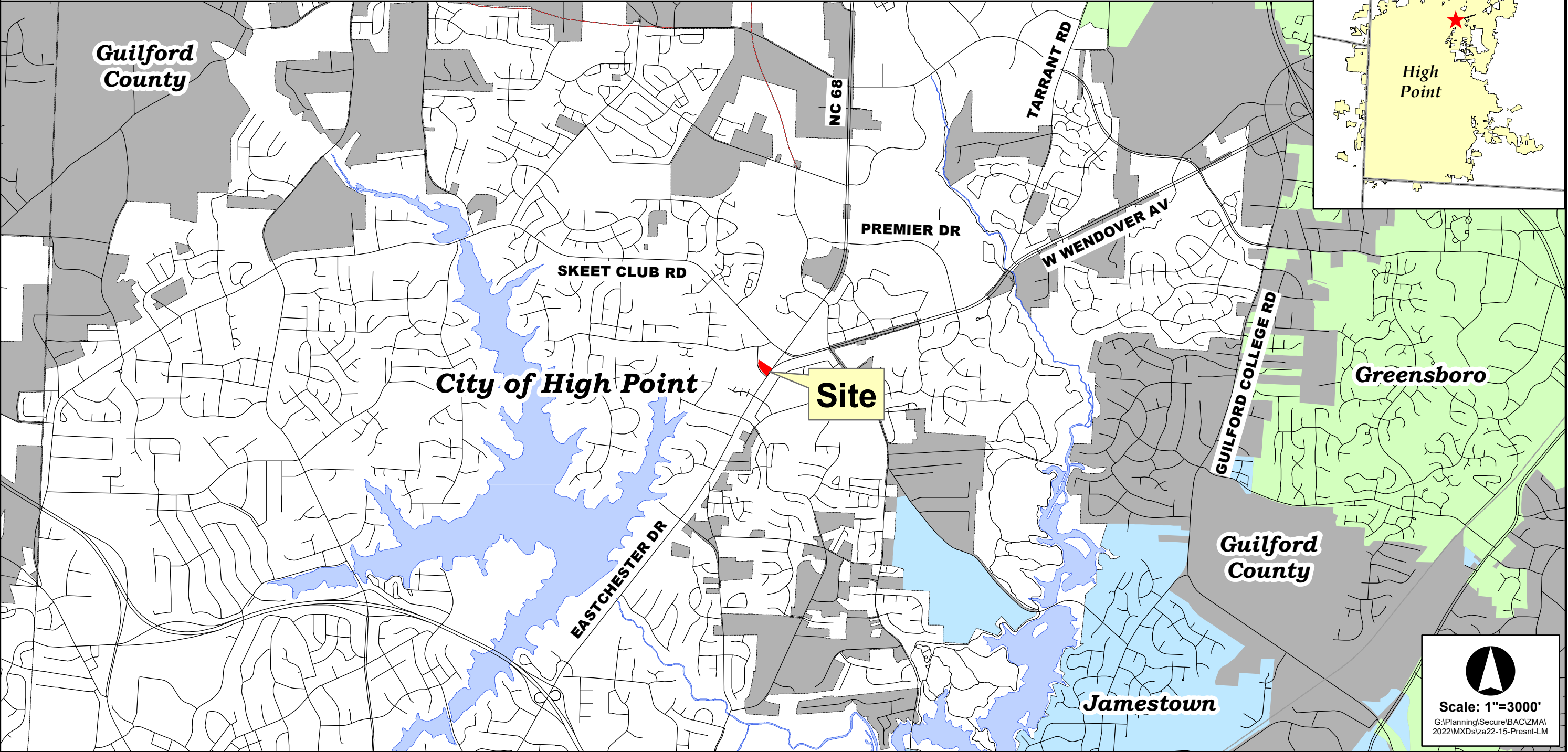
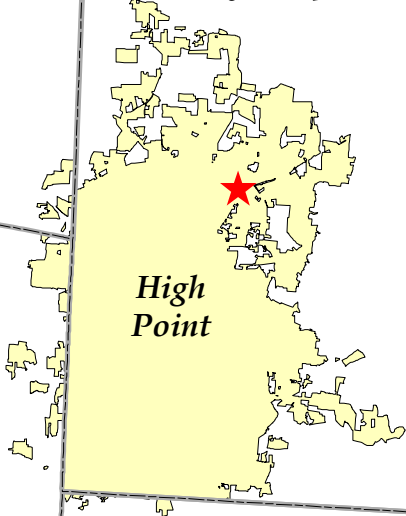
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-15
Applicant: Genrock Capital Management

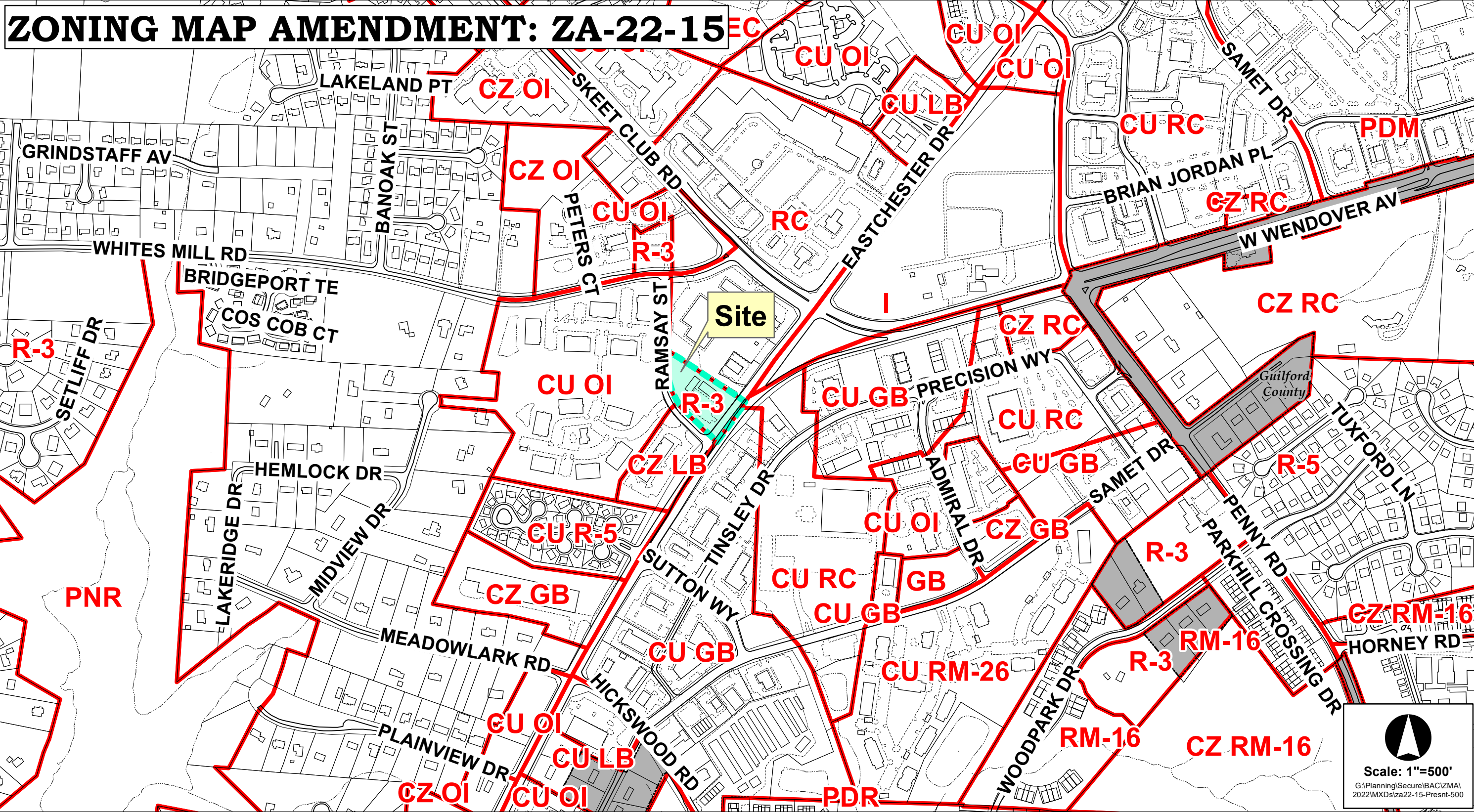
Vicinity Map



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ZONING MAP AMENDMENT: ZA-22-15^{EC}





Scale: 1"=500'

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ZONING MAP AMENDMENT: ZA-22-15

The map displays the following zoning districts and streets:

- Zoning Districts:** R-3, CU OI, RC, CZ LB, CU GB, CU RC, CU R-5, CZ GB.
- Streets:** Whites Mill Rd, Ramsay St, Eastchester Dr, W Wendover Av, Precision Wy, Admiral Dr, Tinsley Dr, Sutton Wy.
- Site:** A specific area is highlighted in green and labeled "Site".

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ZONING MAP AMENDMENT: ZA-22-15

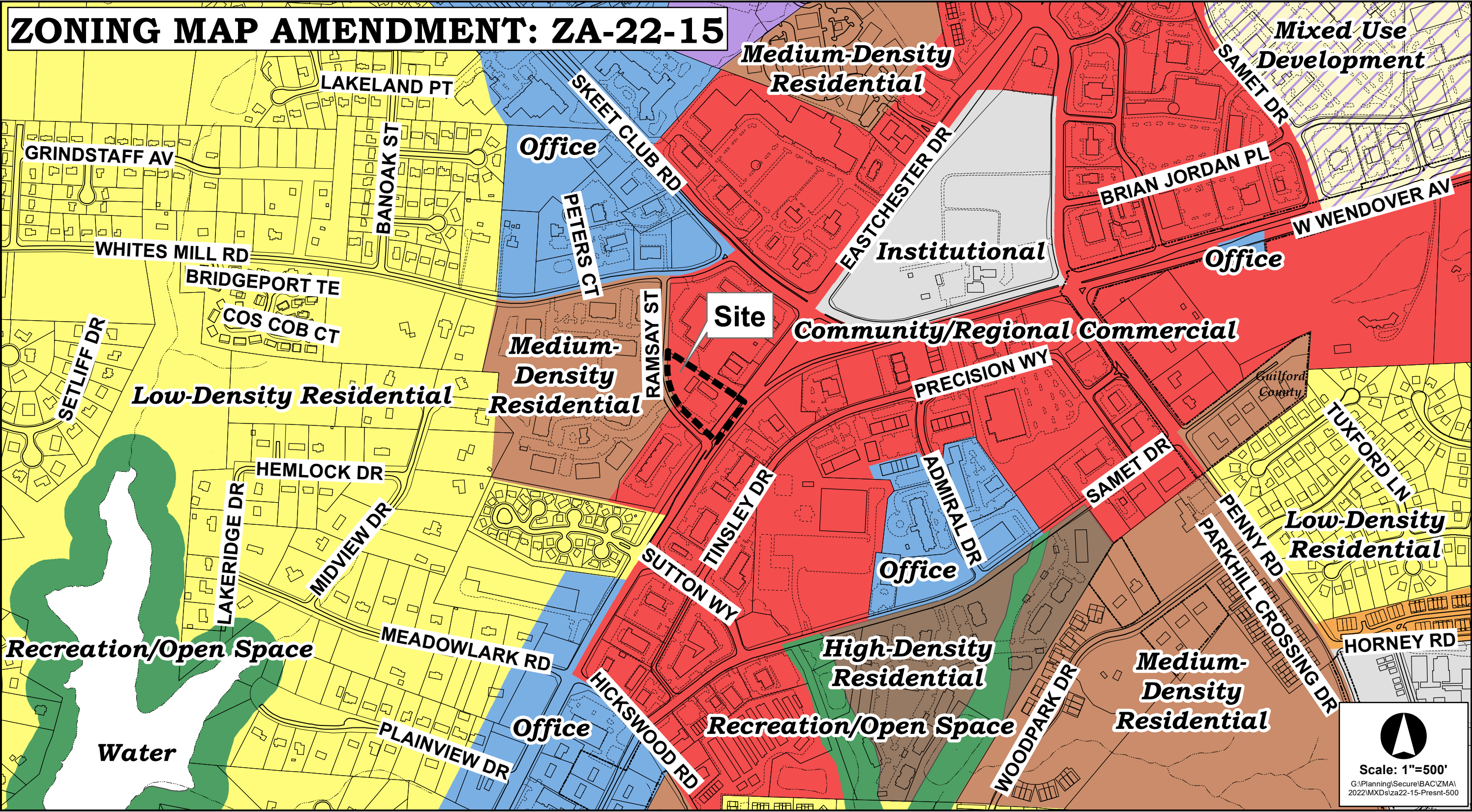
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- Zoning Districts:** R-3, CU OI, RC, CZ LB, CU GB, CU RC, CU R-5, CZ GB.
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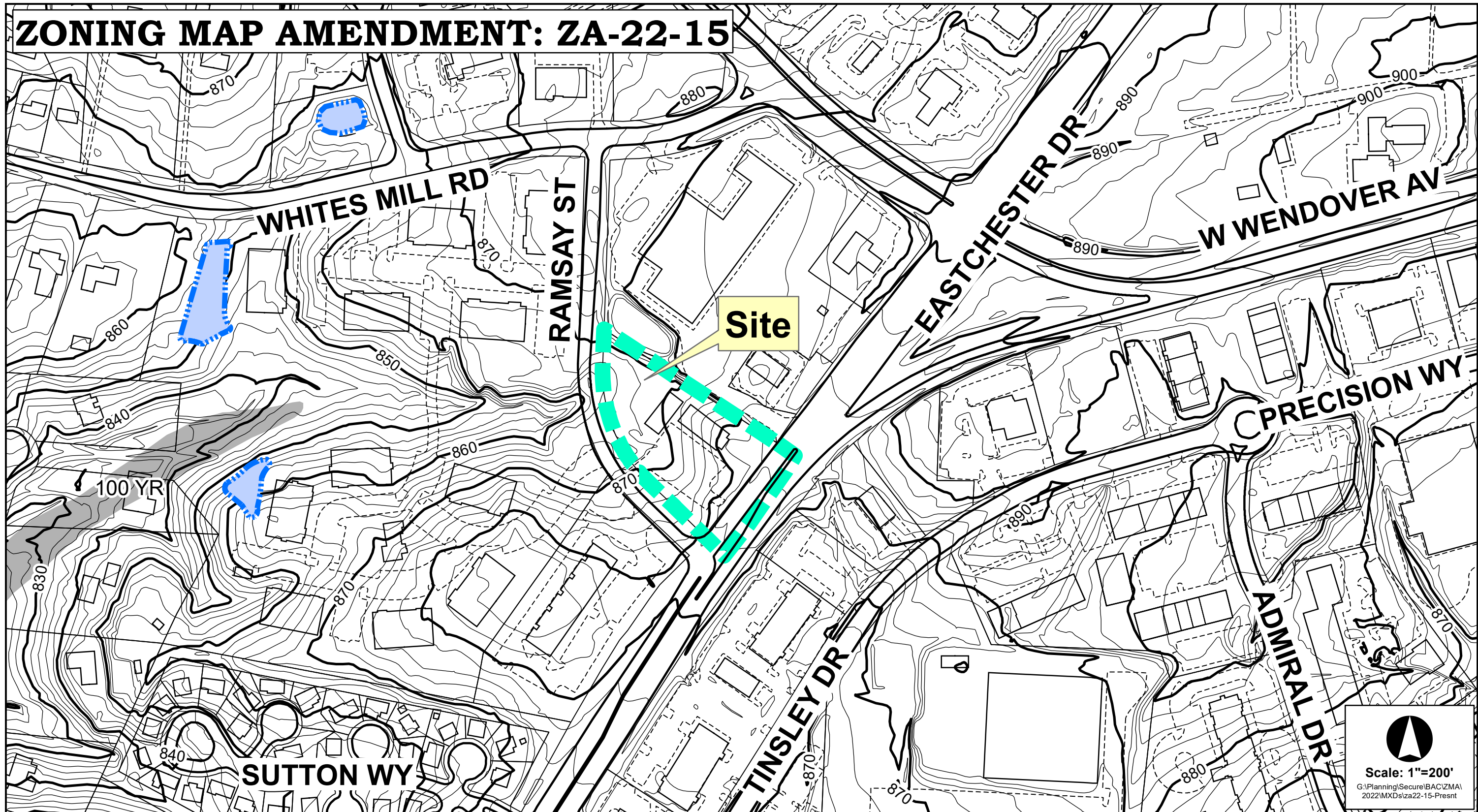
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ZONING MAP AMENDMENT: ZA-22-15



ZONING MAP AMENDMENT: ZA-22-15



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ZONING MAP AMENDMENT: ZA-22-15

WHITES MILL RD

RAMSAY ST

Site

EASTCHESTER DR

W WENDOVER AV

PRECISION WY

ADMIRAL DR

TINSLEY DR

SUTTON WY



Scale: 1"=200'
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 28, 2022 and before the City Council of the City of High Point on July 18, 2022 regarding **Zoning Map Amendment Case 22-15 (ZA-22-15)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on June 18, 2022, for the Planning and Zoning Commission public hearing and on June 6, 2022 and June 16, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **July 18, 2022**.

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 Office Institutional (CZ-OI) District**. The property is approximately 1.7 acres, located at the northwest corner of Eastchester Drive and Ramsay Street (2525 Eastchester Drive). The property is also known as Guilford County Tax Parcel 196569.

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:** Any uses allowed in the Office Institutional (OI) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Transportation Conditions.**

1. **Vehicular Access:**

- a. No vehicular access shall be permitted from Eastchester Drive.
- b. Vehicular access to Ramsay Street shall align with the southern access point to the Alexandria Park Apartments development (PB 174 PG 137 –

Lot W) or be located a minimum of 300 feet west of Eastchester Drive (as measured from the western right-of-way line of Eastchester Drive).

2. Other Transportation Conditions: The City of High Point Transportation Director shall approve the exact location and 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.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of July, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-15

Submitted by: William Pierquet

From: bpierquet@comcast.net <bpierquet@comcast.net>

Sent: Monday, June 13, 2022 11:59 AM

To: Herbert Shannon Jr <herb.shannon@highpointnc.gov>

Subject: Citizen Meeting Communication

Herb, per the Highpoint requirements I sent out a notification to all surrounding property owners that your office informed me of. The attached letter was sent to all along with a site plan and the forms you sent along. I gave them both my phone number and e mail address in that letter and invited them to communicate with me if they had questions or concerns. As of today, Monday, June 13th, 2022 I have not received any communication from these neighbors. If anyone contacts me before the June 16th deadline for this letter I will update it accordingly.

Thanks you for your assistance.

Sincerely,

William T Pierquet

William Pierquet - Development Consultant
Stonefield Real Estate Solutions, LLC
6797 Yacht Club Dr
Acworth, GA 30102

5/31/22

Dear Neighbor,

This letter is to notify you of a request to rezone 1.73 acres located at the north west corner of Eastchester Dr (Hwy 68) & Ramsay Street. The site is currently the home of Triad Community Baptist Church located at 2525 Eastchester DR. Per Highpoint requirements, we are reaching out for you input on our proposed rezoning and project and have elected to do so through a Citizen Information Meeting. Details of that requirements are included on the attached documents. In addition, we have included a copy of a map showing the location of the proposed property to be rezoned and a list of the neighbors we are contacting through this letter.

The property is currently zones R3 Residential. We are proposing that the property be rezoned to Conditional – OI which is Office Institutional.

My name is Bill Pierquet. I am the development consultant for a local child care operator. Our intention is to redevelop the property into a new Primrose School with the required parking and outdoor playgrounds to support the new business. Primrose is an educationally based child care company with franchises operating numerous schools across the country. If you care to look at our website, I have included the link below. We currently operate 2 schools in the northern part of Greensboro and are very excited about bringing our services to the High Point community. I have attached a preliminary site plan that will give you a general idea of what we are planning.

We are currently working with the city staff to ensure that we understand all of the development requirements for the area. With that input we will be able to design and develop a beautiful facility that will meet the requirements of the area and serve the families and children of the surrounding area.

I will be your point of contact should you have any questions or concerns. am also happy to take comments and answer your questions individually. I can be reached at 678-472-5925 or you can e-mail me at bpierquet@comcast.net.

Sincerely,

William Pierquet

Development Consultant

Primrose School Website:

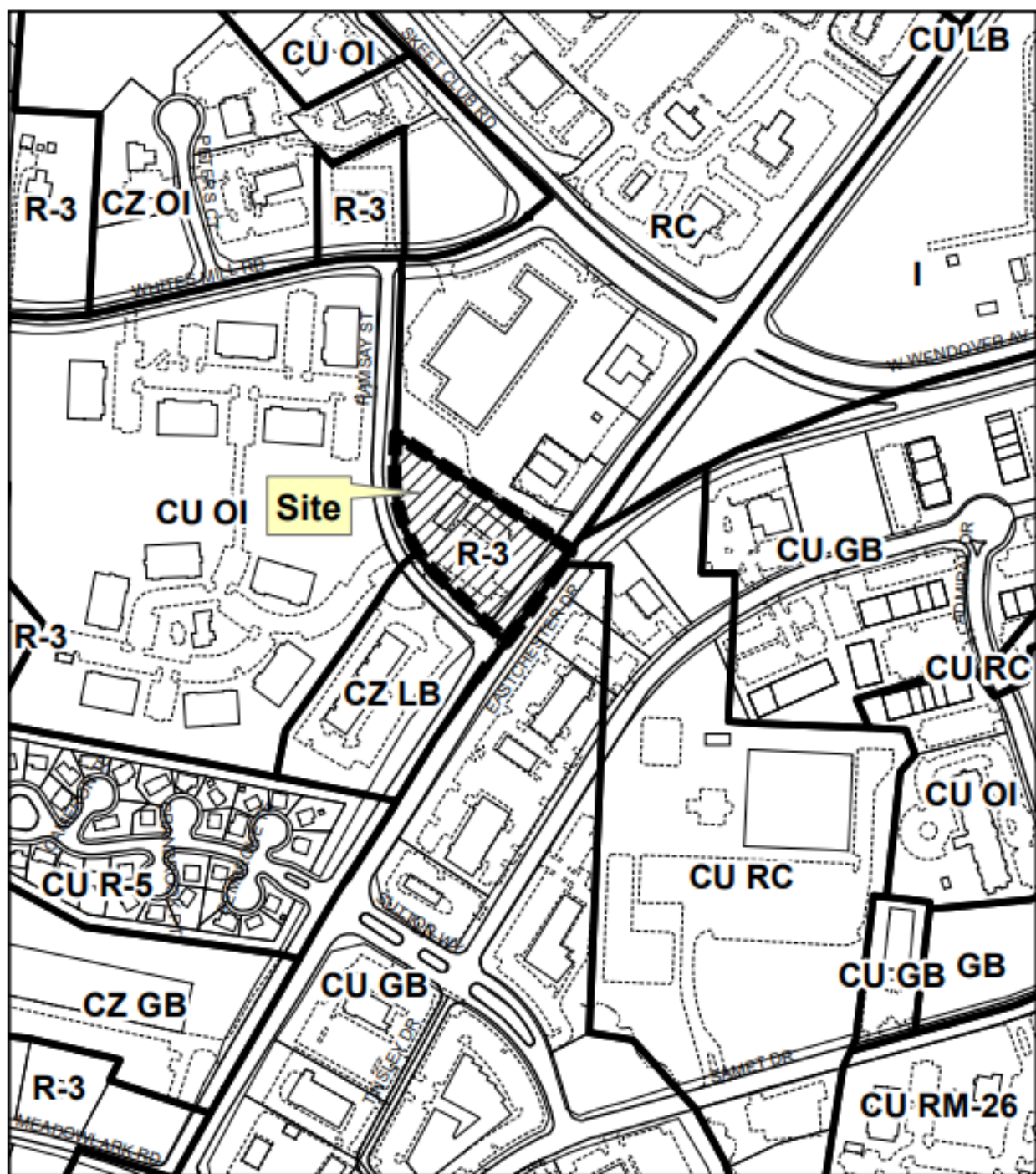
https://www.primroseschools.com/locations/atlanta-metro?gclid=EAlaIQobChMIwcur76iK-AIVp8iUCR00kQBOEAAYASAAEgLKwPD_BwE&gclid=aw.ds

Primrose School of Brassfield: (this is one of our 2 schools in north Greensboro)

<https://www.primroseschools.com/schools/brassfield/>

Primrose School of New Irving Park: (this is one of our 2 schools in north Greensboro)

https://www.primroseschools.com/schools/new-irving-park/?utm_source=yext&utm_medium=maplistings&utm_campaign=localmaps



ZONING MAP AMENDMENT ZA-22-15

From: Residential Single Family-3 (R-3)
To: Conditional Zoning Office Institutional (CZ-OI)

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

**Planning & Development
 Department**
City of High Point

N

Scale: 1"=300'
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CITY OF HIGH POINT

AGENDA ITEM



Title: Public hearing for Ethnicraft USA

From: Sandy Dunbeck, Director
High Point Economic Development

Public Hearing: yes

Attachments: legal notice

Meeting Date: July 18, 2022

Advertising Date: July 8, 2022

Advertised by: High Point Enterprise

PURPOSE:

The High Point City Council is asked to consider a request from Ethnicraft USA, to authorize performance-based incentives for an expansion project in the Gallimore Industrial Center at 750 Gallimore Dairy Rd., 27265 in the amount of \$127,949.

PROJECT & BACKGROUND:

Ethnicraft is a Belgian-based furniture design and manufacturing company. Ethnicraft USA is the company's U.S. presence, currently located in High Point, for warehousing and distribution. To meet growing demand, Ethnicraft USA is considering building a new warehouse and distribution facility. The company would construct a new facility in High Point at 750 Gallimore Dairy Rd. to add 160,000 square feet expandable to 240,000 sf. The company would retain 41 existing positions and add 25 new positions paying above the Guilford County average wage. The project would cause the investment of \$17,920,000 in real and personal property.

BUDGET IMPACT:

The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

RECOMMENDATION / ACTION REQUESTED:

The High Point Economic Development staff recommends that City Council to authorize performance-based incentives for the project in the amount of \$127,949 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, July 18, 2022, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for local incentives. A company proposes to locate and expand in the Gallimore Industrial Center at 750 Gallimore Dairy Rd. in High Point, NC and invest \$17,920,000 in new real and personal property. The project would retain 41 current jobs and create 20 new jobs. The High Point City Council will consider incentives of up to \$127,949 for the project. The High Point source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's investment—pursuant to an incentive performance agreement containing benchmarks and a schedule for the payment of such financial assistance. For further information, please call 336-883-3116.

July 8, 2022

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation 22-03

(Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: July 18, 2022

Public Hearing: Yes

Advertising Date: June 28, 2022

Attachments: A. Staff Report
B. Map
C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al to consider a voluntary contiguous annexation of approximately 37.3 acres located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive. The annexation site is known as Guilford County Tax Parcels 161060, 161075 (portion), 161076, 161086, 161087 and 161098.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 22-03.

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

**STAFF REPORT
ANNEXATION 22-03
July 18, 2022**

Request	
Applicant: Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al	Owners: Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: None, the site is within the City of High Point Extraterritorial Jurisdiction (ETJ) Area.

Site Information	
Location:	Lying northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive.
Tax Parcel Number:	Guilford County Tax Parcels 161060, 161075 (portion), 161076, 161086, 161087 and 161098.
Site Acreage:	Approximately 37.3 acres
Current Land Use:	A single family dwelling and undeveloped parcels.
Current Zoning:	Residential Single Family – 5 (R-5) District (City of High Point ETJ Area) There is no rezoning application associated with this annexation case, the current R-5 District will be used to govern development of this site.
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	A 90 lot single family subdivision is proposed to be developed.
Proposed Unit Type, Number and Average Value:	The applicant has noted that the overall development cost (value of final product to be sold to end users), will be \$31,950,000. <i>(approximately \$355,000 average sales price per dwelling).</i>
Proposed Build-out Schedule:	An approximate 3-year build-out is anticipated to complete this subdivision.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 2. If approved, the land associated with this annexation will be part of Ward 2.
Physical Characteristics:	The site is heavily wooded and has a moderate to severely sloping terrain. A perennial stream runs in a northerly direction through the middle of the site.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line both lie adjacent to the site within the Shorewell Drive right-of-way. Also, a 16-inch City water line lies adjacent to the site within Harvey Road.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the Oakdale Reservoir General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for

	single family developments with a gross density of two units per acre or more.
Overlay District:	Oakdale Reservoir General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3 PDR	Residential Single Family – 3 District Planned Development Residential District	Single family dwellings
South:	R-5	Residential Single Family – 3 District	Single family dwellings, undeveloped parcels, and a nonconforming mobile home park
East:	R-5	Residential Single Family – 3 District	Single family dwellings
West:	PDR RM-16	Planned Development Residential District Residential Multifamily-16 District	Single family dwellings Multifamily (apartment complex).

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Harvey Road	Minor Throughfare	60 ft.
	Shorewell Drive	Local Street	50 ft.
Vehicular Access:	Via public street extension through the site from Harvey Road to Shorewell Drive.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is abuts the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a single family subdivision. This property is situated in the southeastern portion of the City's planning area and is designated on the adopted Land Use Map for Moderate-Density Residential land uses. There have been several annexation approvals to allow a variety of residential uses in this portion of the City's Planning area since the 1990s. The site abuts the City's corporate limits along its northern and western boundary. There are also additional lands to the south, along Harvey Road and E. Martin Luther King Jr. Drive, that are also within the City limits.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by the City's corporate limits. City services and service vehicles are already present in this area and the annexation of the 37.3-acre tract of land will not negatively impact the City's ability to provide services in this area.

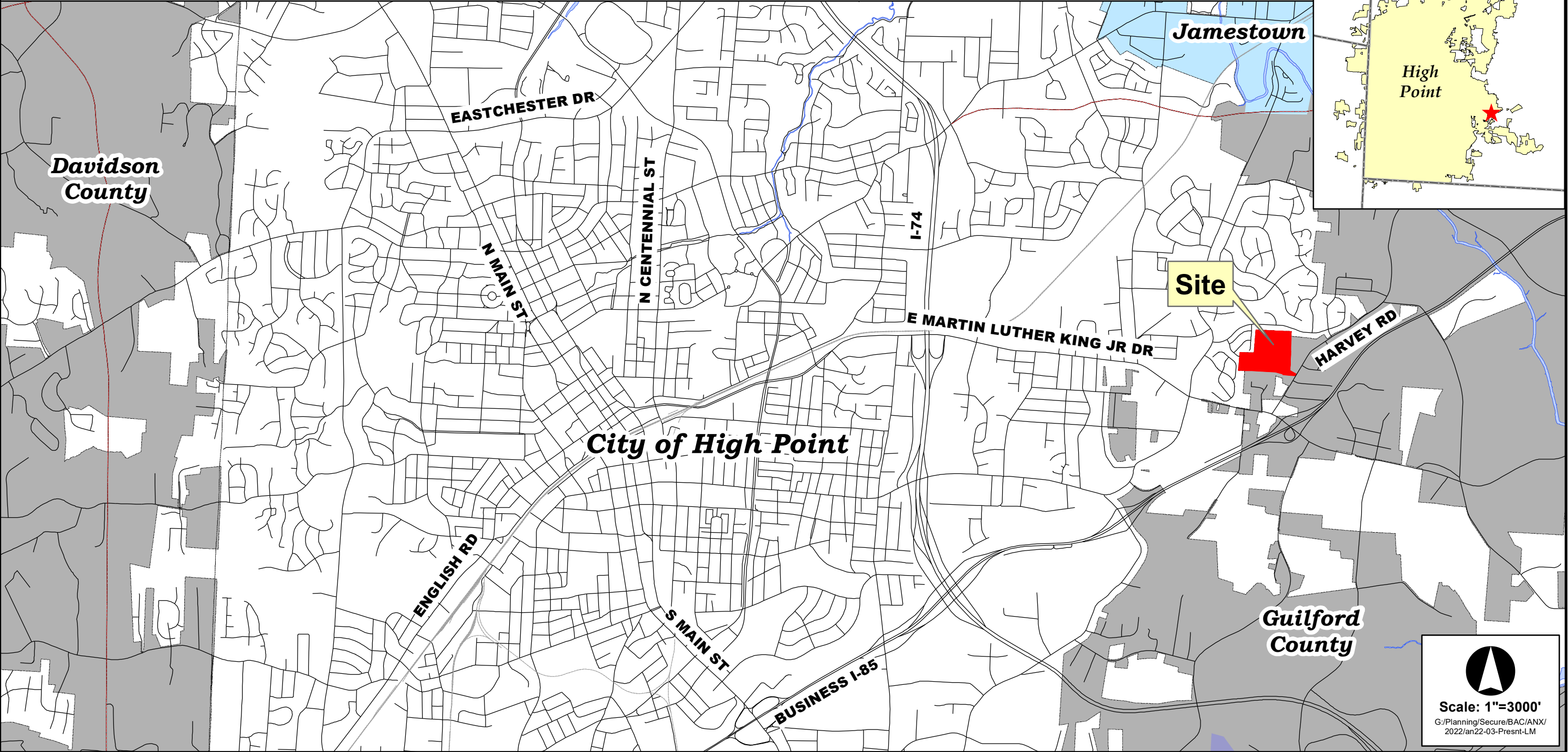
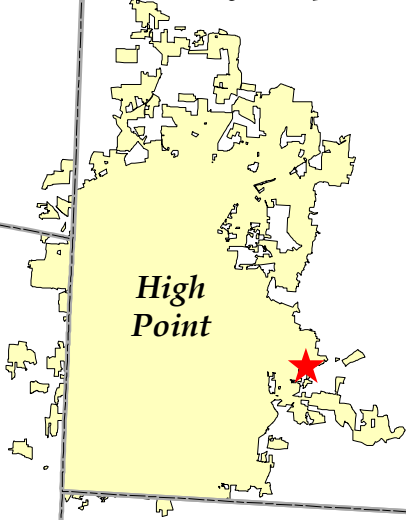
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator.

LOCATION MAP

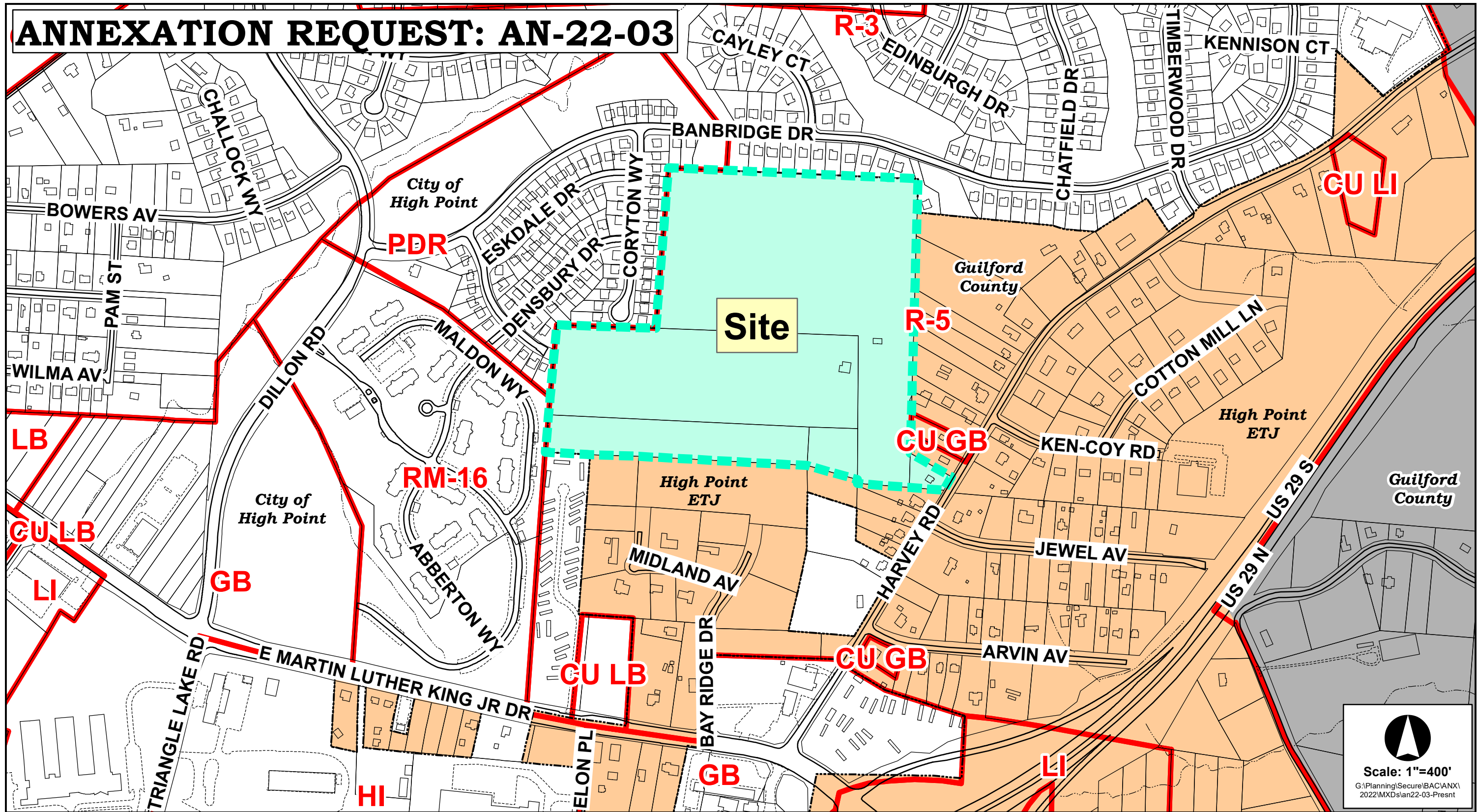
ANNEXATION REQUEST: AN-22-03
Applicant: Grady W. & Wilma H. Saferight and Stephen E. Sams

Vicinity Map




Scale: 1"=3000'
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2022/an22-03-Presnt-LM

ANNEXATION REQUEST: AN-22-03



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 18th day of July, 2022; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of July 18, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION

Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al
Annexation Case #22-03 (AN-22-03)

The site is located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive and consists of Guilford County Tax Parcels 161060, 161075 (portion), 161076, 161086, 161087 and 161098. The annexation site is more specifically described as follows:

Beginning at an existing 1" iron rod, said iron rod being the southeast corner of Stephen Estes Sams, Parcel No: 161076 (Deed Book 6144, Page 2148), being the northeast corner of Wilma H. Saferight, Part of Parcel No: 161075 (Deed Book 779, Page 223) and being located in the western right of way of Harvey Road (S.R. 1132 – Formerly Oakdale Road, A 60' Public right of way per Plat Book 127, Page 129); Thence leaving said Sams and along said Harvey Road western right of way and said Saferight (Part of Parcel No: 161075) eastern line, S 30°50'59" W 15.00 feet to a new 1/2" iron pipe, said iron pipe being the southeast corner of said Saferight (Part of Parcel No: 161075), being in the western right of way of said Harvey Road and being the northeast corner of Larry Wayne Samuels, Part of Parcel No: 161075 (Deed Book 3986, Page 762); Thence leaving said Harvey Road and along the northern line of said Samuels and the southern line of said Saferight (Part of Parcel No: 161075) the following two (2) courses and distances: 1) N 85°21'15" W 161.60 feet to a new 1/2" iron pipe; 2) N 77°53'12" W 108.14 feet to a new 1/2" iron pipe, said iron pipe being located on the northern line of said Samuels, being the western corner of said Saferight (Part of Parcel No: 161075) and being a point in a southern line of Grady W. Saferight and Wilma H. Saferight, Parcel No: 161060 (Deed Book 747, Page 228 - Tract No: 1 and Tract No: 2); Thence along said southern line of said Saferight (Parcel No: 161060), continuing and leaving the northern line of said Samuels, crossing the northern line of George Don Billings and Annie Ruth F. Billings; Part of Parcel No: 161075 (Deed Book 2333, Page 263), N 85°02'12" W 82.75 feet to a new 1/2" iron pipe, said iron pipe being the northwest corner of said Billings (Part of Parcel No: 161075), being the northeast corner of George Don Billings and Annie Ruth F. Billings, Parcel No: 161088 (Deed Book 2304, Page 417), being the southeast corner of Grady W. and Wilma H. Saferight, Parcel No: 161087 (Deed Book 1247, Page 588) and being a southwest corner of said Saferight, (Parcel No: 161060); Thence leaving said Saferight (Parcel No: 161060) and said Billings (Part of Parcel No: 161075) and along the northern line of said Billings (Parcel No: 161088) and southern line of said Saferight (Parcel No: 161087), N 72°15'25" W 208.69 feet to a new 1/2" iron pipe, said iron pipe being the northwest corner of said Billings (Parcel No: 161088), the southwest corner of said Saferight (Parcel No: 161087), the northeast corner of Mitchell Grove United Methodist Church, Parcel No: 161390 (Deed Book 3209, Page 750 and Plat Book 47, Page 85) and the southeast corner of Grady W. Saferight and Wilma H. Saferight, Parcel No: 161098 (Deed Book 1557, Page 586); Thence leaving said Saferight (Parcel No: 161087) and said Billings (Parcel No: 161088) and along the southern line of said Saferight (Parcel No: 161098) and along the northern line of said Mitchell Grove United Methodist Church the following five (5) courses and distances: 1) N 86°57'30" W 212.20 feet to an existing 3/4" iron pipe; 2) N 86°57'30" W 60.00 feet to an existing 3/4" iron pipe; 3) N 86°57'30" W 199.94 feet to an existing 3/4" iron pipe; 4) N 86°59'01" W 199.47 feet to an existing 3/4" iron pipe; 5) N 86°59'01" W 60.02 feet to an existing 3/4" iron pipe, said iron pipe being the northwest corner of said Mitchell Grove United Methodist Church, being a point in the southern line of said Saferight (Parcel No: 161098) and being the northeast corner of Norris A. Dills and Sherry B. Dills, Parcel No: 161391 (Deed Book 2314, Page 231 – Tract 4 and Plat Book 47, Page 85); Thence leaving

said Mitchell Grove United Methodist Church, continuing along the southern line of said Saferight (Parcel No: 161098) and along said Dills northern line, N 86°59'01" W 214.97 feet to an existing 1" iron pipe, said iron pipe having NAD 83 (2011) Coordinates of N: 807,028.34 and E: 1,720,980.37, being a point in the southern line of said Saferight (Parcel No: 161098) the northwest corner of said Dill, the northeast corner of Country Living Mobile Home Park, Parcel No: 202931 (Deed Book 7054, Page 2317 and Plat Book 132, Page 22 – New Lot 1); Thence leaving said Dills and continuing along the southern line of said Saferight (Parcel No: 161098) and the northern line of said Country Living Mobile Home Park, N 87°28'07" W 185.04 feet to an existing 5/8" iron rod, said iron rod having NAD 83 (2011) Coordinates of N: 807,036.51 and E: 1,720,795.51, being the southeast corner of said Saferight (Parcel No: 161098) the northwest corner of said Country Living Mobile Home Park and being a point in the eastern line of Broadstone Village Apartments, LLC, Parcel No: 211880 (Deed Book 5291, Page 893 and Plat Book 153, Page 20 – Phase 1, New Lot 3); Thence leaving said Country Living Mobile Home Park and along the eastern line of said Broadstone Village and the western line of said Saferight (Parcel No: 161098), N 03°58'46" E 167.98 feet to an existing 5/8" iron rod, said iron rod being a point in the western line of said Broadstone Village Apartments, the northwest corner of said Saferight (Parcel No: 161098) and being the southwest corner of Grady W. Safewright and Wilma H. Saferight, Parcel No: 161086 (Deed Book 1020, Page 297); Thence leaving said Saferight (Parcel No: 161098) and along the western line of said Broadstone Village Apartments and the eastern line of said Saferight (Parcel No: 161086), N 03°58'46" E 92.96 feet to an existing 5/8" iron rod, said iron rod being the northeast corner of said Broadstone Village Apartments, being the southeast corner of Sheree N. Carr, Parcel No: 211967 (Deed Book 7620, Page 878 and Plat Book 152, Page 29 – Lot 33) and being a point in the western line of said Saferight (Parcel No: 161086); Thence leaving said Broadstone Village Apartments and along said Carr eastern line and said Saferight (Parcel No: 161086) western line, N 03°58'46" E 149.31 feet to an existing 5/8" iron pipe, said iron pipe being the northeast corner of said Carr, a point in the western line of said Saferight (Parcel No: 161086) and being located in the southern right of way of Shorewell Drive (A 50' Public right of way per Plat Book 153, Page 29); Thence leaving said Carr and along western line of said Saferight (Parcel No: 161086) and the eastern line of said Shorewell Drive right of way, N 03°58'46" E 54.01 feet to an existing 1/2" iron pipe, said iron pipe being in the northern right of way of said Shorewell Drive, being the southeast corner of Kristia Venator, Parcel No: 211968 (Deed Book 7570, Page 2850 and Plat Book 152, Page 29 – Lot 32) and being a point in the western line of said Saferight (Parcel No: 161086); Thence leaving said Shorewell Drive and along the eastern line of said Venator and the western and northern line of said Saferight (Parcel No: 161086) the following two (2) courses and distances: 1) N 03°58'46" E 100.03 feet to an existing 3/4" iron pipe; 2) S 86°55'38" E 22.01 feet to an existing 3/4" iron pipe, said iron pipe being the northeast corner of said Venator, the southwest corner of Jose Alberto Garmelo Garcia and Wendy Flores Juarez, Parcel No: 211970 (Deed Book 6334, Page 3082 and Plat Book 152, Page 29 – Lot 30) and being a point in the northern line of said Saferight (Parcel No: 161086); Thence leaving said Venator and along said Garcia and Juarez southern line and said Saferight (Parcel No: 161086) northern line, S 86°55'38" E 46.93 feet to an existing 3/4" iron pipe, said iron pipe being the southeast corner of said Garcia and Juarez, being the southwest corner of Martin Mares, Parcel No: 212070 (Deed Book 6260, Page 3028 and Plat Book 154, Page 121 – Lot 19) and being a point in the northern line of said Saferight (Parcel No: 161086); Thence leaving said Garcia and Juarez and

along the southern line of said Mares and the northern line of said Saferight (Parcel No: 161086), S 86°55'38" E 213.44 feet to an existing 5/8" iron rod, said iron rod being the southeast corner of said Mares the southwest corner of Magdalana P. Lattimore, Parcel No: 212069 (Deed Book 7112, Page 1906 and Plat Book 154, Page 121 – Lot 18) and being a point in the northern line of said Saferight (Parcel No: 161086); Thence leaving said Mares and along the southern and eastern line of said Lattimore and the northern line of said Saferight (Parcel No: 161086), S 86°55'38" E 149.56 feet to an existing 3/4" iron pipe, said iron pipe being the southeast corner of said Lattimore, being a point in the northern line of said Saferight (Parcel No: 161086) and being a southwest corner of said Saferight (Parcel No: 161060); Thence leaving said Saferight (Parcel No: 161086) and along the eastern line of said Lattimore, and the eastern line of The Elms at Broadstone Village, Phase 4, Section 3 (Plat Book 154, Page 121 – Lots 18-5) and along the western line of said Saferight (Parcel No: 161060) the following twelve (12) courses and distances: 1) N 05°11'00" E 55.99 feet to an existing 5/8" iron rod; 2) N 05°11'00" E 49.93 feet to an existing 5/8" iron rod; 3) N 05°11'00" E 49.96 feet to an existing 5/8" iron rod; 4) N 05°11'00" E 49.97 feet to an existing 5/8" iron rod; 5) N 05°11'00" E 50.33 feet to an existing 5/8" iron pipe; 6) N 05°11'00" E 49.71 feet to an existing 5/8" iron pipe; 7) N 05°11'00" E 150.00 feet to an existing 5/8" iron rod; 8) N 05°11'00" E 49.96 feet to an existing 5/8" iron rod; 9) N 05°11'00" E 50.12 feet to an existing iron rod; 10) N 05°11'00" E 49.91 feet to an existing 5/8" iron rod; 11) N 05°11'00" E 50.95 feet to an existing 5/8" iron rod; 12) N 05°11'00" E 36.25 feet to a new 1/2" iron pipe; said iron pipe being a point in the eastern line of said The Elms at Broadstone Village, Phase 4, Section 3, Lot 5, the southwest corner of The Elms at Broadstone Village, Phase 4, Section 3, Lot 2 and being a point in the northern line of said Saferight (Parcel 161060); Thence leaving said The Elms at Broadstone Village, Phase 4, Section 3, Lot 5 and along the southern line of The Elms at Broadstone Village, Phase 4, Section 3, Lots 2 and 1 and the northern line of said Saferight (Parcel No: 161060) the following two (2) courses and distances: 1) S 86°22'48" E 49.57 feet to an existing 5/8" iron rod; 2) S 86°22'48" E 49.91 feet to an existing 5/8" iron rod; Thence crossing and leaving the southern line of The Elm at Broadstone Village, Phase 4, Section 3 Common Area, and along the southern line of Broadstone Village, Phase 7 (Plat Book 152, Page 31 – Common Area and Lots 73-84) the following five (5) courses and distances: 1) S 86°22'48" E 301.40 feet to an existing 3/4" iron pipe; 2) S 86°22'48" E 64.34 feet to an existing 3/4" iron pipe; 3) S 86°22'48" E 455.83 feet to an existing 3/4" iron pipe; 4) S 86°22'48" E 123.44 feet to an existing 3/4" iron pipe; 5) S 86°22'48" E 5.14 feet to an existing 3/4" iron pipe, said iron pipe being a point in the western line of said Broadstone Village, Phase 7, Lot 84 and the northeast corner of said Saferight (Parcel No: 161060); Thence along said Broadstone Village, Phase 7, Lot 84 western line and the eastern line of said Saferight (Parcel No: 161060), S 02°09'09" W 151.33 feet to an existing 2" iron pipe, said iron pipe being the southwest corner of said Broadstone Village, Phase 7, Lot 84, being the northwest corner of Eileen Tate Lane, Parcel No: 161126 (Deed Book 7787, Page 1254 – Parcel A, B and C) and being a point in the eastern line of said Saferight (Parcel No: 161060); Thence leaving said Broadstone Village, Phase 7, Lot 84 and along the western line of said Lane and the eastern line of said Saferight (Parcel 161060), S 02°43'30" W 99.67 feet to an existing 1" axle, said axle being the southwest corner of said Lane and being the northwest corner of Samuel E. Kersey, Parcel No: 161062 (Deed Book 4514, Page 1529); Thence leaving said Lane and along said Kersey (Parcel No: 161062) western line and said Saferight (Parcel No: 161060) eastern line, S 03°02'44" W 191.15 feet to an existing 5/8" axle, said axle being the southwest

corner of said Kersey (Parcel No: 161062, being the northwest corner of Samuel E. Kersey, Parcel No: 161092 (Deed Book 5312, Page 2194), and being a point in the eastern line of said Saferight (Parcel No: 161060); Thence leaving said Kersey (Parcel No: 161062), along and leaving the western line of said Kersey (Parcel No: 161092) and Zach Cohen, LLC, Parcel No: 161090 (Deed Book 7718, Page 721) and along the eastern line of said Saferight (Parcel No: 161060), S 02°12'17" W 151.81 feet to a ½" iron pipe said iron pipe being the southwest corner of said Zach Cohen, LLC, being the northwest corner of Elmore D. Alexander and Una M. Alexander, Parcel No: 161091 (Deed Book 7758, Page 2150 – Tract 2) and being a point in the eastern line of said Saferight (Parcel No: 161060); Thence leaving said Cohen and along the western line of said Alexander (Parcel No: 161091) and the eastern line of said Saferight (Parcel No: 161060), S 02°17'08" W 56.47 feet to an existing flatbar, said flatbar being the southwest corner of said Alexander (Parcel No: 161091) being the northwest corner of Elmore D. Alexander and Una M. Alexander, Parcel No: 161061 (Deed Book 7758, Page 2150 – Tract 1) and being a point in the eastern line of said Saferight (Parcel No: 161060); Thence leaving said Alexander (Parcel No: 161091) and along the western line of said Alexander (Parcel No: 161061) and the eastern line of said Saferight (Parcel No: 161060), S 02°21'57" W 172.28 feet to an existing ¾" iron pipe, said iron pipe being the southwest corner of said Alexander (Parcel No: 161061), being the northwest corner of Kenneth E. Matthews and Shirley Matthews, Parcel No: 161089 (Deed Book 3426, Page 2038 – Tract No. 2) and being a point in the eastern line of said Saferight (Parcel No: 16060); Thence leaving said Alexander (Parcel No: 161061) and along the western line of said Matthews (Parcel No: 161089) and the eastern line of said Saferight (Parcel No: 161060, S 03°37'22" W 107.48 feet to an existing 5/8" iron rod, said iron rod being the southwest corner of said Matthews (Parcel No: 161089) being the northwest corner of Kenneth E. Matthews and Shirley Matthews, Parcel No: 161096 (Deed Book 3426, Page 2038 – Tract No. 1) and being a point in the eastern line of said Saferight (Parcel No: 161060); Thence leaving said Matthews (Parcel No: 161089) and along and leaving the western line of said Matthews (Parcel No: 161096), ASC Properties of NC, LLC, Parcel No: 161077 (Deed Book 7455, Page 2015 – Tract 3) and Terry L. Clark, Parcel No: 161095 (Deed Book 6509, Page 2781) and along the eastern line of said Saferight (Parcel No: 161060), S 02°59'35" W 226.02 feet to an existing 1" iron pipe, said iron pipe being the southwest corner of said Clark and being the northwest corner of said Sams and being a point in the eastern line of said Saferight (Parcel No 161060); Thence leaving said Saferight (Parcel No: 161060) and along the northern line of said Sams and the southern line of said Clark, S 60°24'46" E 220.15 feet to an existing 1" iron pipe; said iron pipe being the northeast corner of said Sams, the southeast corner of said Clark and being a point in the western right of way of said Harvey Road; Thence leaving said Clark and along said Harvey Road western right of way, S 31°29'36" W 61.00 feet to the Point of **Beginning**, **Containing 37.30± Acres.**

SECTION 2. Upon and after **July 18, 2022** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by the City Council
City of High Point, North Carolina
The 18th day of July, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: 2019 Edward Byrne Memorial Justice Assistance Grant (J.A.G.) Funding

From: J. Travis Stroud, Chief of Police

Meeting Date: July 18, 2022

Public Hearing: Yes

Advertising Date / June 6, 2022

Advertised By: High Point Enterprise

Attachments: BRASSTRAX Image

PURPOSE:

A public hearing will be held on July 18, 2022, at 5:30 p.m. to receive public comments on the funding for the 2019 Edward Byrne Memorial Justice Assistance Grant.

BACKGROUND:

The Edward Byrne Memorial Justice Assistance Grant (J.A.G.) program is authorized by Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (Public Law No. 90-351 (generally codified at 34 U.S.C. 10151-10726), including subpart 1 of part E (codified at 34 U.S.C. 10151 - 10158); see also 28 U.S.C. 530C(a)). The J.A.G. Program is the primary provider of federal criminal justice funding to states and units of local government. BJA will award J.A.G. Program funds to eligible units of local government under the F.Y. 2019 J.A.G. Program Local Solicitation. <https://bja.ojp.gov/sites/g/files/xyckuh186/files/media/document/jaglocal19.pdf>
<https://bja.ojp.gov/sites/g/files/xyckuh186/files/media/document/nc.pdf>

The 2019 J.A.G. Grant award was initially distributed between the City of Greensboro (as the lead/fiscal agent) with Guilford County and the City of High Point as sub-recipients. However, the City of Greensboro subsequently declined its allocation of the award totaling \$138,075.00. Federally approved award modifications will allow the grant projects to move forward, with Guilford County serving as the awardee and the City of High Point as the sole sub-recipient. As a result, the City of High Point agrees to accept \$120,029.50 in J.A.G. funds. The amount is calculated on the City of High Point's original award of \$50,992.00 plus one-half of the redistributed portion of the City of Greensboro's allotment of \$69,037.50.

Funding will be presented to City Council through a public hearing and comment period on July 18, 2022. The High Point Police Department proposes using the 2019 J.A.G. funding to purchase a BrassTraxHD3D Cartridge Case Acquisition Station with a triage scope. The station captures highly detailed images of fired cartridge cases, including firing pin impressions on the primer, breech face, extractor, and injector markings. In addition, the Department is seeking to adopt technology in the form of new-and-improved tools to aid officers in solving violent gun crimes.

BUDGET IMPACT:

No match is required. However, the Department's portion of the JAG totals \$113,125.84. The BrassTraxHD3D Cartridge Case Acquisition Station with triage scope has an estimated cost of \$144,853 excluding tax. The additional funds totaling \$31,727.16 will be identified from the Department's NC Drug Excise Tax Funds.

RECOMMENDATION /ACTION REQUESTED:

Council will hold a public hearing on July 18, 2022, at 5:30 p.m. to receive public comments on the High Point Police Department's use of funding awarded under the 2019 Edward Byrne Memorial Justice Assistance Grant.



Legal Notice/Notice of Public Hearing

Notice is hereby given in compliance with the U.S. Department of Justice (D.O.J.) Bureau of Justice Assistance (BJA) for funding authorized through the 2019 Edward Byrne Memorial Justice Assistance Grant (J.A.G.) Local Solicitation, that a public hearing will be held before the High Point City Council in consideration of the High Point Police Department's recent funding award for \$57,865.60. The J.A.G. Program is authorized by Title I of Pub. L. No. 90-351 (generally codified at 34 U.S.C. 10151-10726), including subpart 1 of part E (codified at 34 U.S.C. 10151 - 10158); see also 28 U.S.C. 530C(a). A four-step statutory formula determines award allocations.

The High Point Police Department proposes using the 2019 J.A.G. funding to purchase a BrassTraxHD3D Cartridge Case Acquisition Station with a triage scope. The station captures highly detailed images of fired cartridge cases, including firing pin impressions on the primer, breech face, extractor, and injector markings.

Funding will be presented to the High Point City Council in the form of a public hearing to receive public comments on Monday, July 18, 2022, at 5:30 p.m. Anyone who would like to comment on this matter can do so once the public hearing is open. For those individuals who cannot attend the public hearing, public comments may also be submitted by:

- Calling 336-883-3522 and leaving a message, or by
- E-mailing written comments to publiccomment@highpointnc.gov, or by
- Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.

All comments received will be forwarded to the City Council and incorporated as part of the permanent proceedings on Monday, July 18, 2022. City Council Meeting. The City of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply to the telephone message submission. Therefore, E-mail submissions and written comments should be kept at 350 words or less. The submission deadline is Friday, July 15, 2022.

The meeting will be live-streamed, and the public can listen to the meeting via www.highpointnc.gov/VirtualPublicMeeting.

Justice Assistance Grant

The Edward Byrne Memorial Justice Assistance Grant (J.A.G.) Program is the primary provider of federal criminal justice funding to states and units of local government. J.A.G. funds may be used for state and local initiatives to provide additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice. The J.A.G. program allows local agencies to prioritize and place justice funds where needed most. Awards are made in the first fiscal year of the appropriation and may be expended during the following three years. <https://bja.ojp.gov/program/jag/overview>

**JAG GRANT SUB-RECIPIENT AGREEMENT
(EFFECTIVE OCTOBER 1, 2022 -- FY 2022)**

**BETWEEN THE COUNTY OF GUILFORD, NORTH CAROLINA
AND
THE CITY OF HIGH POINT, A NORTH CAROLINA MUNICIPAL CORPORATION
FOR DISBURSEMENT OF JUSTICE ASSISTANCE GRANT PROGRAMS FUNDS**

THIS JAG GRANT SUB-RECIPIENT AGREEMENT (“Agreement”) is entered into by and between the **County of Guilford**, a North Carolina County (“Recipient” or “COUNTY”), and the **City of High Point**, a North Carolina municipal corporation (“Sub-recipient”). Recipient and Sub-recipient are collectively referred to herein as the “Parties”. Their respective UEI Nos. (formerly known as DUNS Nos) are **YBEQWGFJPMJ3** and **UVJAHE7H36N6**.

RECITALS

WHEREAS, Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (Public Law 90-151, 82 Stat. 197) was the authorizing legislation for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program and is presently codified in Title 34 United States Code §§ 10151 - 10203 (formerly Title 42 U.S.C. §§ 3750-3766b);

WHEREAS, the JAG Program is the primary provider of federal criminal justice funding to States and units of local government. The Assistance Listing Number (“ALN” f/k/a “CFDA”) number for the Edward Byrne Memorial JAG Program is 16.738;

WHEREAS, the U.S. Department of Justice (“USDOD”) through its Office of Justice Programs (“OJP”) has approved Recipient’s application for funding under the FY 2022 Edward Byrne Memorial Justice Assistance Grant Program Local Solicitation in the amount of **\$250,101.80** (“JAG Funds”) to be used for local initiatives, technical assistance, training, personnel, equipment, supplies contractual support, information systems for criminal justice and criminal justice-related research and evaluation activities;

WHEREAS, the 2019 JAG Grant award was originally to be distributed between the City of Greensboro (as award recipient) and the COUNTY and the CITY OF HIGH POINT (as award subrecipients), but, the City of Greensboro subsequently declined its allocation of the award (which totaled **\$138,075.00**), thus placing COUNTY in the role of recipient and the CITY OF HIGH POINT as the sole subrecipient;

WHEREAS, COUNTY and CITY OF HIGH POINT have entered into an Interlocal Agreement which is retroactive to the beginning on the project period October 1, 2018 with Sub-recipient, to reallocate the JAG Funds. Each Party has pre-audited the Interlocal Agreement and this Sub-recipient Agreement in the manner required by the Local Government Budget and Fiscal Control Act.; and

WHEREAS, each governing body, award recipient and sub-recipient (including recipients or sub-recipients that are pass-through entities) are accountable for Financial Management and System of Internal Controls as described in Title 2 of the Code of Federal Regulations, Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), Subpart D (Post Federal Award Requirements), Section 200.303 which impose certain legal and administrative requirements upon award recipients and sub-recipients concerning the acceptance and use of federal JAG funds; and

WHEREAS, COUNTY and CITY OF HIGH POINT (as Recipient and Sub-recipient) desire to memorialize the terms and conditions of the disbursement of the JAG Funds in this Agreement and do hereby agree as follows:

Section 1. Grant Funds

The total JAG Grant award of **\$250,101.80** will be reallocated by redistributing the City of Greensboro's allocated portion to the COUNTY and the CITY OF HIGH POINT as follows:

The COUNTY, as lead administrator/fiscal agent, agrees to allocate to the CITY OF HIGH POINT and the CITY OF HIGH POINT agrees to accept a total of **\$120,029.50** in JAG funds to be used to pay for equipment and upgrades as outlined in the grant application budget. This is calculated as the CITY OF HIGH POINT'S original award of **\$50,992.00** plus one-half of the redistributed portion of the City of Greensboro's allotment in the amount of **\$69,037.50**.

The COUNTY shall retain **\$130,072.30** in JAG funds to be used to pay for equipment and upgrades as outlined in the grant application budget. This is calculated as the COUNTY'S original award of **\$61,034.80** plus one-half of the redistributed portion of Greensboro's allotment in the amount of **\$69,037.50**. The COUNTY waives the collection of any costs or fees associated with its management of the JAG Grant award for the fiscal year relevant to this agreement.

Section 2. Disbursement

The Sub-recipient shall have the right to disbursement from the Grant Funds on a quarterly basis after Recipient receives such funds from the USDOJ, and in any amount(s) approved by Recipient, such total amount(s) not to exceed **\$120,029.50** in Grant Funds, provided Sub-recipient meets all the terms and conditions set forth in this Agreement.

Payments made by the Recipient to the Sub-recipient under this agreement will be issued upon receipt of an original invoice from Sub-recipient setting forth the amount due and payable pursuant to Section 4 of this agreement via a claim of reimbursement. Invoices will be reviewed by the COUNTY for allowable and reasonable expenses as outlined in the approved grant budget. Upon approving an invoice, a check request will be submitted to the Guilford County Finance Department and a check will be issued by Recipient to Sub-Recipient within 7 to 10 business days. All services must be performed to the satisfaction of Recipient prior to any reimbursement being submitted for processing by the Guilford County Finance Department and payment being made.

Section 3. Term

This Agreement and the terms and conditions herein shall remain in full force and effect until September 30, 2023, which is the end of the Project Period as set forth in the Grant Award.

Section 4. Documents Required Prior to Disbursement of JAG Funds

Sub-recipient agrees that prior to the initial disbursement of funds to Sub-recipient; it shall deliver to Recipient the following documents:

- (a) Copies of expenditure invoices;
- (b) Proof of Payment; and
- (c) Explanation of specific outcome and benefits derived from use of the JAG funds.

Section 5. Assurances

Sub-recipient assures that it will comply with all legal and administrative requirements that govern the acceptance and use of federal grant fund by Recipient as set forth in **Exhibit A** attached hereto and made a part of this Agreement as if fully set forth herein.

Sub-recipient agrees it will comply with all applicable Federal civil rights laws, including requirement pertaining to developing and/or submitting an Equal Employment Opportunity Plan, reporting Findings of Discrimination, and providing language services upon request.

Sub-recipient agrees to provide the Recipient with a copy of the Equal Employment Opportunity Program on file in accordance with 28 C.F.R. 42.304. A copy will be retained in the Guilford County Finance Department and produced at the request of the Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA).

Section 6. Non-Discrimination and Equal Opportunity

It is the policy of the COUNTY that the COUNTY, its employees, agents, Sub-recipients and others engaged by Sub-recipient that COUNTY shall oppose discrimination on the basis of race, color, religion, gender, age, national origin, handicap, or political affiliation or belief. During the performance of this Agreement, Sub-recipient agrees that neither Sub-recipient nor its employees, agents, Sub-recipients or others engaged by Sub-recipient shall discriminate against any person, whether employed by Sub-recipient or otherwise, on any basis stated above. Sub-recipient further agrees to take affirmative action to ensure that its own employees, agents, sub-recipients, and others engaged by Sub-recipient, or applicants thereto shall be treated equally without regard to race, color, religion, gender, age, national origin, handicap, or political affiliation or belief. In all solicitations or advertisements for employees, agents, sub-recipients or others to be engaged by Sub-recipient or placed by or on behalf of Sub-recipient, the Sub-recipient shall state all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, age, national origin, handicap, or political affiliation or belief.

Section 7. Choice of Law and Forum

This Agreement shall be deemed made in Guilford County, North Carolina and shall be governed by and construed in accordance with the laws of the State of North Carolina. The exclusive forum and venue for all actions arising out of this contract shall be the appropriate division of the North Carolina General Court of Justice, in Guilford County. Such actions shall neither be commenced in nor removed to federal court. This section shall not apply to subsequent actions to enforce a judgment entered in actions heard pursuant to this section.

Section 8. Assignment, Successors, and Assigns

Without the COUNTY's written consent, the Sub-recipient CITY OF HIGH POINT shall not assign (which includes to delegate) any of its rights (including the right to payment) or duties that arise under this Agreement. Unless the COUNTY otherwise agrees in writing, the Sub-recipient and all assigns shall be subject to all the COUNTY's defenses and shall be liable for all the Sub-recipient's duties arising from this contract and all the COUNTY's claims arising from this Agreement. Without granting the Sub-recipient the right to assign, it is agreed the duties of the Sub-recipient arising from this contract shall be binding upon it and its successors and assigns.

Section 9. Records and Reports

Sub-recipient shall maintain records and other documentation accounting for the use of the JAG Funds as required by the Department of Justice and as outlined by the office of Management and Budget for the Edward Byrne Memorial Justice Assistance Grant Program Local Solicitation Funds. Such records may be reviewed by the Recipient at any time upon request.

Section 10. Compliance with the Law

In performing its duties under this Agreement, the Sub-recipient shall comply with all laws and regulations applicable to the performance of Sub-recipient's duties in the Agreement. Sub-recipient shall use JAG Funds solely for activities authorized by and in accordance with all Federal laws and regulations as set forth in the Program Solicitation, attached hereto as **Exhibit B**.

Section 11. Compliance with County Policy

In performing its duties under this Agreement, the Sub-recipient shall comply with the COUNTY's Policy for Monitoring Sub-recipient Agencies Receiving Grant Funds, attached hereto as **Exhibit C**.

Section 12. Suspension and Termination

COUNTY, in its sole discretion, may terminate this Agreement in whole or in part if COUNTY determines that said termination is in its best interest. Termination or suspension of this Agreement may occur if Sub-recipient materially fails to comply with any terms or conditions of this Agreement. Any termination shall be affected by the delivering to Sub-recipient a written

notice of termination thirty (30) days before the effective date of the termination. In the event of termination by COUNTY, all obligations of either party which remain unperformed are discharged except to the extent that any right based upon prior breach or performance shall survive such termination. Upon termination, Sub-recipient shall promptly deliver to COUNTY all funds which COUNTY has provided under this Agreement, but which have not been expended. COUNTY shall pay in full for all goods, completed services, and expenses incurred by Sub-recipient pursuant to this Agreement up to and until the time of termination.

Section 13. Federal Funding – Uniform Guidance

The Parties agree that when utilizing federal funding in the performance of this Agreement, the Parties shall comply with all applicable provisions of 2 CFR 200.326 and 2 C. F. R. Part 200, Appendix II (Uniform Guidance), including, but not limited to: The Equal Employment Opportunity Clause (41 C. F. R. Part 60); Davis-Bacon Act (40 U.S.C. 3141-3148); Copeland “Anti-Kickback” Act (40 U.S.C. 3145); Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708); Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387); Debarment and Suspension (Executive Orders 12549 and 12689); Byrd Anti-Lobbying Amendment (31 U.S.C.1352); Procurement of Recovered Materials (2 C.F.R. 200-322); and Record Retention Requirements (2 C.F.R.200-324).

Section 14. Events of Default

Any of the following shall constitute an “Event of Default” hereunder:

- A. The failure of Sub-recipient to perform any of the terms and conditions of this Agreement or any other document required under this Agreement;
- B. The failure of Sub-recipient to furnish from time to time, at Recipient’s request, financial information or other records required by Recipient; or
- C. The failure of Sub-recipient to use by September 30, 2023 the JAG funds for approved uses in implementing the approved project.

Section 15. Indemnification

To the fullest extent permitted under law, Sub-recipient shall indemnify and save harmless COUNTY, its agents, officers, and employees, from and against all charges that arise in any manner from, in connection with, or out of this Agreement as a result of the acts or omissions of the Sub-recipient or its Sub-recipients or anyone directly or indirectly employed by any of them or anyone for whose acts arising out of or related to this Agreement any of them may be liable, save and except for damage or injury caused solely by the negligence of COUNTY, its agents, officers, or employees. In performing its duties under this section, Sub- recipient shall indemnify and save harmless COUNTY. As used in this subsection – “Charges” means claims, judgments, costs, damages, losses, demands, liabilities, duties, obligations, fines, penalties, royalties, settlements,

expenses, interest, reasonable attorney's fees, and amounts for alleged violations of sedimentation pollution, erosion control, pollution, or other environmental laws, regulations, ordinances, rules, or orders. Nothing in this section shall affect any warranties in favor of COUNTY that are otherwise provided in or arise out of this Agreement. This section shall remain in force despite termination of this Agreement (whether by expiration of its term or otherwise) and termination of the services of the Contract under this Agreement.

Section 16. No Third-Party Rights Created

This Agreement is intended for the benefit of the COUNTY and the Sub-recipient and not any other person.

Section 17. Modification

Further modification of this Agreement is not valid unless agreed to in writing by both parties and otherwise in accordance with requirements of law.

Section 18. Use of Funds, Pre-Audit Requirement, and Indirect Costs

Each Party agrees to use their allocated JAG funds for purposes consistent with the grant program until expended. Neither Party shall, however, seek reimbursement of "indirect costs" from their JAG funds. Indirect costs include overhead expenses (e.g., rent and utilities) and general and administrative expenses (e.g., officers' salaries, accounting and personnel department costs). Each Party has pre-audited this agreement in the manner required by the Local Government Budget and Fiscal Control Act.

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

THE UNDERSIGNED, as authorized representatives on behalf of the Recipient or the Sub-recipient, have executed this Agreement, which shall be effective as of the date first written above.

GUILFORD COUNTY (Recipient)

APPROVED AS TO CONTENT:

Sheriff's Office Representative

Date: _____

APPROVED AND AGREED TO BY:

**Michael Halford,
County Manager**

Date: _____

ATTEST:

**Robin B. Keller,
Clerk to the Guilford County
Board of Commissioners**

Date: _____

CITY OF HIGH POINT, NC (Sub-recipient)

APPROVED AS TO CONTENT:

Chief of Police **Date**

APPROVED AND AGREED TO BY:

Finance Director **Date**

City Attorney **Date**

City Manager **Date**

ATTEST:

City Clerk

Exhibit “A”

✓ Award Letter

December 22, 2021

Dear Michael Halford,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by GUILFORD, COUNTY OF for an award under the funding opportunity entitled 2021 BJA FY 2021 Invited to Apply - Administrative Funding Adjustments to BJA Previously Funded Awards. The approved award amount is \$250,102.

Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

Congratulations, and we look forward to working with you.

Amy Solomon
Principal Deputy Assistant Attorney General

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) has been delegated the responsibility for ensuring that recipients of federal financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the

Exhibit “B”
Federal Laws and Regulations

Federal Authorization

- This project is supported under FY 22 (BJA JAG State & JAG Local) per Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (Public Law 90-151, 82 Stat. 197) was the authorizing legislation for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program and is presently codified in Title 34 United States Code §§ 10151 - 10203 (formerly Title 42 U.S.C. §§ 3750-3766b); see also 28 U.S.C 530C (a).

Administrative Requirements, Cost Principles & Audit Requirements

- The Uniform Administrative Requirements, Cost Principles and Audit Requirements in 2 C.F.R Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 200 (together, the Part 200 Uniform Requirements) apply to this FY 2018 award from OJP.

Financial Oversight

- The Recipient and Sub-recipient agree to comply with the DOJ Grants Financial Guide, including any updated version that may be posted during the period of performance. (<https://ojp.gov/financialguide/DOJ/index.htm>)

Government-Wide Common Rules

The uniform administrative requirements for grants and cooperative agreements to State and local units of government (also known as Grants Management Common Rule for State and Local Units of Government) for the Department of Justice (DOJ) are codified at Title 28 CFR Part 66.

The uniform administrative requirements for grants and cooperative agreements with institutions of higher education, hospitals, and other nonprofit organizations for DOJ are codified at Title 28 CFR Part 70.

- Government-wide Debarment and Suspension (Non-procurement) is codified at Title 2 CFR Part 180, with DOJ- specific rules at Title 2 CFR Part 2867.
- Government-wide requirements for drug-free workplace (grants) rules are codified at Title 28 CFR Part 83.
- Restrictions on lobbying are codified at Title 28 CFR Part 69.

Administrative, National Policy, and other Legal Requirements

- Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements
- Standard Assurances

Solicitation Requirements

- Civil Rights Requirements
- Financial Requirements
- Organizational Requirements
- Evidence, Research, and Evaluation Guidance and Requirements
- Mandatory Award Terms and Conditions
- Other Requirements
-

Mandatory Award Terms and Conditions

- Financial Guide
- Civil Rights: EEOP
- Audit - States, Units of Local Government, or Non-Profit Organizations
- Use of Federal Funds
- Reporting Potential Fraud, Waste, and Abuse, and Similar Misconduct
- Prohibit Use of Funds for ACORN and its Subsidiaries
- High-risk - Cf. 28 C.F.R. parts 66, 70
- Registration with the System for Award Management and Universal Identifier Requirements
- Text Messaging Policy
- Conference Costs
- Training Guiding Principles for Awardees
- Reporting of Potential Duplication of Federal Funding for Identical Cost Items
- Nondiscrimination in Programs Involving Students
- Computer Network Requirement

Financial Management and System of Internal Controls

In accordance with 2 CFR 200, Federal agencies must have in place a framework for evaluating the risks posed by applicants before they receive a Federal award. The award recipient must:

- (a) Establish and maintain effective internal control over the federal award that provides reasonable assurance that the non-federal entity is managing the federal award in compliance with federal statutes, regulations, and the terms and conditions of the federal award. These internal controls should be in compliance with guidance in “Standards for Internal Control in the Federal Government” issued by the Comptroller General of the United States and the “Internal Control Integrated Framework”, issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).
- (b) Comply with federal statutes, regulations, and the terms and conditions of the federal awards.
- (c) Evaluate and monitor the non-federal entity's compliance with statute, regulations and the terms and conditions of federal awards.
- (d) Take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings.
- (e) Take reasonable measures to safeguard protected personally identifiable information and other information the federal awarding agency or pass-through entity designates as sensitive or the non-federal entity considers sensitive consistent with applicable federal, state, and local laws regarding privacy and obligations of confidentiality.

In order to better understand administrative requirements and cost principles, award applicants are encouraged to enroll, at no charge, in the Department of Justice Grants Financial Management Online Training.

Exhibit "C"

GUILFORD COUNTY SHERIFF'S OFFICE POLICY FOR MONITORING SUB-RECIPIENT AGENCIES RECEIVING GRANT FUNDS

□ **Oversight** – Guilford County will maintain regular communication with sub-recipient and make appropriate inquiries concerning program activities.

Guilford County will review monthly expenses submitted by the sub-recipient. This information must be submitted by sub-recipient to Guilford County after the close of each month within their respective financial reporting systems. Additional back-up documentation may be requested to support monthly expenses.

Guilford County will review quarterly financial and performance reports, along with required supporting documentation, submitted by the sub-recipient. This information must be submitted by sub-recipient to Guilford County by the 15th of the following month, post the end of a quarter (i.e. October- December). The performance report should include milestones achieved or to be achieved, any significant problems, issues or concerns, timely accomplishments and delays, and actual cost incurred compared to budget line items with variances explained. Additional back-up documentation may be requested to support program and financial reports.

Guilford County will complete periodic onsite monitoring of sub-recipient in accordance with grantor requirements and related regulations to examine financial and programmatic records and observe operations. Sub-recipient will be monitored as required by the grant or at least annually; or more frequently if circumstances or program guidance warrants. These visits will be scheduled in advance; a list of testing items will be provided.

A written report will be completed for all formal site visits. Non-compliance and/or recommendations will be documented and the sub-recipient must resolve and correct findings timely and effectively.

□ **Program monitoring-** Program monitoring will include, but not be limited to, discussion concerning the program operation, any problems or concerns associated with the program, and verification of information reported on the program monthly/quarterly reports/close out reports. Programs providing direct client services are subject to client file review, and should maintain appropriate releases of information to allow. Sample listing of information that may be reviewed programmaticallly:

1. Inventory control listing for equipment
2. Tags/labels on equipment
3. Local procurement/purchasing policy
4. Internal controls
5. Program reporting
6. Travel policy
7. Personnel policy

□ **Financial monitoring-** Financial monitoring will include, but not be limited to, comparison of recipient/sub-recipient financial reports with general ledgers to determine that claimed expenses have been charged to the proper accounts and that proper documentation exists to support claims for personnel, travel, etc., and that equipment, if purchased, has been inventoried and is being used for the stated purpose. Additionally, the agency's overall financial internal controls and policies and procedures may be reviewed and recommendations made if appropriate or necessary. Sample listing of information that may be reviewed financially:

1. Purchase order/requisition
2. Invoices/receipts from vendor
3. Bid/quote records
4. Sole source letters, where applicable
5. Cash management
6. Financial reporting

□ **Timely response to written requests from County staff** - All written requests from County staff shall be responded to by the Sub-recipient in writing within two (2) weeks of receipt. Responses shall be complete, or for items that have extenuating circumstances, such as requiring board meetings or approval, the agency will provide the County, within the two-week period, an outline of the process and timeline needed to provide the complete information requested. Under extenuating circumstances, full responses shall be submitted within 45 days from date of request or a date agreed to by Guilford County Finance Department staff.

□ **Record-Keeping Guidelines** - Record-keeping as prescribed by contracts will be strictly followed, and records will be kept in retrievable, reviewable, safe, and auditable condition for at least three (3) years from the date of final closeout notification. If any litigation, claim, negotiation, audit or other action involving these records is initiated during the 3-year period, the records should be kept until completion of such action. These records should be easily located and should be properly protected against fire or other damage.

□ **Commingling of Funds Prohibited** - Contracts with recipients of County funds require that Guilford County funds provided to the entity for services or activities to be performed be maintained in a bank account or general ledger account that is clearly separate and distinguishable from other fund accounts or a separate bank account at the discretion of the organization. The County reserves the right to inspect fund accounts at any time to ensure compliance. Funding will be suspended to any organization found to be in non-compliance. Appropriate legal action will be taken as necessary.

□ **Procurement** - Contracts for building, construction, or rehabilitation funded with County funds shall be carried out in compliance with all applicable State, Federal, and local laws and regulations.

□ **County's Right to Visit Fund Recipients and Monitor for Compliance** - The County will enforce Zero Tolerance regarding fund recipients who refuse to comply with monitoring and auditing visit requests. The following actions will be taken:

1. Funding will be immediately suspended if the agency refuses the visit or access to financial/program records.
2. Legal remedies will be sought as appropriate

□ **Audit Requirements** – Sub-recipient must obtain and submit a copy of the required audit to Guilford County within 30 days of issuance and approval of the report, or as provided in the grant agreement. The sub-recipient must directly notify Guilford County of any audit findings related to the sub-award.

Guilford County may use the information in the Federal Audit Clearinghouse Database as evidence to verify that the required audit was performed and that the sub-recipient had no audit findings. In cases of continued inability or unwillingness of a sub-recipient to have the required audits conducted, Guilford County shall take appropriate action by using sanctions as prescribed in OMB Circular A-133.

All grant expenditures must be reported in the Comprehensive Annual Financial Report's (CAFR) Schedule of Expenditures of Federal and State Awards or sub-recipient's year-end financial report if a CAFR is not required for the agency

□ **Swift Resolution of Contract or Audit Compliance Issues** - Upon a finding of non-compliance with contract terms or with audit requirements, appropriate Guilford County and/or Guilford County Finance staff will issue a certified letter, return receipt requested, to the Authorizing Official of the non-compliant fund recipient. The letter will clearly document the issues of non-compliance. The fund recipient will have thirty (30) days from receipt of the certified letter to present to the appropriate County official evidence of resolution of all documented compliance issues unless other official documents specify an alternate remedy. Within thirty (30) days of the receipt of the fund recipient's response, the County Official will notify the respondent as to whether the issues have been resolved to the County's satisfaction. All Guilford County funding will be suspended until compliance issues are resolved to the satisfaction of Guilford County.

□ **Conduct of Annual Review**- Annual reviews are scheduled a minimum of 30 days in advance through written communication. Confirmation or rescheduling of a review date is required within two weeks. A qualified staff member of the Agency shall be available to County Internal Audit and/or Guilford County Finance staff during the annual review appointment. Audit staff shall be provided standard office work space within the Agency's office during the annual review appointment and any other scheduled appointments.

CITY OF HIGH POINT

AGENDA ITEM



Title: Wheel Loaders - James River Equipment

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendations
Vendor Quote

Meeting Date: July 18, 2022

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Material Recycling Facility (MRF) has two (2) John Deere 524K wheel loaders in need of replacement based on hours and overall condition. Using the Sourcewell # 032119-JDC contract, two (2) John Deere 524P wheel loaders are being recommended for council approval.

BACKGROUND:

The MRF Recycling Center is currently using a 2011 and 2010 John Deere 524K wheel loader with between 17,500 and 20,500+ hours. They have reached the end of their useful life and need to be replaced. James River Equipment has the John Deere 524P wheel loader which will continue to meet their needs. The price of \$190,340 is for the wheel loader, extended warranty, operator training, and delivery. The total for two (2) is \$380,680. Delivery is estimated at 280-365 days.

BUDGET IMPACT:

Funds are available in the 2022-23 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing two (2) John Deere 524P wheel loaders from James River Equipment. Recommendation also includes declaring the old loaders as surplus and disposing through the online auction process.



Quote Summary

Prepared For:
CITY OF HIGH POINT
NC

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

Quote Id: 26860242
Created On: 08 June 2022
Last Modified On: 04 July 2022
Expiration Date: 30 July 2022

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 524 P WHEEL LOADER - High Lift Plus	\$ 187,572.00	\$ 187,572.00 X	2 =	\$ 375,144.00
Extended Warranty		\$ 2,768.00 X	2 =	\$ 5,536.00
Extended Warranty, 524 P, Power Train And Hydraulics, 5000 Total Hours or 60 Total Months, \$0 Deductible				
Sub Total				\$ 380,680.00
Equipment Total				\$ 380,680.00

Quote Summary

Equipment Total	\$ 380,680.00
SubTotal	\$ 380,680.00
Total	\$ 380,680.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 380,680.00

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 26860242

JOHN DEERE 524 P WHEEL LOADER - High Lift Plus				
Hours:			Suggested List	
Stock Number:			\$ 187,572.00	
			Selling Price	
			\$ 187,572.00	
Code	Description	Qty	Unit	Extended
6020DW	524 P WHEEL LOADER	2	\$ 218,705.00	\$ 437,410.00
Standard Options - Per Unit				
170K	JDLink™	2	\$ 0.00	\$ 0.00
0924	John Deere PowerTech Engine	2	\$ 16,908.00	\$ 33,816.00
1010	Standard Wheel Loader	2	\$ 0.00	\$ 0.00
1110	5-Speed Powershift Transmission	2	\$ 0.00	\$ 0.00
1210	100 amp Alternator	2	\$ 0.00	\$ 0.00
1310	Flat Black Curved Stack	2	\$ 0.00	\$ 0.00
1430	Engine Air Intake System with Centrifugal Precleaner	2	\$ 667.00	\$ 1,334.00
1520	Automatic Reversing Hydraulic Fan	2	\$ 1,650.00	\$ 3,300.00
1610	Standard Fuel Filter with Water Separator and Standard Fuel Fill	2	\$ 0.00	\$ 0.00
1905	Standard Cab	2	\$ 0.00	\$ 0.00
1945	7 inch Monitor with Dedicated Rear Camera Display	2	\$ 1,645.00	\$ 3,290.00
1970	Hydrau Hydraulic Fluid	2	\$ 0.00	\$ 0.00
2026	High Lift Plus Z-BAR	2	\$ 6,047.00	\$ 12,094.00
2120	Steering Wheel Only	2	\$ 0.00	\$ 0.00
2220	Deluxe Seat, Cloth with Air Suspension	2	\$ 0.00	\$ 0.00
2360	Joystick Controls	2	\$ 0.00	\$ 0.00
2402	Two Function Hydraulics	2	\$ 0.00	\$ 0.00
2520	Less Ride Control	2	\$ 0.00	\$ 0.00
2605	English Decals and Manuals	2	\$ 0.00	\$ 0.00
2708	8 Amp Converter	2	\$ 0.00	\$ 0.00
2890	No Payload Scale without Cycle Counter	2	\$ 0.00	\$ 0.00
3046	Front Hydraulically Locking Differential and Rear Conventional Differential Axles	2	\$ 0.00	\$ 0.00
3120	Manual Axle Differential Lock	2	\$ 0.00	\$ 0.00
4932	No Brand Preference	2	\$ 14,275.00	\$ 28,550.00
5530	Standard Front Fenders	2	\$ 0.00	\$ 0.00
5610	Left Side Steps Only	2	\$ 0.00	\$ 0.00
5840	No Fork Frame	2	\$ 0.00	\$ 0.00
5940	No Tines	2	\$ 0.00	\$ 0.00
7140	Premium LED Work and Drive Lights	2	\$ 1,449.00	\$ 2,898.00

Selling Equipment

Quote Id: 26860242

8220	Rear Hitch and Counterweight	2	\$ 0.00	\$ 0.00
8240	Rear Camera	2	\$ 0.00	\$ 0.00
8275	LED Strobe Beacon with Left Beacon Bracket	2	\$ 275.00	\$ 550.00
8310	Standard Exterior Mirrors	2	\$ 0.00	\$ 0.00
8360	Standard Radio	2	\$ 576.00	\$ 1,152.00
8450	Cab with Air A/C Charge	2	\$ 0.00	\$ 0.00
8560	Hydraulic Coupler - JRB 416 Pattern	2	\$ 5,794.00	\$ 11,588.00
8850	Bolt-on Cutting Edge	2	\$ 919.00	\$ 1,838.00
8900	2.5 Cu. Yd. Bucket	2	\$ 7,867.00	\$ 15,734.00
9140	Fire Extinguisher	2	\$ 149.00	\$ 298.00
9240	Engine Compartment Light	2	\$ 180.00	\$ 360.00
9410	Transmission and Bottom Guards	2	\$ 2,034.00	\$ 4,068.00
9707	20.5R25 1 STAR L2 NO BRAND PREFERRED RADIAL TIRES WITH 3 PC RIMS	2	\$ 0.00	\$ 0.00
Standard Options Total				\$ 120,870.00
Technology Options				
Deduct	Deduct 40% Based on Sourcewell Contract #032119-JDC	2	\$ -111,656.00	\$ -223,312.00
Technology Options Total				\$ -223,312.00
Dealer Attachments				
Foam	Foam Fill Tires	2	\$ 7,000.00	\$ 14,000.00
Forks	Fork and Frame	2	\$ 8,500.00	\$ 17,000.00
Dealer Attachments Total				\$ 31,000.00
Value Added Services				
	Extended Warranty	2	\$ 2,768.00	\$ 5,536.00
Value Added Services Total				\$ 5,536.00
Other Charges				
	Freight	2	\$ 4,588.00	\$ 9,176.00
Other Charges Total				\$ 9,176.00
Suggested Price				\$ 380,680.00
Customer Discounts				
Customer Discounts Total			\$ 0.00	\$ 0.00
Total Selling Price				\$ 380,680.00

**Extended Warranty Proposal****PowerGard™ Protection Plan****CONSTRUCTION**

Date : July 4, 2022

Machine/Use Information		Plan Description		Price	
Manufacturer	JOHN DEERE	Plan Type:	Extended Warranty	Deductible:	\$ 0
Equipment Type	CONSTRUCTION	Coverage:	Power Train And Hydraulics	Quoted Price	\$ 2,768.00
Model	524 P	Total Months:	60		
Country	US	Total Hours:	5000	Date Quoted	June 8, 2022
MFWD/Tracks	N				

Scraper Use

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

Extended Warranty Proposal Prepared for:

I have been offered this extended warranty and

Customer Name - Please Print

☒ I ACCEPT the Extended Warranty☐ I DECLINE the Extended Warranty

Customer Signature

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

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

CONSTRUCTION

Date : July 4, 2022

Machine/Use Information		Plan Description		Price	
Manufacturer	JOHN DEERE	Plan Type:	Extended Warranty	Deductible:	\$ 0
Equipment Type	CONSTRUCTION	Coverage:	Power Train And Hydraulics	Quoted Price	\$ 2,768.00
Model	524 P	Total Months:	60		
Country	US	Total Hours:	5000	Date Quoted	June 27, 2022
MFWD/Tracks	N				

Scraper Use

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

**JOHN DEERE**Extended Warranty

Extended Warranty Proposal Prepared for:-----
Customer Name - Please Print

I have been offered this extended warranty and

☒ I ACCEPT the Extended Warranty☐ I DECLINE the Extended Warranty-----
Customer Signature

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

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

What Extended Warranty is :

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

What Extended Warranty is not :

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

Features/Benefits:

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



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

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

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

CITY OF HIGH POINT

AGENDA ITEM

**Title: 2022 Annual Action Plan Presentation**

From: Thanena S. Wilson, Interim Director,
Community Development & Housing

Public Hearing: Yes

Attachments: Advertisement

Meeting Date: July 18, 2022

Advertising Date: July 2, 2022

Advertised By: The High Point Enterprise

PURPOSE:

The Community Development and Housing Department (CD&H) has completed necessary activities for preparation of the 2022-23 Annual Action Plan. A public hearing is required before the 2022-23 Annual Action Plan can be adopted. The required public comment period concluded on July 15, 2022. The next step in the process is for City Council to hold a public hearing and approve the Annual Action Plan prior to submission to HUD. The current draft of the full document can be seen on the CD&H department webpage at:

<https://www.highpointnc.gov/DocumentCenter/View/19947/2022-Draft-Annual-Action-Plan>

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) awards grants to eligible grantees to carry out a wide range of community development activities such as strengthening neighborhoods, affordable housing, and public services. The City of High Point is required to submit an annual action plan to HUD to qualify for an allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. A public hearing before Council is required before submission to HUD.

BUDGET IMPACT:

The City has received official notice of its HUD allocations for the next fiscal year. Upon approval of the plan by HUD, the City will receive an allocation of \$907,786 for CDBG and \$601,178 for the HOME program. Staff reviewed the annual action plan with the Citizens Advisory Council at their regularly scheduled meeting on June 23, 2022; the action plan was unanimously recommended for Council approval.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the 2022-23 Annual Action Plan after the public hearing is held, and authorization of the appropriate City official and/or employee to execute all necessary documents.

**CITY OF HIGH POINT
NOTICE OF PUBLIC HEARING
2022 ANNUAL ACTION PLAN**

Notice is hereby given that the City of High Point, Guilford County, North Carolina has prepared a draft FY 2022-2023 Annual Action Plan. This document is required by the U.S. Department of Housing and Urban Development (HUD) for the receipt of entitlement funding. On an annual basis the City of High Point receives Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds to carry out specific activities within the City.

The Annual Action Plan outlines the strategic plan for addressing community needs identified in the 5-year Consolidated Plan, with an emphasis on low to moderate income and special needs populations. For FY2022, the City anticipates receiving \$907,786 in CDBG funding, and \$601,178 in HOME funds.

The draft Annual Plan has been made available for a 30-day public review and comment beginning June 13, 2022 through July 15, 2022. A copy of the document is available on the Community Development & Housing Department webpage at www.highpointnc.gov/od. Copies were also made available for public review at the Community Development & Housing Department, 211 S. Hamilton St., Suite 312; the Community Development Resource Center, 201 Fourth St.; and the High Point Public Library, Heritage Research Center, 901 N. Main St.

Public Hearing

A Public Hearing on the draft Annual Action Plan will be held before City Council at their regularly scheduled meeting on July 18, 2022, 5:30 p.m. in the City Council Chambers located in City Hall at 211 S. Hamilton Street, 3rd Floor, High Point, NC. During the Public Hearing, City of High Point staff will present information on the draft Annual Action Plan and receive public comments.

To Make Written Comments

The City of High Point will receive written comments until 5:00 p.m. on Friday, July 15, 2022. Comments can be mailed, or hand delivered to the City of High Point Community Development & Housing Department, PO Box 230, High Point, NC 27260; or 211 South Hamilton St., Suite 312, High Point, NC 27260. Comments may also be submitted via email to odadmin@highpointnc.gov, or comments can be made on the department's webpage. Our office can be reached at 336-883-3349, Monday through Friday, 8:00 a.m. to 5:00 p.m. if you need assistance accessing the draft Annual Action Plan or submitting comments.

At the close of the Public Comment Period on July 15, 2022, the City of High Point will move forward with formal approval of the 2022-2023 Annual Action Plan and submission to HUD.

Persons with disabilities or who otherwise need assistance should contact the Community Development & Housing Department at (336) 883-3349 or Relay NC/711 in advance of the public hearing.

Si necesita esta información en español, por favor póngase en contacto con Community Development & Housing (336) 883-3349.

**HIGH POINT CITY COUNCIL
REGULAR MEETING
JUNE 6, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:45 p.m.

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

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Council Member S. Wesley Hudson, Ward 4, was Absent.

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

2022-269 Proclamation - National Homeowner Month

Mayor Wagner will read a proclamation declaring June 2022 as National Homeowner Month in the City of High Point.

Mayor Wagner read proclamation into the record proclaiming June 2022 as National Homeowner Month in the City of High Point.

[Applause, Photo ops]

2022-270 Recognition - Volunteer Income Tax Assistance (VITA) Program

Staff will recognize Volunteer Income Tax Assistance Program (VITA) volunteers.

Mayor Wagner; and Nena Wilson, Community Development Interim Director recognized Megan Scales, Community Resource Specialist-Community Development Department, and Sherice Rowe, VITA Volunteer (10 years' service); and Jerry Mingo, VITA Volunteer (15 years' service) for their efforts in assisting with the Volunteer Income Tax Assistance Program (VITA).

Ms. Scales thanked everyone; explained what the VITA program did; provided numbers for those who were assisted; and recognized all VITA volunteers for their hard work and efforts.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative**2022-271 Strategic Plan Update**

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

Blight Initiative

Councilman Williams, Chairman of the Community Development Committee, provided an update on the housing activities for the month of May 2022 as follows:

Codes Enforcement (LCE) staff processed 16 new minimum housing complaints; 198 new public nuisance complaints and collected 413 signs. Additionally, during the month of May: LCE staff recorded 25 zoning complaints.

- *A total of 311 Public Nuisance cases were abated (70 - City abated and 241 - owner abated).*
- *There are 8 properties with Ordinances to Demolish passed but the owners are taking steps to repair. Work is underway at 1004 Prospect St, 524 Roy Ave, 1113 Jefferson St, 337 Wingo St, 2206 Gable Way, 210 Underhill St, 524 Cross St & 1139 Pennywood Dr.*
- *There are 5 properties with contracts to demolish.*
- *There are 4 properties that scheduled for bid requests.*
- *Two inspectors did work a Saturday in May and collected 55 signs. Additionally, the Local Codes Section dedicated 2 hours one afternoon and collected 222 signs (after Primary Election)*
- *One inspector position remains open.*
- *During the report period there were 544 total active cases:*
 - *233 active minimum housing cases*
 - *216 active public nuisance cases*
 - *95 active zoning cases*

Lori Loosemore, Code Enforcement Manager shared a success story and some before and after photos of a home located at 1213 Ragan Drive that was repaired by the owner and put back into the housing stock.

Marketing & Branding Initiative

Council Member Michael Holmes, Marketing & Branding Task Force (Task Force) Chairman, reported that the Task Force did meet with CivicBrand, the consulting firm that is leading the city's marketing and branding effort; that they were currently in the 'fact finding' phase'; a community survey was launched for the public @ www.brandinghighpoint.com; and that the next Task Force meeting would be in August.

PUBLIC COMMENT PERIOD**2022-272 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.

***Mark Fowler**, 1008 Proctor Dr., spoke to representing taxicab companies for the city of High Point; voiced the need for a rate increase due to the economy; and asked if council could change/increase taxicab rates.*

Mayor Wanger asked for Mr. Fowler's contact information; and said that staff would be in contact regarding his request.

***Faye King** 1810 Bolden Ave., voiced concerns regarding 'dirt bikes'; said that the dirt bike riders were becoming a nuisance; and was harassing her; said that she reported her concerns to the police department on several occasions with no resolution; that she had been collecting evidence regarding the dirt bike concerns; and asked for assistance in resolving her complaint.*

Mayor Wagner said that the dirt bike concerns was a concern throughout the city; spoke to having a discussion with the police chief regarding this matter; and asked Ms. King for her information so that staff would discuss further her concerns.

***Bernita Sims**, spoke in favor of the Fair Housing Ordinance for the city; voiced the need for the ordinance; thanked those who supported the ordinance; and asked council to reconsider approving the ordinance.*

***Elma Hairston**, Entrepreneur spoke in favor of the Fair Housing Ordinance; spoke to fairness and equality; referenced the city's brand; to barriers involved regarding fair housing; shared statistics on housing affordability; and asked council to readdress the ordinance for approval.*

***Rev. Frank Thomas**, 752 Washington St. acknowledge Lisa Vierling, City Clerk, service with the city and her upcoming retirement; spoke in favor of the Fair Housing Ordinance; voiced disappointment regarding the disapproval of the ordinance; to the needs of the citizens; and asked council to reconsider approving the ordinance.*

***Madalyn Kunow**, 4817 Weston Place 2022 spoke in favor of the Fair Housing Ordinance; voiced the need for the Fair Housing Program; and asked council to reconsider the approval for the ordinance.*

***James Adams**, 247 N. Point spoke in favor of the Fair Housing Ordinance; to the community's needs; and asked council to change their vote to approve the ordinance.*

Heidi Majors, YWCA spoke in favor of the Fair Housing Ordinance; to disparities; to being on the Human Relations Commission; provided a history regarding the YWCA; to housing complaints; barriers for citizens; and asked council to bring the ordinance back for reconsideration.

Joe Barnes, United Way, 4333 Popular Creek Lane shared information regarding his agency's request for assistance paying rent due to increased prices; and to helping the citizens of High Point with their housing needs.

Orel Henry, Chairman of CAC spoke to feedback from the community regarding challenges faced due to the increased cost for housing; voiced the need for fair housing; and asked council to reconsider the approval for the ordinance.

Mayor closed public comment period.

FINANCE COMMITTEE - Britt Moore, Chair

Committee Members: Moore, Peters, Holmes, and Jones

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on June 2, 2022 and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member Moore then moved approval of all matters on the Finance Committee Consent Agenda. Mayor Pro Tem Peters made a second to the motion. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

CONSENT AGENDA ITEMS

2022-259 Contract - WESCO Distribution, Inc. - Subsurface 3 Phase Switches (Underground Cable)Warehouse Stock

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$315,420.00 for the purchase of Subsurface 3 Phase Switches (Underground Cable)Warehouse Stock.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to award a contract to WESCO Distribution, Inc. in the amount of \$315,420.00 for the purchase of Subsurface 3 Phase Switches (Underground Cable)Warehouse Stock. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-260 Contract - Breece Enterprises, Inc. - Water & Sewer Maintenance/Emergency Repair

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$1,847,940.00 for an annual contract for water & sewer maintenance and emergency repair and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to award a contract to Breece Enterprises, Inc. in the amount of \$1,847,940.00 for an annual contract for water & sewer maintenance and emergency repair and that the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-261 Contract Amendment #2- WithersRavenel Professional Engineering Services - Kersey Valley Road / Landfill

City Council is requested to approve Contract Amendment #2 with WithersRavenel in the amount of \$45,000 for additional Surveying, Right-Of-Way Exhibits, Easement Exhibits, and Legal Descriptions for the 12 affected parcels within the project limits.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve Contract Amendment #2 with WithersRavenel in the amount of \$45,000 for additional Surveying, Right-Of-Way Exhibits, Easement Exhibits, and Legal Descriptions for the 12 affected parcels within the project limits. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-263 Ordinance - Fuel Budget

City Council is requested to approve a budget ordinance to appropriate funds in the general fund and the central services fund to cover fuel costs for the remainder of the year due to increased prices.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a budget ordinance to appropriate funds in the general fund and the central services fund to cover fuel costs for the remainder of the year due to increased prices. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-264 Ordinance - Occupancy Tax - Showroom License Convention&Visitor's Bureau (Visit High Point) Market Authority

City council is requested to approve a budget ordinance to appropriate additional occupancy tax and showroom license revenues that will be passed along to the Convention and Visitor's Bureau (Visit High Point) and Market Authority.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a budget ordinance to appropriate additional occupancy tax and showroom license revenues that will be passed along to the Convention and Visitor's Bureau (Visit High Point) and Market Authority. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-265 Ordinance - GASB 87 Lease Budget Amendment

City Council is requested to adopt a budget ordinance amendment which will allow the proper accounting of the capital lease.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to adopt a budget ordinance amendment which will allow the proper accounting of the capital lease. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-266 Budget Ordinance - Opioid Settlement Funds

City Council is requested to approve a budget ordinance creating a special revenue fund and appropriating \$51,076 in opioid settlement funds.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a budget ordinance creating a special revenue fund and appropriating \$51,076 in opioid settlement funds. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-267 Resolution - Capital Reserve Fund - System Development Fees

City Council is requested to adopt a resolution establishing a capital reserve fund for System Development Fees.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to adopt a resolution establishing a capital reserve fund for System Development Fees. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-268 Tax Collection Orders- Forsyth County Tax Administration- for Collection of Fiscal Year 2022 Taxes and Collection of 2021 and Prior Years' Taxes

City Council is requested to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2022 Taxes and collection of 2021 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County, and to authorize the appropriate City Official to execute the Tax Collection Orders.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2022 Taxes and collection of 2021 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County, and to authorize the appropriate City Official to execute the Tax Collection Orders. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair
Committee Members: Williams, Hudson, Jefferson, and Johnson

2022-273 Resolution - Conveyance of 803 Amos & 803 Vail to Habitat for Humanity

City Council is requested to adopt a resolution conveying lots located at 803 Amos and 803 Vail to Habitat for Humanity and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Mike McNair, Community Development Director reported that this request was to convey lots located at 803 Amos and 803 Vail to Habitat for Humanity for a development project located on the southside of High Point; and that there would be no budget impact.

A motion was made by Council Member Williams, seconded by Council Member Jefferson, to adopt a resolution conveying lots located at 803 Amos and 803 Vail to Habitat for Humanity and that the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council

Member Holmes

Absent (1): Council Member Hudson

Council Member Jefferson extended greetings to Mr. McNair regarding his return to work; and voiced appreciation to staff, and Habitat for Humanity for their efforts in the community.

Mayor Wagner stated that he looked forward to future developments with Habitat for Humanity.

2022-274 Ordinance - Demolition of Dwelling - 1006 Meadowbrook Blvd

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1006 Meadowbrook Blvd. belonging to Estate of Ladoska R. Small.

Lori Loosemore, Code Enforcement Manager reported that this was a request to adopt an ordinance ordering the inspector to demolish the dwelling at 1006 Meadowbrook Blvd.; after a complaint and notice of hearing was issued and a hearing held an order to repair or demolish was issued on 12/9/202; no action occurred by the compliance date of 1/11/2021; the necessary repairs to the dwelling exceed its current tax value and the demolition was warranted; the ordinance would become effective from the date of adoption; if there was no action by the property owner by the effective date of the ordinance, then asbestos testing and demolition bid process would begin and the structure would be removed by the city; and after city demolition, the property owner would be billed for the cost.

Council Member Williams opened the floor for comments; seeing none, action was taken as follows:

A motion was made by Council Member Williams, seconded by Council Member Jones, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1006 Meadowbrook Blvd. belonging to Estate of Ladoska R. Small. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-275 Ordinance - Demolition of Dwelling - 2315 E. Green Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2315 E. Green Drive belonging to Rosalva M. Turcios.

A motion was made by Council Member Williams, seconded by Council Member Johnson, to place this item in pending until the July 18, 2022 meeting of council. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

PENDING ITEMS

2022-198 Ordinance - Demolition of Dwelling - 900 Anderson Place

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 900 Anderson Place belonging to Emis Chirinos.

A motion was made by Council Member Williams, seconded by Council Member Jefferson, to remove this item out of pending and return it to staff. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair
Committee Members: Hudson, Holmes, Jefferson, and Peters

2022-276 Ordinance - Revised Designation of Social Districts

City Council is requested to approve an amendment to the Ordinance Concerning the Designation of Social Districts.

Mayor Pro Tem Peters reminded everyone that a vote was taken on this matter prior to the amendment to increase the area; voiced excitement for the designated Social Districts, and encouraged everyone to take advantage of its amenities.

Council Member Jefferson said that he supported this matter; voiced the need to ensure safety throughout the Social Districts; and that the goal was to maintain safety.

A motion was made by Mayor Pro Tem Peter, seconded by Council Member Moore, to approve an amendment to the Ordinance Concerning the Designation of Social Districts. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2022-277 Resolution of Intent-Annexation 22-03

Approval of a Resolution of Intent to establish a public hearing date of July 18, 2022, to consider a voluntary contiguous annexation of approximately 37.3 acres. The site is located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive, and also known as Guilford County Tax Parcels 161076, 161060, 161086, 161087 & 161098.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt a Resolution of Intent to establish a public hearing date of July 18, 2022, to consider a voluntary contiguous annexation of approximately 37.3 acres. The site is located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive, and also known as Guilford County Tax Parcels 161076, 161060, 161086, 161087 & 161098. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

GENERAL BUSINESS AGENDA

2022-278 Adoption-Proposed City of High Point FY 2022-2023 Annual Budget - Fee Changes - Forward High Point Annual FY22-23 Budget

Council is requested to consider the adoption of the City of High Point's FY 2022-2023 Annual Budget Ordinance for the City of High Point, proposed changes to the fee schedule, and FY 2022-2023 Annual Budget Ordinance for Forward High Point.

Stephen Hawryluk, Budget Manager reported that this item was a consideration of an ordinance to adopt the FY 2022-2023 Annual Budget ordinance for the City of High Point, proposed changes to the fee schedule, and FY 2022-2023 Annual Budget Ordinance for Forward High Point; and advised that Mayor Wagner, and Mayor Pro Tem Peters would have to be excused from voting regarding the FY 2022-2023 Annual Budget Ordinance for Forward High Point due to their membership on this Board.

A motion was made by Council Member Williams, seconded Mayor Pro Tem Peters, to adopt a the City of High Point's FY 2022-2023 Annual Budget Ordinance for the City of High Point, proposed changes to the fee schedule. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

A motion was made by Mayor Wagner, seconded Council Member Johnson, to excuse Mayor Wagner and Mayor Pro Tem Peters, due their being a part of the Forward High Point Board, from voting on the Forward High Point's FY 2022-2022 Annual Budget Ordinance. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

A motion was made by Council Member Williams, seconded Council Member Moore, to approve the FY 2022-2023 Annual Budget Ordinance for Forward High Point. The motion carried by the following 6-0 unanimous vote:

Aye (6): Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Excused (2): Mayor Wagner, and Mayor Pro Tem Peters

Absent (1): Council Member Hudson

Council Member Jefferson inquired on, due to Ray Gibbs retirement from Forward High Point, the continuous of the strategic planning for the board. Tasha Logan Ford, City Manager replied that the board was currently searching for a replacement; explained the planning process for the board; and that the board would continue the strategic planning as originally proposed.

2022-279 Senate Bill 300 - Decriminalization of Local Government Ordinances

City Council is requested to review and consider amendments to the Code of Ordinances, as required by state law.

Mayor Wagner advised that the public hearing was open regarding the ordinance amending the City of High Point Code of Ordinances related to the decriminalization legislation (Agenda Item 2022-279); and turned it over to the City Attorney's Office to present on this item.

Meghan Maguire, Assistant City Attorney recognized Nick Tosco, Poyner Spruill LLC to provide an overview of the Decriminalization of Local Government Ordinances.

Mr. Tosco extended greetings; said that in late 2021, the North Carolina legislature passed Session Law 2021-138 ("Senate Bill 300") which is a wide-ranging criminal justice reform law, addressing law enforcement and policing matters. Among other reforms, the law takes steps to decriminalize some local ordinances. Prior to this legislation, State law provided that a violation of any city ordinance was by default a misdemeanor (as provided by N.C.G.S. §14-4) unless the ordinance provided otherwise. In other words, there was a presumption in State law that the City could criminally enforce ordinance violations (by issuing a criminal citation and forcing the violator to appear in court and pay criminal penalties) even if the ordinance did not explicitly provide for such criminal enforcement. Senate Bill 300 reversed

that presumption. Under the new statutory language, local governments must amend local ordinances to specifically identify violations that may be enforced criminally. Additionally, Senate Bill 300 provides a list of ordinances that may no longer impose a criminal penalty City staff, including but not limited to the City Manager's Office, Police Department, Public Services Department, Planning and Development Department, and City Attorney's Office, have worked together to review the Code of Ordinances and produce the proposed text amendment in accordance with Senate Bill 300. This text amendment is proposed for the purpose of complying with State law and making other clarifying and correcting revisions. Senate Bill 300 prohibits the City Council from enacting or adopting the text amendment at the same meeting in which the amendment was first introduced. Therefore, the City Council should vote on the text amendment at tonight's meeting, after the public hearing is closed, and then subsequently vote on the same text amendment on the second reading on June 21, 2022. If adopted, the text amendment would take effect upon the second vote.

Ms. Maguire noted that the ordinances went before the Planning and Zoning Commission and was approved; thanked city departments for their team efforts during the process; there will be two readings for the ordinance; and a second reading would be on June 21st when the ordinance would become effective.

Mayor Pro Tem asked if there was an ordinance regarding 'dirt bikes', and 'dog hoarding'; and Council Member Holmes asked staff to look into the legality's regarding 'dirt bike enforcement'. Ms. Maguire replied that staff would conduct further research regarding the 'dirt bike', 'dog hoarding' ordinances, and 'dirt bike enforcements', and report back to council for further discussion.

Council Member Holmes spoke to the challenges faced for police officers regarding the activity regarding dirt bikes; and inquired on the economic impact redirecting funding for schools. Ms. Maguire replied that staff would provide more information to council at a future date regarding funding; and spoke to consulting with the police department regarding citations.

Mayor Wagner asked if there was anyone who would like to speak on this matter; seeing none, the public hearing for this matter was closed.

A motion was made by Mayor Wagner, seconded by Council Member Williams, to approve the text amendment related to the decriminalization legislation of first reading because we find that it is neither consistent nor inconsistent with the City's adopted policy guidance and the text amendment is necessary to comply with the State legislation. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-280

Public Transportation Agency Safety Plan (PTASP)

City Council is requested to approve the updated Public Transportation Agency Safety Plan (PTASP) as submitted and authorize the Mayor to sign the document.

Angela Wynes, Transit Manager reported that as a recipient of Federal Transit Administration (FTA) funds, the City was required to comply with 49 CFR Part 643, Public Transportation Safety Plan; one of the requirements was an annual review of the plan and if necessary, update information based on current procedures and practices; each year recipients must certify annually that they had a compliant safety plan as a condition of receiving ongoing federal funds; the Transit Safety Officer had reviewed the current PTASP that was approved in November 2021, and made minor changes detailed in the document entitled "Annual Review Notes and Updates 2022; there was no budgetary impact; and that staff is recommending that City Council approve the updated PTASP as submitted and authorize the Mayor to sign the document.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to approve the updated Public Transportation Agency Safety Plan (PTASP) as submitted and authorize the Mayor to sign the document. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-281 One High Point Commission - Resignation Megan Oglesby - Alternate Constance Reynolds & Brenda Deets

City Council is requested to accept the resignation of Commissioner Megan Oglesby and approve Constance Reynolds as Commissioner and approve alternate Commissioner Brenda Deets for the One High Point Commission.

Jeron Hollis, Managing Director reported that this request was to accept the resignation of Commissioner Megan Oglesby and approve Constance Reynolds as Commissioner and approve alternate Commissioner Brenda Deets for the One High Point Commission.

A motion was made by Council Member Holmes, seconded by Council Member Johnson, to accept the resignation of Commissioner Megan Oglesby and approve Constance Reynolds as Commissioner and approve alternate Commissioner Brenda Deets for the One High Point Commission. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

2022-282 Minutes To Be Approved

- May 2, 2022 Special Meeting @ 3:30 p.m.
- May 2, 2022 Regular Meeting @ 5:30 p.m.
- May 3, 2022 Community Development Committee @ 4:00 p.m.
- May 4, 2022 Prosperity & Livability Committee @ 9:00 a.m.

- May 11, 2022 Special Meeting (Budget Review) @ 3:00 p.m.
- May 12, 2022 Finance Committee @ 4:00 p.m.

A motion was made by Mayor Pro Tem Peters, seconded by Council Member Williams, to approve the meeting minutes. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

COUNCIL COMMENTS

Council Member Moore voiced appreciation, and thanked staff for their efforts regarding the city financial budget.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:10 p.m. upon motion duly made by Council Member Jones and second by Council Member Williams.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1707 Welborn St.

From: Thanena Wilson, Interim Director
Community Development & Housing

Meeting Date: 7/18/2022

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 1707 Welborn Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/22/2021. No action occurred by the compliance date of 1/24/2022. 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:**

1707 Welborn St.

OWNER:

Antonio Sanchez Perez

**REASON FOR
INSPECTION:**

Reported by HPFD that house was in bad condition

**FIRST
INSPECTION:
12/7/2021**

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace rotten flooring throughout
3. Repair or replace ceiling & wall material throughout
4. Repair or replace back porch
5. Repair or replace siding/treat exterior with protective coating

**HEARING
RESULTS:
12/21/2021**

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:
12/22/2021**

Order to Repair or Demolish
Date of Compliance 1/24/2022

APPEALS:

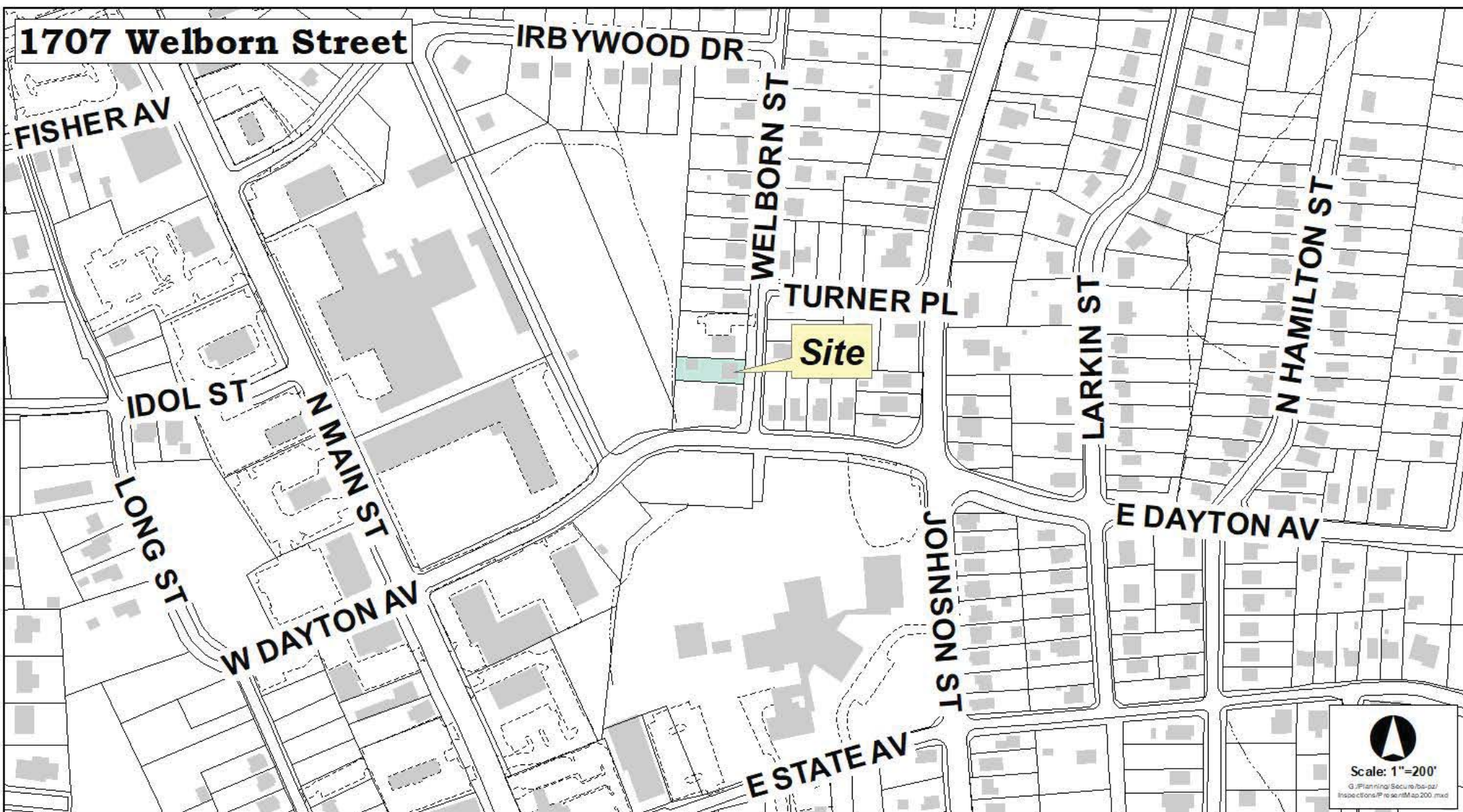
None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The owner, Mr. Perez did come into the office on 1/18/2022 and spoke with the inspector. He stated he would be cleaning out the property and would need 45 days to get the property into compliance, he plans to repair and sell it. The inspector reminded Mr. Perez to obtain any required permits. Mr. Perez told the inspector that he had a stroke in December and is feeling better, he wants to get the repairs started.



1707 Welborn Street

IRBYWOOD DR

FISHER AV

WELBORN ST

TURNER PL

Site

LARKIN ST

N HAMILTON ST

E DAYTON AV

N MAIN ST

IDOL ST

LONG ST

W DAYTON AV

JOHNSON ST

E STATE AV

Scale: 1"=200'
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ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

1707 Welborn St.

Antonia Perez
1703 Welborn St.
High Point, NC 27262

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

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

Adopted by City Council,
This the 18th day of May, 2022

Lisa B. Vierling, City Clerk











CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-13
(City of High Point)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: July 18, 2022

Public Hearing: Yes

Advertising Date: July 6, 2022, and
July 13, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the High Point City Council to rezone three properties, totaling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from a Conditional Use Limited Business (CU-LB) District to the Limited Business (LB) District. The parcels are located south of E. Martin Luther King Jr. Drive and west of Packrite Court (3128, 3136 and 3138 E. Martin Luther King Jr. Drive).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their May 24, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

There were no speakers in favor, nor in opposition to the request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 9-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 22-13 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use classifications governing this area of the city. Furthermore, the request is reasonable and in the public interest because the initially established conditions have been met or are now governed by standards of the Development Ordinance.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-13
May 24, 2022**

Request

A request by the High Point City Council to rezone three parcels, totaling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on a commercial development located at the southwest corner of E. Martin Luther King Jr. Drive and Packrite Court. The parcels are addressed as 3128, 3136 and 3138 E. Martin Luther King Jr. Drive.

Background

The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request, in December 2020.

Details of Proposal

The commercial development in question, known as East Town Village, obtained its current Conditional Use Limited Business (CU-LB) District zoning in 1988 (CU-88-23). The zoning approval included conditions pertaining to landscaping, right-of-way dedication and number of vehicular access points.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Limited Business (CU-LB) District	Limited Business (LB) District
<i>Purpose & Intent:</i>	<u>LB District</u> The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.	<u>LB District</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Conditional Use Permit 88-23 (CU-88-23) • Perimeter and parking lot landscaping • Right-of-way dedication • Construction of Packrite Court (formerly known as Eastway Court)	None

	Limiting the number of access points to E. Martin Luther King Jr Drive	
--	--	--

	Adjacent Zoning	Adjacent Land Use
North:	Limited Business (LB) District	Undeveloped
South:	Light Industrial (LI) District	Manufacturing facility
East:	Light Industrial (LI) District	Office
West:	Residential Single Family – 7 (R-7) District	Religious institution (church) and a single family dwelling

Land Use Plan Classification
The area is designated as follows: Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Analysis

The site is currently developed with a 48,000± square foot commercial center and a exterior self storage facility. The current Conditional Use Permit (CU) was established in 1988 under a Development Ordinance that was adopted in 1985. Since 1988, two complete development ordinance revisions were adopted in 1992 and 2017. Zoning conditions established under the existing CU have mostly been addressed over the past 34 years with development of the site, updates to the Development Ordinance and road improvements. Staff recommends removal of the CU zoning conditions and instead have the site be governed by the current LB District standards based on the following:

- Perimeter and parking lot landscaping conditions: The current Development Ordinance now regulates parking lot landscaping and perimeter landscaping. Any redevelopment of the site would be subject to these current standards. The landscaping conditions in this CU were primarily intended to protect the residential neighborhood lying to the southwest of the site. A perennial stream runs along the southwestern boundary of this commercial development. With the adoption of the Randleman Watershed regulations in 2000, the adjacent residential neighborhood is now protected by stream buffer standards that require a 100-foot wide buffer area along both sides of this stream.
- Right-of-way dedication and road improvements: The dedication condition has served its purpose as the dedicated land was used for widening and improving E. Martin Luther King Jr Drive from a 2-lane to 4-lane road (with a center turn lane) in the mid-2000s. Furthermore, when the site was developed, Packrite Court was constructed and serves as a secondary access point to the site.
- Limiting the number of access points to E. Martin Luther King Jr Drive: The current access point to the site from E. Martin Luther King Jr Drive is approximately 300 feet from Packrite Court. With the widening of E. Martin Luther King Jr Drive to a multilane roadway, it is now classified as a major thoroughfare. The driveway ordinance requires access to major thoroughfares to be at least 250 feet from street intersections. Also, such access points may require the installation of a turn lane, which typically requires 150 feet of storage and a 100-foot taper. These standards would make it difficult to install additional driveway access points.

Therefore, staff finds that the requested rezoning is:

Consistency with Adopted Policy Guidance

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

The proposed zoning map amendments are supported by the various land use classifications governing this area of the city.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The initially established conditions have been met or are now governed by standards of the Development Ordinance.

Recommendations

The Planning & Development Department recommends approval of the request to rezone this 8.5 acre tract of land from a CU-LB District to the LB District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

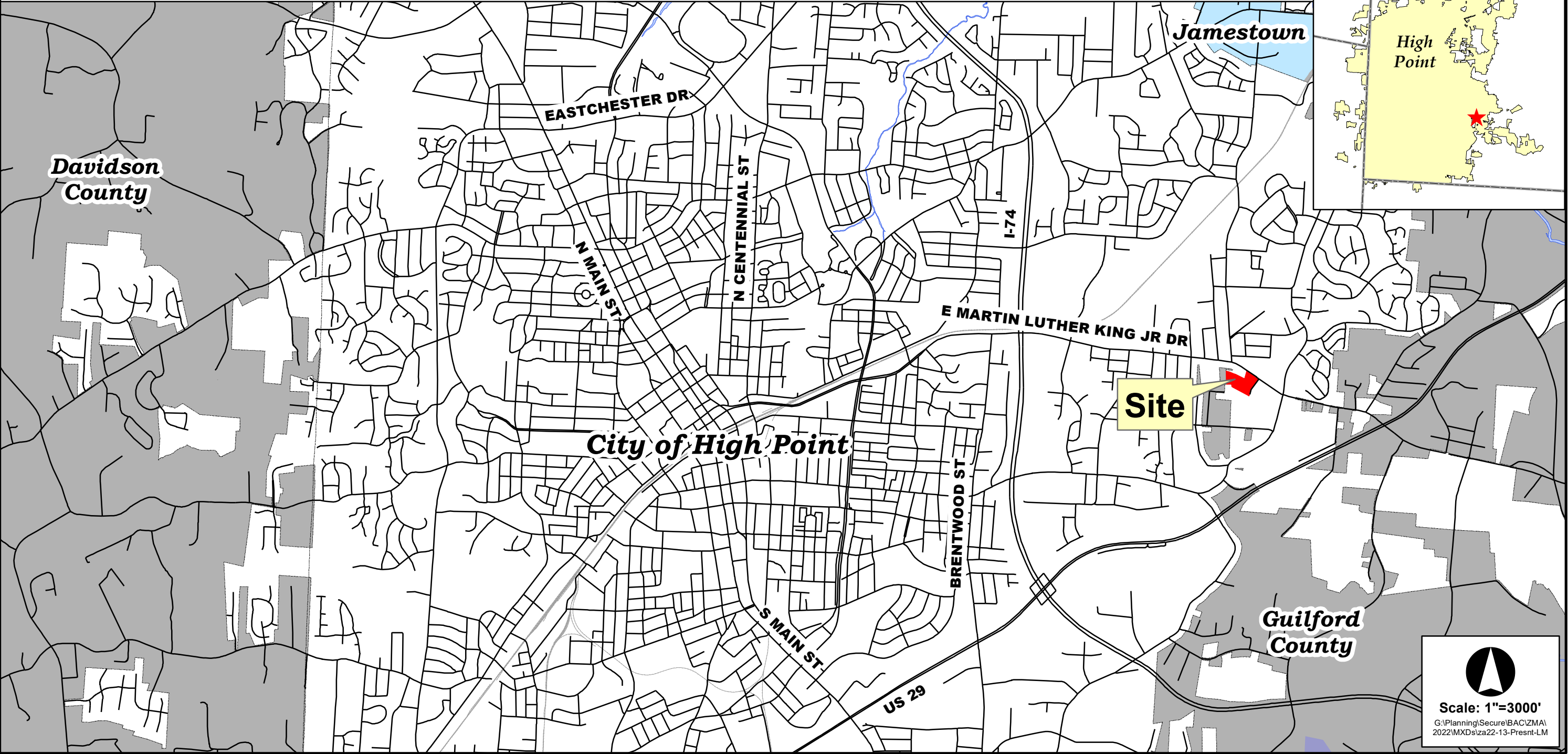
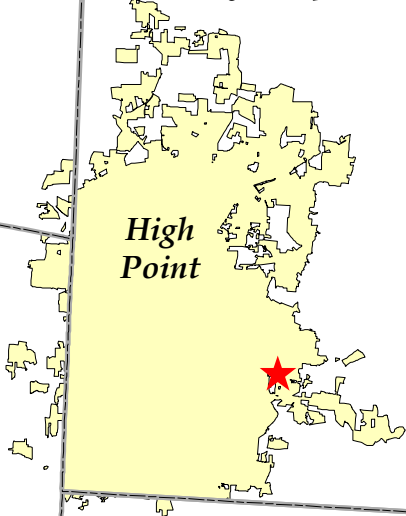
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

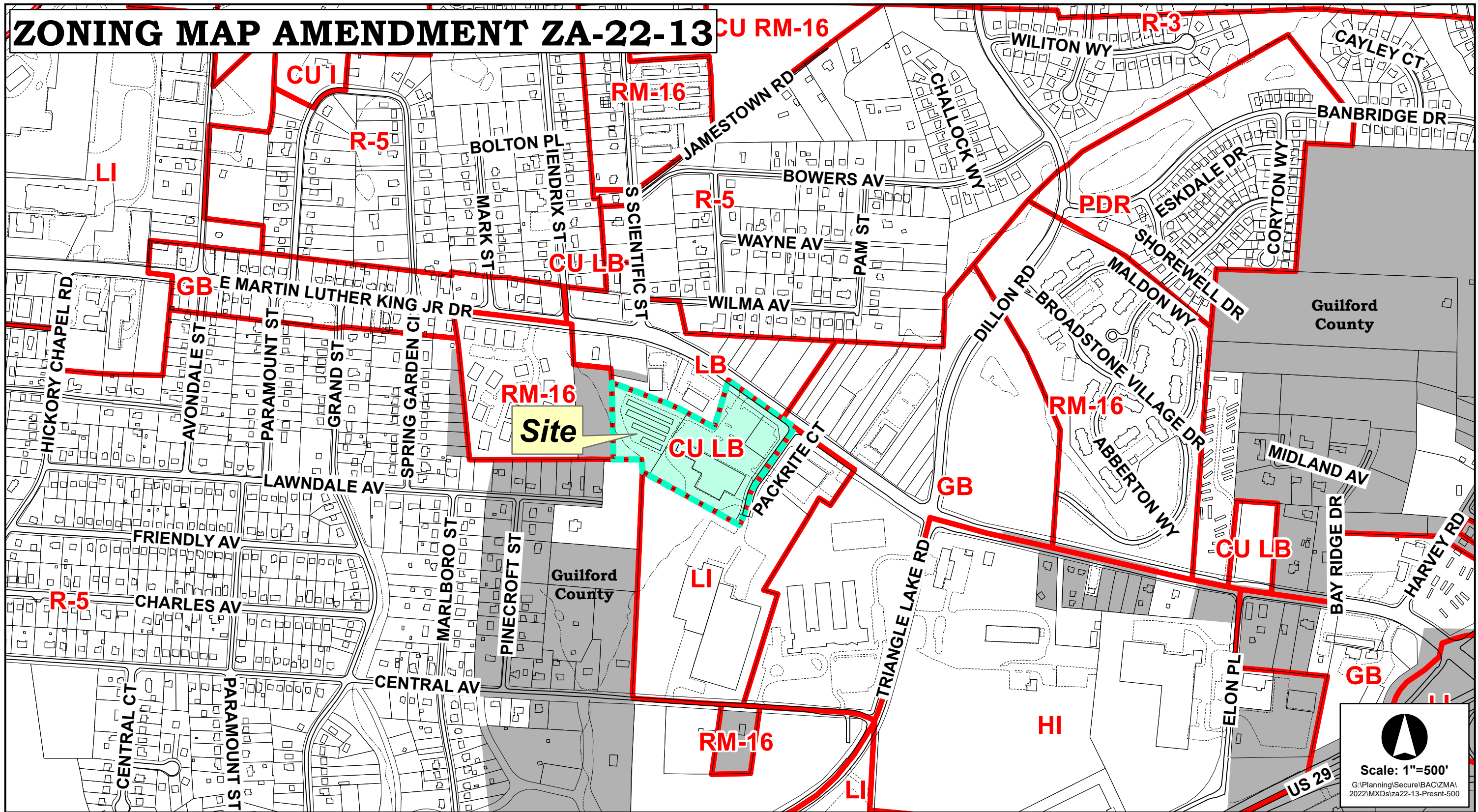
ZONING MAP AMENDMENT: ZA-22-13
Applicant: City of High Point

Vicinity Map

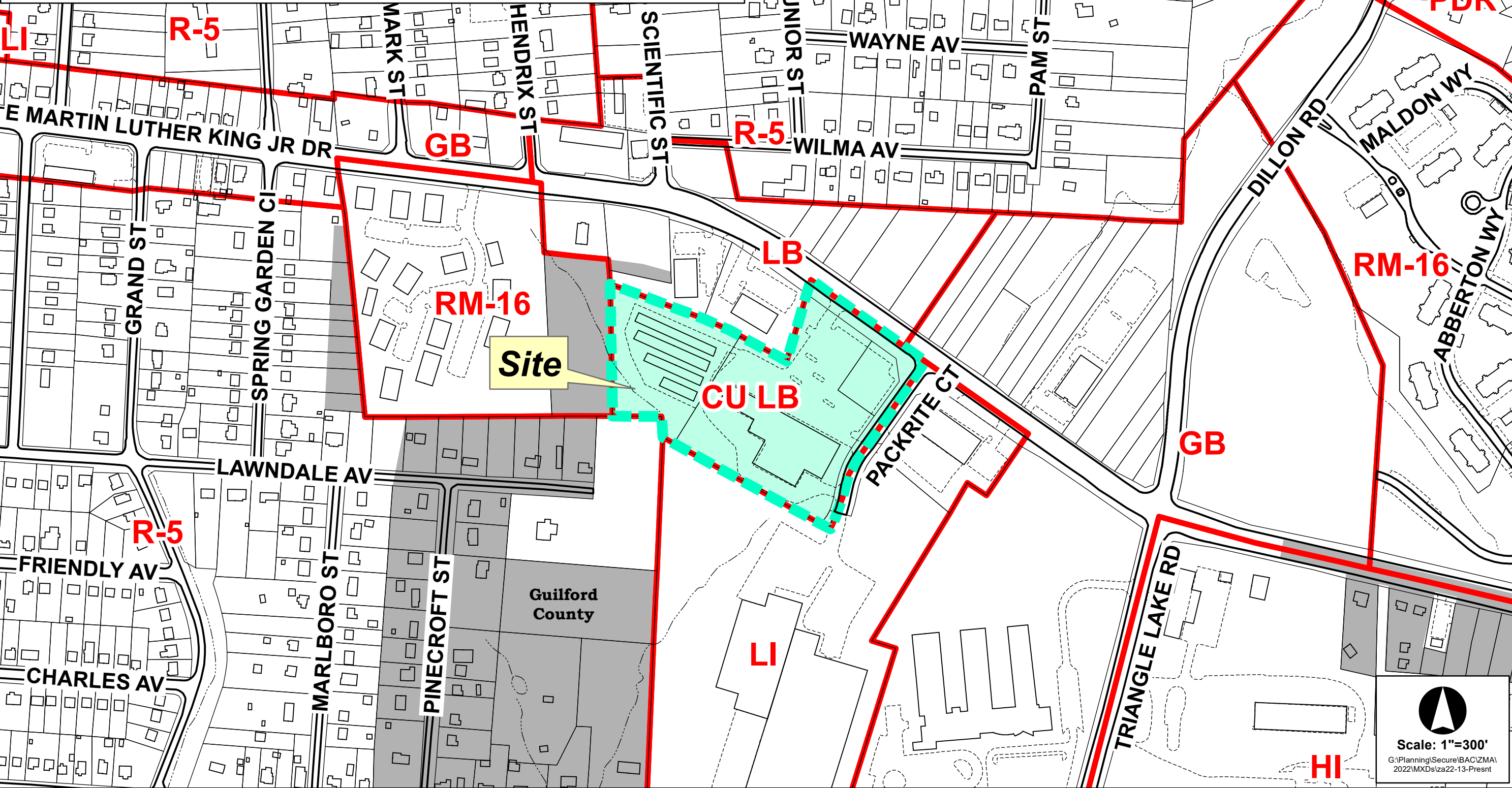



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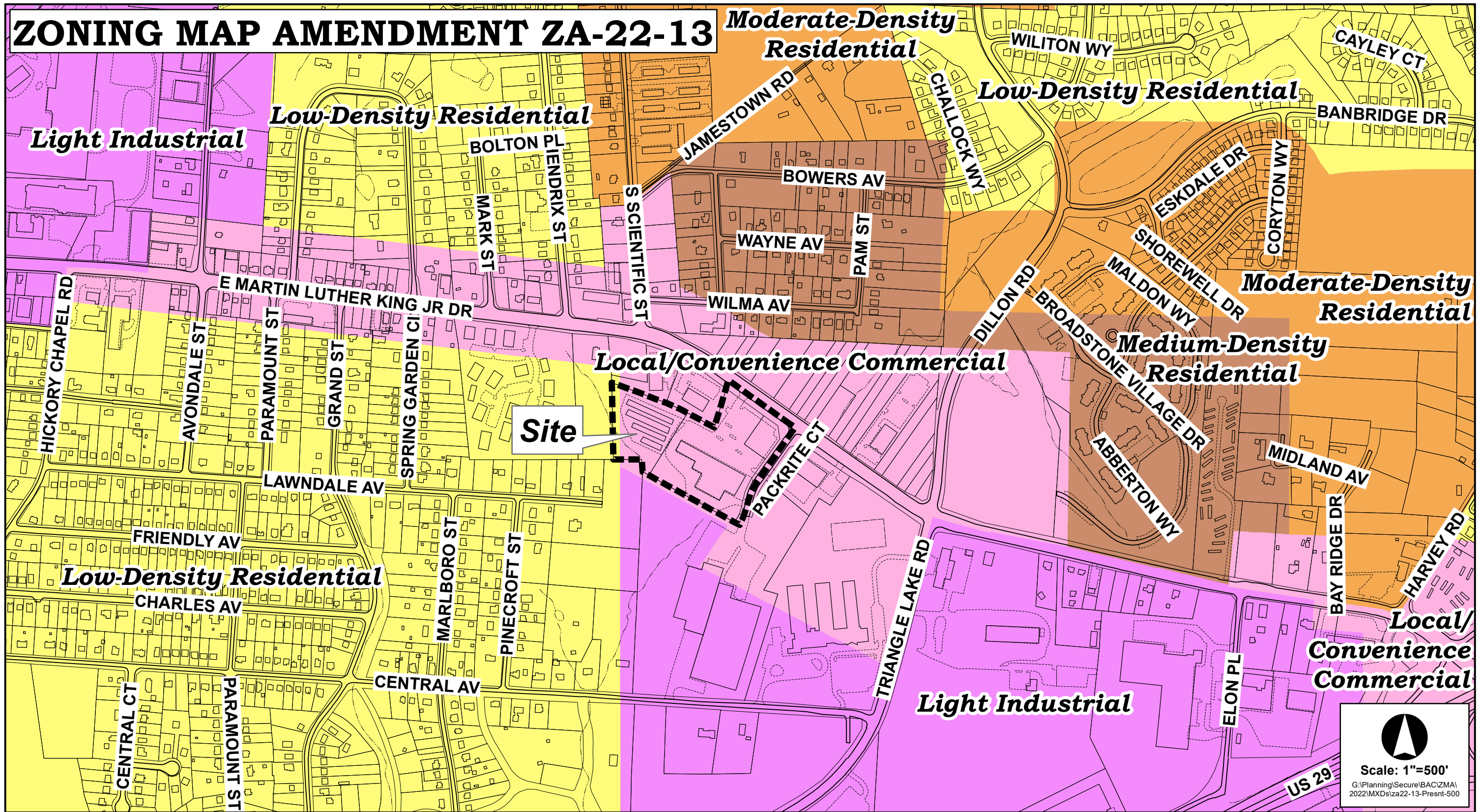
ZONING MAP AMENDMENT ZA-22-13



ZONING MAP AMENDMENT: ZA-22-13



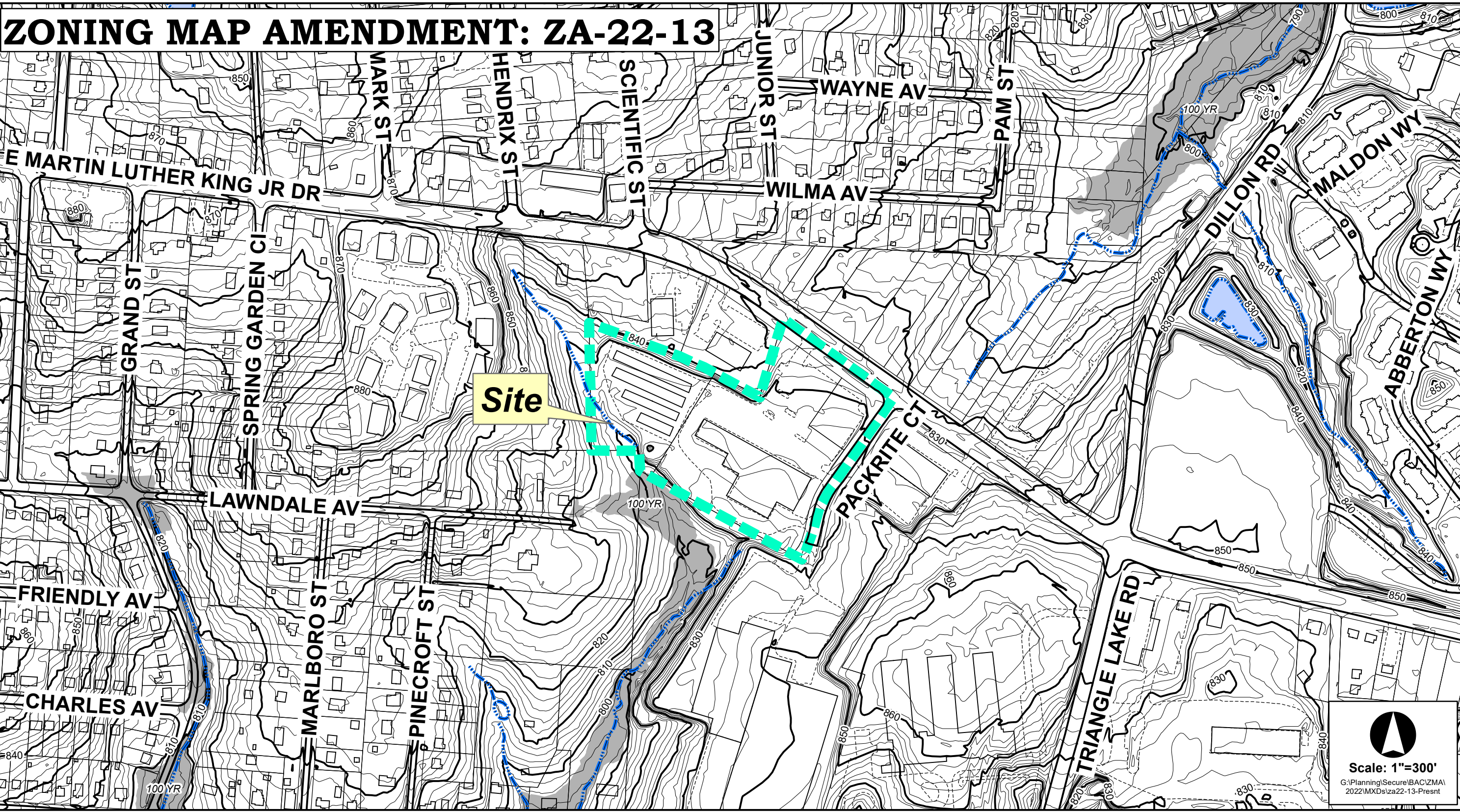
ZONING MAP AMENDMENT ZA-22-13



ZONING MAP AMENDMENT: ZA-22-13



ZONING MAP AMENDMENT: ZA-22-13



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 May 24, 2022 and before the City Council of the City of High Point on June 21, 2022 regarding **Zoning Map Amendment Case ZA-22-13 (ZA-22-13)** 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 May 14, 2022, for the Planning and Zoning Commission public hearing and on June 8, 2022 and June 15, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **June 21, 2022**.

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 the: **Limited Business (LB) District**. The zoning site consists of three parcels, totaling approximately 8.5 acres. The zoning site is located south of E. Martin Luther King Jr. Drive and west of Packrite Court, is addressed as 3128, 3136 and 3138 E. Martin Luther King Jr. Drive and also known as Guilford County Tax Parcels 185906, 185919 and 185920.

SECTION 2

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 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.

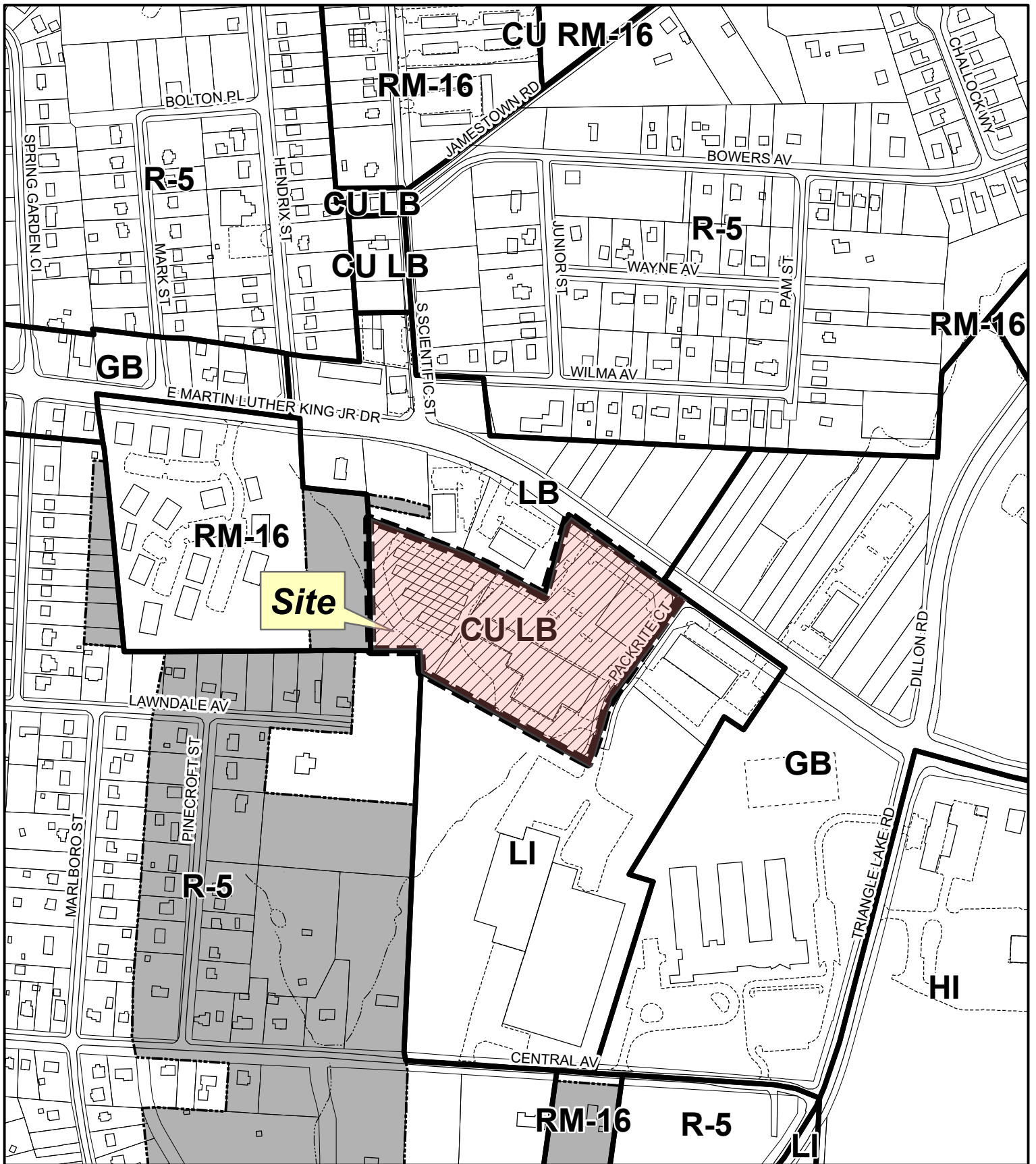
Adopted by the City Council
City of High Point, North Carolina
The 21st day of June, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-22-13

From: Conditional Use Limited Business (CU LB)
To: Limited Business (LB)

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=400'
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CITY OF HIGH POINT

AGENDA ITEM



Title: Approval of Minutes

From: Mary S. Brooks
Interim City Clerk

Meeting Date: July 18, 2022

Public Hearing: No

Advertising Date /
Advertised By: N/A-

Attachments: Yes

PURPOSE:

Minutes to be approved.

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTIONS REQUESTED:

Approval of the following minutes:

June 2, 2022, Finance Committee Meeting Minutes @ 4:00 p.m.

June 6, 2022, Special Meeting Minutes @ 4:30 p.m.

June 6, 2022, Regular Meeting Minutes @ 5:30 p.m.

CITY OF HIGH POINT

AGENDA ITEM



Title: 2022 Humanitarian Award

From: CPE Department

Public Hearing: N/A

Attachments: None

Meeting Date: 02/07/2022

Advertising Date /
Advertised By: N/A

PURPOSE:

CPE staff will award the 2022 Humanitarian Award to Chase Clark.

BACKGROUND:

Every year the Human Relations Commission recognizes a community member who, over the past year, has risen above the call of duty to further the cause of equality and fair treatment for all residents. In addition to living or working in High Point, the criteria for consideration include acts of service that benefit traditionally underrepresented groups and a commitment to the promotion of equity, understanding, respect, and goodwill among all people in High Point.

Ms. Clark, the 17-year-old senior class president at Southwest Guilford High School, is the founder of Chase's Chance Inc., a 501(c)3 nonprofit that seeks to empower local youth by increasing equitable access to food, education, and technology. In 2021, she created and secured grant funding for a laptop giveaway program for children in need. She also has created a sustainable "Essentials Closet" at Southwest Guilford High School to address food insecurity and meet other basic needs among the student body.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

No official Council action is required.



FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
June 2, 2022 – 3:00 p.m.

CALL TO ORDER (Virtual Roll Call)

Chairman Moore called the meeting to order at 3:00 p.m.

Following roll call by Chairman Moore, the following Committee Members were **Present (4)**:

Chairman Britt W. Moore
Committee Member Monica Peters
Committee Member Michael Holmes
Committee Member Victor Jones [arrived at 3:05 p.m.]

Staff Members Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Jeron Hollis, Managing Director; Tyler Berrier, Electric Utilities Assistant Director; Robby Stone, Public Services Director; Bobby Fitzjohn, Financial Services Director; Stephen Hawryluk, Budget Manager; Roslyn McNeill, Budget Analysis; and Mary S. Brooks, Deputy City Clerk

Also Present:

Shamus McKenna, Summer Intern-Wake Forest School of Law

PRESENTATION OF ITEMS**2022-259 Contract - WESCO Distribution, Inc. - Subsurface 3 Phase Switches (Underground Cable)Warehouse Stock**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$315,420.00 for the purchase of Subsurface 3 Phase Switches (Underground Cable)Warehouse Stock.

Tyler Berrier, Electric Utilities Assistant Director reported that this request was to purchase to purchase 10 underground (submersible) 3 phase switches that are commonly used by the Electric Utilities Department; this purchase would replenish warehouse stock; funds are included in the current operating budget to cover this material purchase; staff had reviewed the bid submittal and evaluated the information provided; and is recommending that the bid for this Cable be awarded to WESCO Distribution, Inc. for \$315,420.00.

Chairman Moore asked how switches were currently used in the city. Mr. Berrier responded that an estimated amount of 200 to 300 switched were currently used in the city; noted that there were different styles; and explained the effects that outages/failure would have on neighborhoods.

Committee Member Holmes moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Chairman Moore made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-260 Contract - Breece Enterprises, Inc. - Water & Sewer Maintenance/Emergency Repair

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$1,847,940.00 for an annual contract for water & sewer maintenance and emergency repair and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Robby Stone, Public Services Director reported The City of High Point routinely uses an outside contractor to supplement our efforts to maintain and repair our existing water and sewer distribution and collection lines; that this contract includes scheduled maintenance and emergency repairs; on Wednesday, May 18, 2022 the City of High Point received bids for Contract ENG-2022-002; this was the second attempt to receive bids for this contract work due to an insufficient number of bids to proceed with opening on the first attempt; we

received one responsive bidder, Breece Enterprises, Inc.; this is an annual contract with a completion date of June 30, 2023; the purpose of this contract was to perform maintenance work and emergency repairs on existing water and sewer utilities; funds for this contract are available in the FY 2022-2023 budget; and staff is recommending approval of a contract with Breece Enterprises, Inc. in the amount of \$1,847,940.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-261 Contract Amendment #2- WithersRavenel Professional Engineering Services - Kersey Valley Road / Landfill

City Council is requested to approve Contract Amendment #2 with WithersRavenel in the amount of \$45,000 for additional Surveying, Right-Of-Way Exhibits, Easement Exhibits, and Legal Descriptions for the 12 affected parcels within the project limits.

Robbie Stone, Public Services Director reported that the Public Services Department was looking to extend the life of the Kersey Valley Landfill; an additional life of ten plus years can be gained by relocating Kersey Valley Road and merging the two existing landfills; staff approved Amendment 1 in April 2021 for additional Environmental Site Assessments due to findings of unregulated landfill material throughout the project limits in the amount of \$89,870.00; this extended the contract total amount to \$474,370.00; this unregulated landfill material finding required additional soil borings and a redesign of the typical roadway section by WithersRavenel; and that staff is recommending to approve Amendment 2 in the amount of \$45,000, bringing the total contract price for WithersRavenel to \$519,370.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-263 Ordinance - Fuel Budget

City Council is requested to approve a budget ordinance to appropriate funds in the general fund and the central services fund to cover fuel costs for the remainder of the year due to increased prices.

Stephen Hawryluk, Budget Manager reported that this request was to appropriate funds to cover increased fuel cost for remainder of fiscal year due to increased prices; provided a history on the price difference in fuel from 2021; current budgets in the general fund and central services fund are insufficient to meet year-end projections; the proposed amendment appropriates \$534,000 to the general fund, covered by better-than-expected sales and use tax revenues; In addition, the proposed amendment appropriates an additional \$1,242,000 to Fleet Services, which purchases fuel for city departments and charges departments for its use; the increased costs for all funds have been factored into the FY 2022-23 budget; and that staff is recommending the approval of the budget amendment ordinance.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-264 Ordinance - Occupancy Tax - Showroom License Convention&Visitor's Bureau (Visit High Point) Market Authority

City council is requested to approve a budget ordinance to appropriate additional occupancy tax and showroom license revenues that will be passed along to the Convention and Visitor's Bureau (Visit High Point) and Market Authority.

Stephen Hawryluk, Budget Manager reported that the City of High Point passes through occupancy tax revenues to the Convention and Visitor's Bureau (Visit High Point) and occupancy taxes and showroom license revenues to the Market Authority; based on revenues received to date, and projections for the remainder of the year, these revenues were projected to exceed budget; the proposed amendment appropriates the additional projected revenues that will exceed budget, which will then be passed along to the Convention and Visitor's Bureau (Visit High Point) and Market Authority, respectively; an additional budget of \$475,000 in occupancy tax revenue was projected for Visit High Point; an additional \$100,000 in occupancy tax revenues and \$25,000 in showroom license revenues is projected

for the Market Authority; there was no net budget impact; and that staff is recommending the approval of this budget amendment.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-265 Ordinance - GASB 87 Lease Budget Amendment

City Council is requested to adopt a budget ordinance amendment which will allow the proper accounting of the capital lease.

Bobby Fitzjohn, Financial Services Director reported that Generally accepted accounting principles (GAAP) required that all leases be capitalized and receive specialized accounting treatment; when a lease is capitalized, it required budgetary authorization, similar to a purchase of capital equipment; the attached ordinance would allow the City to properly record leases that have previously been entered; budgeted expenses associated with capitalizing leases were equal to the associated accounting revenue recognized by entering into the lease; and that staff recommending approval of the attached budget ordinance amendment which would allow the proper accounting of the capital lease.

Committee Member Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-266 Budget Ordinance - Opioid Settlement Funds

City Council is requested to approve a budget ordinance creating a special revenue fund and appropriating \$51,076 in opioid settlement funds.

Bobby Fitzjohn, Financial Services Director reported in accordance with the Memorandum of Agreement between the State of North Carolina and Local Governments on Proceedings

Related to the Settlement of Opioid Litigation to abate the impacts of the opioid epidemic an allocation of funds is to be received and expended over an 18-year period; the City of High Point was estimated to receive \$1,329,435 over the period and this amendment request budgets the first allocation of \$51,076; a payment schedule had been received and future payments would be budgeted with the annual budget ordinance; these funds must be held in a fund dedicated to their use; there were no local budget impact; these were 100% federal funds; and that staff is recommending to approve the budget ordinance creating a special revenue fund and appropriating \$51,076 in opioid settlement funds.

Chairman Moore asked which department would be responsible for the dedicated use of said funds. Eric Olmedo, Assistant City Manager responded that the public safety would be responsible regarding how the funds would be used.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-267 Resolution - Capital Reserve Fund - System Development Fees

City Council is requested to adopt a resolution establishing a capital reserve fund for System Development Fees.

Bobby Fitzjohn, Financial Services Director reported that the purpose for this request was offset cost for new development; State Statutes required System Development Fees (SDFs) to be accounted for in a capital reserve fund, this resolution will create a capital reserve fund; there was no budgetary impact; the capital reserve fund would be amended as part of the annual budget ordinance in subsequent years; and that staff is recommending the approval of the attached resolution establishing a capital reserve fund for System Development Fees.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-268 Tax Collection Orders- Forsyth County Tax Administration- for Collection of Fiscal Year 2022 Taxes and Collection of 2021 and Prior Years' Taxes

City Council is requested to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2022 Taxes and collection of 2021 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County, and to authorize the appropriate City Official to execute the Tax Collection Orders.

Bobby Fitzjohn, Financial Services Director reported the City of High Point was the only municipality in North Carolina that have taxable property in four different counties – Guilford, Randolph, Davidson, and Forsyth; each county tax administration office handled their tax administration function differently; the Forsyth County Tax Collector's Office required an annual affirmation of their authority initially approved by City Council in 2012 to administer and collect High Point's taxes within Forsyth County; the Annual Budget for FY 2022-2023 included the tax collection and administration costs for all four counties; and that staff is recommending council to authorize the appropriate City Official to execute an agreement between Forsyth County and the City of High Point for the collection of the 2022 taxes and for the collection of 2021 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County.

Committee Member Holmes moved to forward this matter to the City Council with a favorable recommendation and place it on the June 6, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

DISCUSSION-OUTSIDE AGENCY FUNDING

Chairman Moore advised that a place holder would be included in the proposed budget for outside agency funding; and that discuss for said funding would be discussed at a later date.

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 3:36 p.m.

Respectfully Submitted,

Britt Moore, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-14
(Efincia Companies, Inc.)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: July 18, 2022

Public Hearing: Yes

Advertising Date: July 6, 2022, and
July 13, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Efincia Companies, Inc., to rezone approximately 2.9 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their June 28, 2022 public hearing. All members of the Commission were present except for Ms. Angela McGill and Mr. Alex Moore. Mr. Herbert Shannon, Senior Planner, presented the case and recommended denial of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Mr. Eric Dickinson, 603-A Eastchester Drive, High Point, Manager for Efincia Companies, LLC, spoke in favor of the request. Mr. Dickerson outlined the proposal to develop a three-story, 46-units, multifamily development that will be targeted to the 55 and older populations. He outlined how the state of North Carolina is a top 5-state in housing shortage and that by 2029, 20% of the population in North Carolina will be 65 years old and older. He stated that the request is consistent with the City's Community Growth and Vision Statement and with the goals and objection of the land use plan. In conclusion he outlined how the proposed development will be a positive for the City and the community.

Speaking in opposition to the request were Ms. Debbie Darby, 1813 Futrelle Drive; Mrs. Nichole Arnold, 1610 Bridges Drive; Ms. Martha Stewart 436 Chesterwood Court and Ms. Tammy Slate, 1815 Futrelle Drive. These speakers noted the following concerns:

- Use not supported by the neighborhood: At the request of Ms. Arnold approximately 20 people stood to display their opposition to this rezoning request.
- Inconsistent with adjacent properties and character of the area:
 - Concern with the placement of a large multifamily structures in the middle of a single family area and within 15-feet of their rear property lines.
 - The proposed multifamily development is inconsistent with established development along Futrelle Drive, which is primarily single family homes.

- Traffic Impact:
 - Futrelle Drive is a narrow neighborhood street and not designed for higher trip volumes.
 - The primary access drive to the site lies between two single family homes and they will be negatively impacts by noise, headlights and service vehicles (garbage trucks and delivery vehicles).

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended ***denial*** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***denial*** of this request, as recommended by staff, by a vote of 7-0.

A zoning map amendment application receiving a recommendation for denial from the Planning and Zoning Commission shall only be approved by the City Council with a two-thirds ($\frac{2}{3}$) majority vote of the City Council members present and voting.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement to support the denial of this request:

That Zoning Map Amendment 22-14 is not consistent with the City's adopted policy guidance. The requested CZ-RM-16 District does not conflict with adopted land use policies; however, that policy assumed the assemblage of land to form larger development tracts and improvement of abutting streets as development occurs. Furthermore, the request is not reasonable and in the public interest because based upon the site's current configuration and limited conditions to mitigate impacts, it would not be harmonious with the current development pattern to insert a multifamily development of this intensity at this time.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-14
June 28, 2022**

Request	
Applicant: Efincia Companies, Inc.	Owner: Efincia Companies, Inc.
Zoning Proposal: To rezone an approximate 2.9-acre parcel	From: R-3 Residential Single Family - 3 District
	To: CZ RM-16 Conditional Zoning Residential Multifamily - 16 District
Notices: - Applicant held a Citizen Information Meeting (Yes) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed, and posted notice of this public hearing.	

Site Information	
Location:	The site is located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive).
Tax Parcel Number:	Guilford County Tax Parcel 199735
Site Acreage:	Approximately 2.9 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The parcel is partially wooded with a moderately sloping terrain.
Water and Sewer Proximity:	A 6-inch City water line lie adjacent to the site along Bridges Drive. An 8-inch City sewer line runs along Futrelle Drive, between Lakewood Drive and Bridges Drive, and terminates at the intersection of Futrelle Drive and Bridges Drive.
General Drainage and Watershed:	The site drains in a general northwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	Oak Hollow Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family - 3 District	Single family dwelling
South:	R-3 OI	Residential Single Family - 3 District Office Institutional District	Office use and an undeveloped parcel
East:	R-3	Residential Single Family - 3 District	Single family dwelling
West:	R-3	Residential Single Family - 3 District	Twin home and multifamily development (Includes a 15-foot wide strip of land between the proposed zoning site and the adjacent property)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following goal and objective of the Community Growth Vision Statement are relevant to this request: Goal 2: Improve High point's older neighborhoods, while ensuring better future neighborhoods. Obj. 2B: Stabilize older neighborhoods by offering a range of new housing types, cost ranges, and both rental and purchase options, with an emphasis on affordable housing and neighborhood character.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use classification, which is intended to support a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #3: Provide a wide range of housing opportunities for families of all income levels. 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. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping, and service areas. Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment; Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	<u>Eastchester Drive Corridor Plan</u> (Phase I - between N. Main Street and Lassiter Drive) The land use classification of this neighborhood was changed to the Community/Regional Commercial classification as a result of the adoption of this plan to support larger-scale commercial development. To promote such development the plan recommended development parcels, have a minimum lot size of 3 acres, minimum lot depth of 300 feet and a minimum street frontage of 300-feet. Furthermore, it noted that vehicular access should be obtained from Bridges Drive and Futrelle Drive, which need to be improved as development occurs.
Zoning History:	<u>Zoning along Eastchester Drive frontage, between Futrelle Drive and N. University Parkway:</u> During the last 30 years, multiple parcels along the edge of this neighborhood, fronting along Eastchester Drive, were rezoned to an office zoning district (Office-Institutional and Transitional-Office districts) to support office and personal service uses. Also, an expansion of a

	Conditional Zoning General Business District, at the northwestern intersection of Eastchester Drive and Futrelle Drive, was approved in 2013 to support expansion of an existing automotive dealership fronting along Eastchester Drive. <u>Zoning Map Amendment 99-19:</u> In 1999, the zoning site was rezoned to a Conditional Use Limited Business District to allow business, professional, personal service, educational, institutional, and recreational uses. Retail uses were prohibited. Staff recommended denial due to concerns with the insertion of non-residential uses in an existing residential area, inadequate street network and proposed uses not being in harmony with the area, The Planning & Zoning Commission and the City Council approved this request. No development of the site occurred. <u>Zoning Map Amendment 00-23 and 07-10:</u> In 2000, this current zoning site was part of a larger 43-acre tract of land, encompassing this entire neighborhood from N. University Parkway to Eastchester Drive. The zoning request was supported by staff and approval was granted, rezoning this entire neighborhood to the Shopping Center District (current Retail Center District) for a shopping center or big box retail development. In conjunction with the zoning request, there was a corresponding street abandonment request that was also approved, that closed all the streets in this neighborhood (Futrelle Drive, Lakewood Drive and Bridges Drive). The intent was to remove the public streets and combine parcels to create a large commercial tract of land. This development never came to fruition and in 2007 this 43-acre tract of land was rezoned back to a residential zoning district and the street abandonment rescinded to restore legal street access to the single family homes and undeveloped parcels.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Bridges Drive		Local Street	25 Feet
	Futrelle Drive		Local Street	75 Feet
Vehicular Access:	Via driveway access from Futrelle Drive.			
Traffic Counts: (Average Daily Trips)	None, traffic counts are not typically conducted by the NCDOT on local streets.			
Estimated Trip Generation:	A 46-unit multifamily development is proposed to be constructed on the site. Such a development is anticipated to generate approximately 303 daily trips (during a 24-hour time-period) with approximately 22 AM peak-hour trips (6am - 9am) approximately 28 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X		
Conditions:	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.			
	The Transportation Department recommends that the Transportation Director approve the exact location and design of all access points and improvements.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (projected)	Maximum Design / Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Oakview Elementary	456	610	7	13 - 15
Welborn Middle School	409	690	0	7 - 9
High Point Central High School	1,130	1,213	0	6 - 8
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant is requesting rezoning to a CZ RM-16 District to support development of a multifamily project. Based on a cursory review of a non-binding sketch plan, a 46-unit, 3-story multifamily building is under consideration to be developed on the site. In conjunction with this zoning application, a conditional zoning ordinance has also been submitted. This corresponding ordinance proposes a single condition that limits building heights on the zoning site to 50 feet.

Staff Analysis

The zoning site is located in the middle of a single family neighborhood, lying between Eastchester Drive and N. University Parkway, which developed between the 1940s and mid-1960s. Over the decades, the land surrounding this neighborhood has developed with higher intensity residential, office and commercial uses. Parcels along the Eastchester Drive frontage of this neighborhood have gradually been converted to various lower intensity commercial zoning districts and developed with various office and personal service uses. However, the central core of this neighborhood has remained mostly unchanged.

Staff is not in opposition to the establishment of higher density residential land uses in this area, but the way development occurs is of concern. As noted in the zoning history, staff has previously supported the area being developed for a shopping center, but that applicant proposed rezoning the entire area for a single, unified commercial development, not a single parcel in the middle of the neighborhood.

While this request is not directly inconsistent with land use policy, there are concerns about compatibility with the adjacent single-family homes on abutting parcels. One may argue in support of this request that land adjacent to the west of the site have develop with various higher-density residential development, which take access from a separate non-connected street (Chesterwood Drive). Furthermore, the pattern of development along Chesterwood Drive is different as the various multifamily and twinhome developments are larger in area and are not surrounded by lower intensity residential uses.

As the zoning site is not situated at the perimeter of this neighborhood, access can only be gained through single family residential development. A more desirable development pattern would be to assemble abutting parcels and to develop the entire area bounded by Futrelle Drive and Bridges Drive

(land lying north of Futrelle Drive and west of Bridges Drive) as multifamily rather than one parcel in the middle of a single-family area. Therefore, this request cannot be fully supported.

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

The requested CZ-RM-16 District does not conflict with adopted land use policies; however, that policy assumed the assemblage of land to form larger development tracts and improvement of abutting streets as development occurs.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

Based upon the site's current configuration and limited conditions to mitigate impacts, it would not be harmonious with the current development pattern to insert a multifamily development of this intensity at this time.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The zoning site will take access from a local street and will be surrounded (to the north, south and east) by existing single family dwellings.
 - ❖ The zoning site has a unique flag-lot configuration and limited developable area. To develop to the maximum density of 16 units per acre, there may be limitations as to the manner in which a multifamily structure may be situated on the site. Also, the site configuration may limit the applicant's ability to offer higher perimeter landscape planting yard standards or greater building setbacks next to abutting single family homes, unless the density of development is reduced or additional parcels are added to this request.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ Required standards of the Development Ordinance pertaining to screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will assist to mitigate impacts on adjacent property. ❖ The requested RM-16 district permits building heights up to 80-feet, The applicant has offered a condition to restrict building heights on the zoning site to 50 feet. This matches the maximum building height permitted upon abutting single family parcels.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the Oak Hollow Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. The Eastchester Corridor Plan that supported land use change for this area included a policy recommendation of street improvement as development occurs. The zoning site has limited street frontage; thus, limiting the ability to recommend conditions for any significant street improvements.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. As an area redevelops, the first couple of projects set the tone for what may follow and to some extent establishes precedent. Promoting redevelopment of this neighborhood from the outer edges inward, rather than from the middle outward will create less adverse effect on adjacent lands.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

Without a lessening of development intensity or expansion to include additional parcels, the establishment of a RM-16 district in the interior of this neighborhood is not the type of redevelopment envisioned for this area.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

The assemblage of multiple lots to create a larger development site and the promotion of redevelopment of this neighborhood from the outer edges inward, rather than from the middle outward would be a more preferred development pattern.

Recommendation

Staff Recommends Denial:

Staff recommends denial of this request due to concerns about compatibility with the abutting single-family homes that surround the site on three sides. A more desirable development pattern would be to develop the entire area bounded by Futrelle Drive and Bridges Drive as multifamily rather than only one parcel in the middle of this single-family area. Therefore, this request cannot be supported by staff at this time.

Required Action

Planning and Zoning Commission:

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

City Council:

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

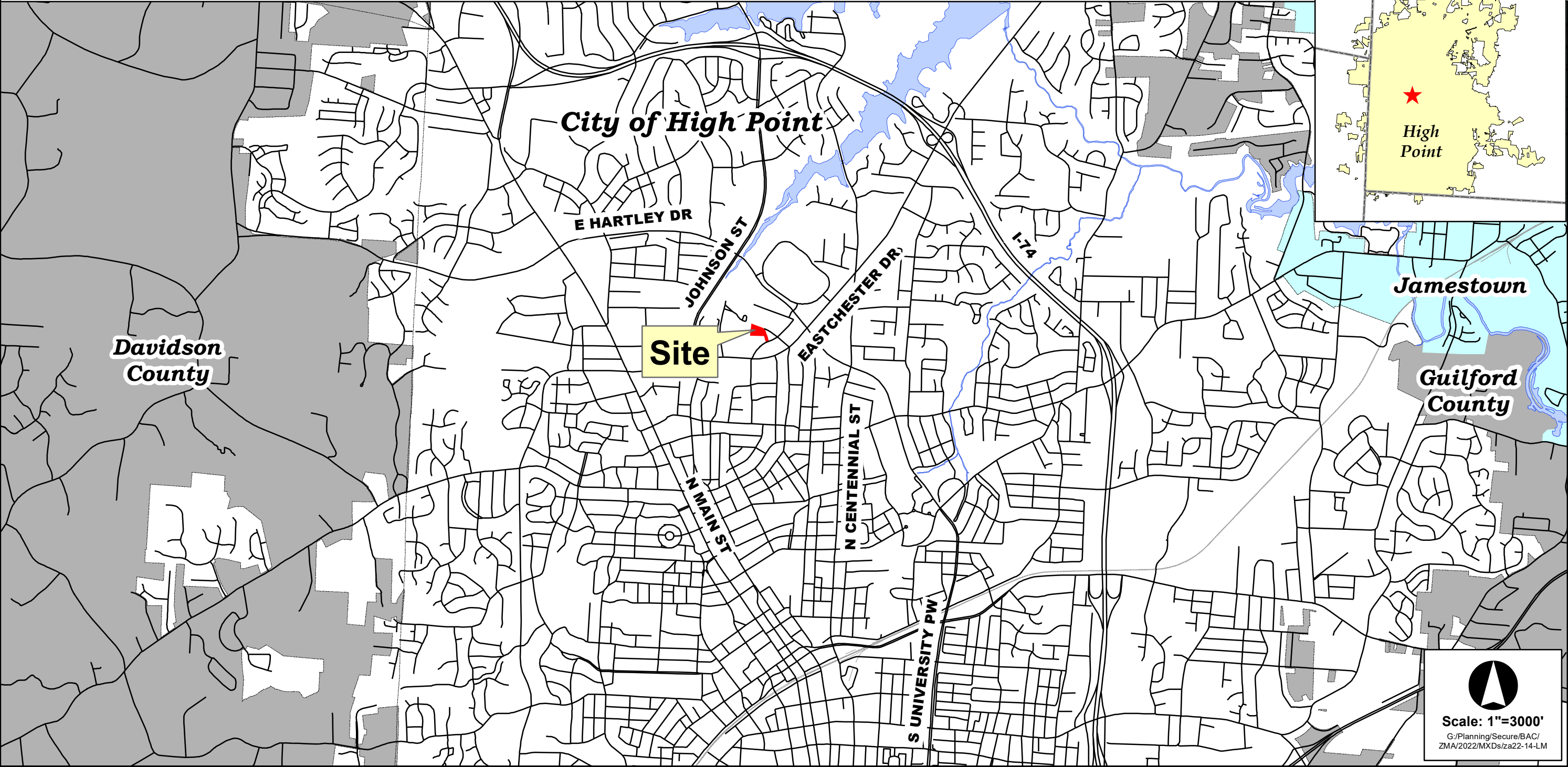
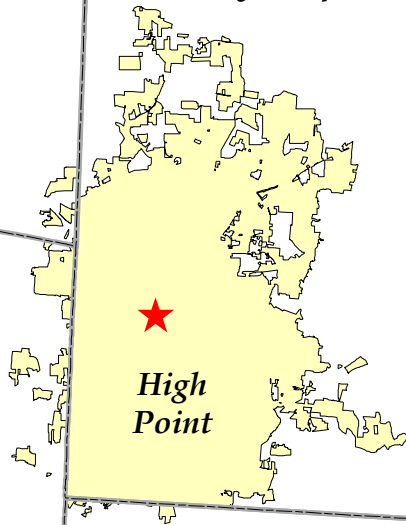
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

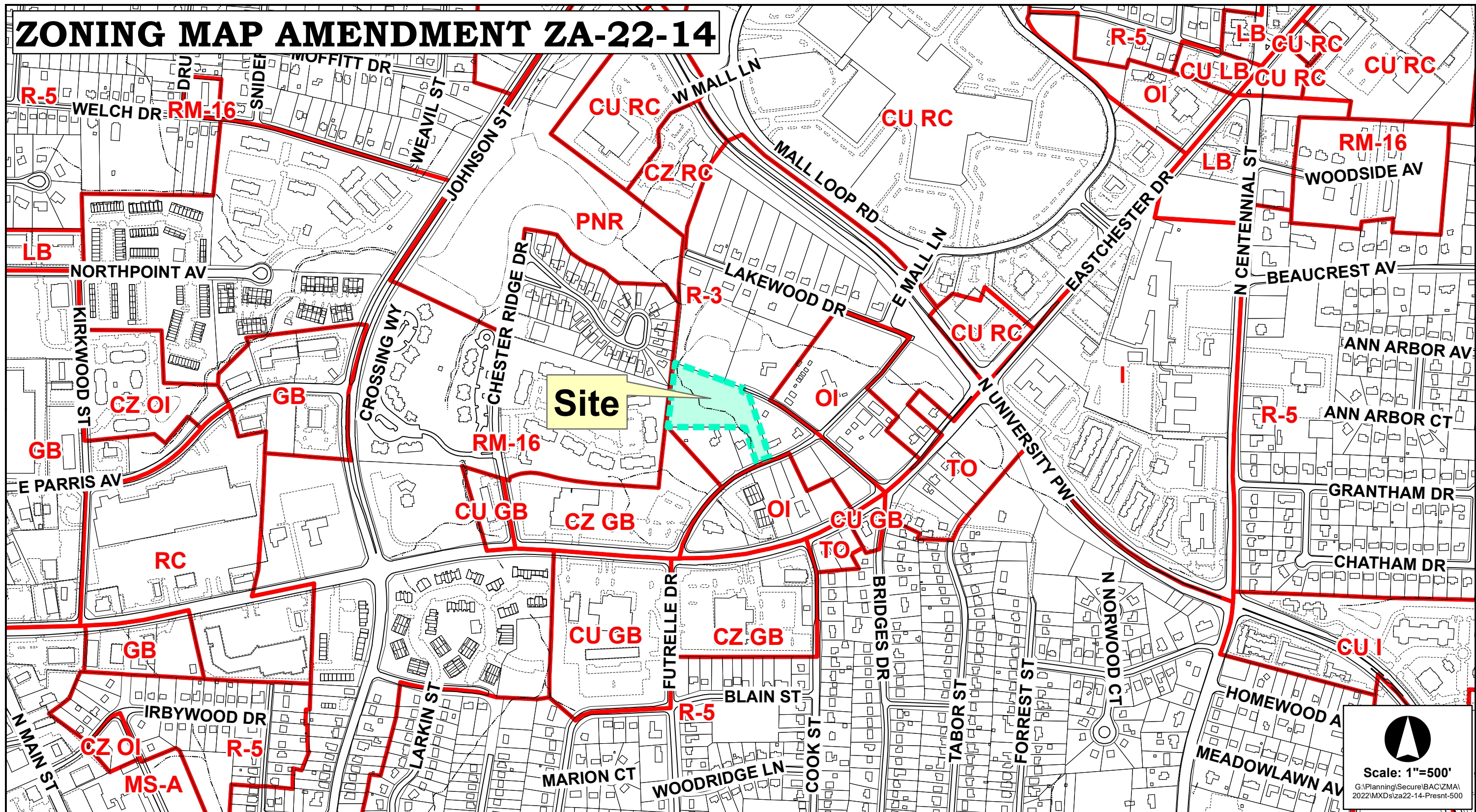
ZONING MAP AMENDMENT: ZA-22-14
Applicant: Eric Dickinson

Vicinity Map

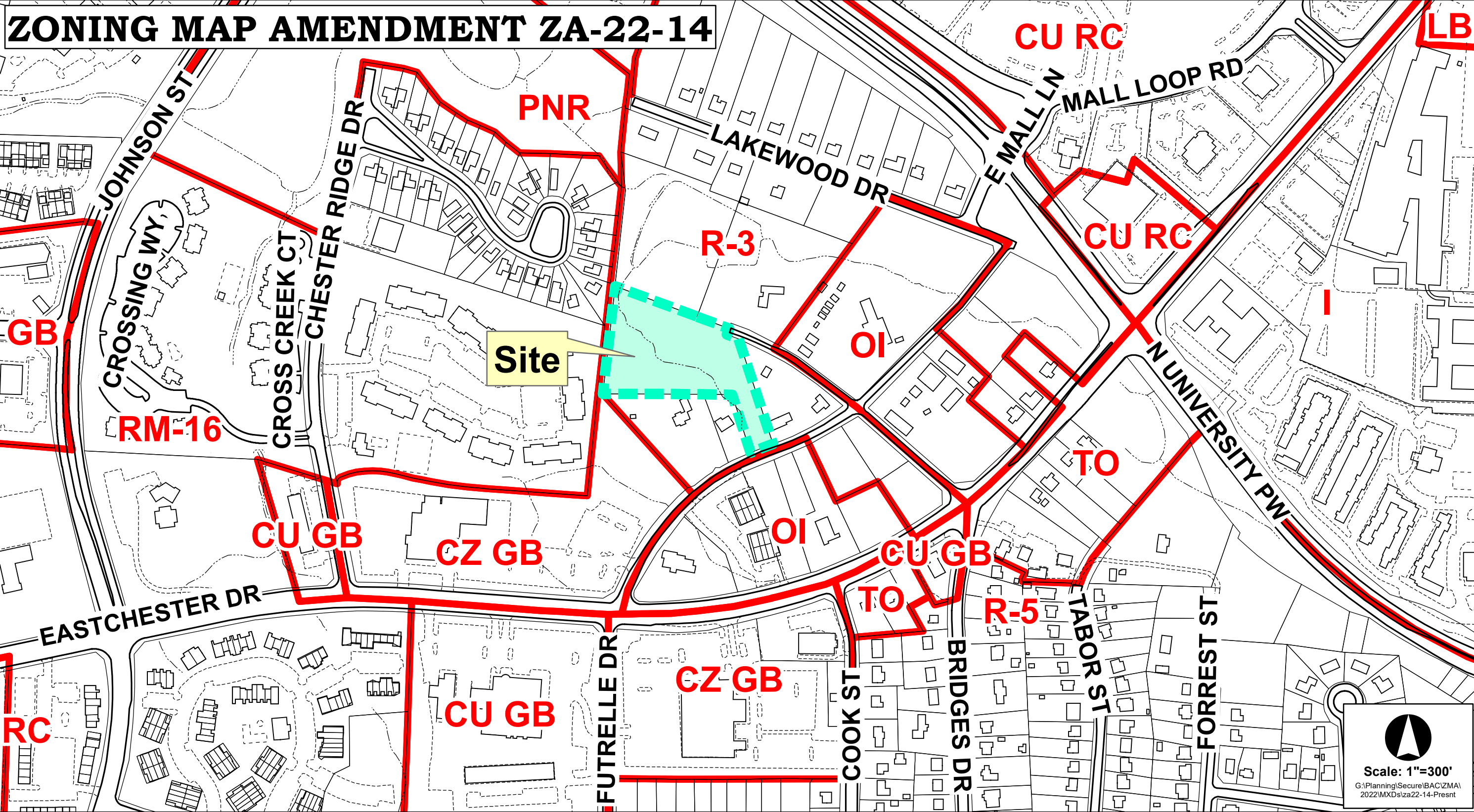


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ZONING MAP AMENDMENT ZA-22-14

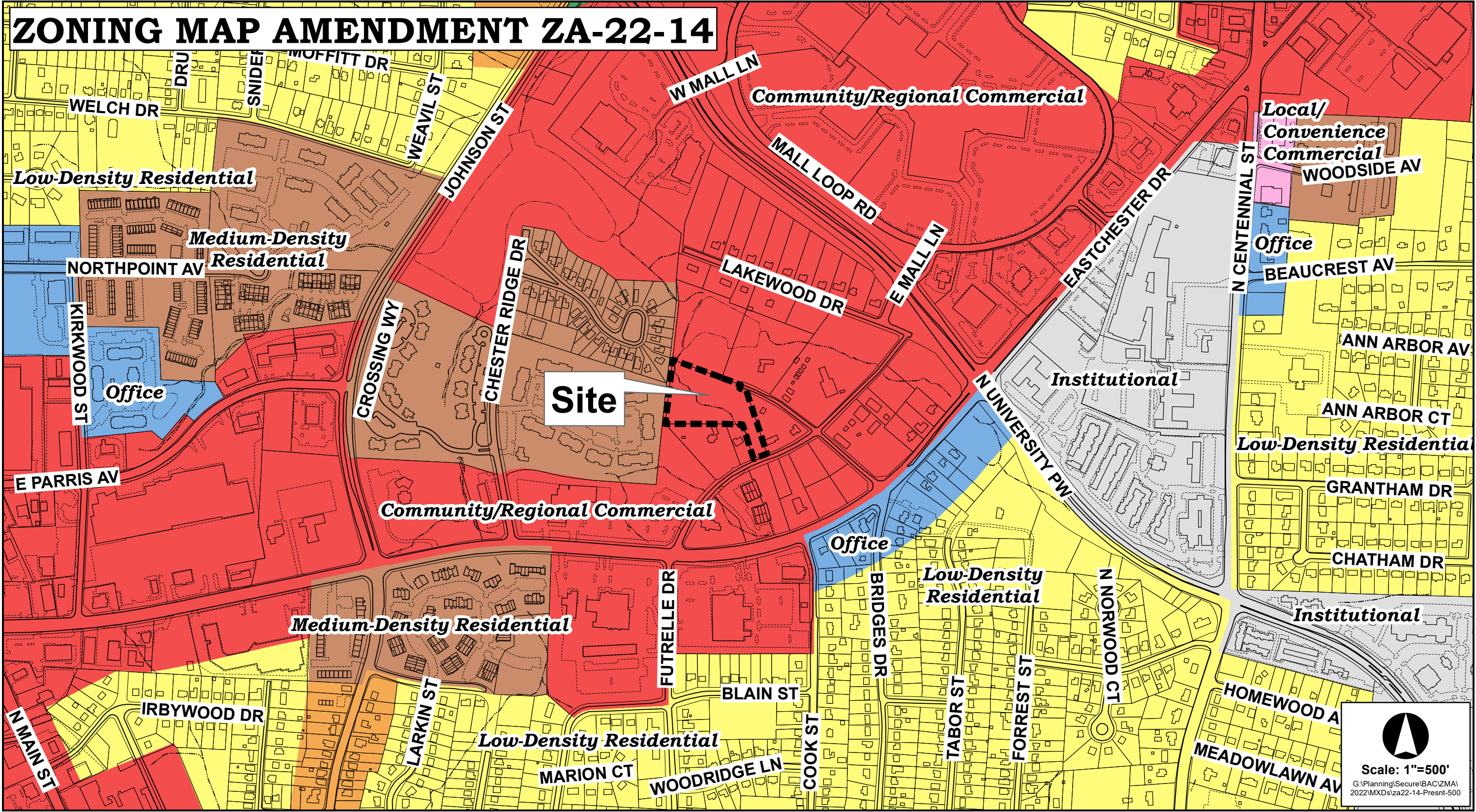


ZONING MAP AMENDMENT ZA-22-14

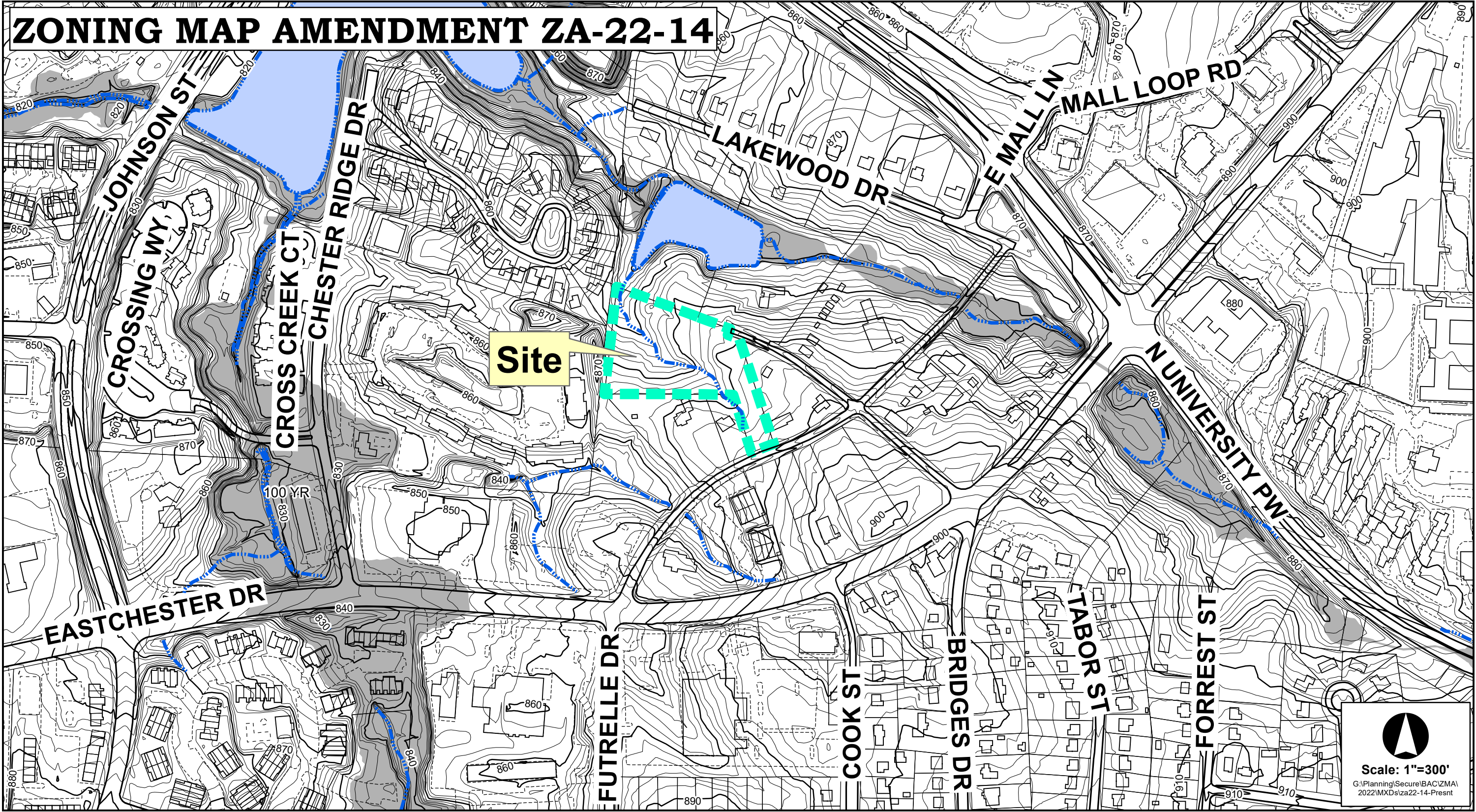



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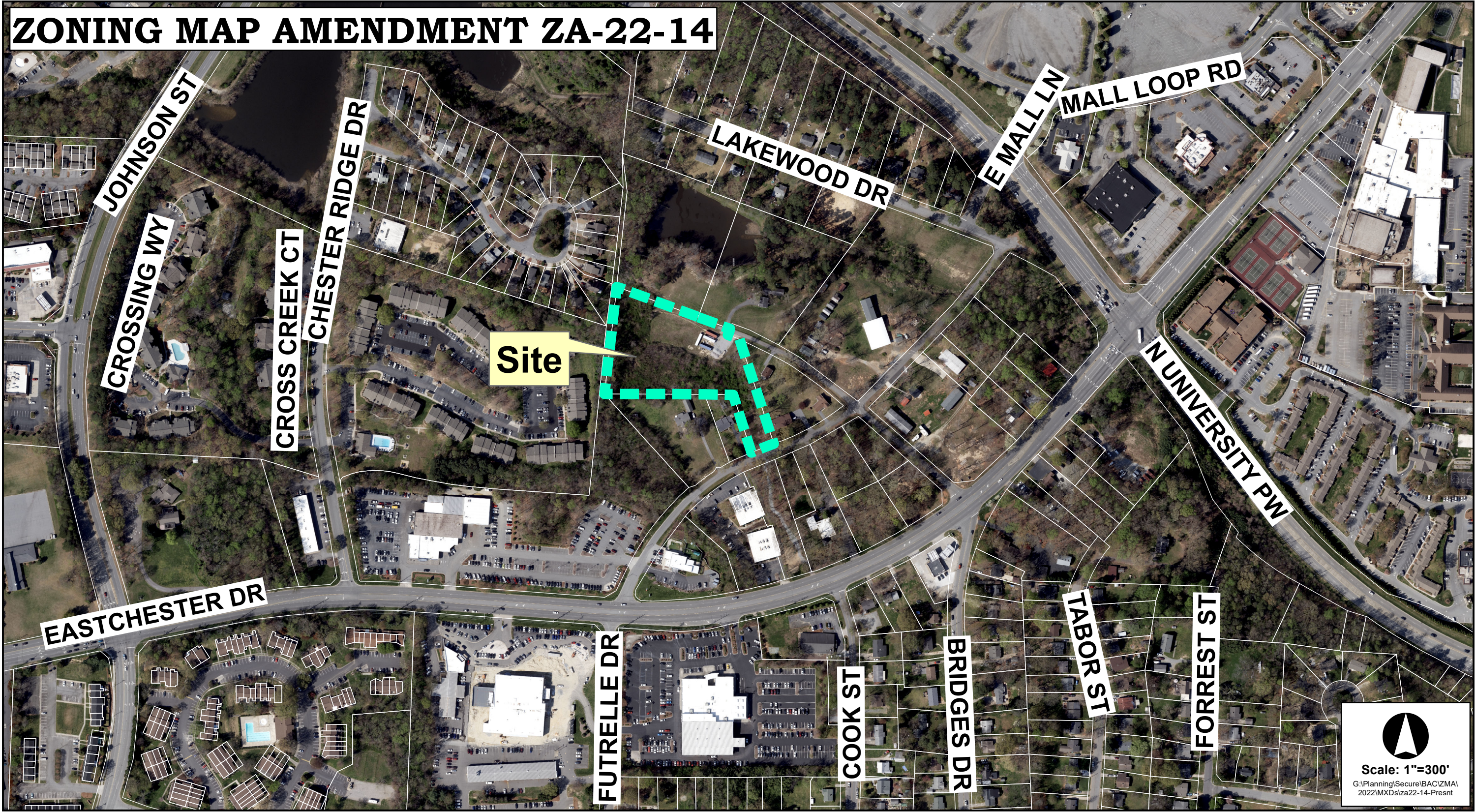
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WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 28, 2022 and before the City Council of the City of High Point on July 18, 2022 regarding **Zoning Map Amendment Case 22-14 (ZA-22-14)** 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 June 18, 2022, for the Planning and Zoning Commission public hearing and on June 6, 2022 and June 16, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **July 18, 2022**.

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 Residential Multifamily – 16 (CZ RM-16) District**. The property is approximately 2.6 acres, located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive). The property is also known as Guilford County Tax Parcel 199735.

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:** Any uses allowed in the Residential Multifamily 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. **Building Height:** Maximum building height on the zoning site shall not exceed fifty (50) feet.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of July, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-14

Submitted by: Eric Dickinson on behalf of Efincia Companies, Inc.

Community Rezoning Meeting Minutes

Location: Heroes Center
1500 Bridges Drive
High Point, NC 27262
Date: Monday, April 11, 2022
Time: 5:30 to 6:30

Project: 1607 Bridges Drive
High Point, NC 27262

Members Present

Eric Dickinson
Todd Kiser
Melony Bartlette

In Attendance

Stephen & Nancy Arnold - 1610 Bridges Drive, High Point, NC
Richard Bailey – 181 Sage Brush Trl, Lexington, NC
Calvin Burnette – 426 Chester Woods Ct, High Point, NC
Peggy Cook – 1819 Futrelle Drive, High Point, NC
Debbie Darby – 1813 Futrelle Drive, High Point, NC
James Potts – 301 National Hwy, Thomasville, NC (Insurance Co. at 601 Eastchester)
Marta Stewart – 436 Chester Woods Ct, High Point, NC

Eric Dickinson welcomed the attendees and introduced the proposed rezoning for 1607 Bridges Drive, High Point, NC approximately 2.97 acres building age targets (over 55) Multi Family Apartments. Eric explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Eric Dickinson provided background information about the experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments. Eric also showed proposed architectural elevations and discussed the design of the proposed over 55 Multi Family Apartments. He used the elevations and renderings to explain the design concepts and operations.

Questions and Concerns of Attendees:

Attendee: Debbie Darby inquired about buffers around property, extent of sidewalk installation and the impact of crime and traffic. Debbie also inquired about commercial mixed use installing a Starbucks and Krispy Kreme.

Member Response: Buffers would be installed per city ordinance, sidewalks would be installed only at the entrance of the development and would not extend on to her property. Eric did not feel crime would be an issue due to age targeted residency of the property. Project is target for over 55 residency. In regards to the traffic an evaluation has already been complete and no additional lanes are required. In response to the commercial use, Eric does not feel it is economically feasible within this location.

Attendee: Martha Stewart inquired about parking lot lighting and the parking lot to close to her property. How this would affect her property value. Inquired about water run off location, and any additional removal of trees and grading. Inquired if we had a plan B if this project does not get zoning approval.

Member Response: In reference to the parking lot lights, directional lighting will be placed to avoid exposure to the joining neighborhood. We feel it would not negatively affect property value in the area. In regards to the water run off, there is a retention pond on the south end of the property. No additional trees will need to be removed joining her neighborhood, there is a existing 15 foot buffer that will remain. As for the Plan B, we may be entertain the idea of selling the property.

Attendee: Nancy Arnold inquired about fencing between her property and the proposed project.

Member Response: No commitment on the fence, but buffer would comply with zoning ordinance.

Attendee: James Potts inquired about traffic, as well as if this was rentals or for sale.

Member Response: In regards to the traffic an evaluation has already been completed and no additional lanes are required. Property will not be sold, they are rentals.

Attendee: Peggy Cooke inquired about project time frame and hours of construction, truck access in and out of the property and if we do not build proposed project will we submit another project.

Member Response: Project start date approximately August, 2022 through July, 2023. The planned hours of operation would be 8 to 5 Monday thru Friday. Construction entrance will be accessible from the back of project via Bridges Road. In regards to alternate proposed project, we do not have anything at this time.

Adjourn

With no further discussion, the meeting adjourned at 6:48pm.

Respectfully submitted,

Eric V. Dickinson