City of High Point

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

Meeting Agenda

Monday, June 17, 2013

4:45 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

REGULAR MEETING ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

130166 Contract - Bid No. 38 - Garbage & Yard Waste Rollout Carts
Consideration of approval of contract awarding Bid No. 38 for the purchase of garbage and yard waste rollout carts. Purchasing and the Public Services Department recommends that contract be awarded to Rehrig Pacific Company in the amount of $280,500.00 which is the lowest responsible and responsible bidder meeting specifications.

130167 Contract - Bid No. 41 - Asphalt Materials for City Operations
Consideration of approval of contract awarding Bid No. 41 for the purchase of asphalt materials used by various city departments. Purchasing and the Public Services Department recommends that contract be awarded to Sharpe Brothers and Thompson Arthur Paving in the amount of $519,690.00 which is the lowest responsible and responsive bidder meeting specifications.

130168 Contract Extension - Concrete For City-Wide Usage
Consideration of an extension to the contracts for the purchase of concrete for usage by various departments within the City of High Point. The Purchasing Department recommends that contracts be awarded to Chandler Concrete, being the primary supplier, and Hartley Ready Mix, the back-up supplier in the event Chandler could not meet a delivery requirement, in the total estimated amount of $95,300.00.

130169 Contract Extension - Bulk Container Service
Consideration of an extension to the service contract with Republic Waste Services for Bulk Container Service. Purchasing and the Public Services Department recommends that contract be extended with Republic Waste Services in the amount $511,000.00.

130170 Contract - BI Suite Software Procurement - SAP/Dunn Solutions
Council is requested to authorize the City Manager to enter into a Software Licensing and Maintenance Agreement with SAP/Dunn Solutions in the amount of $198,142.00 for the purchase of the Enterprise BI (Business Intelligence) suite.

130171 Budget Ordinance Amendment - Additional Revenues - High Point Market Authority
Council is requested to adopt an Ordinance amending the 2012-2013 budget ordinance to appropriate additional revenue funds in the amount of $80,000.00 received for the High Point Market Authority.

130172 City of High Point 2013-2014 Budget Ordinance and Related Documents
City Council is requested to adopt the FY 2013-2014 Budget Ordinance

for the City of High Point and related ordinances and/or resolutions.

130173 High Point Convention & Visitors Bureau - 2013-2014 Annual Budget
City Council is requested to approve the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2013-2014, and authorize the City Manager to execute a one-year contract agreement with the CVB Board of Directors.

130174 International Home Furnishings Market Authority - 2013-2014 Annual Budget
City Council is requested to approve the FY 2013-2014 annual budget for the International Home Furnishings Market Authority (Market Authority).

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130175 Resolution of Intent - Street Abandonment 13-07 - Carroll & Michael Lupton and City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 15, 2013 at 5:30 p.m. to consider a request by Carroll & Michael Lupton and the Technical Review Committee to abandon excess right-of-way lying along the north side of Colonial Drive, west of Carrick Street.

130176 Resolution of Intent - Street Abandonment 13-08 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 15, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon three unimproved right-of-ways lying within a two block area bounded by Chestnut Drive, Tipton Street, Chandler Avenue, and Carr Street.

130177 Resolution of Intent - Street Abandonment Case 13-09 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 15, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon three unimproved right-of-ways within a block bounded by Chandler Avenue, Carr Street, Hedrick Avenue and N. Rotary Drive.

PUBLIC HEARINGS - 5:30 P.M.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

130178 Public Hearing - Justice Assistance Grant (JAG)
Monday, June 17, 2013 at 5:30 p.m. is the date and time established to receive public comments on the award of the 2013 Justice Assistance Grant (JAG) funds in the total amount of $218,354.00 to be divided between the Guilford County Sheriff's Department ($55,514.00); Greensboro Police Department ($117,442.40); and the High Point Police

department ($45,397.60).

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130156 Ordinance - Rezoning Case 13-04 - Phoenix Academy Foundation
a. A request by Phoenix Academy Foundation to rezone approximately 14.06 acres from the Traditional Neighborhood (TN) District to a Residential Single Family-9 (RS-9) District. The site consists of two parcels lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road.
b. A request by Phoenix Academy Foundation to rezone approximately 42.3 acres from the Traditional Neighborhood (TN) District and Conditional Use General Business (CU-GB) District to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road.

130152 Special Use Permit 13-03 - Phoenix Academy Foundation
A request by Phoenix Academy Foundation to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road.

130179 Resolution - Street Abandonment Case 13-03 - High Point University
A request by High Point University to abandon a portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue.

130180 Resolution - Street Abandonment Case 13-04 - City of High Point
A request by the Technical Review Committee to abandon an unimproved right-of-way, lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place.

130181 Resolution - Street Abandonment Case 13-05 - City of High Point
A request by the Technical Review Committee to abandon an unimproved right-of-way, lying approximately 140 feet west of Carr Street, between Chestnut Drive an Chandler Avenue.

130182 Resolution -Street Abandonment Case 13-06 - City of High Point
A request by the Technical Review Committee to abandon an unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

130183 Approval of the following Minutes:

High Point City Council Regular Meeting held Monday, June 3rd @ 4:45/5:30 p.m.
Adjourned Session (Budget Public Hearing) held on Thursday, June 6th @ 9:00 a.m.
Budget Review Sessions held, May 22 @ 5:30, May 23 @ 3:30, May 28 @3:00, May 29 @ 3:00, June 6 @ 10:00

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

120229 Boards and Commissions - Vacancies
Attached is the current list of vacancies for all Boards and Commissions.

ADJOURNMENT

HIGH POINT CITY COUNCIL
BUDGET REVIEW
3RD FLOOR LOBBY CONFERENCE ROOM
May 23, 2013 – 5:30 p.m.

MINUTES

Present:
Mayor Bernita Sims; Mayor Pro Tem Britt Moore (At-Large); and Council Members Rebecca Smothers (At-Large), Judy Mendenhall (Ward 3), Jay Wagner (Ward 4), James Davis (Ward 5) and Jason Ewing (Ward 6).

Absent:
Council Members Jeffrey Golden (Ward 1), Foster Douglas (Ward 2)

Staff Present:
Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; John McCrary, Former Human Resources Director; Angela Kirkwood, Human Resources Director; Rick McIntyre, Fire Chief; Marty Sumner, Police Chief; Eric Olmedo, Budget & Performance Manager; Laura Altizer, Budget Analyst; Jeff Moore, Director of Financial Services; Mike McNair, Director of Community Development; Lee Burnette, Director of Planning & Development; Allen Oliver, Director of Parks & Recreation; Jeron Hollis, Communications Officer; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk

Also Present:
Cynthia Davis, citizen and Planning & Zoning Commission member

News Media:
Pat Kimbrough, *High Point Enterprise*

POLICE DEPARTMENT BUDGET

Chief Marty Sumner was present to address Council's inquiries. Council expressed the following concerns regarding the budget for the Police Department:

Officers that were shifted from North. *Chief Sumner explained all beats have the same number of officers.*

Number of Hispanic Officers. *Chief Sumner replied there are probably two, but 25 officers are bilingual.*

Reduction in request for Field Op-South training. *Eric Olmedo explained it was primarily to maintain the same level of funding as in the current year. Chief Sumner added that four years ago they had about $90,000 in training funds and due to the economy, they gave back almost*

$40,000 of it and never put it back. They are trying to get about half of it back this year, but they were directed to keep the funding levels the same. This is the reason they use and earmarked some of the forfeiture money for training purposes.

Level of High Point's SRO participation. *Chief Sumner noted one was added 1.5 years ago to cover the scale school. There is an SRO at every high school, middle school and the scale school.*

$175,000 in seized funds. *Would it be possible to reduce the Police Department's budget since some of this money is going toward training. Chief Sumner explained that would be illegal and could cause them to lose the whole seized funds program. He noted the seized funds have to be an additional benefit and can only be used for specific things with two of the biggest being equipment and training.*

Pawn Shop Reimbursement Program. *Chief Sumner noted this was a great program because it motivates the pawn shops and offers them incentives to participate by being reimbursed for a portion of the stolen items.*

Tow truck reimbursement. *Chief Sumner explained that occasionally they will have to tow a vehicle for evidence purposes and sometimes the city pays a tow bill for a market attendee to get the vehicle out.*

Group health care insurance for north. *Mr. Olmedo noted this is the regular increase as the case with every city employee.*

Janitorial fees in every department. *Assistant City Manager Pat Pate explained a vast majority of the departments such as the police department has janitorial services provided by the city's Facility Services Department. The Facility Services Department operates as an internal service fund which basically means those charges are charged back out to the departments.*

Fleet services 10% reduction. *City Manager Strib Boynton explained this was the result of an across-the-board cut. Mr. Olmedo added that staff also cut out 10% of the capital replacement.*

Ammunition supplied for every officer. *Chief Sumner explained ammo is supplied for every officer and further explained that the police department has not been affected by the ammo shortage because they ordered 80,000 rounds of ammunition months before New Town.*

Trouble Filling positions. *Chief Sumner noted it has been challenging to find qualified applicants without going through a massive amount of applications, but they are hiring and this is mainly due to the high standards that the High Point Police Department has.*

Are all 16 police vehicles in service? *Chief Sumner pointed out they only have one in at this point, and the remaining 15 have not been received yet.*

Radar units. *The chief reported that they will be okay if don't get money for additional radars for another year. They can do check points and if they can get enough points built up through*

the Governor's Crime Commission, then they can get free radars. The radars have to be replaced within three years because the models currently in use will not be on the approved list.

Number of K-9 units. *There are 7 plus the superviser (one for each patrol team, one for interdiction work, and one for the superviser. There is a 6-week period for training an officer with a K-9.*

Trade-Ins from gun manufacturers? *The Chief replied they do typically give the city trade-ins.*

Ramifications of bill for confiscated weapons. *Chief Sumner explained that he is not in favor of this bill because he is not in favor of selling guns back to the public. It will probably result in an additional expense and drive up costs to have to sell it back to the public.*

Uniform Alterations. *The Chief explained alterations cover sewing patches on, hatch marks, hemming pants, etc…. and they do not cover having the shirts tapered—this is solely responsibility of the officer.*

Department Training- Southern Police Institute. *This is a 3-month management school in Louisville, Kentucky that only captains and above are required to go to. The $8,500 in this line will cover the cost of one to attend. Seized fund monies can also be used for training.*

Overall morale of the Police Department. *Chief Sumner reported that the morale seems to be high and he receives lots of compliments about the department's professionalism and this is probably attributed to the training.*

Physical- is this service bid out? *The Chief explained it is bid out every year and an annual physical is required by OSHA. John McCrary noted that employer required physicals are not covered under the city's group health insurance policy.*

Funeral Escorts. *It is service provided with the funeral home paying the off-duty officers, then they submit a bill to the police department on a monthly basis for reimbursement.*

FIRE DEPARTMENT BUDGET

Chief Rick McIntyre was available to address Council's questions regarding the fire service. Mr. Boynton referenced a long-awaited replacement schedule for fire trucks that was put together by Mr. Olmedo.

Efficiency Measures (inspections, etc… well below average). *Chief McIntyre explained in regards to the inspections, part of this issue is of it being below average is because they are having trouble getting the violations cleared out at the businesses. When all the violations are cleared, the inspection is then completed. He noted that time and time again it involves the occupant not correcting the violations which requires multiple trips that tie up the firemen's time and keeps them from doing other inspections. He noted they only enforce the State Fire Code and there were no additional city requirements in regards to fire prevention that apply to occupancies in the city. Mr. Boynton informed Council that he would be coming to Council*

after the budget is adopted with some recommendations for policy changes that will help the firefighters and inspectors get the attention of some property owners.

Police overtime in the Fire Department budget and cellular allowance. *The Chief explained that the Fire Marshall is also a sworn law enforcement officer. Regarding the cellular allowance, the city allows the command staff to turn in phones and get a cellular allowance instead so they won't have to keep up with a personal phone as well as a city-issued phone.*

Uniforms. *Uniforms and clothing covers daily uniforms as well as protective equipment, turn-out gear, helmets, boots, etc…. He explained a departmental goal is for each firefighter to have a standard set and a back-up set and they usually can get about 8-9 years of service out of a set of protective clothing.*

Lawnmowers, washers and dryers, stoves-budgeted at same amount every year. *The Chief explained they budget for two washers, two lawn mowers and out of the 16 station locations….if one or two needs to be replaced, then the funds are in the budget to do that, but if a third one has to be replaced, it is not purchased if funds are not available in the budget. He noted personnel maintains the equipment, mow the grass at the stations, clean the buildings….*

Tire balancing machine. *The department needs a large and a small one and they are still having to prioritize to get this work done since it is still being contracted out. He noted when they decide to purchase this equipment, they will receive quotes to get the best deal possible.*

ISO rating. *Chief McIntyre reported it could come up next year and mentioned there is a new grading schedule coming out that will be adopted by North Carolina in 2013 which makes it effective in 2014. He noted the new schedule puts a lot of emphasis on water supplies, hydrants, and training/standards that the fire departments use, as well as a lot of emphasis on communications and training standards they use. The departments goal is to maintain the Class 2 rating.*

Fire trucks observed at grocery stores, restaurants, etc….. *The Chief explained the policy the department has is personnel is required to be available at all times no matter what they are doing and since they are on duty 24 hours at a time, oftentimes they are out doing something else like coming back from a call or working on hydrants, etc… and they will drop by and pick up some food from the grocery store to take back to the station to cook. He noted that sometimes they might also drop by a restaurant, but they have to leave immediately once they get a call.*

Memberships and dues- Fire Suppression acct. *These are memberships in fire engineering and fire and rescue trade journals (one for each station).*

Difference between fire marshall and fire inspector. *The Chief explained that the full time fire inspectors work for the fire marshall, who is in charge of the fire prevention division. The fire inspectors also do a majority of the fire investigations. Since the department only has four full-time fire inspectors, most of the inspections are done on the shift by firefighters, who have a basic certification for doing fire inspections. The fire inspectors do about 700-800 inspections each that they usually have to inspect during the year. The fire crews have roughly 50 a year to*

do. Then on top of this, they have all the re-inspections and follow-ups to make sure violations are cleared out.

Concrete repairs $62,000. *Chief McIntyre explained they have some issues with poor soil conditions underneath some of the driveways at the stations. He noted there are pieces coming out in some of the driveways and areas that are starting to sink.*

Fleet Replacement Schedule. *Mr. Olmedo explained the current year budget for replacement of the fire trucks is about $700,000 based on some leasing the city has done in the past two years. Some of those lease payments are coming off the 5-year payment plan starting next year. The new schedule is based on the assumption that the city can fund $700,000 a year as a level funding source. According to the new proposed plan, if the city uses $700,000 a year, it extends that out longer than five years and it might be possible to increase this after it is reviewed every year to help fund the replacements quicker. The new model assumes that the city can fund three replacement trucks in the current physical year by doing a 5-year lease. Should the entire $700,000 not be spent, the remaining balance will be reserved for future replacements. Mr. Boynton pointed out this is budgeted without any tax fees or any increases with the level of funding already in place. Council Member Smothers felt it would be good to see the difference this new schedule makes in terms of overall costs versus the prior methods for financing.*

Dump Truck in fire department. *Council Member Davis reported that he was told by a neighbor who works in the fire department that the fire department uses a dump truck that was converted from a wrecked fire truck and questioned the need for a dump truck in the fire department. He noted they took the truck to get some mulch. The Chief stated he was not familiar with a dump truck in the fire department's fleet and suggested it might have been a truck that was converted that the training division uses. He explained since the fire department does maintain its own facilities, it would not be unusual for personnel to go pick up supplies at Lowes or wherever.*

Does age of equipment affect ISO rating? *The Chief replied that it does not directly affect the rating, but each piece of equipment does have to pass the annual certification tests, etc…. but this largely depends on whether or not the equipment is being properly maintained.*

Vehicle usage policy. *Several of the command staff that are required to come in because they are on-call at any time so they do take a city vehicle home. The battalion chiefs and shift personnel do not take vehicles home.*

CONVENTION & VISITORS BUREAU

Mr. Boynton noted the Council has been provided a copy of the CVB's strategic plan and budget to review. Tim Mabe, President of the CVB, shared some numbers from the business operations plan, program of work and long-term plan. Much of this is based on the emphasis of people coming to High Point to buy furniture and they have been taking advantage of the success they have had with the sports market. Council Member Mendenhall asked about the number of booked events CVB has had this past year. Mr. Mabe replied he did not have this information with him, but could get it to the city manager. Council Member Mendenhall also asked about the average incentive per event; Mr. Mabe provided a page of detailed information from his notebook. Council Member Mendenhall questioned the "Safe Serve" classes. Mr. Mabe

explained the CVB does not actually conduct these classes, but the classes are held at the CVB office. The Health Department comes there at no charge to offer it to people from High Point. He explained the CVB's role is they urge local restaurants that have not been in that program to participate. Although the instructor does not charge, there is a significant fee associated with the program.

Council Member Mendenhall asked about the difference in the 4% CVB's salary line item in this budget as compared to last. Mr. Mabe reported it was actually a 3% increase and was due to a cost of living raise for the CVB employees and this is in line with what all other area CVBs are doing. He felt their budget this year would come in pretty close to what was projected somewhere in the range of $1.3 million. Council Member Ewing questioned the 4% increase in their budget and asked if it was adjusted any by tightening up on expenses. Mr. Mabe felt the 4% was a good number and this was determined by what they did this past year. Regarding the other line items, he explained it was more work program related. He noted CVB has to give 15% off the top of their budget per legislation that is in place.

Mr. Boynton asked if the CVB has given any thought to increases what they give to the Market Authority. Mr. Mabe explained the market takes place twice a year, but they are also responsible for events that take place during the times in between, so the CVB would not be inclined to increase market funding. He added that they are working on a Design Center and they would have to market this money. Council Member Smothers noted she did not recall seeing anything referencing a Design Center in the CVB goals. She then inquired about the CVB lease. Mr. Mabe explained their lease would end in February and they would have to make a decision as to whether they want to stay at that location by August and they feel like it would be a good opportunity for them to expand the High Point Welcome Center if they can find the right venue. Mr. Boynton informed Mr. Mabe that it would be very wise for the CVB to include the Council in their discussions as they look at locations and felt the space they are currently looking at is ideal.

Council Member Smothers asked about the feasibility study for a multi-use center. Mr. Mabe replied that this was in their budget last year and it was put in to look at event spaces in High Point and how to make High Point a year-round destination. The CVB contributed $40,000 and The Partners contributed $15,000 for a total of $55,000 for the study.

Council Member Mendenhall asked if money was in the budget for a long-range plan for tourism (Goal #4) and where the money would come from since there is no money in the budget. She expressed concerns that the CVB may do an RFP without any money in their budget to cover it. Mr. Mabe explained part of it will be the recommendation that comes back from the state, so they are uncertain as to what this amount will be and noted it depends on what information comes back from the study. Mayor Sims pointed out it says the CVB will develop an RFP, not that they would go out and put it to bid. She asked if the CVB Board is in support of the goals as outlined. Mr. Mabe explained this is more of a fluid plan and they will be ready to go on this if the opportunity presents itself.

Council Member Smothers referenced the $10,000 in the CVB budget for billboard advertising and mentioned that the city does not allow billboards or digital message signs currently. Mr.

Mabe pointed out they hope to exploit the I-74 corridor with a billboard program, if the city makes provisions for it and felt it would be very beneficial for the city to do this.

Council Member Smothers asked if it imposed a hardship on the CVB last year when the city asked the CVB to fund several items that had been presented for grants and Mr. Mabe replied it did. She then asked if the Piedmont Triad Film Festival is a worthwhile investment and Mr. Mabe felt it was and hoped the city also felt the same way. He mentioned a recent movie that was filmed in this area and recently shown on the Hallmark channel that brought quite a bit of money to this area.

To wrap things up, Mr. Mabe felt the CVB would have a real good year in High Point and he was encouraged with a lot of good things happening.

PARKS & RECREATION DEPARTMENT

Allen Oliver, Director of Parks & Recreation, briefly touched on Blair Park since the recent fire. He noted Blair Park and the grill is not open for business and complimented the staff for doing a tremendous amount of the work in-house. Council Member Mendenhall questioned the increase in the full-time line item. Mr. Oliver explained this was due to some reorganization of the park rangers who are police officers and the safety coordinator's position for the department and pointed out a reduction should be reflected in the 101421 budget. Council Member Ewing asked if it would be justifiable to have bag tags on the golf course. Mr. Oliver felt it to be worthwhile and helps the rangers as they pull up to know they have paid to be on the course. He reported that they are implementing doing a computer registration software program that will help them control their costs, improve services to the citizens, give them the capability to do on-line registrations, and capability of recording participants and how they report back to the budget staff what they do. He noted it would also help improve the campground and golf course services and they hoped to get it implemented by January.

PLANNING & DEVELOPMENT DEPARTMENT

Lee Burnette, Director of Planning & Development, was available for questions. Council Member Ewing questioned the professional dues on page 89 in the Appendix. Mr. Burnette explained this was primarily for AICP certifications and pointed out all planners currently on staff have certifications and for the GIS certification. He explained the professional certifications is required training and continued education for both the AICP and GIS certification with a lot of this being done on-line. With both the AICP and GIS, there are professional dues that have to be paid for membership in these organizations. Council Member Ewing asked about the $24,000 in the budget for public notices and what effect the proposed legislation that would allow for electronic notice would have on it. Mr. Pate noted he was told that the legislation would not be approved anyway and it has only passed the Senate, but not the House. Mr. Burnette explained whatever the state requires staff to do has to be done and has to absorb the cost for doing i. Staff has determined that the best notification is mailed notices.

Mayor Sims asked how much money has been spent on demolitions so far this year. Mr. Burnette reported $47,508 with $21,000 being encumbered, which is over what was budgeted. Mayor Pro Tem Moore asked Mr. Burnette about his opinion about Duany's comments. As far as the planning and inspections operations, he noted that his department is responsible for

administering regulations that the state, city and county adopts so they are subject to all of these regulations with a big challenge being trying to educate folks on these regulations.

Council Member Ewing asked about the decrease in the comprehensive planning projects managed by full-time employees. Mr. Burnette explained he had to transfer a planner over to an inspector's position and pointed out there are two huge on-going projects that have also zapped a lot of staff's time. He noted the count has gone down as well as the staff. Mayor Sims asked if he has enough staff to get the job done. Mr. Boynton explained they did not add any additional staff as part of the budget because all departments were told to hold the line, but depending on the final Duany report, it might be necessary to hire some additional staff in inspections and plan review. Council Member Wagner asked if it might be better if the consultant comes back with a thinner, simpler code to work with and if it could possibly lighten the load and take some pressure off staff. Mr. Burnette noted that the thickness of the code has no bearing on it and it could possibly lighten the load, but there were things like flood damage prevention, erosion control, and watershed regulations that cannot be controlled. Regarding the zoning, Mr. Burnette reported that the consultant has already suggested that the city condense some districts and another thing they are looking to do is they are trying to push a lot of category and uses together so there are broader categories and less interpretation.

COMMUNITY DEVELOPMENT & HOUSING DEPARTMENT

Mike McNair, Director of Community Development & Housing was present to answer any questions. Council Member Mendenhall pointed out there was only one full-time position in the CD general fund budget and asked where the other staff was at. Mr. McNair explained the other positions are under the Grants Fund for Community Development that can be found on page 152 of Book One. Council Member Davis asked about the $3,867 on page 93 of the Line Item Appendix and Mr. McNair explained this is used to provide meals at the CAC meetings, neighborhood meetings, etc…. Council Member Davis asked if home infill development could be explained. Mr. McNair explained basically it is to acquire vacant lots or substandard properties in the core city.

UNIFORM EXPENSES

Mr. Boynton distributed a copy of uniform expenses which shows uniforms being cut $102,971 over the last two years. He noted it was important to remember that this includes safety equipment that protects employees from injury as well as uniforms that employees wear in public so the public can recognize them as employees.

There being no further discussion, the meeting concluded at 8:14 p.m. The next budget review is scheduled for Tuesday, May 28th at 3:00 p.m.

Respectfully Submitted,

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Lisa B. Vierling, MMC
City Clerk

2013050337
GUILFORD CO, NC FEE $26.00
PRESENTED & RECORDED:
07-26-2013 03:33:43 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JANE SCHULTZ
DEPUTY-HP

BK: R 7512
PG: 2496-2499

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1318 / 13-41

48

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 17th DAY OF JUNE, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, The Technical Review Committee has petitioned the City Council of the City of High Point to permanently close an unimproved right-of-way, lying approximately 140 feet west of Carr Street, between Chestnut Drive an Chandler Avenue and being more fully described as follows:

Street Abandonment Case 13-05

All of an unimproved 20-foot wide alley running in a north to south direction, between Chestnut Street and Chandler Street, as shown on Block 3 of the subdivision map entitled "High Point, N.C. West View Property of R.C. Norfleet and T.V. Edmunds" as recorded in Plat Book 3 at Page 150, in the Office of Register of Deeds for Guilford County, North Carolina. The area is more specifically described as follows: starting from a point of beginning at the northwest corner of lot 3, to the southwest corner of lot 20, to the southeast corner of lot 17, to the northeast of lot 4 and back to the point of beginning at the northwest corner of lot 3, as shown on Block 3 of the subdivision map entitled " High Point, N.C. West View Property of R.C. Norfleet and T.V. Edmunds" as recorded in Plat Book 3 at Page 150" as recorded in Plat Book 3 at Page 150, in the Office of Register of Deeds for Guilford County, North Carolina.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of May, 2013, at 4:45 p.m. setting the 17th day of June, 2013 at 5:30 p.m., in the Council Chambers of the Municipal

Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and,

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning May 24 & 31 and June 7 & 14, 2013; and,

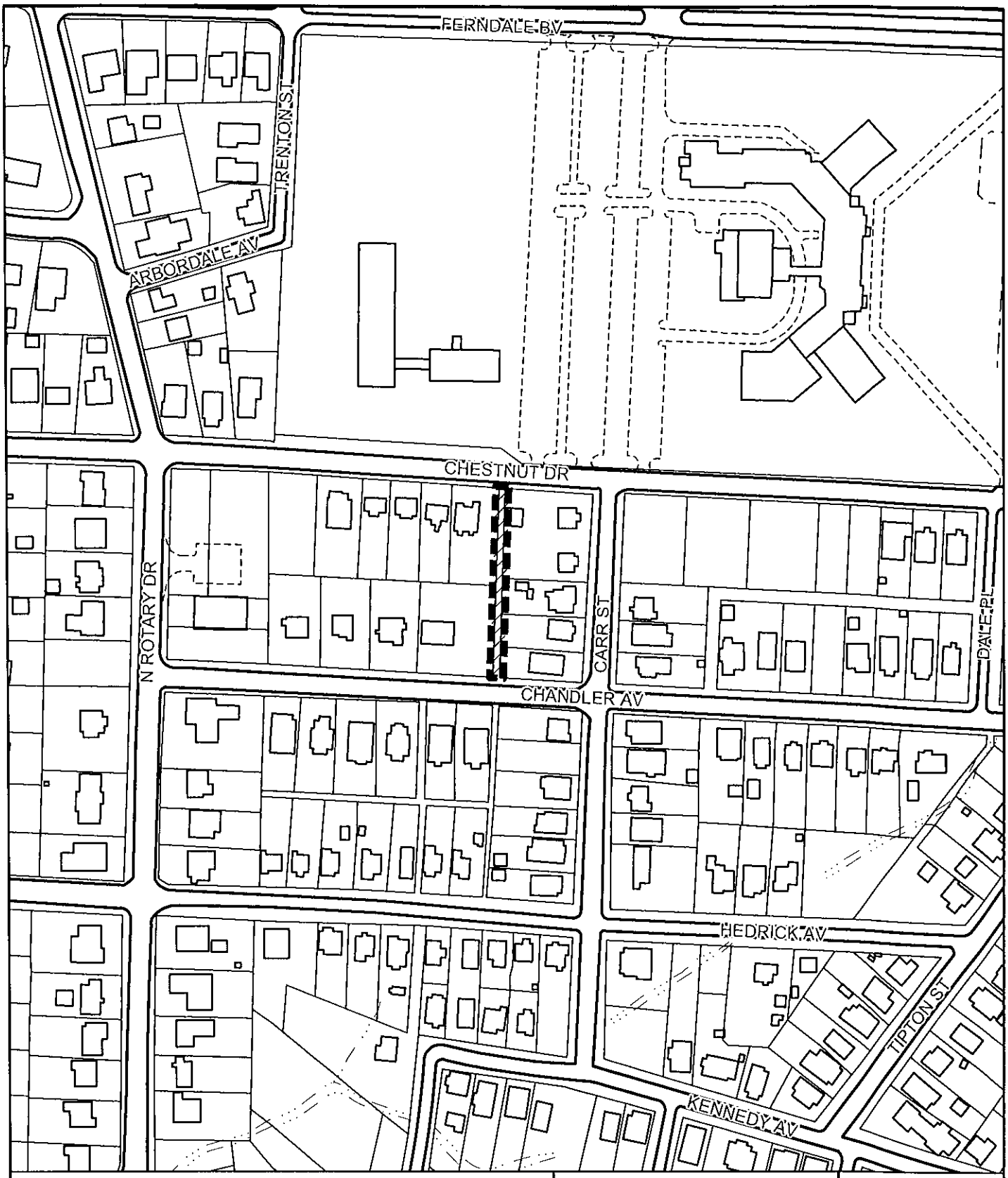
WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to close that portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue; and,

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right of way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That an unimproved right-of-way lying approximately 140 feet west of Carr Street, between Chestnut Drive an Chandler Avenue, be closed pursuant to North Carolina G.S. 160A-299; and,
2. That the City of High Point shall retain a 20-foot wide sanitary sewer easement centered over the existing 8-inch outfall crossing this right-of-way; and
3. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 17th day of June, 2013
Lisa B. Vierling, City Clerk



STREET ABANDONMENT REQUEST SA13-05

Applicant: City of High Point

Area: 0.069 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 13, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-05.mxd

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution adopted by the City Council in official Session on June 17, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 8th day of July, 2013.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 8th day of July 2013.

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

Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2015

BUDGET REVIEW
MAY 29, 2013 – 3:00 P.M
THIRD FLOOR CONFERENCE ROOM

MINUTES

PRESENT:
Mayor Sims, Council Members Davis, Ewing, Mendenhall, Moore, Smothers, Wagner

ABSENT:
Council Members Douglas and Golden

STAFF PRESENT:
Strib Boynton, City Manager
Pat Pate, Assistant City Manager
Randy McCaslin, Asst. City Manager
Eric Olmedo, Budget Officer
Jeff Moore, Director of Finance
Jeron Hollis, Public Information
Laura Altizer, Budget Analyst
Angela Kirkwood, Human Res. Director
JoAnne Carlyle, City Attorney
Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:
Pat Kimbrough, *High Point Enterprise*

OTHERS PRESENT:
Cynthia Davis, Planning & Zoning Commission

Council Member Smothers if there would be any interest in Council meeting following the first public hearing on Monday. Council Member Smothers suggested this because she felt that Council will be proposing some changes of some sort, and it gives the public a chance to comment on that. Council Member Davis stated he would like to do some of that today because he has scheduled next week to be here for Council and then go out of town to work.

Strib Boynton stated that today was planned to go over the Capital Budget and talk about any changes Council may want to make.

Capital Budget

Golf Course Greens Restoration - Council Member Ewing asked if this was something that has been planned, and what courses are in the plan. Strib Boynton stated that

Parks & Recreation has a plan for greens every year, and it is an ongoing plan. The bulk of the work is for Blair Park.

Dog Park – Council Member Davis asked stated there has been some discussion at Parks & Recreation Commission at Burton Road for a future park, and asked if they have started any studies for a dog park. Pat Pate advised they are starting the process on looking master plan for Westchester Park. There could be a variety of things that would be included in the plan such as a dog park, biking trails, and other kinds of passive recreation. There will be a couple public hearings coming up where they are seeking public input and the opportunity for people to comment on line.

Skeet Club Road Widening/Sidewalk - Council Member Davis stated he knew this project was going to start sometime in the Fall and it is budgeted every year for the next several years, and asked if it was for the first phase only. Randy McCaslin stated it was just for the first phase. The second phase is not even on DOT's funding list. Pat Pate stated the City has an agreement with NCDOT to pay back a portion of those sidewalk costs, so that money has to be set aside. Council Member Davis stated that the budget designates $425,000 for the sidewalks. Pat Pate stated there will be sidewalks on both sides of Skeet Club. Randy McCaslin stated that the City has a percentage that they have to pay, and this is just the City's match.

Traffic System Upgrades – Council Member Davis stated that not too long ago Council talked about DOT fund upgrades to traffic signals. Randy McCaslin stated that the City has a match that has to be set aside for those upgrades. The City's match is for those signals that are on the City's system on the City's streets. Randy McCaslin stated that the project is scheduled to start later this year.

Johnson Street/Sandy Ridge Road Widening – Council Member Ewing stated that last year $1.6 million was budgeted and this is a project that is way off. Randy McCaslin stated it was a long way off, but they have to do the engineering work.

Parking Lot for Heritage Point – Council Member Davis asked about this project budgeted for $1 million. Pat Pate advised that amount was not all for Heritage Point. The first phase of that is actually buying some additional housing and changing the parking to come off of McGuinn instead of Lexington. A portion of this money would be for land acquisition and for redoing the parking there in the complex that will support the museum. The balance of the money was really going to be used for Westchester Park for some additional land and improvements. The actual designs are not complete for the parking lots at Heritage Point. Council Member Smothers asked how they are justifying using these funds for putting in a parking lot when they cannot use two-thirds funds on museums. Pat Pate stated that they can spend the money on land and parking for public purposes, but it cannot be spent on the museum building.

Railroad Bank Improvements - Council Member Wagner asked if there were matching funds available for the improvements to the railroad bank. Council Member Davis asked why the railroad is not responsible for keeping up the banks. Pat Pate stated that these improvements are to primarily save city infrastructure through the

streets. Randy McCaslin stated that the railroad is actually allowing the City to have infrastructure in their right of way.

Theater Renovations – Council Member Ewing asked what the renovations of $5.8 million will include. Pat Pate advised there was a large plan put together several years ago that showed reworking the lobby and other areas, restroom improvements to be made, and changes to the concession areas. Strib Boynton stated one thing they can do to address concerns that many had regarding the Theater is after they get the budget out of the way they get a group together to review what the future role of the Theater will be.

311 Bypass – Council Member Davis asked what the large line item on the 311 Bypass. Strib Boynton stated that is for the interchange on 311 and Eastchester. Pat Pate stated that it was also for the actual road project that NCDOT is doing and these are actually NCDOT funds.

Demolition of Basins at Kearns in Revenue Bonds – Pat Pate stated that the Kearns Plant is the old water plant and right now they are a whole series of pipes that are underneath that plant and there is a project going on to remove those pipes out from underneath the plant. The old water plant that is there will ultimately be demolished.

Widening of Triangle Lake Road - Council Member Davis asked how this project came to be a priority. Randy McCaslin stated this was one of the top priorities at the 2004 Bond Referendum. Pat Pate stated it was the last project that would have been included on the 2004 bonds for transportation. When the funds were capped at $75 million this project was not included. Priorities of roads are based on traffic and safety. This section of Triangle Lake has problems with garbage collection and pedestrian traffic.

Incinerator Rehab - Council Member Ewing stated the budget has $4 million for the rehab and then $4 million for the emission improvements this year and next year and asked if this is everything that it is going to take. Pat Pate stated that the rehab needed to be done and was already in place. They have actually been nursing the incinerator along because of the EPA regulations.

Senior Center - Council Member Mendenhall stated that there has been an effort to find possible sites for the senior center, and it is now pushed out to 2015/16, and asked if anything could be done about this sooner. Strib Boynton stated that the idea was that the senior center would be in the next bond package. Pat Pate stated they have looked at a lot of different sites and have some alternatives to talk about.

Ward Tank Electrical Rehab and Ward Tank Replacement – Pat Pate advised that the water plant is relatively old and there are some electrical upgrades that need to made. Pat Pate stated that the above ground water tank needs to be replaced, the tank was built in 1930.

HiTran Bus Replacement – Council Member Ewing stated that the budget shows $75,000 in the budget and the DOT in 15/16 has $750,000 budgeted. Strib Boynton

stated this is how we are putting money aside from different sources to replace the buses. Council Member Ewing asked if this was going to be tied in with the study of the bus routes. Strib Boynton stated that this is just for replacing buses they currently have and somewhere along the way they will come in and make a determination if additional buses are needed and how they will pay for it. Council Member Smothers stated it disturbs her that the Dial-a-Lift buses average about 7 miles per gallon and average carrying 2 people. Randy McCaslin stated that they not only have to be handicapped equipped but if they are going to operate a bus system they have to have Dial-a-Lift.

Downtown Improvement Fund - Mayor Sims asked what the balance to the fund was. Randy McCaslin advised that if they get their allocation from Guilford County it will be about $150,000. Mayor Smothers asked what they are planning to do with those dollars. Randy McCaslin advised these are dollars that are used to replace the underground electric system downtown, streetscape, sidewalk replacement, and street furniture. Randy McCaslin stated the plans are to replace certain sections of sidewalk every year, they have to replace certain sections of underground electric each year. The $40,000 received from Guilford County is used for streetscape. Council Member Mendenhall asked who makes the decisions on out the streetscape dollars are spent. Strib stated staff determines how it is spent, and if it is something that is needed they use it for that. Council Member Mendenhall felt staff should take a look at South Main, which looks really bad and it is one of the main entryways into the City. Mayor Smothers stated she understands that they have the center of the city which they look at and assume is downtown, but as they are looking at all of the things they are doing with the UpTowne Project we might need to relook at what that definition is. Mayor Sims stated that there are lots of dollars directed at the Market, and feels we need to know how to utilize it. Strib Boynton stated that this money does not go for the Market, but it does go for sidewalks and safety things. Mr. Boynton stated he felt it was reasonable to give Council a plan on what they intend to do with South Main. Council Member Mendenhall asked if there would be other sources that they could use on South Main for some streetscape.

MERF Upgrade - Council Member Wagner stated he was looking through last year's budget message and it stated that the MERF Upgrade was going to cost $3.1 million, and now it has increased to $5 million. Pat Pate stated that this is a better estimation of the design and what it is going to take for the upgrade. The interior has been redesigned. There are also needs for some office areas and training area. Council Member Wagner stated that in last year's budget message it said the City covers about a 38% loss on that operation. Pat Pate stated that figure is about right. The MERF is not a full costs recovery system in terms of what they gain from the materials. But there are intangible benefits, such as landfill space. Strib Boynton stated that they are keeping stuff out of the landfill and bring in 50% of what they can sell the materials for. If they took it all to the landfill it is use costs in the long run for the facility.

Mayor Sims stated that Council Member Douglas has asked if it were possible before making a final decision on the budget to get a presentation on waste management. Mayor Sims stated her response to him was they are very close to public hearings, so that is something they should have looked at early on in this budget process. Strib Boynton stated that Chris Thompson has done that. Pat Pate stated that they have

talked with all of the various providers. Council Member Smothers stated that at yesterday's meeting she requested a policy that would direct staff to develop and outline an enterprise fund for solid waste and that it would have to be phased in. Council Member Smothers would like to at least on the table for discussion and it would divide up all the collection services, with the idea being to back out some of the costs that currently exist and translate that into a fee and then the amount generated would deduct from the tax rate.

Pat Pate stated that they had a consultant that they worked with in looking at a design of our facility and looking at the various options of privatizing it and changing how they operate it, putting in more automation, and their recommendation back is basically a retrofitting of the building to have newer automated equipment, which will reduce our staff tremendously and improve the quality of the materials that they take out of the waste stream.

Council Member Wagner stated that when they spend $5 million to upgrade that facility they are really committing the City long term to handling recycling, and he felt they need to tread lightly especially since they are already subsidizing the MERF and the operation is in direct competition with the private sector.

Pat Pate stated the way the private sector makes money on this operation is by charging a tipping fee and then they turn around and sell the materials. If a private company operated the facility it could determine the tipping fee it would charge the City and then they would sell the materials.

Council Member Wagner asked if it would be cheaper in the long term for the city to privatize the MERF or if they spend the $5 million how long will it take to recoup it. Pat Pate stated that they are not paying any general fund dollars to fund the MERF, except for what they pay for a tipping fee. It is part of the City's whole land disposable operations.

Council Member Ewing suggested instead of the $3.5 million this year, to allocate $1.5 million like they did last year and then push $2 million out and take some time. Strib Boynton stated that the money is coming out of the landfill fund now and didn't think pushing it out would be wise.

Council Member Mendenhall stated that fact that right now there are a lot of recyclables that our MERF is not able to handle from the businesses in town, which automation would allow us to handle. Council Member Mendenhall stated that she felt that Council will get to the point that they have to think about what kinds of services to provide to its residents and while it may seem like the golden egg to contract it out, the City could then become at the mercy of the private sector and how much they are going to charge.

Strib Boynton stated that they will get some numbers and information together for all of Council to review.

Council Questions and Suggestions

Arts Council - Mayor Sims asked if they had any discussion about outside agencies, and in particular the Arts Council. Strib Boynton stated he essentially left things as they were because Council had asked for a budget without a tax increase, with the exception of Rosetta Baldwin because they had a problem with the title of the property. Mayor Sims had a question regarding the additional funding the Arts Council had requested for the building and would like to have a discussion about the thoughts of the City assisting the Arts. The Arts Council has requested $200,000. Mayor Sims stated about six years ago they were talking about an Arts Council and where they would put it, and at that point the price tag was somewhere around $5 million with land acquisition and building a building. Council Member Smothers stated at that time it was also going to have Parks & Recreation in it. Mayor Sims stated in looking at the $200,000 for the request for the building and knowing the budget it tight, maybe looking at what they could do over a period of time some type of commitment to help own that building. Mayor Sims felt they should help with the $200,000 commitment. Council Member Smothers stated when Tim Mabe was in the other day he indicated the CVB could put dollars in bricks and mortar, and she would support is CVB put $50,000 into the Arts Council budget that would come from us and then we would give the $50,000 to them for their fund and all we can commit for is two years. Council Member Smothers stated that whatever commitment was made to the County about the City was not given by the City Council at that time. Council Member Smothers felt the location for the Arts was a great choice, but when it was first presented to Council they were not asking the City for money, and somehow that got changed.

Council Member Mendenhall stated if the CVB would be willing to fund $50,000 of their dollars into the Arts Council for programming, then the City could certainly back $50,000 out of here and substitute $50,000 for the capital.

Strib Boynton advised that Doyle Early is supposed to get together the original documents that created the CVB, state legislation that outlines what we can and cannot do. One of the things the City can do is contract with either the Chamber or the CVB or another non-profit for the tourism and travel promotion. Mr. Boynton has asked Doyle Early to meet with them and outline and discuss how that should really work, what we can do, and what the law allows us as a city to do and what we are not allowed to do. Mr. Boynton has asked the City Attorney to also get prepared for the discussion with the council on what latitude they have so that we are operating within the bounds of the laws. Strib Boynton suggested to Council would be to get the information first and then have some discussion. Council Member Smothers stated she does not see how this Council commits beyond its term, so whatever they commit should be for this year and next year. Council Member Mendenhall felt they could not mandate it and thought it would be interesting to see the receptivity on the part of the CVB.

Film Commission - Council Member Smothers stated she was concerned that the Film Commission has some support from High Point but apparently did not ask for any this year.

Community Resource Network - Council Member Davis asked if this was a new program. Mr. Boynton stated that this a program that helps lower income people with their utility bills which was done last year because of the need. It has a group representative, Open Door Ministries and others that have a method to assist people and have a program that is carefully managed. Funding was done on a quarterly basis. Council Member Mendenhall stated that from West End's standpoint their pro rata share of the $25,000 was gone in less than a month. Jeff Moore stated that one of the reasons why the agencies came to the City is because the state and federal monies were drying up.

Fire Trucks Purchase – Strib Boynton stated that if they were to go out and purchase fire trucks with two-thirds bonds it would end up spending and extra $200,000 to $300,000 in interest costs to buy them and it would have to be over 20 years and the trucks are normally scheduled for about fifteen year life cycle. Council Member Smothers stated she felt that with the type of budgetary constraints they have this budget that there are unknowns right now, and suggested that the fire trucks could be purchased with two-thirds bonds, it's a legitimate expense, it's over the life of 20 years, and if they cannot figure out how to make a fire truck to last 20 years there is something wrong. Pat Pate stated in this year's budget Eric Olmedo did an analysis on the fire trucks and the savings looked to be about $60,000 that they could postpone from this year. Council Member Smothers felt that this is one of the items that has an alternate way to fund.

Strib Boynton stated that with the fire trucks for years they have tried to get to the point where they could have a replacement schedule and level out what they are paying a year with only minor fluctuations. Eric Olmedo looked into the funding and came up with a way to do this with existing money.

Vehicle Tag Fee - Council Member Smothers requested this item be removed from consideration.

Garbage Collection for Multi-Family Units – Pat Pate stated that the intent was to take the money that they would save from changing the contract with the frontend loaders to pay for the other parts of the program.

Suggestions by Council Member Mendenhall

- change in the violation tag procedure to go to one week is a good idea
- call in bulk item and loose limb collection is a good idea
- she did not feel they needed to do an annual household hazardous waste day
- litter collection is great
- does not think they need the extra loose bag collection
- do not think they need videos on illegal dumping

Council Member Ewing asked if they cut out the apartment pickup all together. Strib Boynton stated this discussion involves the enterprise fund, and will come back to Council with a lot more detail and a business plan on how to deal with garbage.

Council Member Smothers stated it needs to be understood that they will have to go ahead with the $5 fee for garbage collection at this time, and it is Council's intent to move forward a program that will be explained to the public and how there will be some positive benefit to the property tax. Strib Boynton stated they will have a plan showing how to balance that with tax revenues with some reduction over three or four years. Mr. Boynton stated that that is basically picking up what was reduced out of last year's budget, and they still have to balance the general fund. Mayor Sims stated that if they move down this road they need to be careful about reduction in taxes, because they do not have a clue as to what is coming out of Raleigh.

Mayor Sims stated if Raleigh starts impacting revenues to cities in general and how they generate them, they are going to have to look some places to cut out and it is not all about increasing fees, because eventually you get to the point that would be all you do. Council Member Mendenhall stated at that point you would have a very philosophical question about champagne taste on a beer pocket book like individual families do, then they may have to start looking at things that are not essential services and making some hard calls about what the City can afford to provide for its citizens.

Council Member Davis stated he would like to see the $500,000 for rigging at the theater to be put back and to hold that money until they could set some benchmarks and goals for the Theater. Strib Boynton stated that their thought was to hold that until this group gets together and evaluates the whole Theater operation.

Council Member Smothers asked since they have cut $300,000 out of the budget, could Council get staff recommendation of where that reduction would come from. Strib Boynton stated if they want to cut that money out, let him come back with those suggestions.

ADJOURNMENT

The meeting adjourned at 4:40 p.m. on a motion duly made and seconded.

Respectfully Submitted,

_____

Dawn J. Sparks, CMC
Deputy City Clerk

BUDGET REVIEW
MAY 22, 2013 – 3:30 P.M
THIRD FLOOR CONFERENCE ROOM

MINUTES

PRESENT:
Mayor Sims, Council Members Davis, Ewing, Mendenhall, Moore, Smothers, Wagoner

ABSENT:
Council Members Douglas and Golden

STAFF PRESENT:
Strib Boynton, City Manager
Pat Pate, Assistant City Manager
Randy McCaslin, Asst. City Manager
Eric Olmedo, Budget Officer
Jeff Moore, Director of Finance
Chris Thompson, Dir. of Public Services
Richard McMillan, Asst. Dir. Public Ser.
Jeron Hollis, Public Information
Laura Altizer, Budget Analyst
Glenda Barnes, Budget Analyst
Angela Kirkwood, Human Res. Director
John McCrary, Human Resources
JoAnne Carlyle, City Attorney
Lisa Vierling, City Clerk
Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:
Pat Kimbrough, *High Point Enterprise*

OTHERS PRESENT:
Cynthia Davis, Planning & Zoning Commission

City Manager, Strib Boynton stated that at tonight's meeting they will be providing Council with an overview of the budget, discuss how the budget is structured, and address additional information requested by some of the Council.

Mr. Boynton stated that the City has lost $3.7 million from the current budget and the proposed budget in property tax revenues, due to Guilford County's property revaluation, which presents a challenge on how to finance General Fund services (police, fire, garbage, streets). The City does not have the ability to raise sales tax dollars, but does have the ability to change the tax rate and establish user fees.

Pat Pate noted that High Point has an Electric Fund that is very different from many cities, and there will be a lot of differences from city to city regarding budget comparisons. Jeff Moore stated that the city accounting structures is a Federally

Chartered Governmental Accounting Standard, which is a spinoff of Financial Accounting Standards, which governs all accounting.

Public Services – Trash Collection Proposed Changes

Pat Pate stated that some components of Public Services are funded from the General Fund. There is a large component that is Enterprise Funded, which are actually user fee based primarily.

Chris Thompson stated that they City does provide garbage collection weekly, with the exception of recyclable pickup bi-weekly, which seems to be working fine. Staff does not recommend bi-weekly garbage collection, like some cities are going toward. The average charge for garbage collection is $8.93 a month. The average fee for recycling collection is $2.46 per month, High Point charges $1.00 a month for its recyclable pickup. Yard waste pick up is $5.00 a month. By comparison Winston-Salem does not operate their yard waste collection as a box/bag/bundle system. In Winston customers have to buy a cart along with a sticker for the cart. The customer is charged $60.00 for the sticker. If the carts do not have a sticker they will not be collected. Mr. Thompson stated that there are other cities that charge for yard waste collection by allowing customers two free pickups, and then a fee for each additional pickup.

Richard McMillan gave the following staff recommendations for Council to consider in the budget:

- Change in violation of tags. Violation tags are put on toters to notify customers of a violation. The first tag is done as education/notification in hopes that they will get it straightened out. A second tag will serve as a full blown violation and final warning, and the following the final warning the City will pick up the waste and bill the customer. Based on comments from Council staff is recommending treating the first tag is the education and final notice, before the City picks it up and the customer will be charged for it. There are no costs involved in the tagging process.
- The bulky item and loose limb pickup is a level of service that is beyond what the average citizen usually requests. Staff is recommending that if that level of service is wanted they must call in and pay for it in advance of the pickup. The City will pick up the load for $150.00. Pickup service involving the boom truck is $150 a lift. Staff feels this is a way of providing a service without draining the budget. The current costs for providing bulk service $450,000 a year, which includes personnel, trucks, and gas. Pat Pate stated by doing this pay service, they would be sending out trucks in addition to the normal routes, so there will be some additional costs for the trucks and employees, which could be recovered back with the fee for that pickup. Mr. McMillan stated that they still have a problem with contractors abusing the system.

  Mr. McMillan stated that 10% to15% of the bulky item pickups are from landlord cleanout and it occurs typically on a Monday and Tuesday.

Council Member Davis felt the $150.00 fee was too steep. Mr. McMillan stated that if they know there is a contractor involved clearing out a lot there is a fee involved. Richard McMillan stated most of the contractors in the city are aware that they are responsible for hauling off their debris.

- Household Hazardous Waste Day – The City has been holding this every other year for the past three years and the program has worked well. Due to the shorter lines at the drop off location, staff is considering shrinking the time down to minimize some of their costs. Now that the MERF is open people can get rid of all their electronics four days a week. Strib Boynton stated that the City is planning to have some disposal day on a regular basis and staff is working on the details the program so it is manageable for the City.
- Litter Collection – Litter collection has been held in the past by using inmate crews to come in two weeks at a time every month and pick up litter all around the City. Several years ago the state government cut that out. Staff is recommending litter collection crews on a limited basis. Staff estimates every other Friday at about $36,000.00.
- Loose Bag Collection – Currently all bagged waste has to be in the cart to be picked up. Some cities actually have a program where customers purchase stickers to go on the bag, which pays for the pickup ahead of time. Staff has recommended the sticker program in place. Chris Thompson stated that this program will require a driver to stop and get out and throw the back into the hopper, so it will slow the operation down.
- Multi-Family Units – Currently the City has a contract for approximately $500,000 a year for a contractor to come in and serve the multi-family units which consists of apartments, townhomes, the Housing Authority, and some city facilities. Estimates of the City taking over this contract would require a new front loader and a dedicated person to operate it. Costs savings could be approximately $130,000.00 a year. Chris Thompson clarified that this is for bulk containers such as dumpster service. Council Member Smothers felt that they could let private services take over the multi-family units without involvement of the City. Pat Pate stated another option is to purchase a front loader and provide the service to apartment complexes for a fee, staff feels one truck could pick up all the city facilities, all the apartments, the recycling containers and could be used to expand the recycling program to businesses. Part of the effort of changing the service would be to expand recycling pickup for containers at businesses. If Council does decide to provide this service, the City would need to purchase a truck. Pat Pate stated they believe they could make the switch within the current budget. Council Member Smothers stated a concern about expanding a scope of services when all this time they are trying to figure out how to just maintain, or even reduce the costs. Council Member Smothers felt the only way to do reduce costs is to transfer the service to the people who use it. Strib Boynton stated that if they were to discontinue the service they would save on the bottom line about $500,000.00 a year. Mayor Sims expressed concern about letting the service go private, because those residents pay taxes for trash collection

services. Pat Pate advised Council to keep in mind different property owners pay different taxes and receive different levels of service.

- Business Recycling Dumpsters – Mr. McMillan stated that a lot of businesses have approached the City about recycling, and this is an opportunity for the City once they get everything in place to use the truck and charge the businesses for dumpsters. This truck would be connected to the Multi-Family Pickup Service as well.
- Award for Pictures of Illegal Dumping – Mr. McMillan stated that there is illegal dumping all the time in the city. This would help put eyes in the field and if someone provides a video or picture of someone dumping the City would pay $100 if it results in finding who did it and getting it cleaned up.
- Ingleside Compost Facility – Public Services Management is recommending to eliminate the free dump charge at Ingleside. Currently on a daily basis a City employee is out there and getting argued with all day long basically by contractors from outside the city. One other option staff has is to do something similar to Forsyth County with garbage. In Forsyth County a resident is issued a cart, they call for a permit for yard waste and are given two free dumps a year. After two dumps they are charged a fee, this would be for residential dump only. Staff is trying to find a way to lessen altercations for the staff at Ingleside. Council Member Ewing felt the idea of a punch card would resolve the abuse of the system. Council Member Smothers asked if there were any support of charging a nominal fee to dispose of yard waste. Mr. McMillan stated that they are trying to keep tip fees low and product fees low to help balance the budget at Ingleside.

General Fund

Council Member Smothers stated that the Licensing and Permit Charges for services has got to be decided fairly soon in the process, because it is reflective of revenue, which is what the budget is based on.

City Council Budget

Council Member Davis asked what the miscellaneous services and charges line item used for. Eric Olmedo stated that they would get further detail on that line item.

Council Member Davis asked if the City receives much benefit from being a member of the League for the amount they spend. JoAnne Carlyle stated they definitely get their money's worth for being a part of the League. The League brings all the cities and the local governments together on certain issues giving them more power. The League also provides a lot of research and training for the City.

Strib Boynton stated that travel expenses are an item usually discussed. The bottom line Council stayed within the travel budget.

City Manager's Budget

Council Member Mendenhall had asked the question about the personnel increase in the City Manager's Budget. Mr. Boynton explained that it was for the Public Information Officer's position, which used to be in a different part of the budget and it has been moved into the City Manager's budget.

Pat Pate stated that they spend a lot of scrutiny year after year working on the phone system and use of radio and cellular.

City Attorney Budget

Council Member Ewing asked if there was a point when they say no more travel. Mr. Boynton stated that when they get real close to going over a travel budget they try to balance that. Mr. Boynton advised that most travel budgets come in under budget.

Part of the $122,000 for legal services is for Fred Baggett's service and miscellaneous legal issues that come up during the year.

Council Member Davis asked about the vehicle allowance for the City Attorney, as well as a line item for fleet gas and services. Mr. Boynton explained that the Right of Way Agent has a city vehicle.

Mr. Boynton explained that there are some department heads in the city that who do get a vehicle allowance as part of their agreement, which allows and requires them to use their vehicle around the four county area.

Council Member Ewing asked out of the membership and dues citywide how much of it is actually crucial to different departments. Mr. Boynton stated that when they go through the budget those memberships that are not necessary will not be funded and they have cut out a lot of that in the last few years. The memberships that are in the budget are those that are core to those people in that particular department for professional and training reasons. Pat Pate stated that the vast amount of training they get within department is based on those professional memberships.

Human Relations Budget

Council Member Smothers asked if Al Heggins is doing okay with such a small staff. Strib Boynton stated that Human Relations does a remarkable job with just two of them there. The department has done a lot of work with the Hispanic community and Mr. Boynton gave the department credit for managing that well.

Council Member Wagoner asked what the origin for the Human Resources Department was. Mayor Sims stated it started before Al Campbell came on council when there was a lot of conversation around a Human Relations Department, and that is when they put the department in place. Strib Boynton stated most major cities have a Human Relations Department.

Human Resources Department

Strib Boynton stated that the Human Resources also includes Health and Safety as well as personnel.

Mayor Sims asked if there was anything budgeted for employee relations. Mr. McCrary stated employee relations are really through personnel costs because staff is basically involved with intervention. Pat Pate stated that they have used some outside facilitators from time to time on some issues, and generally that comes from monies that were budgeted for something else.

Financial Services Budget

Council Member Davis asked about Property Tax Administration for $378,000. Jeff Moore advised that was the largest line item in his budget, but they recoup about $53,000,000 in property taxes. They do not have a tax administration or collection department and contract with the County to collect taxes for High Point.

Council Member Davis noted the amount of money spent on bank charges. Mr. Moore stated that there is a lot of money they pay for bank charges, but the reason his department can do so much of what they do with a small amount of people in the department is because they do leverage a lot of banking technology. Banking services are bid every four years. Banking services are also a basic in collection functions for the city.

Mayor Sims asked about local banks that are collecting utility bills for the City. Mr. Moore stated that Omni Bank closed and the relationship with First Bank is still in existence. They collect very few, an average of 40 payments a week, from the bank. The City does take payments at the Parks & Recreation Building.

Engineering Department Budget

Council Member Davis asked about the cellular allowance for certain personnel. Pat Pate advised that cell phones are only given out on an as needed basis. There are certain people that get a city cell phone. There are certain people that have to have them because they are needed routinely outside the normal working hours. Radios are generally assigned to people who are on work crews and are out in the field. A large number of public safety personnel use radios.

There were no questions regarding the Engineering budget.

IT Budget

Pat Pate stated that the 911 staff has been very stable compared to neighboring communities. There is some turnover which is normal.

Council Member Ewing asked if computer license fees of $19,000 for the gov delivery system has been worthwhile. Jeron Hollis stated that this is one of the things that he looked at when he came to High Point, and they have talked about alternatives. One of the companies they are looking at may be able to deliver the same type of services that could save some money. Pat Pate stated that through this system they do send out agenda packets electronically to anyone who signs up for that. There are now 90 to 100 people signed up to get council agendas.

Council Member Davis asked if the $1.7 million spent for software leases and computer license fees is that bid out or are the fees paid whenever we buy software. Pat Pate stated that every time the City buys a major system they go through a bid process and they use it for the useful life of the product. There are some things that get support from third party vendors.

ADJOURNMENT

The meeting adjourned at 7:45 p.m. on a motion duly made and seconded.

Respectfully Submitted,

_____

Dawn J. Sparks, CMC
Deputy City Clerk

2013 JUSTICE ASSISTANCE GRANT

"JAG"

2013 Award to Three Jurisdictions $218,354

JAG grant awards are direct to local jurisdictions. They are formula-based, non-competitive; there is no match. High Point is again the lead administrative agency for these grant funds.

The Sherriff's Office is certified at 20% disparity by the NC Attorney General's office, which means Greensboro and High Point each must give 20% of their award to GCSO. Reasoning is that while the county's crime numbers are not as high as the cities', the Sheriff is responsible to house prisoners arrested from all three jurisdictions, not only those arrested by deputies.

PROPOSED SPENDING OF 2013 JUSTICE ASSISTANCE FUNDS

Guilford County Sheriff's Department will use the 2013 JAG Funds ($55,514.00) to purchase a fully outfitted Raid Van. The "Raid Van" will be used by the Special Operations Division as well as the Sheriff's Emergency Response Team (S.E.R.T.)

Greensboro Police Department will use 2013 JAG Funds ($117,442.40) will use funds to pay for system software and operational maintenance costs for 125 body cameras that were previously purchased with 2009 JAG ARRA grant funds. The body cameras benefit the department's community policing strategies.

The High Point Police Department will use 2013 JAG Funds ($45,397.60) to purchase 11 in car-cameras. The in-car cameras are a technological tool which enhances not only officer safety, but is a tool that produces indisputable evidence in arrest situations.

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on May 20, 2013 and June 17, 2013 regarding **Zoning Case 13-04 (Part A)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on May 8, 2013 and May 15, 2013, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on June 17, 2013.

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

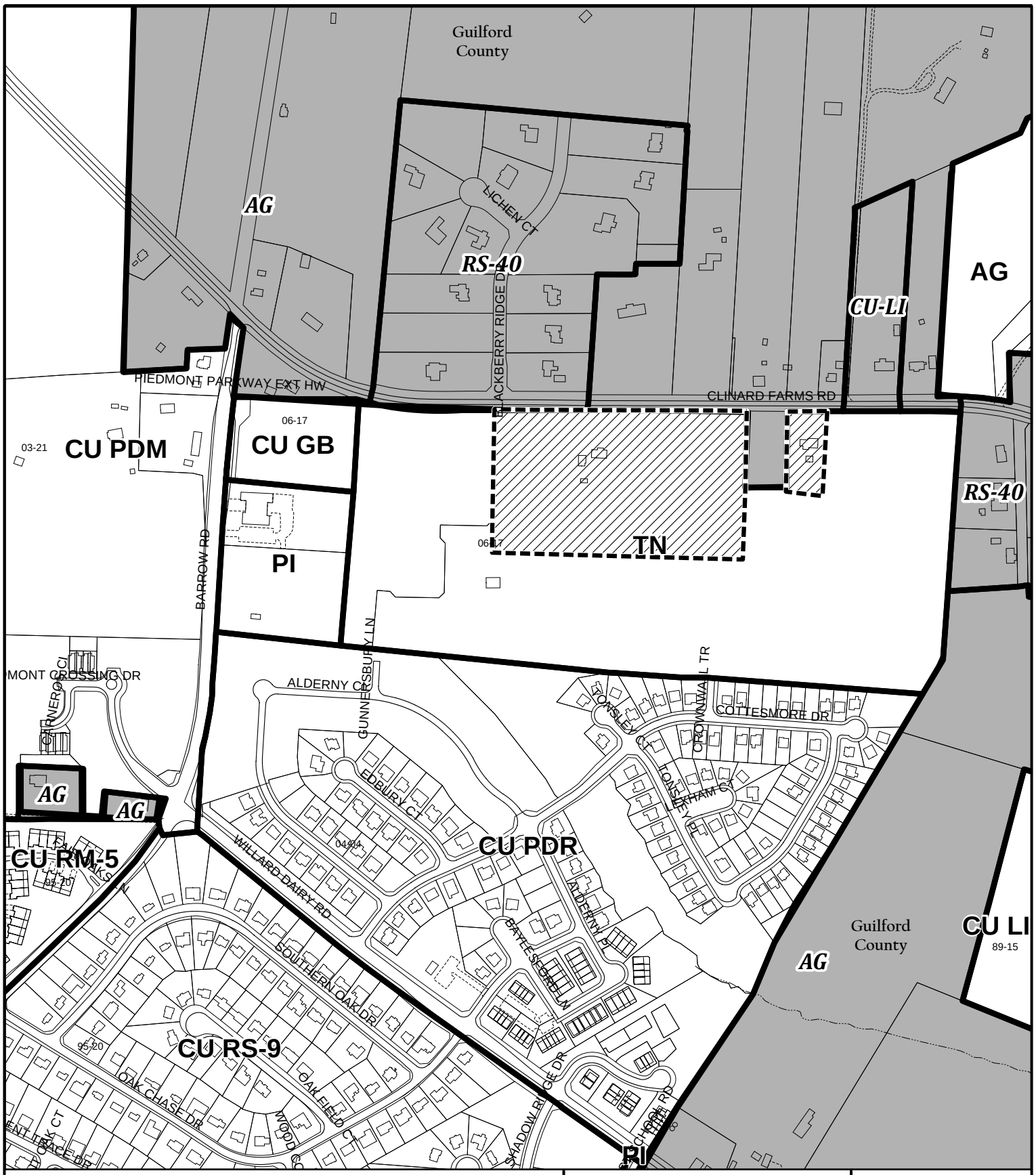
SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Residential Single Family-9 District (RS-9) District.** The property is approximately 14.06 acres lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216466 (approximately 1.06 acres) and 0216467 (approximately 13 acres).

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.
17th day of June, 2013.

Lisa B. Vierling, City Clerk



ZONING CASE 13-04 (Part A)

From: Traditional Neighborhood and Conditional Use General Business

To: Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary

Planning & Development Department

City of High Point

Date: April 17, 2013

N

Scale: 1'=500'

y:/ba-pz/2013/pz/z13-04.mxd

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 28, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd, Mr. John McKenzie and Mr. Carson Lomax.

City of High Point Street Abandonment Case 13-04

A request by the Technical Review Committee to abandon an unimproved right-of-way, lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place.

Mr. Herb Shannon presented Street Abandonment Case 13-04 and recommended approval as outlined in the staff report.

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

The Planning & Zoning Commission recommended **approval** of Street Abandonment Case 13-04 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-04
May 28, 2013

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** To abandon an unimproved right-of-way, lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Chestnut Drive	Major Thoroughfare	50-foot wide right-of-way; 36-foot (+/-) paving with curb & gutter

Adjacent Property Zoning and Current Land Use		
North	Residential Single-Family-9 (RS-9)	Ferndale Middle School
East	Residential Multifamily-8 (RM-8)	Single-family dwelling
South	Residential Multifamily-8 (RM-8)	Single-family dwelling
West	Residential Multifamily-8 (RM-8)	Single-family dwelling

Analysis

The City of High Point Technical Review Committee (TRC) is requesting abandonment of an unimproved right-of-way (ROW), known as Venable Street. The area proposed to be abandoned is approximately 34 feet wide, with a length of approximately 156 feet (approximately 5,304 square feet), lying between 307 and 309 Chestnut Drive. This ROW was platted in 1947 as a part of a subdivision entitled "Chestnut Street Property of City of High Point". This plat shows Venable Street extending through to W. English Road. A small portion of the right-of-way directly to the south has been previously abandoned and is developed with a single-family dwelling. The southernmost portion of this ROW is improved and is named Venable Court.

This segment of Venable Street is not improved and is grassed. Early notices to obtain input from abutting property owners were mailed out in April 2013. In addition, regular notice for the public hearing which includes mailings to abutting property owners, ads in newspapers and posting signs at the ROW to be abandoned was also performed. To date, staff has not received objections from the abutting property owners.

Findings & Recommendations

The Technical Review Committee (TRC) reviewed this request on May 1, 2013. The TRC had no objections to the abandonment subject to the retention of utility easement covering the area of the existing ROW. This easement is due to the presence of several electric service lines within the southern end of the ROW and the need for the Electric Department to retain access rights for tree trimming and line maintenance.

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

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

Report Preparation

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

STREET ABANDONMENT REQUEST SA13-04

Applicant: City of High Point

Area: 0.11 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 13, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-04.mxd

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

Both photos taken looking south from Chestnut Drive.

STREET ABANDONMENT REQUEST SA13-04

2013046710
GUILFORD CO, NC FEE $26.00
PRESENTED & RECORDED:
07-12-2013 04:27:43 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JANE SCHULTZ
DEPUTY-HP

BK: R 7507
PG: 605-608

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1316 / 13-39

4

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 17th DAY OF JUNE, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, High Point University has petitioned the City Council of the City of High Point to permanently close a portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue and being more fully described as follows:

Street Abandonment Case 13-03

Beginning at the southeast corner of the intersection of Montlieu Avenue and Fifth Street, said point also being the northwest most corner of Lot #1 of Block "N" of Willoubar Terrace as recorded in plat book 4, page 212 of the Guilford County register of deeds; thence approximately 50 feet in a westerly direction crossing Fifth Street along the southern right-of-way of Montlieu Avenue to the northeast most corner of Lot #8 of Block "J" of Willoubar Terrace; thence south with the west right-of-way line of Fifth Street and with the east line of Lots 8 and 9 of Willoubar Terrace to the southeast most corner of Lot 9 of Willoubar Terrace; thence in an easterly direction approximately 50.00 feet, crossing Fifth Street along the northern right-of-way limits of Barbee Street to the southwest corner of Lot #26 of Block "N" of Willoubar Terrace and being in the east right-of-way line of Fifth Street; thence in a northerly direction with the east right-of-way line of Fifth Street and the western line of Lots 26 and 1 to the point and place of beginning, being all of Fifth Street from the south margin of Montlieu Avenue to the north margin of Barbee Street as shown on map of WILLOUBAR TERRACE, HIGH POINT, NC; plat book 4, page 212.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of May, 2013, at 4:45 p.m. setting the 17th day of June, 2013 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and,

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning May 24 & 31 and June 7 & 14, 2013; and,

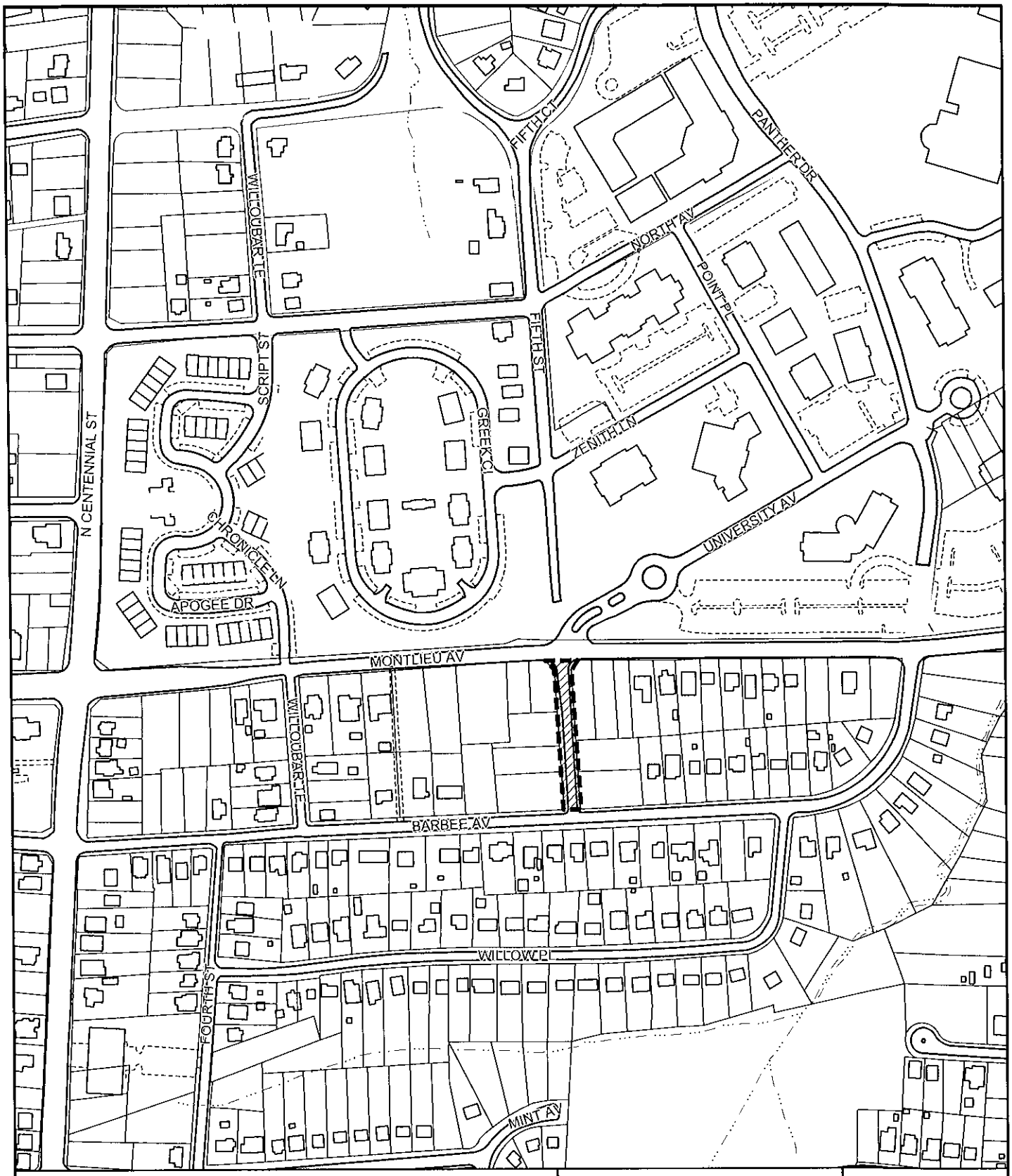
WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to close that portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue; and,

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right of way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That an improved portion of the Fifth Street right of way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue, be closed pursuant to North Carolina G.S. 160A-299; and,
2. That the City of High Point shall retain a utility easement covering the entire area of the right-of-way; and
3. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 17th day of June, 2013
Lisa B. Vierling, City Clerk



STREET ABANDONMENT SA13-03

Applicant: High Point University

Area: 0.359 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: April 24, 2013

N

Scale: 1"=300'

y:/ba-pz/2013/pz/sa13-03.mxd

NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution adopted by the City Council in official Session on June 17, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 8th day of July, 2013.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 8th day of July 2013.

Cynthia C. Duncan-Smith, Notary Public

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

Commission Expires: 1/18/2015

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 28, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd, Mr. John McKenzie and Mr. Carson Lomax.

City of High Point Street Abandonment Case 13-05

A request by the Technical Review Committee to abandon an unimproved right-of-way, lying approximately 140 feet west of Carr Street, between Chestnut Drive and Chandler Avenue.

Mr. Herb Shannon presented Street Abandonment Case 13-05 and recommended approval as outlined in the staff report.

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

The Planning & Zoning Commission recommended **approval** of Street Abandonment Case 13-05 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-05
May 28, 2013

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** To abandon an unimproved right-of-way, lying approximately 140 feet west of Carr Street, between Chestnut Drive and Chandler Avenue.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Chestnut Drive	Major Thoroughfare	50-foot wide right-of-way; 36- foot (+/-) paving with curb & gutter
Chandler Avenue	Local street	50-foot right-of-way; 30-foot (+/-) paving with curb & gutter

Adjacent Property Zoning and Current Land Use		
North	Residential Single-Family-9 (RS-9)	High Point Central High School
East	Residential Multifamily-8 (RM-8)	Multifamily dwellings
South	Residential Multifamily-8 (RM-8)	Single-family dwelling
West	Residential Multifamily-8 (RM-8)	Duplex dwelling

Analysis

The City of High Point Technical Review Committee (TRC) is requesting abandonment of an unimproved alley which is approximately 20 feet wide, with a length of approximately 300 feet (approximately 6,000 square feet). This alley was platted in 1914, as a part of a subdivision entitled "West View property of R.C. Norfleet and T.V. Edmunds".

This right-of-way (ROW) is unimproved with a wooded, gentle to moderately sloping terrain. Early notices to obtain input from abutting property owners were mailed in April 2013. In addition, regular notice for the public hearing which includes mailings to abutting property owners, ads in newspapers and positing signs at the ROW proposed to be closed was also performed. To date, staff has been contacted by the abutting property owner to the east at 705 Chestnut Drive. There is a private stormwater pipe that runs from Chestnut Drive to the south, and it crosses a portion of this alley. The property owner at 705 Chestnut Drive expressed a concern that if the alley is abandoned she would be responsible for the maintenance of this stormwater pipe. The Public Services Department has noted that the stormwater pipe is not owned or maintained by the City of High Point. It is a private utility line and benefits all owners in this subdivision and is the mutual responsibility of property owners in this subdivision. Therefore, this street abandonment does not affect the maintenance responsibility of this line.

Findings & Recommendation

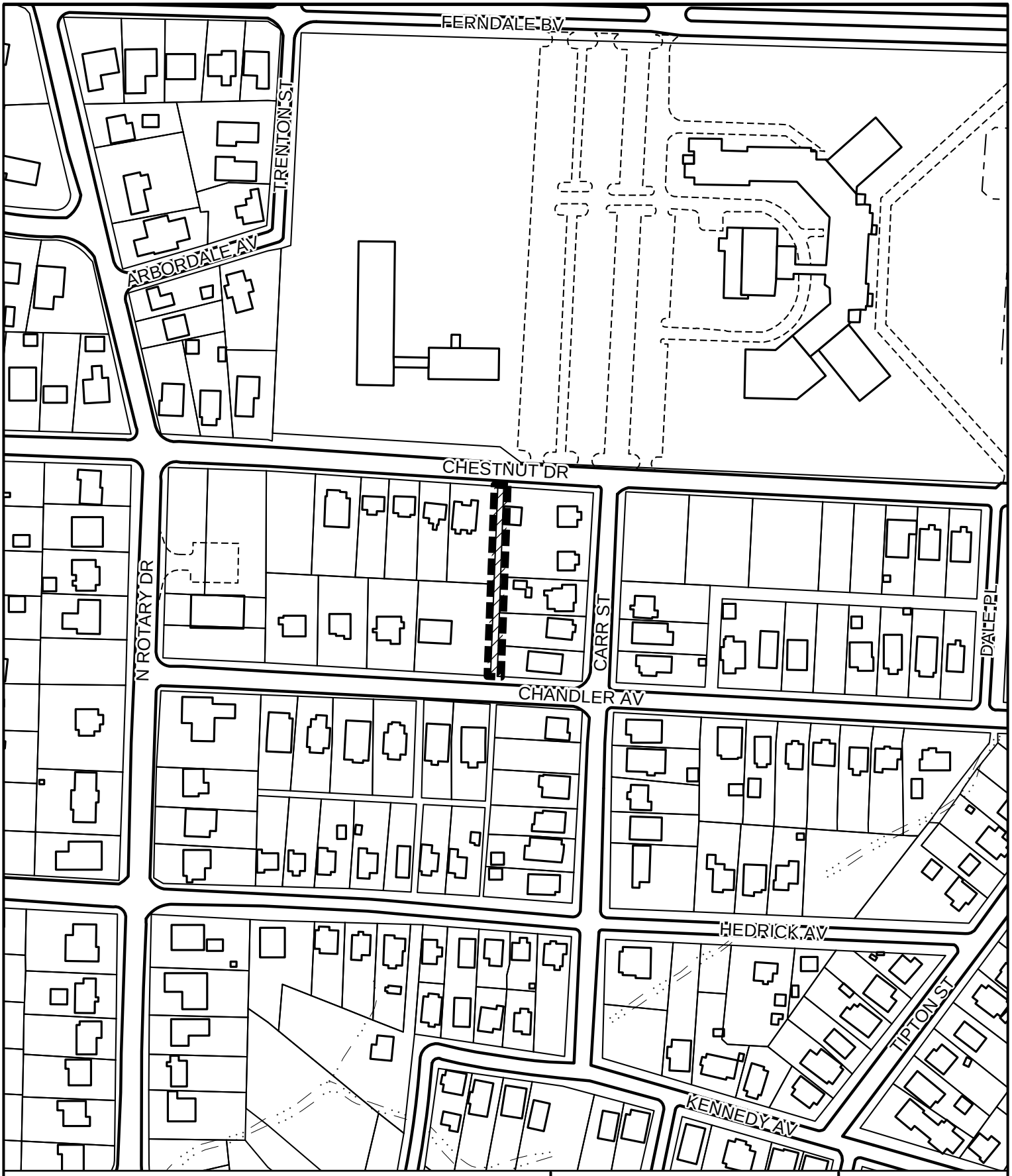
The Technical Review Committee (TRC) reviewed this request on May 1, 2013. The Public Service Department notes that an 8-inch sanitary sewer line runs through this alley. The TRC had no objections with the abandonment of this alley subject to a 20-foot wide utility easement being retained were this sewer line crosses the alley.

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

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of a 20-foot wide sanitary sewer easement centered on the existing 8-inch outfall.

Report Preparation

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



STREET ABANDONMENT REQUEST SA13-05

Applicant: City of High Point

Area: 0.069 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 13, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-05.mxd

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

Photo looking south from Chestnut Drive.

Photo looking north from Chandler Avenue.

STREET ABANDONMENT REQUEST SA13-05

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

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

Section 1. The following amounts are hereby appropriated for the operation and maintenance of the City's various governmental departments and divisions for the Fiscal Year beginning July 1, 2013 and ending June 30, 2014:

(1) That for said fiscal year there is hereby appropriated out of the GENERAL FUND for general governmental operations the sum of:

$ 107,011,802

(2) That for said fiscal year there is hereby appropriated out of the SPECIAL GRANTS FUND for purposes outlined within the various grant provisions, the sum of:

$ 3,694,955

(3) That for said fiscal year there is hereby appropriated out of the COMMUNITY DEVELOPMENT FUND for purposes outlined within the grant, the sum of:

$ 3,554,042

(4) That for said fiscal year there is hereby appropriated out of the ECONOMIC DEVELOPMENT FUND, the sum of:

$ 794,067

(5) That for said fiscal year there is hereby appropriated out of the GENERAL DEBT SERVICE FUND for the payment of debt service charges on general obligation debt, the sum of:

$ 10,997,275

(6) That for said fiscal year there is hereby appropriated out of the GENERAL CAPITAL PROJECTS FUND for the purpose of construction and/or acquisition of certain long-lived assets, the sum of:

Capital Projects	$ 2,074,000
Transfer to Other Funds	180,000
	$ 2,254,000

(7) That for said fiscal year there is hereby appropriated out of the CENTRAL SERVICES FUND the following:

Fleet Services	$ 9,159,066
Radio Repair Shop	1,168,036
Facility Services	1,674,891
Computer Replacement	698,029
	$ 12,700,022

(8) That for said fiscal year there is hereby appropriated out of the WATER and SEWER FUND the following:

Operations	$ 25,691,558
Debt Service	16,247,196
Transfer to Capital Projects Fund	4,405,000
TOTAL WATER and SEWER FUND	$ 46,343,754

(9) That for said fiscal year there is hereby appropriated out of the WATER and SEWER CAPITAL PROJECTS FUND the following:

Water Sewer Capital Projects	$ 4,405,000

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

(10) That for said fiscal year there is hereby appropriated out of the ELECTRIC FUND the following:

Operations	$ 120,525,829
Capital Projects	5,598,084
TOTAL ELECTRIC FUND	$ 126,123,913

(11) That for said fiscal year there is hereby appropriated out of the MASS TRANSIT FUND for the purpose of operating High Point's Transit System, the sum of:

$ 3,579,213

(12) That for said fiscal year there is hereby appropriated out of the PARKING FACILITIES FUND for the purpose of operating City parking facilities, the sum of:

$ 412,458

(13) That for said fiscal year there is hereby appropriated out of the LANDFILL FACILITIES FUND the following:

Landfill Facility Operating	$ 5,744,577
Recycling Facility Operating	2,016,448
Capital Projects	3,750,000
TOTAL LANDFILL FACILITIES FUND	$ 11,511,025

(14) That for said fiscal year there is hereby appropriated out of the STORM WATER FUND the following:

Operations	$ 1,910,799
Debt Service	1,002,807
Capital Projects	4,150,000
TOTAL STORM WATER FUND	$ 7,063,606

(15) That for said fiscal year there is hereby appropriated out of the MARKET AUTHORITY FUND, the sum of:

$ 2,835,000

Section 2. It is estimated that the following revenues will be available during fiscal year beginning July 1, 2013 and ending June 30, 2014:

General Fund	
Ad Valorem Taxes	$ 57,083,720
Sales & Use Taxes	17,075,000
Intergovernmental Revenues	13,135,924
Licenses & Permits	1,762,300
Charges for Services	7,613,078
Miscellaneous	736,800
Administrative Reimbursements	6,969,261
Fund Balance Appropriated	2,635,719
Total Revenues and Other Financing Sources	$ 107,011,802
Grants Fund	
Intergovernmental Revenues	$ 3,694,955
Community Development Fund	
Intergovernmental Revenues	$ 3,554,042

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

Economic Development Fund		
Transfer From General Fund	$	75,000
Transfer From Electric Fund		400,000
Fund Balance Appropriated		319,067
Total Revenues and Other Financing Sources	$	794,067
General Debt Service Fund		
Ad Valorem Taxes	$	3,103,343
Interest on Investments		131,250
Miscellaneous		529,631
Transfer from Other Funds		6,445,703
Fund Balance Appropriated		787,348
Total Revenues and Other Financing Sources	$	10,997,275
General Capital Projects Fund		
Transfer from Other Funds		2,254,000
Total Revenues and Other Financing Sources	$	2,254,000
Central Services Fund		
Sales and Services		7,481,442
Miscellaneous Revenues		5,218,580
Total Revenues and Other Financing Sources	$	12,700,022
Water and Sewer Fund		
Charges for Services	$	44,155,334
Non-operating Revenues		278,250
Retained Earnings Appropriated		1,910,170
Total Revenues and Other Financing Sources	$	46,343,754
Water and Sewer Capital Projects Fund		
Transfer from Water and Sewer Fund	$	4,405,000
Electric Fund		
Charges for Services	$	122,164,641
Non-operating Revenues		346,000
Administrative Reimbursements		1,834,633
Retained Earnings Appropriated		1,778,639
Total Revenues and Other Financing Sources	$	126,123,913
Mass Transit Fund		
Charges for Services	$	2,587,991
Intergovernmental Revenues		402,070
Transfer From Other Funds		589,152
Total Revenues and Other Financing Sources	$	3,579,213
Parking Facilities Fund		
Charges for Services	$	256,000
Miscellaneous		1,000
Transfer From Other Funds		112,162
Fund Balance Appropriated		43,296
Total Revenues and Other Financing Sources	$	412,458

Landfill Facilities Fund		
Landfill Tipping Fee Taxes	$	70,000
Charges for Services		7,225,000
Miscellaneous		67,150
Retained Earnings Appropriated		4,148,875
Total Revenues and Other Financing Sources	$	11,511,025
Storm Water Fund		
Charges for Services	$	2,454,397
Miscellaneous		48,300
Transfer from General Debt Service		1,002,807
Retained Earnings Appropriated		3,558,102
Total Revenues and Other Financing Sources	$	7,063,606
Market Authority Fund		
Room Occupancy Taxes	$	285,000
Licenses & Permits		1,550,000
Transfer from General Fund		240,000
Transfer from Water-Sewer Fund		50,000
Transfer from Electric Fund		710,000
Total Revenues and Other Financing Sources	$	2,835,000

Section 3. There is hereby levied the following rates of tax on each one hundred dollars ($100) valuation of taxable property, as listed for taxes as of January 1, 2012, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Rate per $100 Valuation
General Fund $.675

Such rates of tax are based on an estimated total valuation of property for purpose of taxation of **$8,915,600,000** and an estimated rate of collections of **98.0%** during the current year.

Section 4. That the reserve for encumbrances at June 30, 2013, representing the unearned portion of contracts as of that date, shall be re-appropriated and distributed as it applied in order to properly account for the payment against which the fiscal year in which it is paid.

Section 5. That the unencumbered balances as of June 30, 2013 of those capital projects and operating encumbrances which were not completed in Fiscal Year 2012-2013 be reappropriated into the Fiscal Year 2013-2014 budget in order to allow completion.

Section 6. That the unencumbered balances in Grant funds which remain as of June 30, 2013 be re-appropriated into the Fiscal Year 2013-2014 budget for the completion of their original purposes.

Section 7. That the landfill closure funds previously expended and established as a liability in the Landfill Development and Maintenance Capital Reserve Fund and which remain as of June 30, 2013 be appropriated in the Fiscal Year 2013-2014 budget for their intended purposes.

Section 8. The number of persons to be employed and the salaries and wages to be paid shall be those which are included in the detailed operation budgets; unless provision is made by the City Manager or City Council for employing additional persons.

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

Section 9. The City Manager is hereby authorized to approve transfers of appropriations within any fund, provided transfers between funds, and authorization for making expenditures from excess revenue shall be made by the City Council.

Section 10. There is hereby levied a tax of five dollars ($5.00) per year upon any vehicle resident within the City, pursuant to G.S. 20-97 (c).

Section 11. There is hereby levied a solid waste availability fee of five dollars ($5.00) per month for services provided by the City.

Section 12. Utility payments will be applied in the following order: Deposits, credit/collection fees, oldest bill first, miscellaneous fees/charges, and utility services.

Section 13. Copies of this ordinance shall be furnished to the City Clerk and the Director of Financial Services to be kept on file by him for his direction in the collection and disbursement of City funds.

Section 14. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted this 17th day of June, 2013.

Lisa B. Vierling

Attest: Lisa B. Vierling, MMC
City Clerk

City of High Point North Carolina

RESOLUTION OF THE CITY COUNCIL OF CITY OF HIGH POINT, NORTH CAROLINA TO AMEND THE ELECTRIC UTILITY RATE SCHEDULE

BE IT RESOLVED, by the City Council of the City of High Point, NC that the schedule of rates and charges for the electric utility for availability demand and consumption be amended to be increased by 4.9% effective for bills dated on or after July 1, 2013, and to continue until such time as City Council shall determine otherwise.

Adopted by the High Point City Council this 17th day of June, 2013.

Lisa B. Vierling, MMC

City Clerk

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 28, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd, Mr. John McKenzie and Mr. Carson Lomax.

High Point University Street Abandonment Case 13-03

A request by High Point University to abandon a portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue.

Mr. Herbert Shannon presented Street Abandonment Case 13-03 and recommended approval as outlined in the staff report.

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

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended **approval** of Street Abandonment Case 13-03 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-03
May 28, 2013

Request	
Applicant: High Point University	**Proposal:** A request to abandon a portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue between Montlieu Avenue and Barbee Avenue.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Montlieu Avenue	Major Thoroughfare	55-foot wide right-of-way; 37-foot (+/-) paving with curb and gutter
Barbee Avenue	Local street	50-foot wide right-of-way; 30-foot (+/-)paving with curb and gutter

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

Analysis

High Point University has submitted an application to abandon that portion of the Fifth Street right-of-way (ROW) lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue. The ROW is 50 feet wide and approximately 352 feet in length (approximately 17,600 square feet). It is improved with 22 feet of pavement with curb and gutter. This ROW was platted in 1931, as a part of a subdivision entitled "Willoubar Terrace High Point N.C.". It provides direct access to individual lots and has served as an alternate means of ingress & egress for property owners in the abutting subdivisions to the south for decades.

High Point University owns all of the parcels that front along this portion of Fifth Street, along with many of the other parcels lying between Montlieu Avenue and Barbee Street. The University has noted they wish to beautify the area south of their campus with landscaping and their signature fencing (brick & wrought iron fence). As the University owns all property fronting on this portion of Fifth Street, no individual parcel would be denied reasonable access.

The TRC reviewed this request on April 10 and May 8, 2013. This segment of Fifth Street, as well as the segment of Willoubar Terrace between Barbee Avenue and Montlieu Avenue, located about 600 feet west; provide access alternatives for the neighborhood south of Montlieu Avenue

and east of N. Centennial Street. Although the TRC had no objections to the abandonment of Fifth Street as requested, and although the University has not requested abandonment of the Willoubar Terrace segment, TRC indicated that does not support the abandonment of both Fifth Street and Willoubar Terrace at this time. TRC recommends at least one of these streets should remain public and open to facilitate access to this area.

TRC also noted that the area lying south of Montlieu Avenue has a Land Use Plan classification of Low Density Residential and a zoning of Residential Single Family-7 (RS-7) District, both of which are primarily intended for single family detached dwellings and not for university related uses. Furthermore, policies of the University Area Plan, which has been adopted by City Council, do not support expansion of the University south of Montlieu Avenue, between N. Centennial Street and the eastern terminus of Barbee Avenue.

Findings & Recommendation

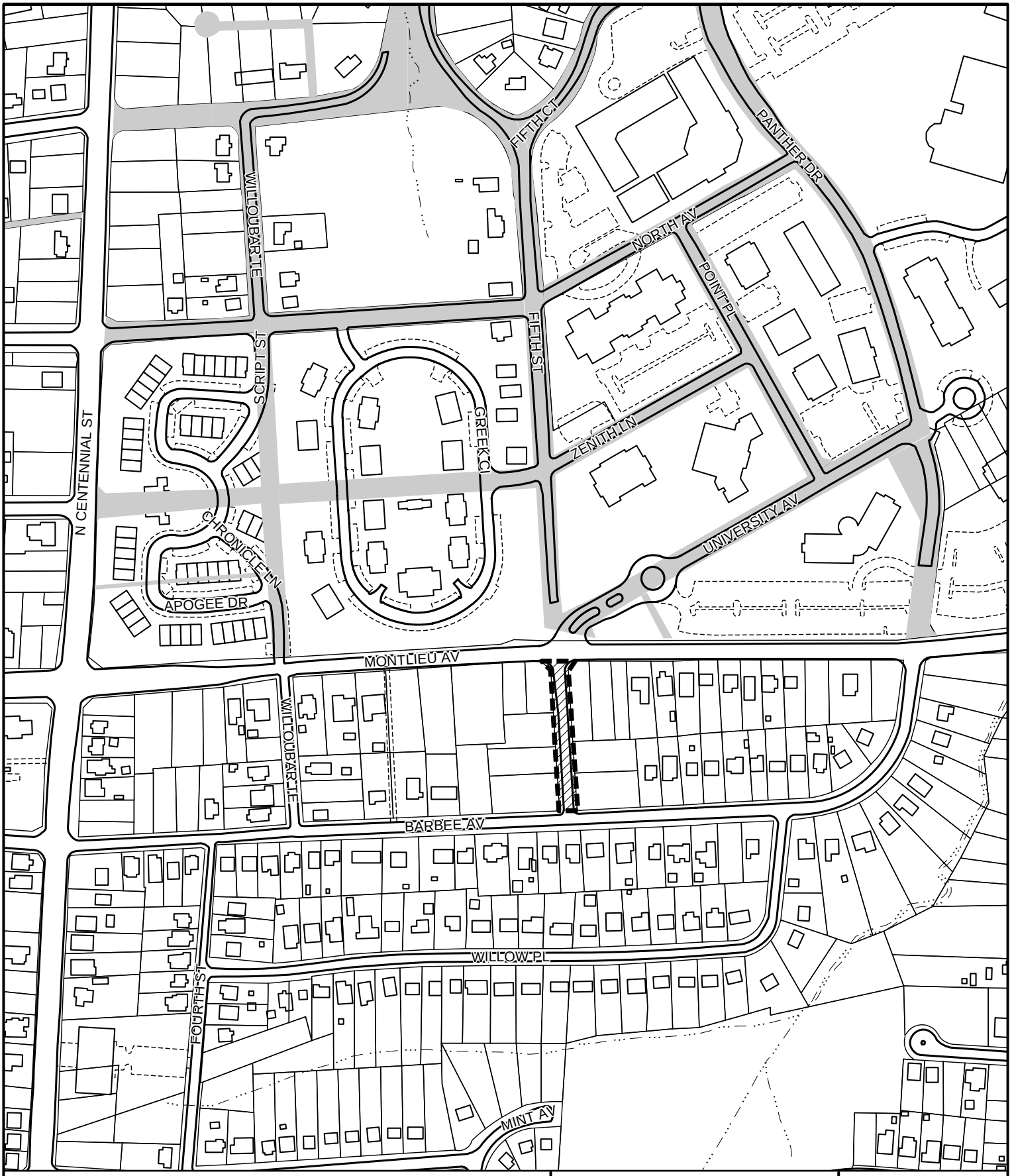
Subject to the retention of easements over water, sewer and electrical service lines in this ROW, no concerns were identified relative to the abandonment of the Fifth Street ROW. Rather than having individual easements that overlap, a general utility easement covering the entire area of the right-of-way should be retained.

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

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

Report Preparation

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



STREET ABANDONMENT SA13-03

Applicant: High Point University
Area: 0.359 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: April 24, 2013

N

Scale: 1"=300'

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

Intersection of Fifth Street and Montlieu Avenue.

Photo taken looking south from the intersection.

Intersection of Fifth Street and Barbee Street.

Photo taken looking north from the intersection.

STREET ABANDONMENT REQUEST SA13-03

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Phoenix Academy Foundation Zoning Case 13-04

a. A request by Phoenix Academy Foundation to rezone approximately 14.06 acres from the Traditional Neighborhood (TN) District to a Residential Single Family-9 (RS-9) District. The site consists of two parcels lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road.
b. A request by Phoenix Academy Foundation to rezone approximately 42.3 acres from the Traditional Neighborhood (TN) District and Conditional Use General Business (CU-GB) District to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Road approximately 2,390 feet east of the intersection of Barrow Road.

AND

Phoenix Academy Foundation Special Use Permit Case 13-03

A request by Phoenix Academy Foundation to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road.

Mr. Herbert Shannon presented Rezoning Case 13-04 and Special Use Permit Case 13-03 and recommended approval as outlined in the staff reports.

Speaking on behalf of the request was the applicant's representative, Mr. Brian Hall, Samet Construction, 309 Gallimore Dairy Road, Greensboro. Mr. Hall provided an overview of the rezoning request and the special use proposal by Phoenix Academy to develop a school on the property. Mr. Hall presented an amendment to the transportation condition for the Special Use Permit which clarified the timing as to when the various transportation improvements are to be completed.

No one spoke in opposition to the request:

The Planning & Zoning Commission recommended approval of Zoning Case 13-04 by a vote of 7-0.

With the amendment offered by the applicant, the Planning & Zoning Commission recommended approval of Special Use Permit Case 13-03 by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 13-04
April 23, 2013

Request			
Applicant: Phoenix Academy Foundation	**Owner(s):** REO Funding Solutions III, LLC Klemme Investment, LLC and C.W. Thomas		
Zoning Proposal: To rezone 56.2 acres.	**From:**	**TN**	Traditional Neighborhood District
		CU-GB	Conditional Use General Business District
	To:	**RS-9**	Residential Single Family-9 District
		CZ RS-9	Conditional Zoning Residential Single Family-9 District

Site Information	
Location:	Lying at the southeast corner of Clinard Farms Road and Barrow Road.
Tax Parcel Numbers:	0218639, 0216465, 0216466 and 0216467 (Guilford County)
Site Acreage:	Approximately 56.2 acres.
Current Land Use:	Two single-family detached dwellings and undeveloped parcels
Physical Characteristics:	The site has a gentle to moderately sloping terrain consisting primarily of open pastureland, with scattered wooded areas. A 68-foot wide Duke Power transmission line runs along the southern property line of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Barrow Road. There are two streets that both stub to the southern boundary of the site from the abutting Cottesmore Subdivision. Both streets have an 8-inch City water line and 8-inch City Sewer lines.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the High Point City Lake General Watershed Area (GWA) requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single-family residential developments with a density of 2 units per acre or greater.
Overlay District(s):	High Point City Lake General Watershed Area (GWA) Airport Overlay District; Zone 3

Adjacent Property Zoning and Current Land Use			
North:	**RS-40** **AG** **CU-LI**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *(Guilford Co)* Conditional Use Light Industrial District *(Guilford Co)*	Single-family dwellings , mini warehouse use and undeveloped parcels
South:	**CU PDR**	Conditional Use Planned Unit Development-Residential District	Single-family dwellings and undeveloped parcels
East:	**RS-40** **AG**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *Guilford Co)*	Single-family dwellings and undeveloped parcels
West:	**CU PDM** **PI**	Conditional Use Planned Unit Development-Mixed District Public & Institutional District	Undeveloped and City of High Point Fire Station

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with, nor does it promote the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan(s):	Not applicable
Zoning History:	1. In 2003, a Planned Unit Development-Mixed (CU-PDM) District zoning approval was granted to permit a mixed-use development (single-family detached, multifamily, commercial and industrial uses) on approximately 277 acres, along the west side of Barrow Road south of Clinard Farms Road, known as Piedmont Crossing. 2. In 2004, zoning approval was granted to permit a residential mixed-use development (single-family and multifamily uses) on a 70 acre parcel directly to the south of the zoning site. 3. In 2006, this site was granted a Traditional Neighborhood (TN) District zoning to allow a mixed-use development. Proposed uses consisted of commercial and office uses and approximately 557 residential dwelling units. This project never came to fruition and the property was auctioned to multiple parties.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Clinard Farms Road	Major Thoroughfare	1200 ft.
	Barrow Road	Major Thoroughfare	300 ft.
Vehicular Access:	The proposed development shall have two access points to Clinard Farms Road.		
Traffic Counts: *(Average Daily Trips)*	Clinard Farms Road Barrow Road	4,200 - AADT (NCDOT 2011) 2,931 – 12 hour counts (HPDOT 2005)	
Estimated Trip Generation:	None		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No X	If a residential development exceeds 150 trips in the AM or PM peal hour a TIA will be required.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

When the current TN District was approved for this property in 2006, up to 557 dwelling units were permitted and school impacts were assessed at that time. This updated zoning request for RS-9 and CZ RS-9 District decreases the number of dwelling units allowed; thus, the zoning proposal will not increase the impact on the school district from what was anticipated in 2006.

Details of Proposal

This zoning application proposes to establish a Residential Single Family-9 (RS-9) District and a Conditional Zoning Residential Single Family-9 (CZ RS-9) District zoning on the site. The staff evaluation of this request takes into consideration all the uses, which are primarily residential in nature, that may permitted in the requested RS-9 and CZ RS-9 Districts. In addition, the review takes into consideration consistency with the Land Use Plan, consistency with land development policies establish by the City Council, and if the proposed conditional zoning ordinance mitigates impacts, if any, from development on the property.

The total area of the zoning request is approximately 56.2 acres. Approximately 14.06 acres, centered in the middle of the site along Clinard Farms Road, have requested a RS-9 District zoning and the remaining 42.2 acres have requested a CZ RS-9 District. The 14.06 acres consist of a 13-acre parcel and a 1.06-acre parcel; both are under separate ownership and both are developed with an existing single family dwelling. They were requested to be included in this application by staff so as to remove all remnants of the TN District and to remove non-conforming status on these existing residential property owners. The 42.2 acres associated with this site is part of a development proposal by the Phoenix Academy Foundation to develop a school on the property, evaluation of that proposal is under Special Use Permit Case 13-03.

In regards to the CZ RS-9 District portion of the request, the applicant has offered the following conditions in its Conditional Zoning Ordinance to mitigate impacts due to the development of the site:

- All principal use(s) of the site shall be connected to the City's water and sewer system for service;
- Limit the location and number of access points;

- If development under CZ RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated Traffic Impact Analysis (TIA) will be required to determine the extent of improvements necessary to mitigate traffic impacts;
- Provide a street connection to the abutting subdivision to the south and to parcels internal to this zoning case that are not under the Conditional Zoning Ordinance;
- Roadway improvement consisting of turn lane with storage areas;
- Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road;
- When warranted, install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow Road intersection; and
- Construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans: **The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans**
Staff Comments: The site has a Mixed Use Development land use designation. Although this land use designation is typically associated with higher intensity development, the requested RS-9 and CZ RS-9 Districts are comparable with this land use designation.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: The zoning site abuts a Conditional Use Planned Unit Development-Residential (CU PDR) District to the south that has been developed to the RS-9 District standards and is adjacent to large lot rural subdivision, under Guilford County's zoning jurisdiction, to the north and east. The requested RS-9 and CZ RS-9 District will be compatible with surrounding uses.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: ❖ Approximately 75% of the zoning site (42.2 acres) is proposed to be a CZ RS-9 District. The requested CZ RS-9 District permits a density up to four dwelling

	units per acre; therefore, the zoning site has the potential to be developed with approximately 160 dwelling units. To mitigate any potential negative impacts from development, the applicant has offered conditions to dedicate right-of-way to accommodate future road improvements, connect to city utilities, and if the intensity of any residential development exceed the threshold of over 150 trips during the peak AM or PM hours, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts. ❖ The two parcels, totaling 14.06 acres that are proposed to be RS-9 (a 13-acre parcel and a 1.06-acre parcel), are not covered by the conditional zoning ordinance. These parcels are too small to pose any significant impacts. To further ensure limited impacts, the conditional zoning ordinance for the CZ RS-9 District includes conditions for two-stub streets to abut the 13-acre parcel. This would allow traffic from a residential subdivision on this tract to use the controlled access points of the larger 42.2-acre parcel.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: The site is subject to water supply watershed regulations of the Oak Hollow Lake General Watershed Area.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The proposed development has no known impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: The property is within an area where there are existing residential subdivisions. The allowance of a CZ RS-9 District zoning, as conditioned in the attached conditional zoning ordinance, will not adversely effect the use or value of adjacent property owners.

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

Staff Comments: There have been no significant changes in the type or nature of development in this area.

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

Staff Comments:
The area to the north and east of the zoning site is within zones 1 & 2 of the Airport overlay zone, which prohibits residential uses. To the west and southwest, zoning approval has been granted to permit a 277-acre mixed-use Planned Unit Development (PUD), known as Piedmont Crossing. Finally, south of the zoning site is a 265 dwelling unit mixed residential development

that is currently under construction. This surrounding development pattern coupled with the proposed future roadway extension of Piedmont Parkway and widening of Barrow Road all assist in supporting the requested RS-9 and CZ RS-9 zoning on the site.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested RS-9 and CZ RS-9 Districts are consistent with the City's Land Use Plan; 2) The site abuts an existing PUD development where residential tracts are developed to RS-9 District standards; 3) Since the land associated with the TN District is no longer under a single or unified ownership, it is no longer a viable zoning district for the property; and 4) The applicant has offered conditions with the rezoning application for development to connect to city utilities and to reevaluate transportation related improvements if specific traffic thresholds are exceeded.

Recommendation

Staff Recommends Approval:
As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The limited area of the requested RS-9 District and conditional zoning ordinance associated with the CZ RS-9 District will ensure development will be compatible with the surrounding area and in conformance with adopted plans.

The Planning & Development Department recommends approval of the request to rezone 14.06 acres to a Residential Single Family-9 (RS-9) District and to rezone 42.2 acres to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

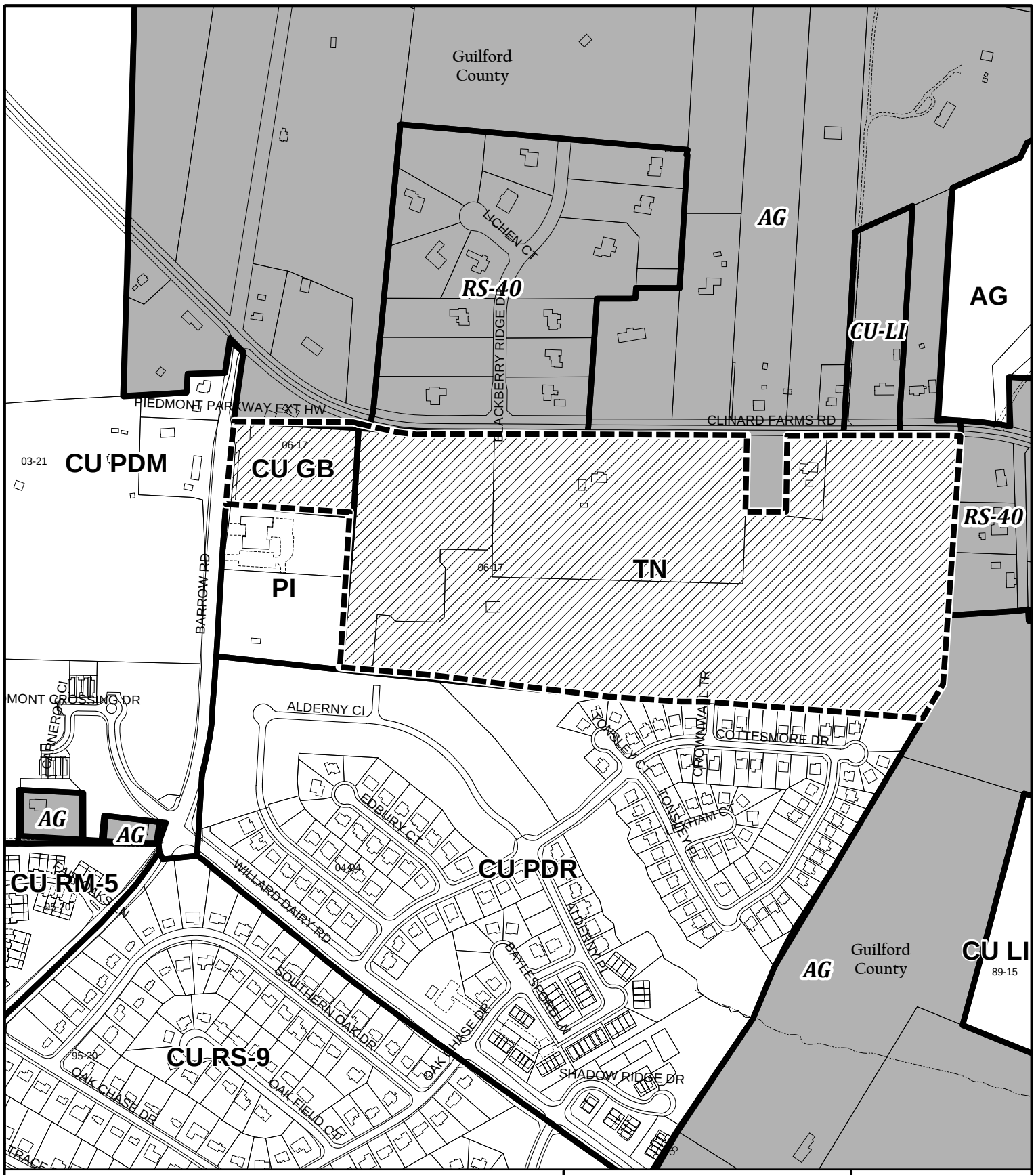
Required Action

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

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

Report Preparation

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



ZONING CASE 13-04

From: Traditional Neighborhood and Conditional Use General Business

To: Residential Single Family-9 and Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary

Planning & Development Department

City of High Point

Date: April 17, 2013

N

Scale: 1'=500'

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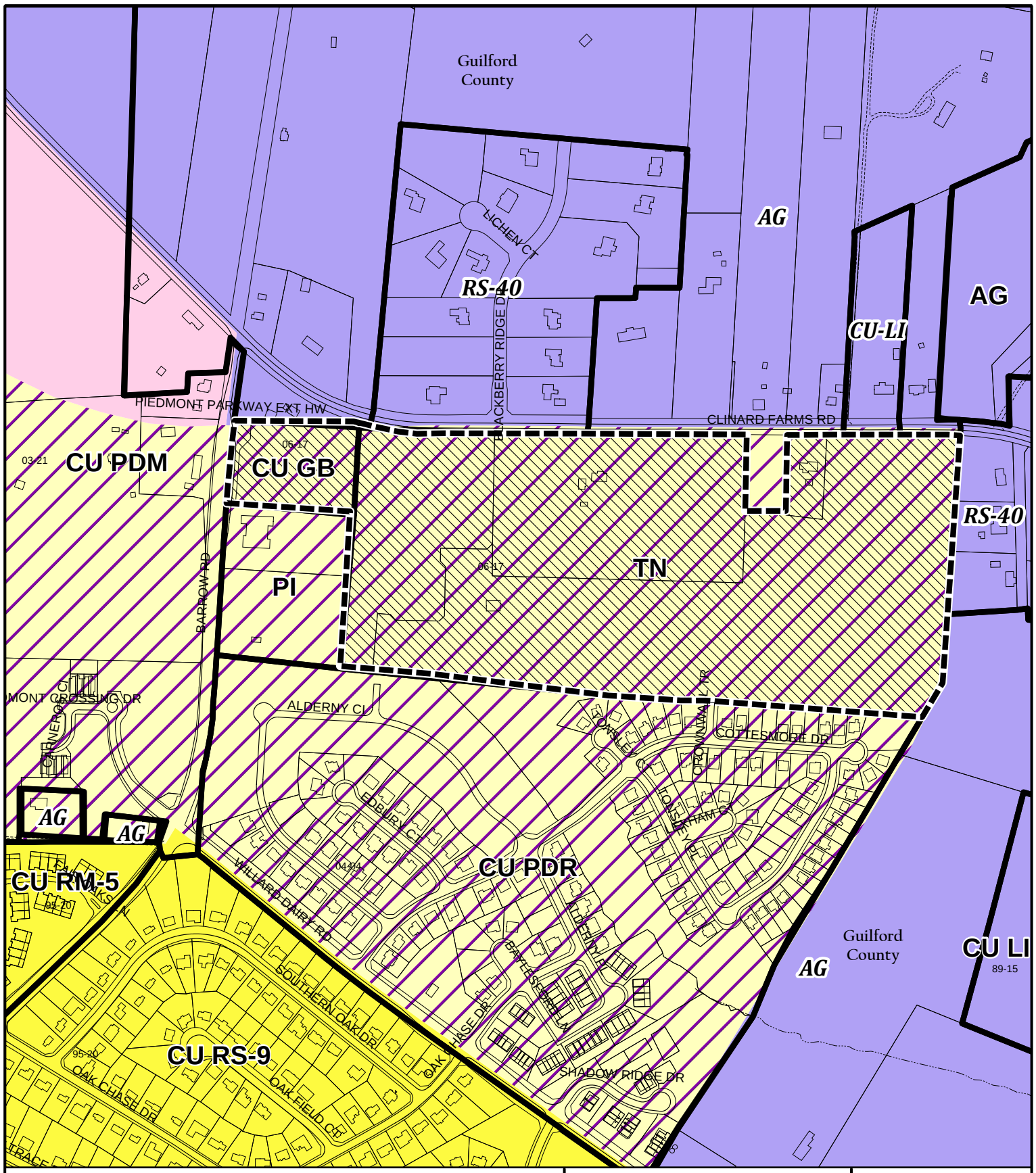

ZONING CASE 13-04

Land Use Plan

- Mixed Use Development
- Low-Density Residential
- Local/Convenience Commercial
- Restricted Industrial

Planning & Development Department

City of High Point

Date: April 12, 2013

N

Scale: 1'=500'

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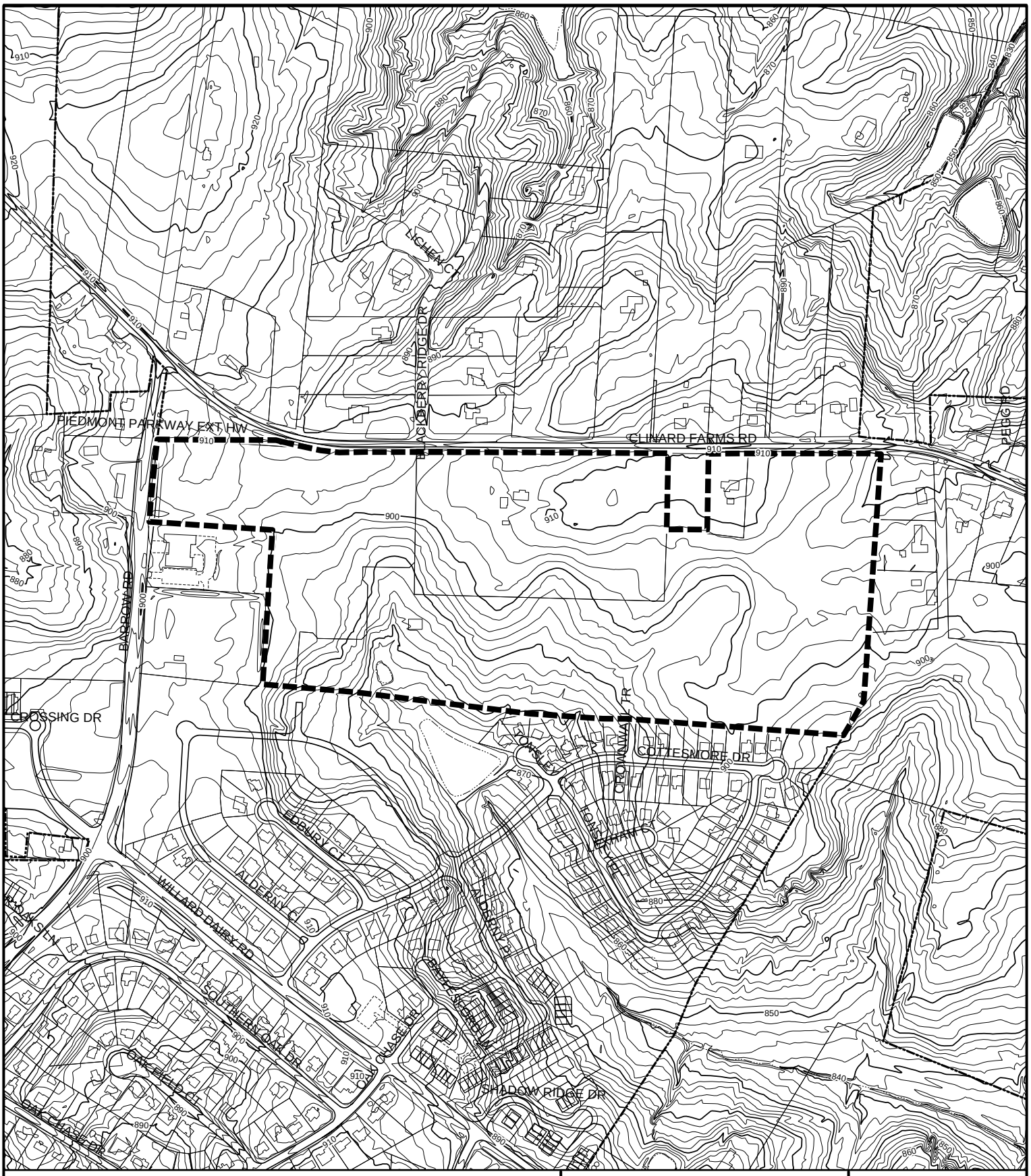

ZONING CASE 13-04

Topography

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

Planning & Development Department

City of High Point

Date: April 11, 2013

N

Scale: 1'=500'

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ZONING CASE 13-04

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

April 1, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #13-04 and Special Use Permit 13-03, Phoenix Academy Foundation. Property located southeast of the intersection of Clinard Farms Road and Barrow Road.**

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred fifty (150) trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit to allow a charter school for 1,480 students K-12. The development of the school adds approximately one thousand four hundred seven (1,407) trips in the AM peak hour, eight hundred fifty two (852) trips in the PM peak hour and a total of 2,396 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 zoning

Access

- The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
- The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
- Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

Right-of-Way

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

Roadway and Intersection Improvements

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

<u>Conditions for development under the Special Use Permit</u>

<u>Access</u>

- The rezoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.

<u>Right-of-Way</u>

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

<u>Improvements</u>

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

- The property owner shall provide a minimum of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-04 (Part A)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Residential Single Family-9 District (RS-9) District.** The property is approximately 14.06 acres lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216466 (approximately 1.06 acres) and 0216467 (approximately 13 acres).

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.
____th day of _____, 2013.

Lisa B. Vierling, City Clerk

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-04 (Part B)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1

Part I. That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 42.33 acres lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216465 (approximately 30.55 acres) and 0218639 (approximately 11.78 acres).

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 of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.

B. Transportation Conditions.
If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

C. Transportation Conditions.

1. Right-of-way Dedication
   a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

2. Access
   a). The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
   b). The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
   c). The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
   d). The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
   e). Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

3. Roadway and Intersection Improvements
   a). The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
   b). The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
   c). The property owner shall either:
      i). Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted

install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

ii). When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate

4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

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

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
____th day of _____, 2013.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
SPECIAL USE PERMIT 13-03
April 23, 2013

Request	
Applicant: Phoenix Academy Foundation	**Owner(s):** REO Funding Solutions III, LLC
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	Lying at the southeast corner of Clinard Farms Road and Barrow Road.
Tax Parcel Numbers:	0216465 and 0218639 Guilford County
Site Acreage:	Approximately 42.2 acres
Current Land Use:	Undeveloped parcels.
Physical Characteristics:	The site has a gentle to moderately sloping terrain consisting primarily of open pastureland, with scattered wooded areas. A 68-foot wide Duke Power transmission line runs along the southern property line of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Barrow Road. There are two streets that both stub to the southern boundary of the site from the abutting Cottesmore Subdivision. Both streets have an 8-inch City water line and 8-inch City Sewer lines.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the High Point City Lake General Watershed Area (GWA) requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single-family residential developments with a density of 2 units per acre or greater.
Overlay District(s):	High Point City Lake General Watershed Area (GWA) Airport Overlay District; Zone 3

Adjacent Property Zoning and Current Land Use			
North:	**RS-40** **AG** **CU-LI**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *(Guilford Co)* Conditional Use Light Industrial District *(Guilford Co)*	Single-family dwellings , mini warehouse use and undeveloped parcels
South:	**CU PDR**	Conditional Use Planned Unit Development-Residential District	Single-family dwellings and undeveloped parcels
East:	**RS-40** **AG**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *Guilford Co)*	Single-family dwellings and undeveloped parcels

West:	**CU PDM** **PI**	Conditional Use Planned Unit Development-Mixed District Public & Institutional District	Undeveloped and City of High Point Fire Station

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with, nor does it promote the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan(s):	Not applicable
Zoning History:	1. In 2003, a Planned Unit Development-Mixed (CU-PDM) District zoning approval was granted to permit a mixed-use development (single-family detached, multifamily, commercial and industrial uses) on approximately 277 acres, along the west side of Barrow Road south of Clinard Farms Road, known as Piedmont Crossing. 2. In 2004, zoning approval was granted to permit a residential mixed-use development (single-family and multifamily uses) on a 70-acre parcel directly to the south of the zoning site. 3. In 2006, this site was granted a Traditional Neighborhood (TN) District zoning to allow a mixed use developed. Proposed uses consisted of commercial and office uses and approximately 557 residential dwelling units. This project never came to fruition and the property was auctioned to multiple parties.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Clinard Farms Road	Major Thoroughfare	1200 ft.
	Barrow Road	Major Thoroughfare	300 ft.
Vehicular Access:	The proposed development shall have two access points to Clinard Farms Road.		
Traffic Counts: *(Average Daily Trips)*	Clinard Farms Road Barrow Road	4,200 - AADT (NCDOT 2011) 2,931 – 12 hour counts (HPDOT 2005)	
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,425.		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes X	**No**	

Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.

School District Information

Not applicable to this case.

Details of Proposal

The applicant is requesting approval of a Special Use Permit (SUP) to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. This special use request includes a binding sketch plan submitted by the applicant and a staff recommended Special Use Permit. The staff recommended conditions are proposed to help mitigate perceived impacts resulting from the special use request. If approved, development of the site is guided by the sketch plan and conditions of the Special Use Permit. As part of the public hearing process the applicant may request consideration from the Planning and Zoning Commission, and ultimately from the City Council, to modify the staff recommendations.

The specifics of this request are as follows:

- Elementary and secondary school, grades K thru high school, with a maximum population of 1,500 students at build-out.
- Maximum of 149,000 square feet of building(s) to be constructed with building on the northeastern and northwestern portions of the property.
- Athletic and recreation fields along the southern portion of the site.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. 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 required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds	
Compliance	❖ The special use permit recommended by staff includes various transportation related improvements to help mitigate impacts of the development. Subject to the Special Use Permit being approved with conditions recommended by the Transportation Department, no other public safety issues have been identified.

That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(f) *Greater Restrictions*; staff finds	
Compliance, subject to meeting conditions of SUP Document	❖ A school use is permitted in a RS-9 District subject to meeting development standards and subject to obtaining a special use approval. The Development Ordinance requires that the following development standard be met for a school use *"The site plan shall depict on-site vehicular and pedestrian traffic circulation and shall illustrate any proposed loading and unloading areas, parking areas, drivelines, sidewalks and transportation improvements and provided for other supporting information."* The applicant has submitted a SUP Site Plan that generally depicts the manner in which the site is to be developed. Detailed engineered drawings that address conditions of the SUP are more appropriately reviewed as part of the site plan review by the Technical Review Committee once the SUP is approved. Subject to the applicant agreeing to improvements recommended by the Transportation Department, the application will be in compliance with this criterion.

That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds	
Compliance, subject to meeting conditions of SUP Document	❖ Based on the manner in which the site is to be developed, as depicted on the SUP site plan, development of the site will be sufficiently setback from abutting property owners. ❖ Where the site abuts residential uses, a Type B planting yard will be required. This will assist in buffering activity on the site from adjacent residential uses. ❖ At build-out, with approximately 1,500 students, there will be traffic impacts from this use at peak usage times. The transportation improvements recommend by staff in the SUP will help mitigate those impacts. ❖ The SUP includes a general lighting condition for site development and a lighting condition for the athletic fields. These conditions will further insure the requested school use will substantially insure the value of adjacent property owners.

That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds	
Compliance	❖ This area is designated as Mixed Use Development on the Land Use Plan and the Northwest Area Plan. A school uses is neither supported by or in conflict with this land use designation.

Recommendation

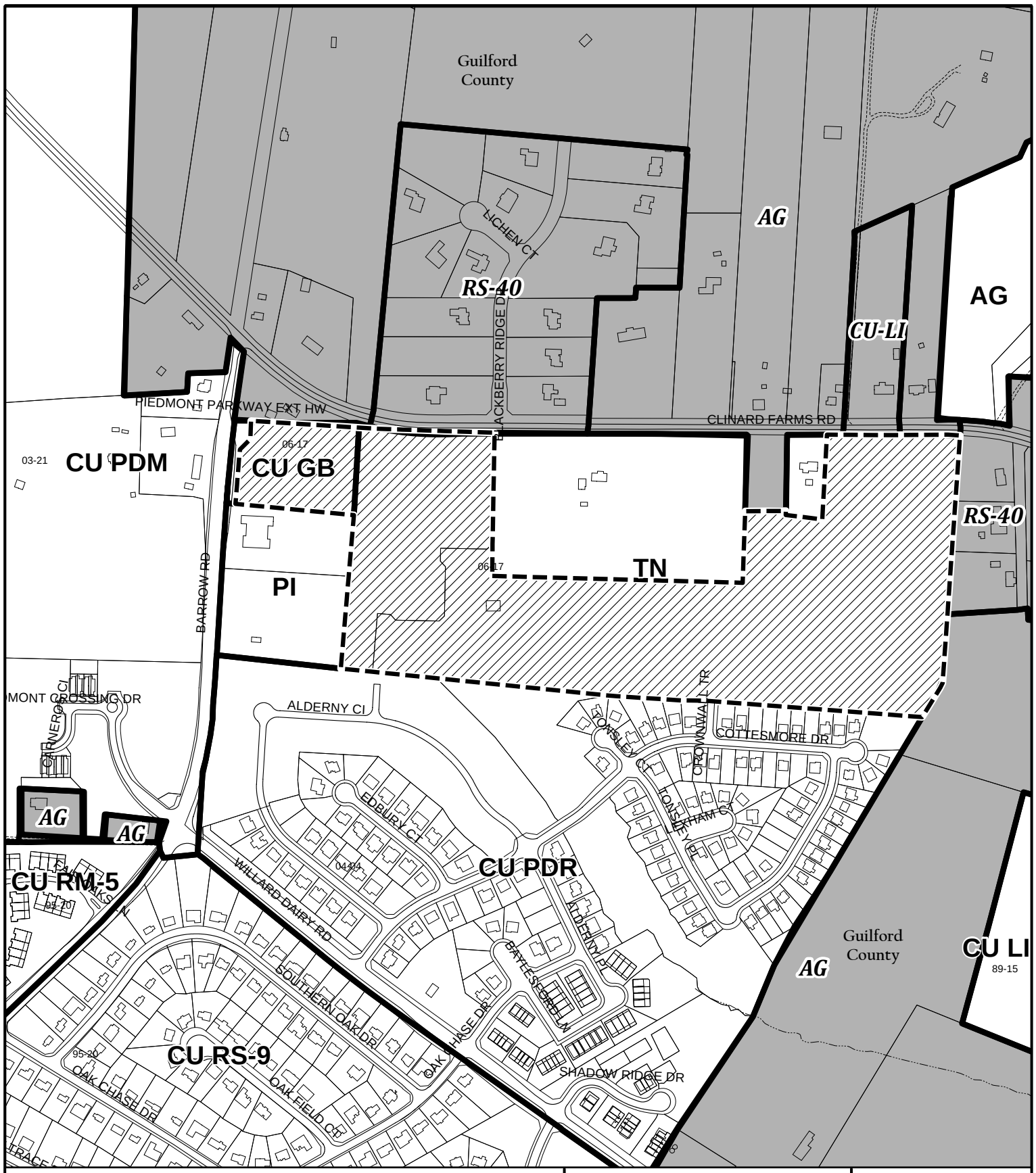
Staff recommends approval with Conditions

The Planning and Development Department recommends approval of the SUP subject to the approval of the associated Zoning Case 13-04 and subject to the staff recommended conditions for this permit.

Based on the staff recommended conditions, and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

Report Preparation

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



SPECIAL USE PERMIT 13-03

Request: To allow a private school K-12 grades
Accessory Uses: athletic fields, equestrain riding/training area

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: April 4, 2013

N

Scale: 1'=500'

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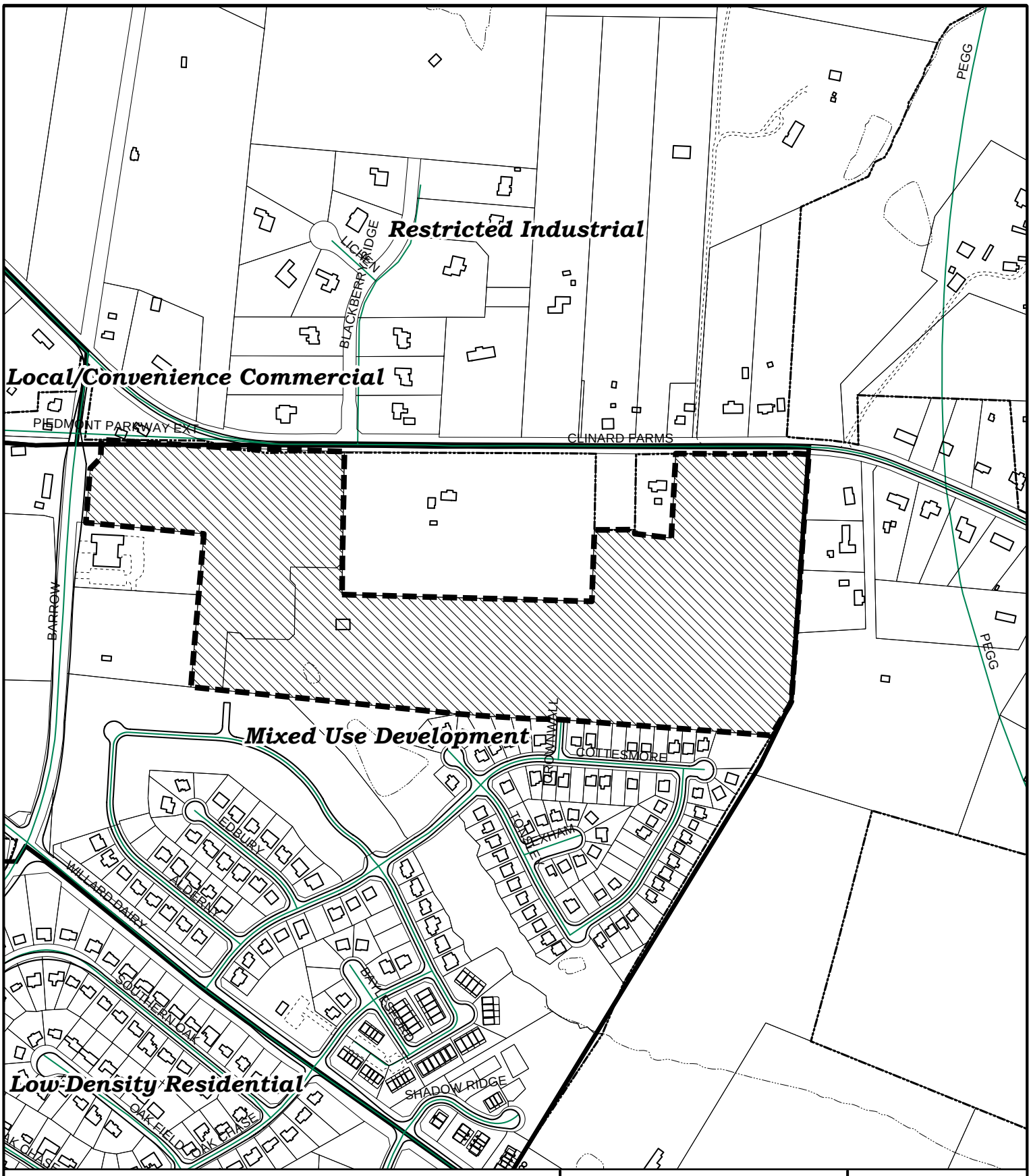

SPECIAL USE PERMIT 13-03

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

City of High Point

Date: April 11, 2013

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Scale: 1'=500'

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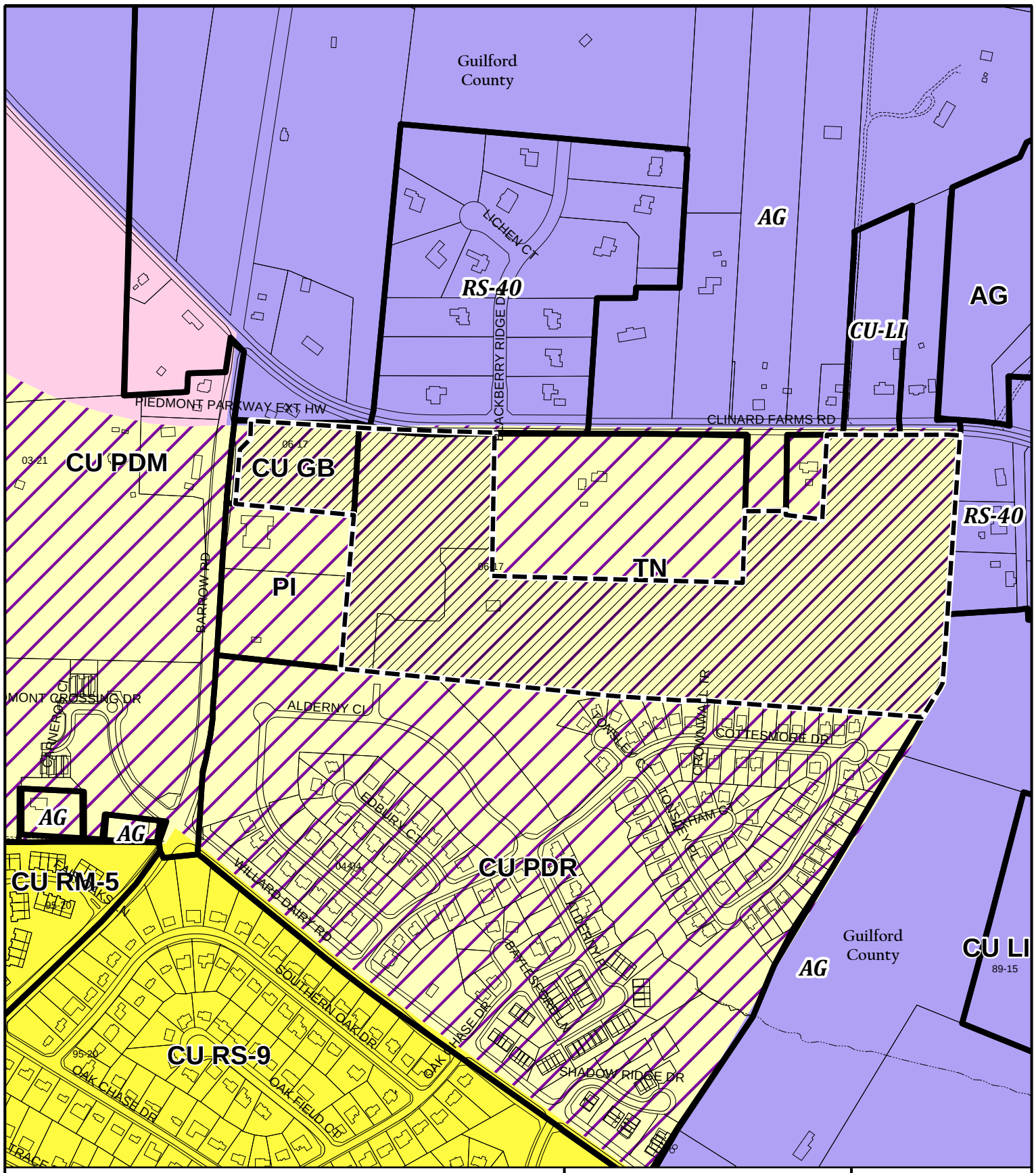

SPECIAL USE PERMIT 13-03

Land Use Plan

- Mixed Use Development
- Low-Density Residential
- Local/Convenience Commercial
- Restricted Industrial

Planning & Development Department

City of High Point

Date: April 12, 2013

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Scale: 1'=500'

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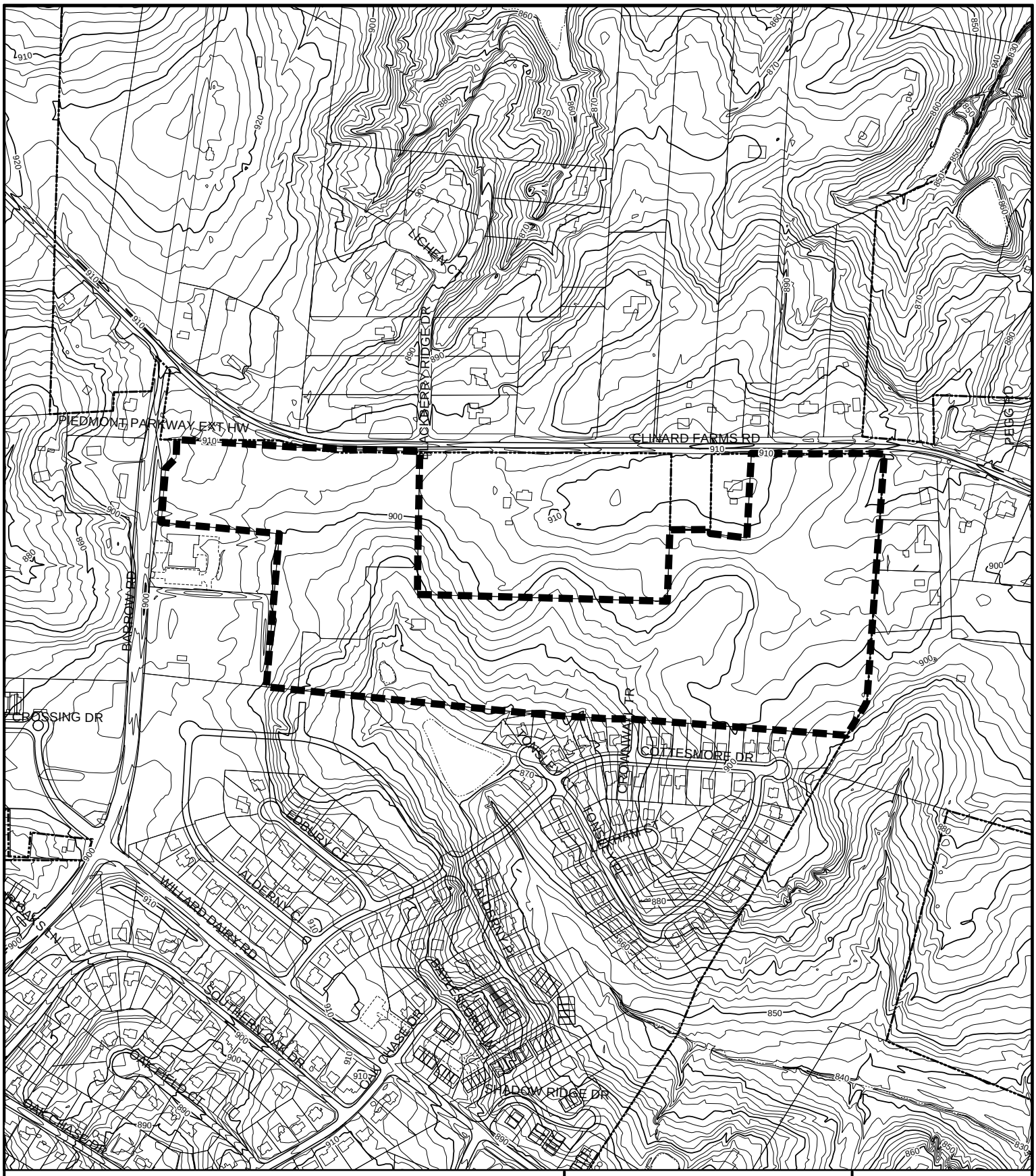

SPECIAL USE PERMIT 13-03

Topography

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

Planning & Development Department

City of High Point

Date: April 11, 2013

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Scale: 1'=500'

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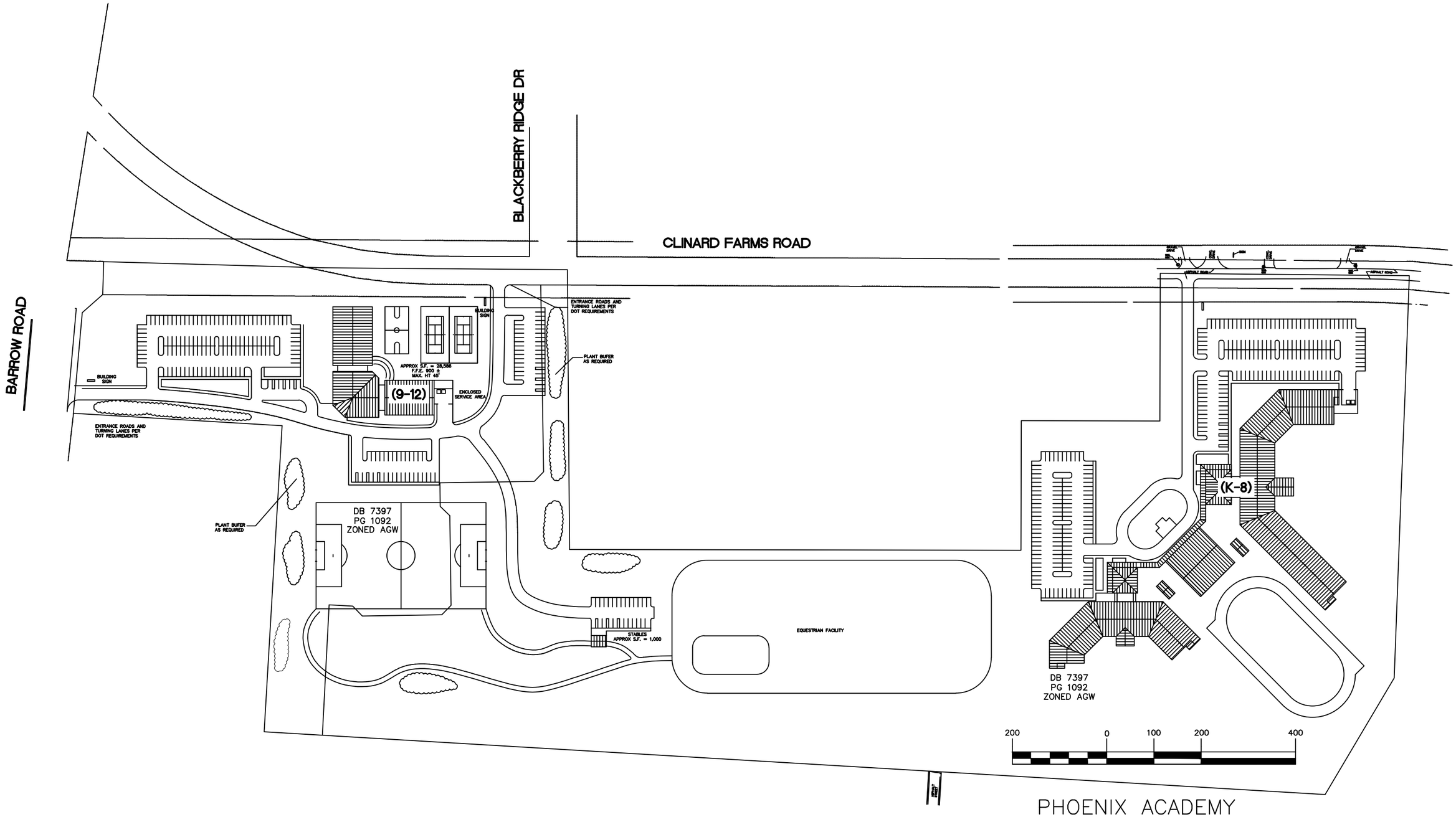
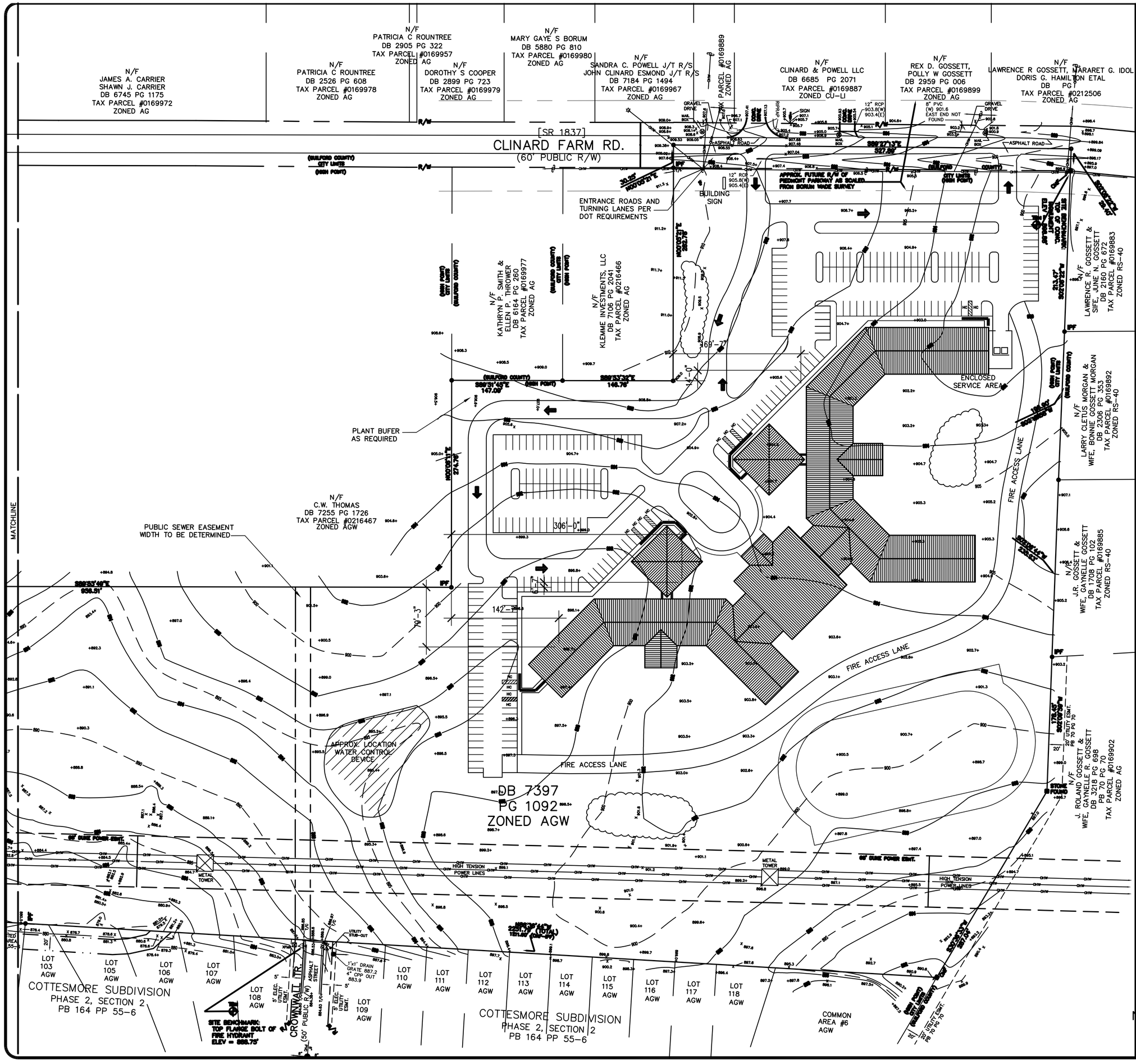
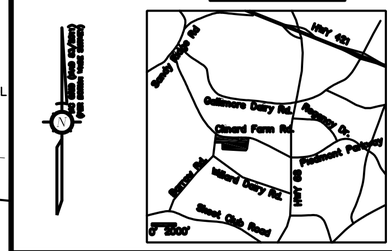
SPECIAL USE PERMIT 13-03



PHOENIX ACADEMY
HIGH POINT, NC



VICINITY MAP



Sacks Surveying & Mapping, P.C.

3308-B Edgefield Road
Greensboro, NC 27409

(336) 931-0999
FAX 931-0999

www.sacksurveying.com

Firm Lic # C-2741

SURVEYOR'S CERTIFICATE

I, STANLEY ROBERT SACKS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT TOPOGRAPHIC DATA IS SHOWN PER AN ACTUAL GROUND SURVEY, AND THAT THE VERTICAL ACCURACY OF TOPOGRAPHIC DATA CONFORMS TO THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF JANUARY, A.D. 2013.

NOT A CERTIFIED DOCUMENT — _____ REGISTRATION NUMBER L-2913
SURVEYOR

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCE.

NOTES:

THIS SURVEYOR DID NOT PERFORM A BOUNDARY SURVEY IN CONJUNCTION WITH THE PRESENT MAPPING. ALL BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY BORUM WADE ASSOCIATES, P.A., DATED 05 NOVEMBER, 2012, ORIENTED TO PROPERTY MONUMENTATION RECOVERED, AS SHOWN. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL (3710781400-J, EFFECTIVE 16 JUNE, 2007, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL USING TWO ASHTECH PROMARK II GPS RECEIVERS, HOLDING NGS MONUMENT HAZARD FLOOD ZONE. SITE BENCHMARKS WERE ESTABLISHED BY STATIC DIFFERENTIAL GPS METHODS "HAWTHORNE RESET" (ELEV = 880.88') AS A FIXED VERTICAL REFERENCE. THE VERTICAL DATUM IS NAVD 88 WITH A PRECISION OF 0.04' AT THE 95% CONFIDENCE LEVEL. ANY UNDERGROUND IMPROVEMENTS ARE SHOWN BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

LEGEND OF STANDARD SYMBOLS

- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELEC. SERVICE/VAULT
- ELECTRICAL CABINET
- HEATING/AIR UNIT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- CATV SERVICE
- CATV VAULT
- FIBER OPTIC WARNING POST
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTOR
- WATER VALVE MANHOLE
- FIRE HYDRANT
- WELL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- SIGN
- MONITORING WELL
- MAIL BOX
- BOLLARD
- CONCRETE CATCH BASIN
- CAST IRON CATCH BASIN
- STORM WATER LINE
- SS — SANITARY SEWER LINE
- OHP — OVERHEAD WIRES
- E — BURIED ELECTRIC LINE
- G — BURIED GAS LINE
- T — BURIED TELECOM. LINE
- W — BURIED WATER LINE
- X — METAL FENCE LINE
- O — WOODEN FENCE LINE
- TREE LINE
- TEMP. BENCH MARK
- DROP INLET w/ GRATE
- CONCRETE YARD DRAIN

IPF = IRON PIPE FOUND
IRF = IRON REBAR FOUND
PKF = MAGNETIC NAIL FOUND
XF = CHISLED "X" FOUND
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
D&UE = DRAINAGE MAINTENANCE & UTILITY EASEMENT
BFE = FEMA BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION
H/C = HANDICAP
RCP = CONC. STORM PIPE
CPP = CORRUGATED PLASTIC PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PT = POINT-TANGENT CURVE
CL = CHORD
Typ. = TYPICAL
T/C = TOP OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STEPS
BS = BOTTOM OF STEPS
BFV = BASEMENT ELEVATION
℄ = CENTERLINE

PROPERTY DATA:

DEED REFERENCE: DB 7397 PG 1092
PLAT REFERENCE: PB 164 PG 11 (ANNEXATION PLAT)
TAX PARCEL #0216465 & 0216639
SITE AREA: 44.883 ACRES ± (PER BORUM WADE SURVEY)
PROPERTY ZONING: IN(CD-17)
THIS PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT
TAX PARCEL #0216465 & 0216639
SITE AREA: 44.883 ACRES ± (PER BORUM WADE SURVEY)

PREPARER

MBAJ ARCHITECTURE
1230 WEST MOREHEAD STREET, SUITE 214
CHARLOTTE NC 28208
704-731-7000

DEVELOPER

SAMET CORPORATION,
309 GALLIMORE DAIRY RD., SUITE 102
GREENSBORO, NC 27409
336-544-2600

OWNER

PHOENIX ACADEMY,
4020 MEETING WAY STREET,
HIGH POINT, NC 27265
336-869-0079

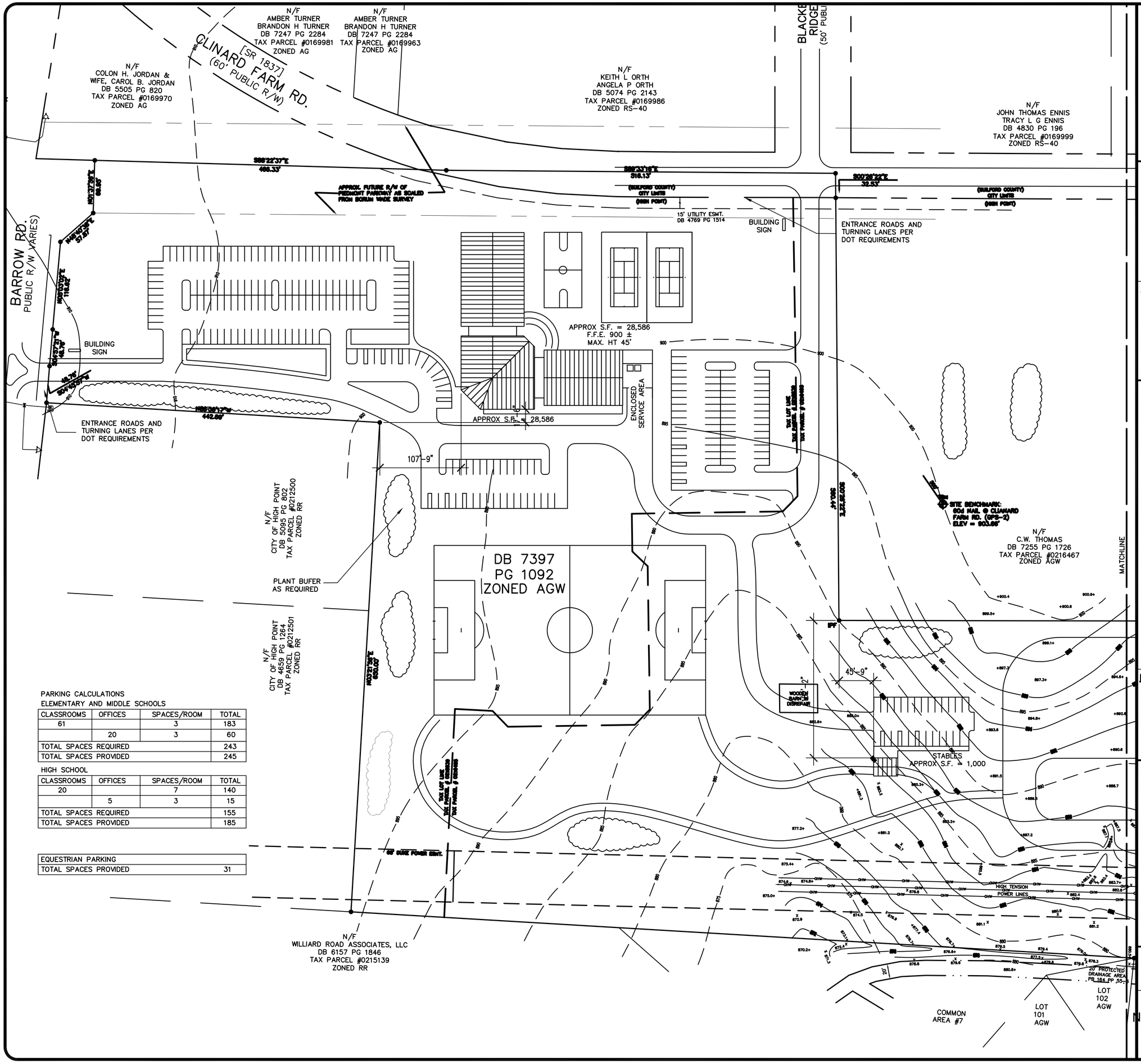
SIGNATURE: _____

80' 0 40' 80' 160'
BAR GRAPH 1 inch = 80 ft.

DATE: 2-19-13
REVISION: 3-6-13

SKETCH PLAN SUBMITTAL
NEW CAMPUS FOR PHOENIX ACADEMY
7861 CLINARD FARMS RD.
HIGH POINT, N.C.

SHEET 1 OF 2



PARKING CALCULATIONS
ELEMENTARY AND MIDDLE SCHOOLS

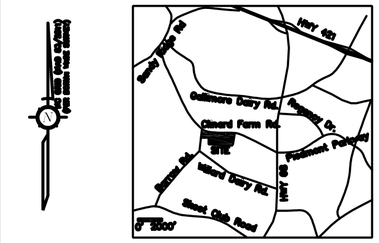
CLASSROOMS	OFFICES	SPACES/ROOM	TOTAL
61		3	183
	20	3	60
TOTAL SPACES REQUIRED			243
TOTAL SPACES PROVIDED			245

HIGH SCHOOL

CLASSROOMS	OFFICES	SPACES/ROOM	TOTAL
20		7	140
	5	3	15
TOTAL SPACES REQUIRED			155
TOTAL SPACES PROVIDED			185

EQUESTRIAN PARKING	
TOTAL SPACES PROVIDED	31

VICINITY MAP



Sacks Surveying & Mapping, P.C.
3309-B Edgefield Road (336) 631-0888
Greensboro, NC 27409 FAX 631-0888
www.sacksurveying.com
FIRM LIC # C-2741

SURVEYOR'S CERTIFICATE:
I, STANLEY ROBERT SACKS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT REFERENCED DATA IS SHOWN PER AN ACTUAL GROUND SURVEY; AND THAT THE TOTAL ACCURACY OF TOPOGRAPHIC DATA CONFORMS TO THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31st DAY OF JANUARY A.D. 2013.
NOT A CERTIFIED DOCUMENT — _____ REGISTRATION NUMBER L-2913
SURVEYOR
UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCES.

NOTES:

THIS SURVEYOR DID NOT PERFORM A BOUNDARY SURVEY IN CONJUNCTION WITH THE PRESENT MAPPING. ALL BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY BORUM WADE ASSOCIATES, P.A., DATED 05 NOVEMBER, 2012, ORIENTED TO PROPERTY MONUMENTATION RECOVERED, AS SHOWN. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710578400-J, EFFECTIVE 16 JUNE, 2007, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL USING TWO ASHTECH PROMARK II GPS RECEIVERS, HOLDING NGS MONUMENT HAZARD FLOOD ZONE. SITE BENCHMARKS WERE ESTABLISHED BY STATIC DIFFERENTIAL GPS METHODS "HAWTHORNE RESET" (ELEV = 890.89') AS A FIXED VERTICAL REFERENCE. THE VERTICAL DATUM IS NAVD 88 WITH A PRECISION OF 0.04' AT THE 95% CONFIDENCE LEVEL. ANY UNDERGROUND IMPROVEMENTS ARE SHOWN BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

LEGEND OF STANDARD SYMBOLS

UTILITY POLE
GUY ANCHOR
LIGHT POLE
ELECTRIC MANHOLE
ELEC. SERVICE/VAULT
ELECTRICAL CABINET
HEATING/AIR UNIT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
TELEPHONE VAULT
CATV SERVICE
CATV VAULT
FIBER OPTIC WARNING POST
GAS VALVE
GAS METER
WATER VALVE
WATER METER
BACKFLOW PREVENTOR
WATER VALVE MANHOLE
FIRE HYDRANT
WELL
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
DRAIN
MONITORING WELL
MAIL BOX
BOLLARD
CONCRETE CATCH BASIN
CAST IRON CATCH BASIN

STORM WATER LINE
SANITARY SEWER LINE
OVERHEAD WIRES
BURIED ELECTRIC LINE
BURIED GAS LINE
BURIED TELECOM. LINE
BURIED WATER LINE
METAL FENCE LINE
WOODEN FENCE LINE
TREE LINE
TEMP. BENCH MARK
DROP INLET w/ GRATE
CONCRETE YARD DRAIN
IPF = IRON PIPE FOUND
RBF = IRON REBAR FOUND
PKF = MARKING NAIL FOUND
XF = CHISELED "X" FOUND
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
DME = DRAINAGE MAINTENANCE & UTILITY EASEMENT
BFE = FEMA BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION
H/C = HANDICAP
RCP = CONC. STORM PIPE
CPP = CORRUGATED PLASTIC PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
HT = HIGH-TENSION CURVE
Ch. = CHORD
Typ. = TYPICAL
T/C = TOP OF CURB
EP = EDGE OF PAVEMENT
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SIGNATURE: _____

80' 0 40' 80' 160'
BAR GRAPH 1 inch = 80 ft.

DATE: 2-19-13
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SKETCH PLAN SUBMITTAL
NEW CAMPUS FOR PHOENIX ACADEMY
7861 CLINARD FARMS RD.
HIGH POINT, N.C.

SHEET 2 OF 2

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

April 1, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #13-04 and Special Use Permit 13-03, Phoenix Academy Foundation. Property located southeast of the intersection of Clinard Farms Road and Barrow Road.**

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred fifty (150) trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit to allow a charter school for 1,480 students K-12. The development of the school adds approximately one thousand four hundred seven (1,407) trips in the AM peak hour, eight hundred fifty two (852) trips in the PM peak hour and a total of 2,396 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 zoning

Access

- The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
- The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
- Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

Right-of-Way

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

Roadway and Intersection Improvements

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

<u>Conditions for development under the Special Use Permit</u>

<u>Access</u>

- The rezoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.

<u>Right-of-Way</u>

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

<u>Improvements</u>

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

- The property owner shall provide a minimum of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

SPECIAL USE PERMIT 13-03
CITY OF HIGH POINT, NORTH CAROLINA

April 23, 2013
(Submitted)

April 24, 2013
(Amended)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Elementary and Secondary School (K thru 12 grade) use and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit (SUP) document.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.

2. Landscaping & Screening
   All dumpsters shall be screened and located no closer than one-hundred (100) feet from adjacent residentially zoned property.

3. Lighting
   a. All pole mounted lighting shall be directed away from adjacent residential uses.
   b. All free standing exterior lighting for parking lots and along internal drives shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
   c. Lighting associated with the athletic fields shall not exceed zero (0) foot-candles as measured from the property line of the site. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.

4. Transportation Conditions
   a. Phasing of Transportation Improvements
      1. Phase 1a – 460 students or less
         a. Access
            i). The site shall be allowed two (2) points of access to Clinard Farms Road.

ii). The western access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.

iii). The eastern access point shall be a right in – right out onto Clinard Farms Road

b. Right-of-way Dedication - The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the site.

c. Improvements - The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.

d. Onsite queuing area - The property owner shall provide a minimum of one thousand three hundred (1,300) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

2. Phase 1b – 461-800 students

a. Onsite queuing area - The property owner shall provide a minimum (gross total of phases 1a and 1b) of two thousand two hundred (2,200) feet of stacking/queuing on the site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

3. Phase 2 – 801-1500 students

a. Access

i. An additional access point shall be permitted to Clinard Farms Road and it shall be aligned with Blackberry Ridge Drive.

ii. The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.

iii. The property owner shall provide a minimum (gross total of phases 1a, 1b and 2) of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

iv. If not already completed by the City of High Point/NCDOT, The property owner shall either:

1) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

2) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

b. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

DESCRIPTION OF PROPERTY:
The property is approximately 42.33 acres lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216465 (approximately 30.55 acres) and 0218639 (approximately 11.78 acres).

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT _____ AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF _____.

_____ _____

Lisa B. Vierling Date
City Clerk

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.

DAVENPORT

Phoenix Academy – Transportation Impact Analysis
High Point, NC
Prepared for Samet Corporation
March 5, 2013

Executive Summary

The proposed Phoenix Academy is located on the southeast corner of the intersection of Clinard Farms Road and Barrow Road in High Point, North Carolina. The proposed charter school will have a capacity of 1,480 students in grades K through 12 and 105 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Clinard Farms Road
- Clinard Farms Road at Barrow Road
- Clinard Farms Road at Blackberry Ridge Drive / Site Access 1
- Clinard Farms Road at Site Access 2
- Clinard Farms Road at Site Access 3
- Barrow Road at Site Access 4
- Barrow Road at Willard Dairy Road

This intersection was analyzed during the AM and Dismissal peaks for the following conditions:

- 2013 Existing Conditions
- 2018 Future No Build Conditions
- 2018 Future Build-Out Conditions
- 2018 Future Build-Out with Mitigation

A study year of 2018 was assumed based on City of High Point criteria for a traffic analysis. Note that this does not represent an expected schedule for the completion of the site. The City of High Point was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Samet Corporation.

Per scoping with City of High Point, a review of on-site traffic operations at the school driveways was carried out to ensure that queuing can be accommodated on site.

Level of Service Results

The results of the study are discussed by intersection below:

Clinard Farms Road at Barrow Road

This unsignalized intersection currently operates at LOS C the AM peak and LOS B in the Dismissal peak. In 2018 future no build conditions, LOS E/B are expected in AM/Dismissal peaks, respectively. With the addition of site traffic, LOS F is expected in the AM peak and LOS D in the Dismissal peak. In order to mitigate this LOS F condition, we recommend the following improvements:

- Signalize intersection
- Provide westbound left turn lane on Clinard Farms Road with 300 feet of storage and appropriate taper
- Provide northbound right turn lane on Barrow Road with 400 feet of storage and appropriate taper

With these improvements in place, LOS D is expected in the AM peak and LOS B in the Dismissal peak. It should be noted that if the Piedmont Parkway Extension project is scheduled before the construction of Phoenix Academy, the above-mentioned improvements at this intersection will not be needed.

Clinard Farms Road at Blackberry Ridge Drive / Site Access 1

This unsignalized intersection currently operates at LOS B in the AM and Dismissal peaks. In 2018 future no build conditions, LOS B is expected in AM and Dismissal peaks. With the addition of site traffic, LOS E is expected in the AM peak and LOS C in the Dismissal peaks. In order to enhance access to the site we recommend the following improvements:

- Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper

With these improvements in place, LOS D is expected in the AM peak and LOS C in the Dismissal peak.

Clinard Farms Road at Site Access 2

This driveway was analyzed as exit only in order to minimize conflicting movements at the middle school and elementary school. In 2018 future build conditions, LOS F is expected in the AM peak and LOS B in the Dismissal peak B in the Dismissal peak. We recommend providing separate left and right turn lanes exiting from the site. While this improvement will not eliminate LOS F in the AM peak, overall delay will be reduced and queues will be adequately contained on site.

Barrow Road at Site Access 3

This driveway was analyzed as entry only in order to minimize conflicting movements at the middle school and elementary school. This intersection is expected to operate at LOS A in AM and Dismissal peaks with the build out of the site. In order to accommodate left and right turn movements into the site, the following improvements are recommended:

- Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper

Barrow Road at Site Access 4

In future build conditions, this right in right out intersection is expected to operate at LOS B during AM and Dismissal peaks. This driveway should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Barrow Road at Willard Dairy Road

This signalized intersection currently operates at LOS C in the AM peak and LOS A in the Dismissal peak. In 2018 future no build conditions, LOS B is expected in the AM peak and LOS A in the Dismissal peak. With the build out of the site, LOS C is expected in the AM peak and LOS B in the Dismissal peak. The Sim Traffic simulation does not indicate any queuing issues at this intersection. No improvements are recommended.

Recommended improvements at the study intersections are illustrated in Figure 9 of the report.

DAVENPORT

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary

AM Peak	2013 Existing	2018 Future No Build	2018 Future Build	2018 Future Build with Improvements
Clinard Farms Road at Barrow Road	C (24.6) NB Approach	E (35.6) NB Approach	F (815.3) NB Approach	C (22.7) Signalized
Clinard Farms Road at Blackberry Ridge Drive / Site Access 1	B (10.5) SB Approach	B (10.7) SB Approach	E (39.3) SB Approach	D (31.0) SB Approach
Clinard Farms Road at Site Access 2			F (156.9) NB Approach	F (57.9) NB Approach
Clinard Farms Road at Site Access 3			A (5.0) WB Left	
Barrow Road at Site Access 4			B (12.5) WB Right	
Barrow Road at Willard Dairy Road	B (11.9)	B (13.0)	B (14.4)	
Dismissal Peak	**2013 Existing**	**2018 Future No Build**	**2018 Future Build**	**2018 Future Build with Improvements**
Clinard Farms Road at Barrow Road	B (11.8) NB Approach	B (12.4) NB Approach	D (28.1) NB Approach	B (11.0) Signalized
Clinard Farms Road at Blackberry Ridge Drive / Site Access 1	B (10.1) SB Approach	B (10.3) SB Approach	C (19.0) SB Approach	C (18.0) SB Approach
Clinard Farms Road at Site Access 2			B (14.5) NB Approach	B (13.0) NB Approach
Clinard Farms Road at Site Access 3			A (2.0) WB Left	
Barrow Road at Site Access 4			B (10.4) WB Right	
Barrow Road at Willard Dairy Road	A (8.8)	A (8.9)	A (9.9)	

LOS (delay in seconds)

Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Summary and Conclusion

The proposed Phoenix Academy is located on the southeast corner of the intersection of Clinard Farms Road and Barrow Road in High Point, North Carolina. The proposed school will have a capacity of 1,480 students in grades K through 12 and 105 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. Based on the MSTA trip calculator, this site has a trip generation potential of 2,396 trips per day.

DAVENPORT was retained to determine the potential traffic impacts of the proposed development and the transportation improvements that may be required to accommodate these impacts. The recommended improvements are summarized in Table B on the following page.

2018 Future Build Conditions

We have identified the need to stagger the arrival and dismissal schedules of the schools in order to manage on-site traffic. Based on projected volumes and the site driveway layout, we have recommended staggering the arrival and dismissal times of the elementary school by a minimum of 30 minutes from the high school and middle school schedule. Hence, this analysis was carried out based on a worst case scenario of high school and middle school traffic occurring simultaneously, without elementary school traffic.

In order to minimize conflicting movements and enhance traffic capacity, we have recommended a one-way loop configuration with separate entry and exit driveways for the high school and middle/elementary school area. With the build-out of the site, we have recommended providing auxiliary left and right turn lanes at the school accesses on Clinard Farms Road. Additionally, installation of a traffic signal is recommended at the intersection of Clinard Farms Road and Barrow Road, with a northbound right turn lane on Barrow Road and a westbound left turn lane on Clinard Farms Road. It should be noted that if the Piedmont Parkway Extension project is scheduled before the construction of Phoenix Academy, the above-mentioned improvements at the intersection of Barrow Road and Clinard Farms Road will not be needed. Recommended improvements are illustrated in Figure 9 of the report and are summarized in Table B.

School Internal Circulation and Queuing

Calculations using the MSTA school traffic generator indicate that with a student population of 1,480, the school should require queue storage 860 feet at the high school and 2,800 feet at the elementary school / middle school driveway. The queue storage shown on the site plan (Figure 1) does not meet these requirements. Additionally, the traffic simulation based on MSTA criteria shows that on-site queues will back up onto Clinard Farms Road at both school driveways. We recommend the loading zone driveway layout shown in Exhibit A to provide greater queue storage.

We also offer the following recommendations related to the site plan:

- Provide a parking area for visitor and emergency parking at the end of the student loading zones
- We recommend defining a loading area with five (5) student loading bays, with 20-foot end spaces and 30-foot middle spaces

- Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone
- In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading
- Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts
- Provide pedestrian sidewalk at the loading areas (10 foot minimum)

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Table B – Recommended Improvements Summary	
Clinard Farms Road at Barrow Road	• Signalize intersection • Provide westbound left turn lane on Clinard Farms Road with 300 feet of storage and appropriate taper • Provide northbound right turn lane on Barrow Road with 400 feet of storage and appropriate taper It should be noted that if the Piedmont Parkway Extension project is scheduled before the construction of Phoenix Academy, the above-mentioned improvements at the intersection of Barrow Road and Clinard Farms Road will not be needed.
Clinard Farms Road at Blackberry Ridge Drive / Site Access 1	• Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper
Clinard Farms Road at Site Access 2	• We recommend providing separate left and right turn lanes exiting from the site
Clinard Farms Road at Site Access 3	• Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper
Barrow Road at Site Access 4	• No improvements are recommended
Barrow Road at Willard Dairy Road	• No improvements are recommended

Citizens Information Meeting Report
City of High Point
Zoning Case 13-04

Submitted by:
Samet Corporation
Brian Hall

Citizen Information Meeting Report
March 27, 2013
6:00-7:00 PM

Meeting Time and Place –

March 27, 2013 6pm-7pm
Phoenix Academy
4020 Meeting Way
High Point, NC 27265

Attending the Meeting –

Neighbors

Sandra and Dean Noble
Bonnie Shearin
Joyce Beard
Bonnie Morgan
Carolyn Roberts
Bill and Pat Rountree
CW Thomas
Susana Reinaldo
Colleen Farney
Stephanie Coleman
Richard Coleman
Andrea Stephens
Caroline Kolbet
Shawn Bonsall
DK Rhondenhise
Rin and Brad Cook
Warren Simmons
John Bosser
Rosalyn Turner
Flavio Cardenas
Heather McNees
Lizette du Reez
Louise Zapke
Delly Bousmaha
Erica Bash
Karen Dyer
Emily Vaughn
Ron Smith
Kathryn Smith

Presenters

Brian Hall – Samet Corporation
Kim Norcross – Phoenix Academy

The handwritten sign in sheet is attached to this report and is labeled Attachment 1

Notification Letter

A letter was mailed on Monday March 13, 2013 to all 62 parties owning property within 300 ft of the proposed rezoning site as specified by the City of High Point Planning Department. The list of the property owners, provided by the Planning Department, to which all notices were mailed is labeled as Attachment 2 of this report. A copy of the notification letter sent on March 13, 2013 is labeled as Attachment 3 of this report.

Meeting Handouts

At the Community Information Meeting, each attendee was provided a handout by the Presenters. Each hand out contained a written description of the proposed development on the subject property. This written description is labeled as Attachment 4 of this report. Also, each attendee was provided with a copy of the City's Conditional Use District Zoning Citizen Information Meetings Statement, as provided by the City of High Point's Planning Department. Displayed at the meeting were multiple conceptual site layouts of the property being considered for rezoning.

Presentation

Brian Hall began the meeting by introducing himself as a representatives of Samet Corporation. Brian asked that all questions be held until the end of the presentation. Brian walked through the written development proposal (Attachment 4) explaining the planned development as it relates to each one of the following topics:

- The Property's Current Condition
    - Current Ownership
    - Current Zoning Condition – Traditional Neighborhood
    - What activities and uses the current zoning regulations for the property would allow
- Access
    - Clinard Farms Road and Barrow Road
    - Piedmont Parkway Planned Widening
    - The traffic study we've completed and how traffic for the school will be handled.
- Buffering
    - As provided for by the development ordinance
    - As naturally provided by the power easement on the southern end of the property
- Approved uses for the special use permit, allowing up to 1,500 students for Phoenix Academy
    - Phoenix does not have buses
    - Phoenix does not have formal athletic programs. Pole mounted site lighting has been addressed in the conditions of our special use permit.
    - Phoenix does not have a cafeteria

Brian Hall then made the following points

- The conceptual plans presented at the meeting are conceptual and still a work in progress. The Site plan that will be filed with the City of High Point by the approval of City Council will be a full build/maximum capacity scenario, of which Phoenix may or may not build all of at its initial occupancy of the site.

Kim Norcross was introduced and provided a simple overview of Phoenix Academy, the school's history, their plans for expansion and their vision for the school moving forward.

Questions Raised by the Attendees with responses provided by Brian Hall and Kim Norcross where appropriate:

- Will buffers/existing trees at the neighborhood to the south be cut down?
    - Brian Hall explained that there are currently no plans to disrupt any of the trees that are further south than the power easement. Only if the City requires a vehicular connection to the existing stub streets, which they currently have not required, would those trees potential be cut down.
- How will traffic at 7:30am and 3:30pm be addressed?
    - Brian Hall explained that per the traffic impact analysis, the City of High Point and the State of NC, Phoenix Academy will plan to accommodate all traffic stacking on site, not allowing the traffic line to back up into Clinard Farms Road.
- Will the CVS once planned for the corner of Barrow and Clinard Farms still come in?
    - Brian Hall explained that there are no plans for a CVS or any other retail.
- What will happen if Phoenix Academy only moves the high school out to the 45 acres?
    - Brian Hall and Kim Norcross explained that it is possible that only the high school may be built on the acreage, even though we have planned the site for the full build out.
- Where will the median cuts be along the new Piedmont Parkway?
    - Brian Hall responded by saying that per the most recent plan he has seen at the City of High Point, the curb cuts will be at Barrow Road, one lining up with the entrance to Samuel's Field and then on at the entrance to Clinard Farm Storage.
- Will the fields have site/pole mounted lights?
    - Brian Hall explained that currently there are no plans to have lighted athletic fields as Phoenix Academy has no formal athletic program.

Attachment 1

Name	Phone	Email Address
BRIAN HALL	362 2026	bhall@sametcorp.com
Sandra & Dean Noble	848-2286	Neenax4@hotmail.com
Bonnie Shearin	307.2089	Bonnie.shearin1@gmail
Joyce Beard	454.1201	jgbeard52@gmail
Bonnie G. Morgan	454-1449	bojogomo@Northstate.Net
Carolyn Roberts	812-9195	roberts9@hotmail.net
Bill + Pat Rountree	454-5841	billr29@gmail.com
CW Thomas	707 1939	
SUSANA REINALDO	882-5251	valreinaldo@hotmail.com
Colleen Farney	307-4107	irishkeena@yahoo.com
Stephanie Coleman	336-259-4265	Coleman75@aol.com
Richard Coleman		CRC1149@aol.com
~~Merrill Totten~~	~~336 430-0159~~	~~Mertman_Mertman@yahoo.com~~
Andrea Stephens	336 299 3899	andrea@triadweddings.com
Caroline Kolbet	336-869-6426	ckolbet@triad.rr.com
Shawn Bonsall	336 688 2899	purpleshoes2222@yahoo.com
D K Khodenhise	336-883.5125	dorothychildress@yahoo.com
Kimberly Cook	336-688-2783	Kimbercook@aol.com
Brad Cook	336-869.1941	Bradcook@aol.com
WARREN SIMMONS	336.869-3928	simmons1246@gmail.com
JOHN BOSSER	—	3725 COTTSMORE DR.
Rosalyn Turner	336-508-4625	rest1day@aol.com

Attachment 1

Name	Phone	Email Address
Flavio Cardenas	336 410 2956	cardgil@aol.com
Heather McNees	336 540 1233	hmcnees@me.com
Lizette du Preez	(336) 965-3496	~~lduprez~~ lizzandri@yahoo.com
Louise Zapke	336 510 7973	lzapke@northstate.net
Dolly Bousmaha	(336) 688.3688	dbousmaha@hotmail.com
Erica Bush	289-5235	ebush5@triad.rr.com
Karen Dyer	3176426	karenmdyer@gmail.com
Emily Vaughn	687-4012	emilypvaughn@triad.rr.com

Attachment 2

ADAME, ARTHUR ; ADAME, KIMBERLY C
3695 COTTESMORE DR
HIGH POINT NC 27265

AHMAD, IFTIKHAR ; AHMAD, RAHEELA
3757 COTTESMORE DR
HIGH POINT NC 27265

AMBASKAR, MAHESH ; AMBASKAR, SUMEDHA MAHAJAN
3745 COTTESMORE DR
HIGH POINT NC 27265

ARAMAYO, ESTEBAN
330 LAUREL RD
WEST HAMPSTEAD NY 11552

BARKSDALE, FRANITA B ; II, THOMAS LEROY
3748 COTTESMORE DR
HIGH POINT NC 27265

BARTO, BRADLEY STEVEN ; BARTO, AMANDA HOLLY
3713 COTTESMORE DR
HIGH POINT NC 27265

BEARD, JOYCE G
7846 CLINARD FARMS RD
HIGH POINT NC 27265

BORUM, KURT DOUGLAS ; BORUM, MARY GAYE S
7854-A CLINARD FARMS RD
HIGH POINT NC 27265

BOSSER, JOHN J
3725 COTTESMORE DR
HIGH POINT NC 27265

BOWMAN, LATANYA
3716 COTTESMORE DR
HIGH POINT NC 27265

CARRIER, JAMES A ; CARRIER, SHAWN J
1249 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

CHAFFIN, CHRISTOPHER R ; CHAFFIN, VALERIE F
4009 TONSLEY CT
HIGH POINT NC 27265

CHEFFY, STEVEN KARL
3809 COTTESMORE DR
HIGH POINT NC 27265

CLINARD & POWELL LLC
7850 CLINARD FARMS RD
HIGH POINT NC 27265

COOPER, DOROTHY S
7856 CLINARD FARMS RD
HIGH POINT NC 27265

COTTESMORE HOMEOWNERS ASSOCIATION INC
PO BOX 4408
GREENSBORO NC 27404

CURTAIN, BELINDA S ; CURTAIN, EUGENE L III
3720 COTTESMORE DR
HIGH POINT NC 27265

DOMINA, RICHARD VERNON ; DOMINA, MELISSA ANNE
3761 COTTESMORE DR
HIGH POINT NC 27265

EL, AYESHA K ; EL, DELMAS STAMP
3753 COTTESMORE DR
HIGH POINT NC 27265

ENNIS, JOHN THOMAS ; ENNIS, TRACY L G
1251 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

FARNEY, THEODORE JOHN ; FARNEY, COLLEEN MICHELLE
3728 COTTESMORE DR
HIGH POINT NC 27265

FPF HIGH POINT LLC
3842 W 16TH AVE
HIALEAH FL 33012

GOSSETT, FREDDIE WALTER
1810 ROCK CREEK DAIRY RD
WHITSETT NC 27377

GOSSETT, J R
7841 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, J ROLAND ; GOSSETT, GAYNELLE R
7841 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, LAWRENCE R ; GOSSETT, JUNE N
7845 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, LAWRENCE R ; IDOL, MARGARET G ; HAMILTON, DORIS G ETAL
1420 COUNTRY LAKE DR
GREENSBORO NC 27466

GOSSETT, REX D ; GOSSETT, POLLY W
7848 CLINARD FARMS RD
HIGH POINT NC 27265

HERNANDEZ, ALFREDO ; HERNANDEZ, DEVORA HERNANDEZ
3732 COTTESMORE DR
HIGH POINT NC 27265

HILL, STEPHEN V
3729 COTTESMORE DR
HIGH POINT NC 27265

Attachment 2

HOWELL, SCOTT A ; HOWELL, KIMBERLY
3740 COTTESMORE DR
HIGH POINT NC 27265

JONES, LARRY L ; JONES, REGINA ANN
1300 PEPPER HILL RD
GREENSBORO NC 27407

JORDAN, COLON H ; JORDAN, CAROL B
2721 NC 68 SOUTH
HIGH POINT NC 27265

KLEMME INVESTMENTS LLC
PO BOX 5776
HIGH POINT NC 27262

MCMURTRY, BRADLEY DEAN
7872 CLINARD FARMS RD
HIGH POINT NC 27265

MORGAN, LARRY C ; MORGAN, BONNIE G
7843 CLINARD FARMS RD
HIGH POINT NC 27265

NINA H WILLIARD FAMILY TRUST ; WILLIARD, EDWARD L TRUSTEE
2500 WILLIARD DAIRY RD RD
HIGH POINT NC 27265

ORTH, KEITH L ; ORTH, ANGELA P
1250 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

PATEL, NARENDRAKUMAR AMRUTLAL ; PATEL, SARIKA PRAVIN
3813 TONSLEY PL
HIGH POINT NC 27265

PATEL, RAJESH ; PATEL, SMITA
3816 TONSLEY PL
HIGH POINT NC 27265

RAMAIAH, KUMARESWARAN ; RAMAIAH, SENTHILBALA GANAPATHY
W150N11260 MONTGOMERY DR APT 3
GERMANTOWN WI 53022

RAY, JAMES M ; RAY, JENNIFER S
3805 COTTESMORE DR
HIGH POINT NC 27265

REINALDO, VALENTIN ; REINALDO, SUSANA D
3741 COTTESMORE DR
HIGH POINT NC 27265

REO FUNDING SOLUTIONS III LLC
1170 PEACHTREE ST NE STE 2365
ATLANTA GA 30301

REYNOLDS, FLOYD A ; REYNOLDS, BEVERLY A
7839 CLINARD FARMS RD
HIGH POINT NC 27265

ROUNTREE, PATRICIA C
7856 CLINARD FARMS RD
HIGH POINT NC 27265

ROYAL HOMES OF NORTH CAROLINA LLC
3411 W WENDOVER AVE SUITE D
GREENSBORO NC 27407

SAFFRO, BRUCE H ; SAFFRO, CAROLYN M
4004 TONSLEY CT
HIGH POINT NC 27265

SANDRA, C POWELL J/T R/S ; ESMOND, JOHN CLINARD J/T R/S
7852 CLINARD FARMS RD
HIGH POINT NC 27265

SHEARIN, BONNIE J ; SHEARIN, THEODORE
3717 COTTESMORE DR
HIGH POINT NC 27265

SMITH, FREDERICK C ; SMITH, SANDRA M
3709 COTTESMORE DR
HIGH POINT NC 27265

SMITH, KATHRYN P ; THROWER, ELLEN P
1101 N ELM ST UNIT 402
GREENSBORO NC 27401

SUAREZ, ARMANDO ; SUAREZ, VERA L
4008 TONSLEY CT
HIGH POINT NC 27265

THOMAS, C W
7861 CLINARD FARMS ROAD
HIGH POINT NC 27265

THOMPSON, JEFFERY C ; THOMPSON, TIFFANY L
3801 COTTESMORE DR
HIGH POINT NC 27265

TOBIN, SUSAN GOSSETT
7840 CLINARD FARMS RD
HIGH POINT NC 27265

TURNER, AMBER ; TURNER, BRANDON H
7870 CLINARD FARM RD
HIGH POINT NC 27265

VERMA, MANOJ ; VERMA, SANGITA SINGH
3712 COTTESMORE DR
HIGH POINT NC 27265

WARREN LEROY SIMMONS & PENNY HINKLE SIMMONS REVOCABLE TRUST ; SIMMONS, WARREN LEROY TRUSTEE ; SIMMONS, PENNY HINKLE TRUSTEE
1246 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

WIER, JAMES NORMAN ; WIER, IMOGENE R T/C
7878 CLINARD FARMS RD
HIGH POINT NC 27265

Attachment 2

WILKINSON, SCOTT M ; WILKINSON, KARI S
3704 COTTESMORE DR
HIGH POINT NC 27265

WILLARD DAIRY ROAD ASSOCIATES LLC
3411-D W WENDOVER AVE
GREENSBORO NC 27407

Attachment 3

SAMET CORPORATION

Building Structures.
Building Relationships.

309 Gallimore Dairy Road
Suite 102
Greensboro, NC 27409

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

1315 East Boulevard
Suite 250
Charlotte, NC 28203
(704) 697-2125

www.sametcorp.com

March 13, 2013

Property Owner

Applicants for a rezoning in the City of High Point are required to notify owners of property within 300 feet of the proposed zoning site and conduct a citizen information meeting. At this meeting, the applicant shall submit to all citizens a written description of their development proposal and a statement, provided by the Planning and Development Department outlining the purpose of the citizen information meeting and the zoning process. The purpose of the citizen information meeting is to allow the applicant the opportunity to inform citizens about their zoning proposal and provide citizens the opportunity to ask questions and find out more about the proposal prior to the public hearings.

Zoning Site: 7861 Clinard Farms Road and 4540 Barrow Road, High Point, NC

Current Zoning: Traditional Neighborhood

Proposed Zoning: Agriculture – Conditional Use allowing a Charter School

Site Description: Approximately 44 acres currently cleared south of Clinard Farms Road and east of Barrow Road

Development Proposal: Site shall be zoned Agriculture with a Conditional Use to allow the property to be used by Phoenix Academy. Site shall be accessed from Clinard Farms Road and Barrow Road.

Citizen's Information Meeting: Wednesday March 27, 2013 6:00-7:00pm

Phoenix Academy
4020 Meeting Way
High Point, NC 27265

If you have any questions prior to the citizen's information meeting, please feel free to contact me.

Thank you,

Brian Hall
336-544-2643
bhall@sametcorp.com

Attachment 4

Phoenix Academy

Greetings! On behalf of Phoenix Academy and it's stakeholders, we would like to introduce ourselves and let you know some information about our future plans. Phoenix Academy is an independent public school of choice that is publicly-funded and privately managed. Phoenix Academy's educational philosophy is the education of the whole child and we have been a very successful school, thriving in our High Point area (off Hwy 68) for thirteen years. We are recognized as a North Carolina Honor School of Distintion. Phoenix Academy currently teaches kindergarten through the 5th grade with a unique philosophy and business model that has enabled us to seek growth opportunities that will allow us to provide additional grade levels and consolidate our school on one campus.

Phoenix Academy, with the assistance of Samet Corporation, is seeking to purchase the property located at 7861 R1 Clinard Farms Road and 4540 Barrow Road. Our team is going to begin work with the City of High Point to seek rezoning of the property that would allow Phoenix Academy to use the site. The newly revised zoning would define the property as a school use, a use that benefits our local children in their educational pursuits. We would like to involve you as stakeholders in the process and seek your input. We are excited about our plans and we are available for a personal meeting or group setting to show you our proposed path forward.

Sincerely,

Kimberly k. Norcross	Barry Kitley	Brian Hall
Superintendent	Bkitley@sametcorp.com	bhall@sametcorp.com
kim@pahp.com	336-544-2634	336-544-2643

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Phoenix Academy Foundation Zoning Case 13-04

a. A request by Phoenix Academy Foundation to rezone approximately 14.06 acres from the Traditional Neighborhood (TN) District to a Residential Single Family-9 (RS-9) District. The site consists of two parcels lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road.
b. A request by Phoenix Academy Foundation to rezone approximately 42.3 acres from the Traditional Neighborhood (TN) District and Conditional Use General Business (CU-GB) District to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Road approximately 2,390 feet east of the intersection of Barrow Road.

AND

Phoenix Academy Foundation Special Use Permit Case 13-03

A request by Phoenix Academy Foundation to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road.

Mr. Herbert Shannon presented Rezoning Case 13-04 and Special Use Permit Case 13-03 and recommended approval as outlined in the staff reports.

Speaking on behalf of the request was the applicant's representative, Mr. Brian Hall, Samet Construction, 309 Gallimore Dairy Road, Greensboro. Mr. Hall provided an overview of the rezoning request and the special use proposal by Phoenix Academy to develop a school on the property. Mr. Hall presented an amendment to the transportation condition for the Special Use Permit which clarified the timing as to when the various transportation improvements are to be completed.

No one spoke in opposition to the request:

The Planning & Zoning Commission recommended approval of Zoning Case 13-04 by a vote of 7-0.

With the amendment offered by the applicant, the Planning & Zoning Commission recommended approval of Special Use Permit Case 13-03 by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 13-04
April 23, 2013

Request			
Applicant: Phoenix Academy Foundation	**Owner(s):** REO Funding Solutions III, LLC Klemme Investment, LLC and C.W. Thomas		
Zoning Proposal: To rezone 56.2 acres.	**From:**	**TN**	Traditional Neighborhood District
		CU-GB	Conditional Use General Business District
	To:	**RS-9**	Residential Single Family-9 District
		CZ RS-9	Conditional Zoning Residential Single Family-9 District

Site Information	
Location:	Lying at the southeast corner of Clinard Farms Road and Barrow Road.
Tax Parcel Numbers:	0218639, 0216465, 0216466 and 0216467 (Guilford County)
Site Acreage:	Approximately 56.2 acres.
Current Land Use:	Two single-family detached dwellings and undeveloped parcels
Physical Characteristics:	The site has a gentle to moderately sloping terrain consisting primarily of open pastureland, with scattered wooded areas. A 68-foot wide Duke Power transmission line runs along the southern property line of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Barrow Road. There are two streets that both stub to the southern boundary of the site from the abutting Cottesmore Subdivision. Both streets have an 8-inch City water line and 8-inch City Sewer lines.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the High Point City Lake General Watershed Area (GWA) requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single-family residential developments with a density of 2 units per acre or greater.
Overlay District(s):	High Point City Lake General Watershed Area (GWA) Airport Overlay District; Zone 3

Adjacent Property Zoning and Current Land Use			
North:	**RS-40** **AG** **CU-LI**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *(Guilford Co)* Conditional Use Light Industrial District *(Guilford Co)*	Single-family dwellings , mini warehouse use and undeveloped parcels
South:	**CU PDR**	Conditional Use Planned Unit Development-Residential District	Single-family dwellings and undeveloped parcels
East:	**RS-40** **AG**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *Guilford Co)*	Single-family dwellings and undeveloped parcels
West:	**CU PDM** **PI**	Conditional Use Planned Unit Development-Mixed District Public & Institutional District	Undeveloped and City of High Point Fire Station

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with, nor does it promote the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan(s):	Not applicable
Zoning History:	1. In 2003, a Planned Unit Development-Mixed (CU-PDM) District zoning approval was granted to permit a mixed-use development (single-family detached, multifamily, commercial and industrial uses) on approximately 277 acres, along the west side of Barrow Road south of Clinard Farms Road, known as Piedmont Crossing. 2. In 2004, zoning approval was granted to permit a residential mixed-use development (single-family and multifamily uses) on a 70 acre parcel directly to the south of the zoning site. 3. In 2006, this site was granted a Traditional Neighborhood (TN) District zoning to allow a mixed-use development. Proposed uses consisted of commercial and office uses and approximately 557 residential dwelling units. This project never came to fruition and the property was auctioned to multiple parties.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Clinard Farms Road	Major Thoroughfare	1200 ft.
	Barrow Road	Major Thoroughfare	300 ft.
Vehicular Access:	The proposed development shall have two access points to Clinard Farms Road.		
Traffic Counts: *(Average Daily Trips)*	Clinard Farms Road Barrow Road	4,200 - AADT (NCDOT 2011) 2,931 – 12 hour counts (HPDOT 2005)	
Estimated Trip Generation:	None		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No X	If a residential development exceeds 150 trips in the AM or PM peal hour a TIA will be required.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

When the current TN District was approved for this property in 2006, up to 557 dwelling units were permitted and school impacts were assessed at that time. This updated zoning request for RS-9 and CZ RS-9 District decreases the number of dwelling units allowed; thus, the zoning proposal will not increase the impact on the school district from what was anticipated in 2006.

Details of Proposal

This zoning application proposes to establish a Residential Single Family-9 (RS-9) District and a Conditional Zoning Residential Single Family-9 (CZ RS-9) District zoning on the site. The staff evaluation of this request takes into consideration all the uses, which are primarily residential in nature, that may permitted in the requested RS-9 and CZ RS-9 Districts. In addition, the review takes into consideration consistency with the Land Use Plan, consistency with land development policies establish by the City Council, and if the proposed conditional zoning ordinance mitigates impacts, if any, from development on the property.

The total area of the zoning request is approximately 56.2 acres. Approximately 14.06 acres, centered in the middle of the site along Clinard Farms Road, have requested a RS-9 District zoning and the remaining 42.2 acres have requested a CZ RS-9 District. The 14.06 acres consist of a 13-acre parcel and a 1.06-acre parcel; both are under separate ownership and both are developed with an existing single family dwelling. They were requested to be included in this application by staff so as to remove all remnants of the TN District and to remove non-conforming status on these existing residential property owners. The 42.2 acres associated with this site is part of a development proposal by the Phoenix Academy Foundation to develop a school on the property, evaluation of that proposal is under Special Use Permit Case 13-03.

In regards to the CZ RS-9 District portion of the request, the applicant has offered the following conditions in its Conditional Zoning Ordinance to mitigate impacts due to the development of the site:

- All principal use(s) of the site shall be connected to the City's water and sewer system for service;
- Limit the location and number of access points;

- If development under CZ RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated Traffic Impact Analysis (TIA) will be required to determine the extent of improvements necessary to mitigate traffic impacts;
- Provide a street connection to the abutting subdivision to the south and to parcels internal to this zoning case that are not under the Conditional Zoning Ordinance;
- Roadway improvement consisting of turn lane with storage areas;
- Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road;
- When warranted, install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow Road intersection; and
- Construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans: **The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans**
Staff Comments: The site has a Mixed Use Development land use designation. Although this land use designation is typically associated with higher intensity development, the requested RS-9 and CZ RS-9 Districts are comparable with this land use designation.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: The zoning site abuts a Conditional Use Planned Unit Development-Residential (CU PDR) District to the south that has been developed to the RS-9 District standards and is adjacent to large lot rural subdivision, under Guilford County's zoning jurisdiction, to the north and east. The requested RS-9 and CZ RS-9 District will be compatible with surrounding uses.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: ❖ Approximately 75% of the zoning site (42.2 acres) is proposed to be a CZ RS-9 District. The requested CZ RS-9 District permits a density up to four dwelling

	units per acre; therefore, the zoning site has the potential to be developed with approximately 160 dwelling units. To mitigate any potential negative impacts from development, the applicant has offered conditions to dedicate right-of-way to accommodate future road improvements, connect to city utilities, and if the intensity of any residential development exceed the threshold of over 150 trips during the peak AM or PM hours, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts. ❖ The two parcels, totaling 14.06 acres that are proposed to be RS-9 (a 13-acre parcel and a 1.06-acre parcel), are not covered by the conditional zoning ordinance. These parcels are too small to pose any significant impacts. To further ensure limited impacts, the conditional zoning ordinance for the CZ RS-9 District includes conditions for two-stub streets to abut the 13-acre parcel. This would allow traffic from a residential subdivision on this tract to use the controlled access points of the larger 42.2-acre parcel.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: The site is subject to water supply watershed regulations of the Oak Hollow Lake General Watershed Area.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The proposed development has no known impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: The property is within an area where there are existing residential subdivisions. The allowance of a CZ RS-9 District zoning, as conditioned in the attached conditional zoning ordinance, will not adversely effect the use or value of adjacent property owners.

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

Staff Comments: There have been no significant changes in the type or nature of development in this area.

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

Staff Comments:
The area to the north and east of the zoning site is within zones 1 & 2 of the Airport overlay zone, which prohibits residential uses. To the west and southwest, zoning approval has been granted to permit a 277-acre mixed-use Planned Unit Development (PUD), known as Piedmont Crossing. Finally, south of the zoning site is a 265 dwelling unit mixed residential development

that is currently under construction. This surrounding development pattern coupled with the proposed future roadway extension of Piedmont Parkway and widening of Barrow Road all assist in supporting the requested RS-9 and CZ RS-9 zoning on the site.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested RS-9 and CZ RS-9 Districts are consistent with the City's Land Use Plan; 2) The site abuts an existing PUD development where residential tracts are developed to RS-9 District standards; 3) Since the land associated with the TN District is no longer under a single or unified ownership, it is no longer a viable zoning district for the property; and 4) The applicant has offered conditions with the rezoning application for development to connect to city utilities and to reevaluate transportation related improvements if specific traffic thresholds are exceeded.

Recommendation

Staff Recommends Approval:
As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The limited area of the requested RS-9 District and conditional zoning ordinance associated with the CZ RS-9 District will ensure development will be compatible with the surrounding area and in conformance with adopted plans.

The Planning & Development Department recommends approval of the request to rezone 14.06 acres to a Residential Single Family-9 (RS-9) District and to rezone 42.2 acres to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

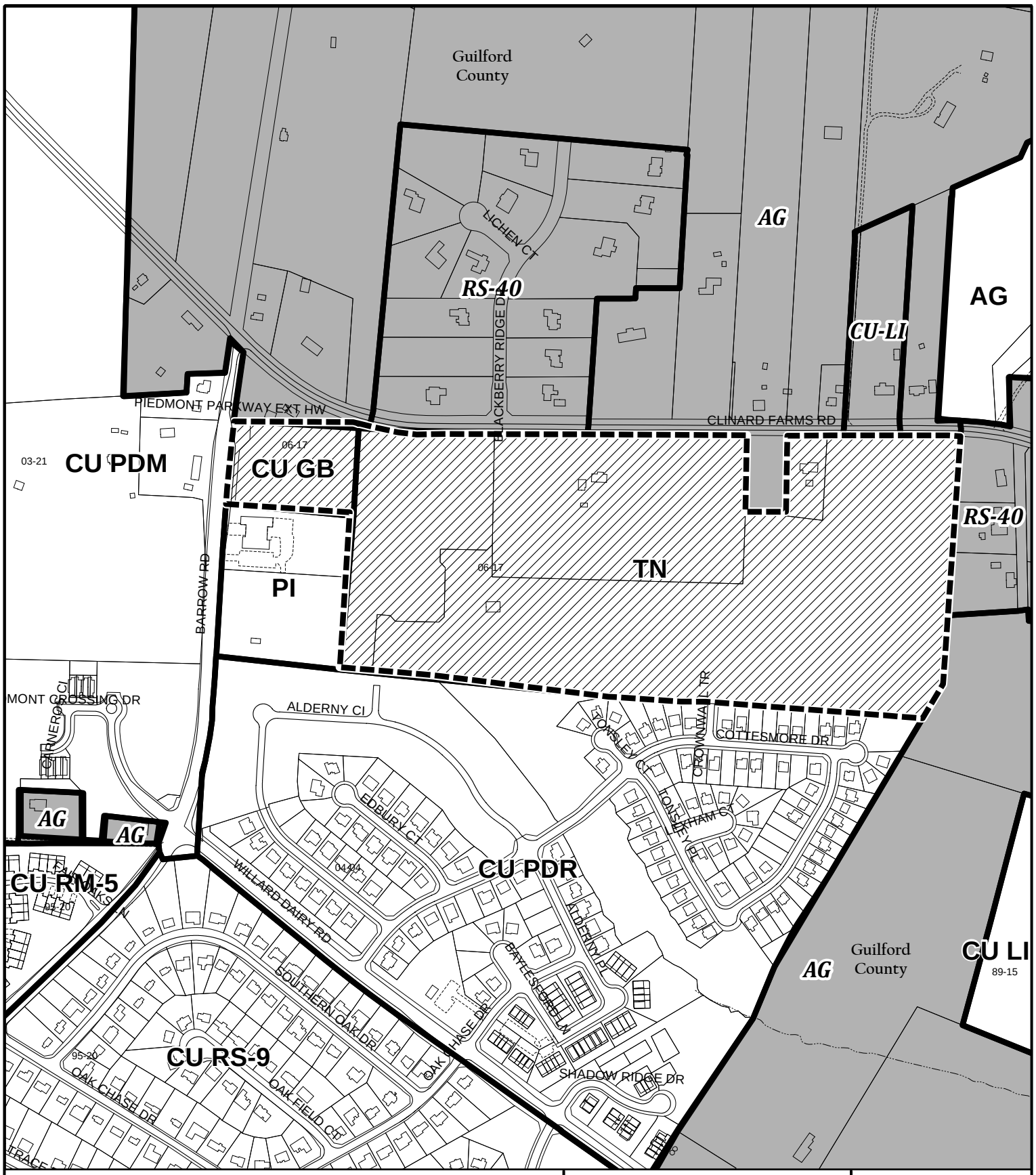
Required Action

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

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

Report Preparation

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



ZONING CASE 13-04

From: Traditional Neighborhood and Conditional Use General Business

To: Residential Single Family-9 and Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary

Planning & Development Department

City of High Point

Date: April 17, 2013

N

Scale: 1'=500'

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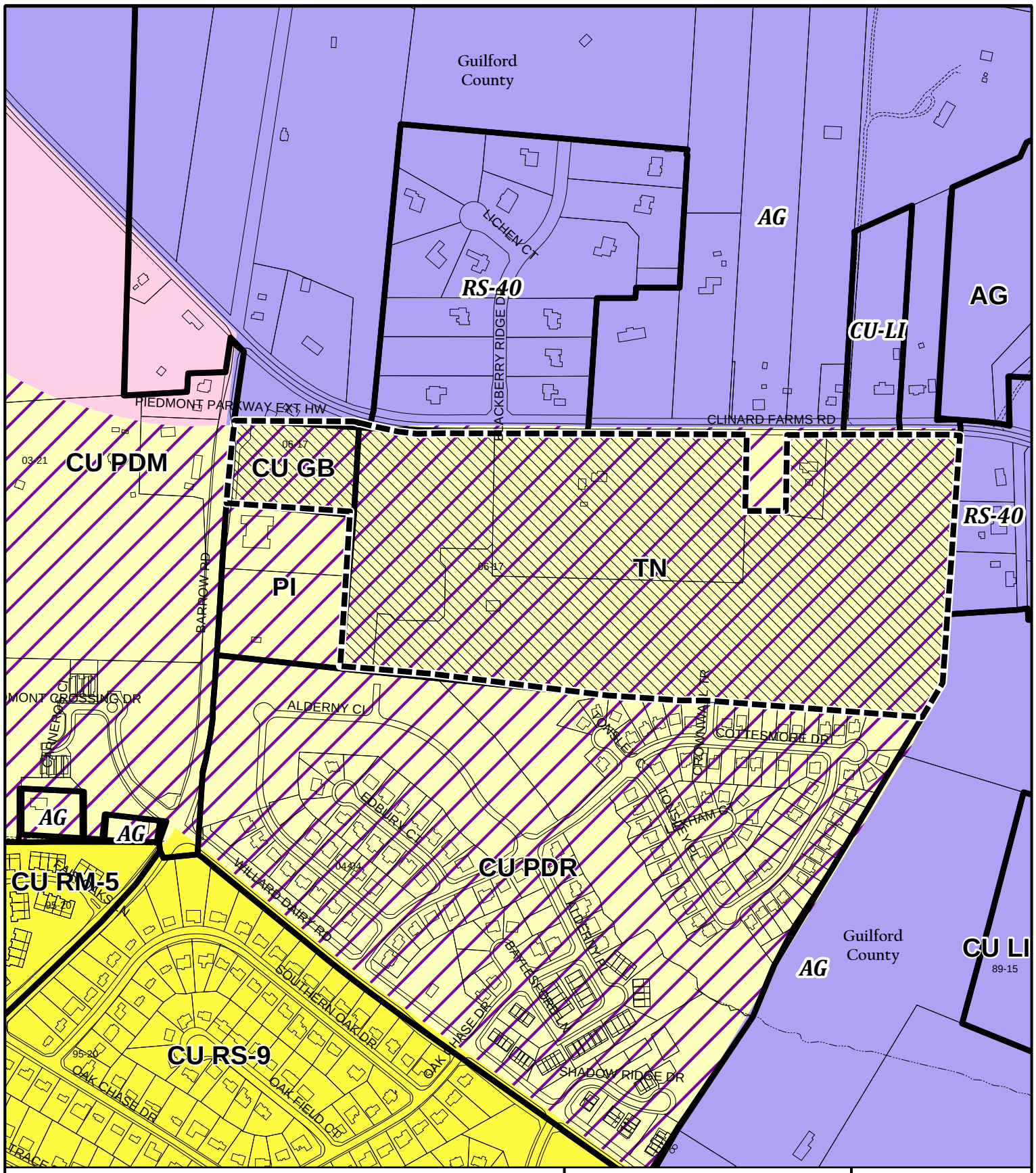

ZONING CASE 13-04

Land Use Plan

- Mixed Use Development
- Low-Density Residential
- Local/Convenience Commercial
- Restricted Industrial

Planning & Development Department

City of High Point

Date: April 12, 2013

N

Scale: 1'=500'

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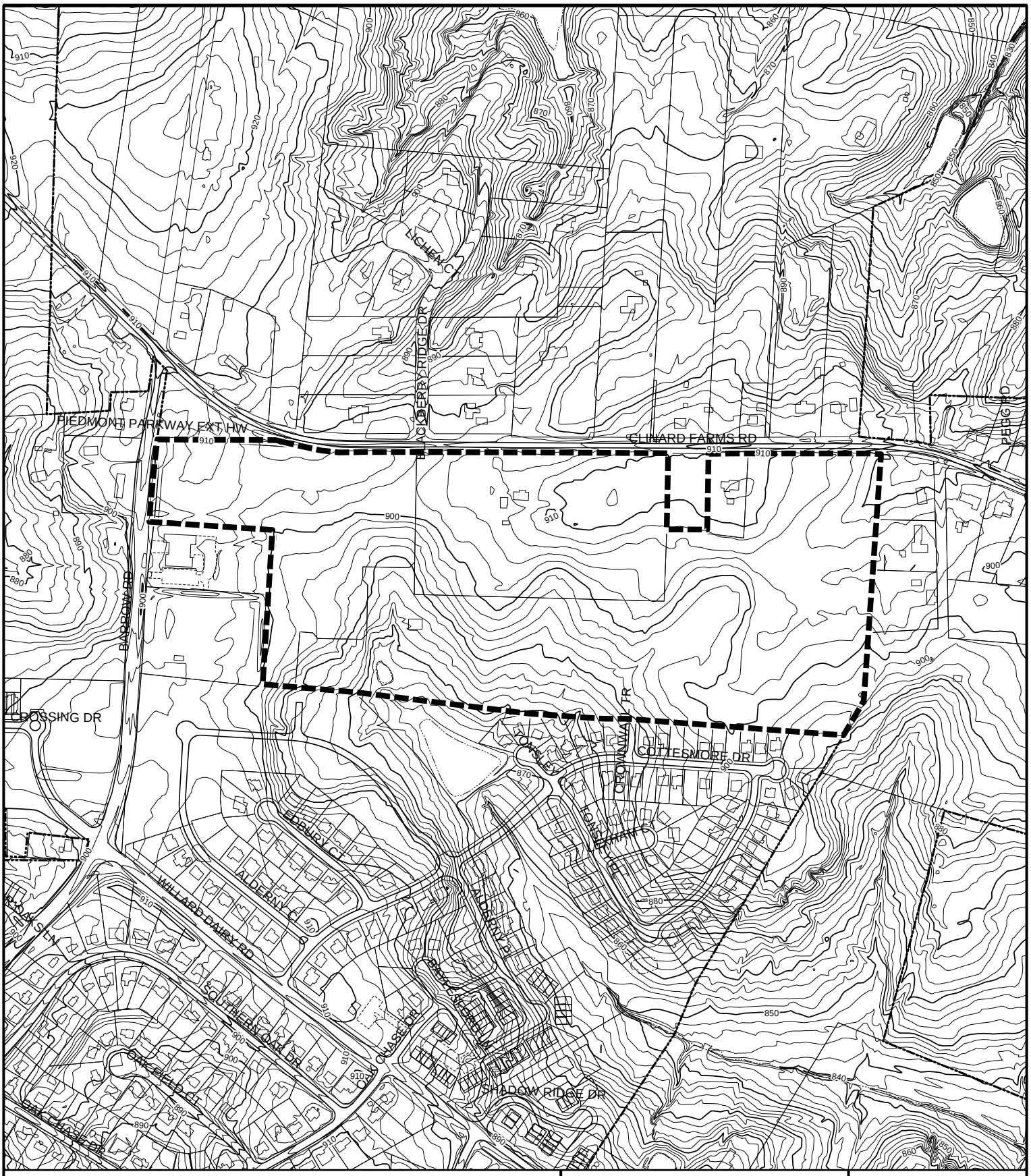

ZONING CASE 13-04

Topography

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

Planning & Development Department

City of High Point

Date: April 11, 2013

N

Scale: 1'=500'

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ZONING CASE 13-04

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

April 1, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #13-04 and Special Use Permit 13-03, Phoenix Academy Foundation. Property located southeast of the intersection of Clinard Farms Road and Barrow Road.**

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred fifty (150) trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit to allow a charter school for 1,480 students K-12. The development of the school adds approximately one thousand four hundred seven (1,407) trips in the AM peak hour, eight hundred fifty two (852) trips in the PM peak hour and a total of 2,396 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 zoning

Access

- The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
- The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
- Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

Right-of-Way

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

Roadway and Intersection Improvements

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

<u>Conditions for development under the Special Use Permit</u>

<u>Access</u>

- The rezoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.

<u>Right-of-Way</u>

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

<u>Improvements</u>

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

- The property owner shall provide a minimum of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-04 (Part A)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Residential Single Family-9 District (RS-9) District.** The property is approximately 14.06 acres lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216466 (approximately 1.06 acres) and 0216467 (approximately 13 acres).

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.
____th day of _____, 2013.

Lisa B. Vierling, City Clerk

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-04 (Part B)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1

Part I. That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 42.33 acres lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216465 (approximately 30.55 acres) and 0218639 (approximately 11.78 acres).

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 of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.

B. Transportation Conditions.
If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

C. Transportation Conditions.

1. Right-of-way Dedication
   a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

2. Access
   a). The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
   b). The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
   c). The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
   d). The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
   e). Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

3. Roadway and Intersection Improvements
   a). The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
   b). The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
   c). The property owner shall either:
      i). Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted

install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

ii). When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate

4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

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

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
____th day of _____, 2013.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
SPECIAL USE PERMIT 13-03
April 23, 2013

Request	
Applicant: Phoenix Academy Foundation	**Owner(s):** REO Funding Solutions III, LLC
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	Lying at the southeast corner of Clinard Farms Road and Barrow Road.
Tax Parcel Numbers:	0216465 and 0218639 Guilford County
Site Acreage:	Approximately 42.2 acres
Current Land Use:	Undeveloped parcels.
Physical Characteristics:	The site has a gentle to moderately sloping terrain consisting primarily of open pastureland, with scattered wooded areas. A 68-foot wide Duke Power transmission line runs along the southern property line of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Barrow Road. There are two streets that both stub to the southern boundary of the site from the abutting Cottesmore Subdivision. Both streets have an 8-inch City water line and 8-inch City Sewer lines.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the High Point City Lake General Watershed Area (GWA) requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single-family residential developments with a density of 2 units per acre or greater.
Overlay District(s):	High Point City Lake General Watershed Area (GWA) Airport Overlay District; Zone 3

Adjacent Property Zoning and Current Land Use			
North:	**RS-40** **AG** **CU-LI**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *(Guilford Co)* Conditional Use Light Industrial District *(Guilford Co)*	Single-family dwellings , mini warehouse use and undeveloped parcels
South:	**CU PDR**	Conditional Use Planned Unit Development-Residential District	Single-family dwellings and undeveloped parcels
East:	**RS-40** **AG**	Residential Single-family-40 District *(Guilford Co)* Agricultural District *Guilford Co)*	Single-family dwellings and undeveloped parcels

West:	**CU PDM** **PI**	Conditional Use Planned Unit Development-Mixed District Public & Institutional District	Undeveloped and City of High Point Fire Station

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with, nor does it promote the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan(s):	Not applicable
Zoning History:	1. In 2003, a Planned Unit Development-Mixed (CU-PDM) District zoning approval was granted to permit a mixed-use development (single-family detached, multifamily, commercial and industrial uses) on approximately 277 acres, along the west side of Barrow Road south of Clinard Farms Road, known as Piedmont Crossing. 2. In 2004, zoning approval was granted to permit a residential mixed-use development (single-family and multifamily uses) on a 70-acre parcel directly to the south of the zoning site. 3. In 2006, this site was granted a Traditional Neighborhood (TN) District zoning to allow a mixed use developed. Proposed uses consisted of commercial and office uses and approximately 557 residential dwelling units. This project never came to fruition and the property was auctioned to multiple parties.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Clinard Farms Road	Major Thoroughfare	1200 ft.
	Barrow Road	Major Thoroughfare	300 ft.
Vehicular Access:	The proposed development shall have two access points to Clinard Farms Road.		
Traffic Counts: *(Average Daily Trips)*	Clinard Farms Road Barrow Road	4,200 - AADT (NCDOT 2011) 2,931 – 12 hour counts (HPDOT 2005)	
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,425.		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes X	**No**	

Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.

School District Information

Not applicable to this case.

Details of Proposal

The applicant is requesting approval of a Special Use Permit (SUP) to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. This special use request includes a binding sketch plan submitted by the applicant and a staff recommended Special Use Permit. The staff recommended conditions are proposed to help mitigate perceived impacts resulting from the special use request. If approved, development of the site is guided by the sketch plan and conditions of the Special Use Permit. As part of the public hearing process the applicant may request consideration from the Planning and Zoning Commission, and ultimately from the City Council, to modify the staff recommendations.

The specifics of this request are as follows:

- Elementary and secondary school, grades K thru high school, with a maximum population of 1,500 students at build-out.
- Maximum of 149,000 square feet of building(s) to be constructed with building on the northeastern and northwestern portions of the property.
- Athletic and recreation fields along the southern portion of the site.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. 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 required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds	
Compliance	❖ The special use permit recommended by staff includes various transportation related improvements to help mitigate impacts of the development. Subject to the Special Use Permit being approved with conditions recommended by the Transportation Department, no other public safety issues have been identified.

That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(f) *Greater Restrictions*; staff finds	
Compliance, subject to meeting conditions of SUP Document	❖ A school use is permitted in a RS-9 District subject to meeting development standards and subject to obtaining a special use approval. The Development Ordinance requires that the following development standard be met for a school use *"The site plan shall depict on-site vehicular and pedestrian traffic circulation and shall illustrate any proposed loading and unloading areas, parking areas, drivelines, sidewalks and transportation improvements and provided for other supporting information."* The applicant has submitted a SUP Site Plan that generally depicts the manner in which the site is to be developed. Detailed engineered drawings that address conditions of the SUP are more appropriately reviewed as part of the site plan review by the Technical Review Committee once the SUP is approved. Subject to the applicant agreeing to improvements recommended by the Transportation Department, the application will be in compliance with this criterion.

That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds	
Compliance, subject to meeting conditions of SUP Document	❖ Based on the manner in which the site is to be developed, as depicted on the SUP site plan, development of the site will be sufficiently setback from abutting property owners. ❖ Where the site abuts residential uses, a Type B planting yard will be required. This will assist in buffering activity on the site from adjacent residential uses. ❖ At build-out, with approximately 1,500 students, there will be traffic impacts from this use at peak usage times. The transportation improvements recommend by staff in the SUP will help mitigate those impacts. ❖ The SUP includes a general lighting condition for site development and a lighting condition for the athletic fields. These conditions will further insure the requested school use will substantially insure the value of adjacent property owners.

That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds	
Compliance	❖ This area is designated as Mixed Use Development on the Land Use Plan and the Northwest Area Plan. A school uses is neither supported by or in conflict with this land use designation.

Recommendation

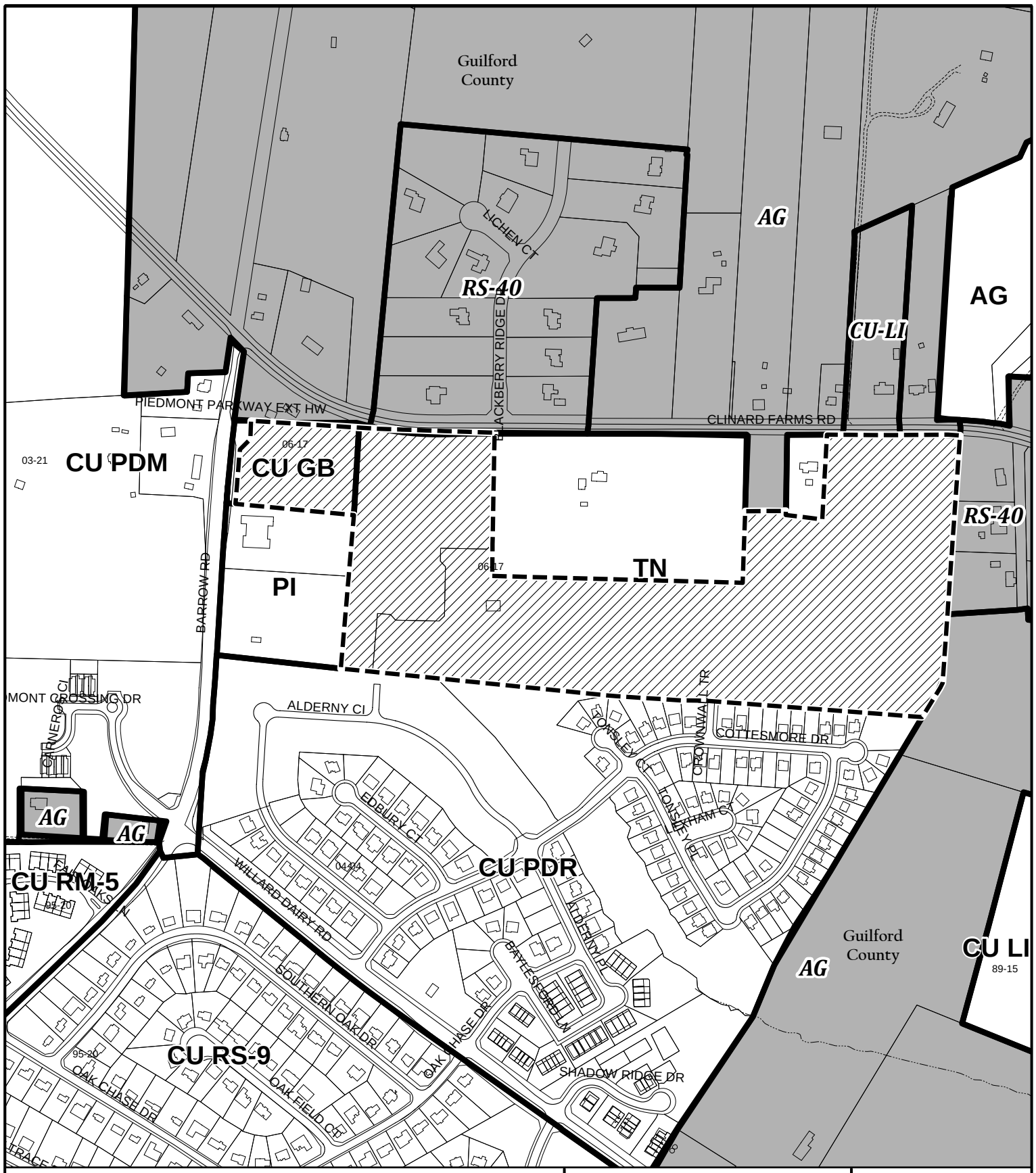
Staff recommends approval with Conditions

The Planning and Development Department recommends approval of the SUP subject to the approval of the associated Zoning Case 13-04 and subject to the staff recommended conditions for this permit.

Based on the staff recommended conditions, and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

Report Preparation

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



SPECIAL USE PERMIT 13-03

Request: To allow a private school K-12 grades
Accessory Uses: athletic fields, equestrain riding/training area

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

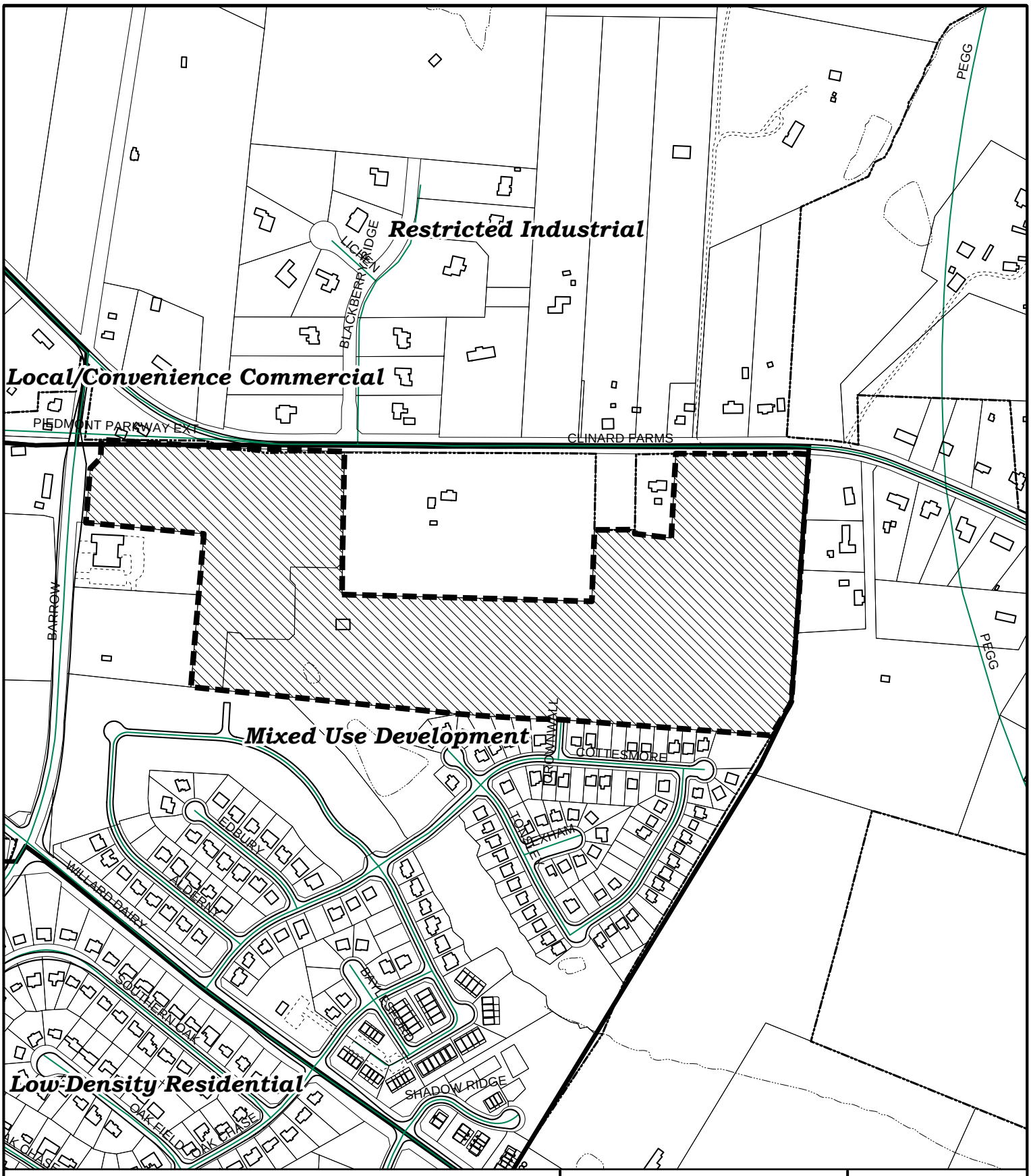
City of High Point

Date: April 4, 2013

N

Scale: 1'=500'

y:/ba-pz/2013/pz/sup13-03.mxd



SPECIAL USE PERMIT 13-03

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

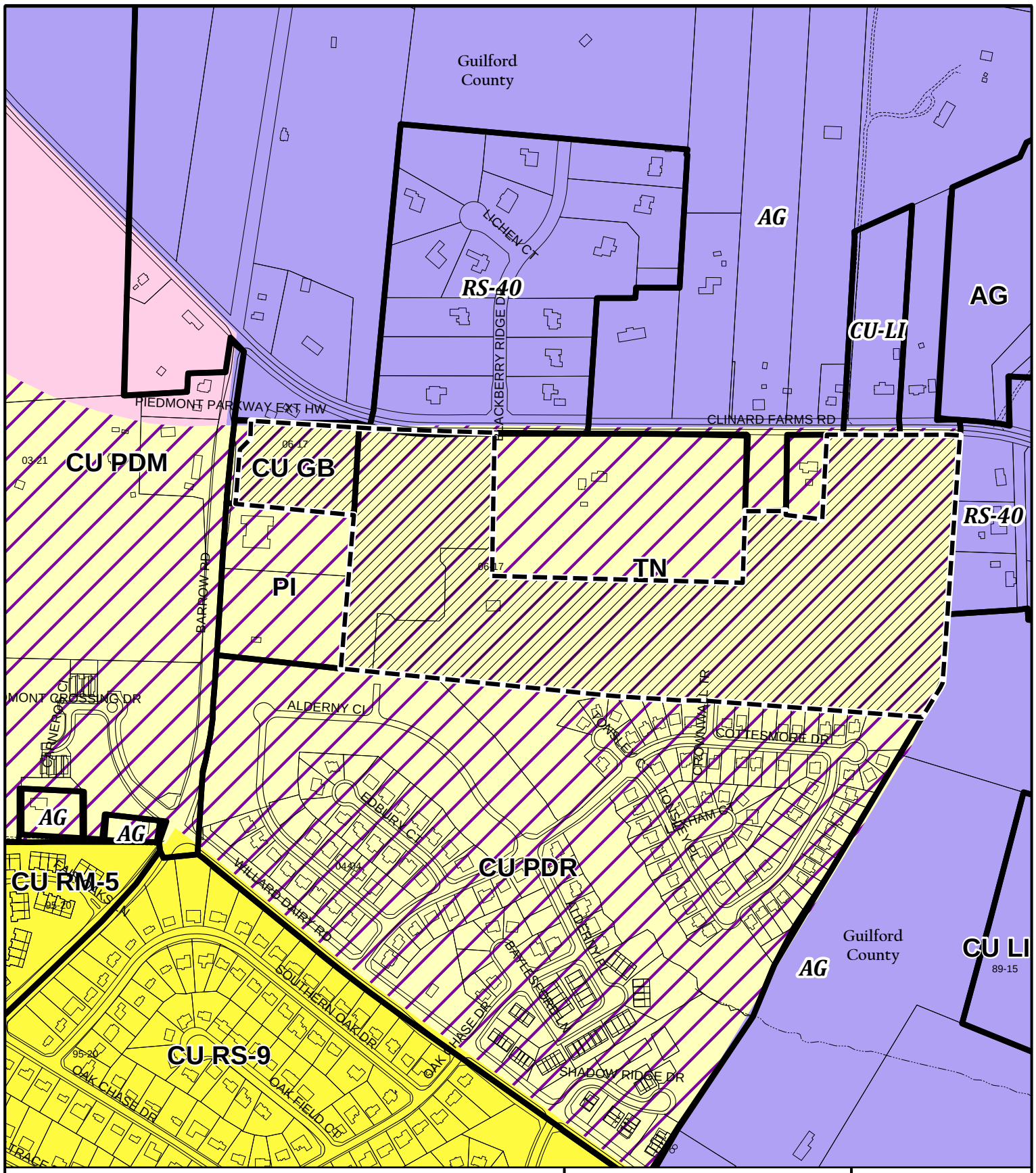
City of High Point

Date: April 11, 2013

N

Scale: 1'=500'

y:/ba-pz/2013/pz/sup13-03lu.mxd



SPECIAL USE PERMIT 13-03

Land Use Plan

- Mixed Use Development
- Low-Density Residential
- Local/Convenience Commercial
- Restricted Industrial

Planning & Development Department

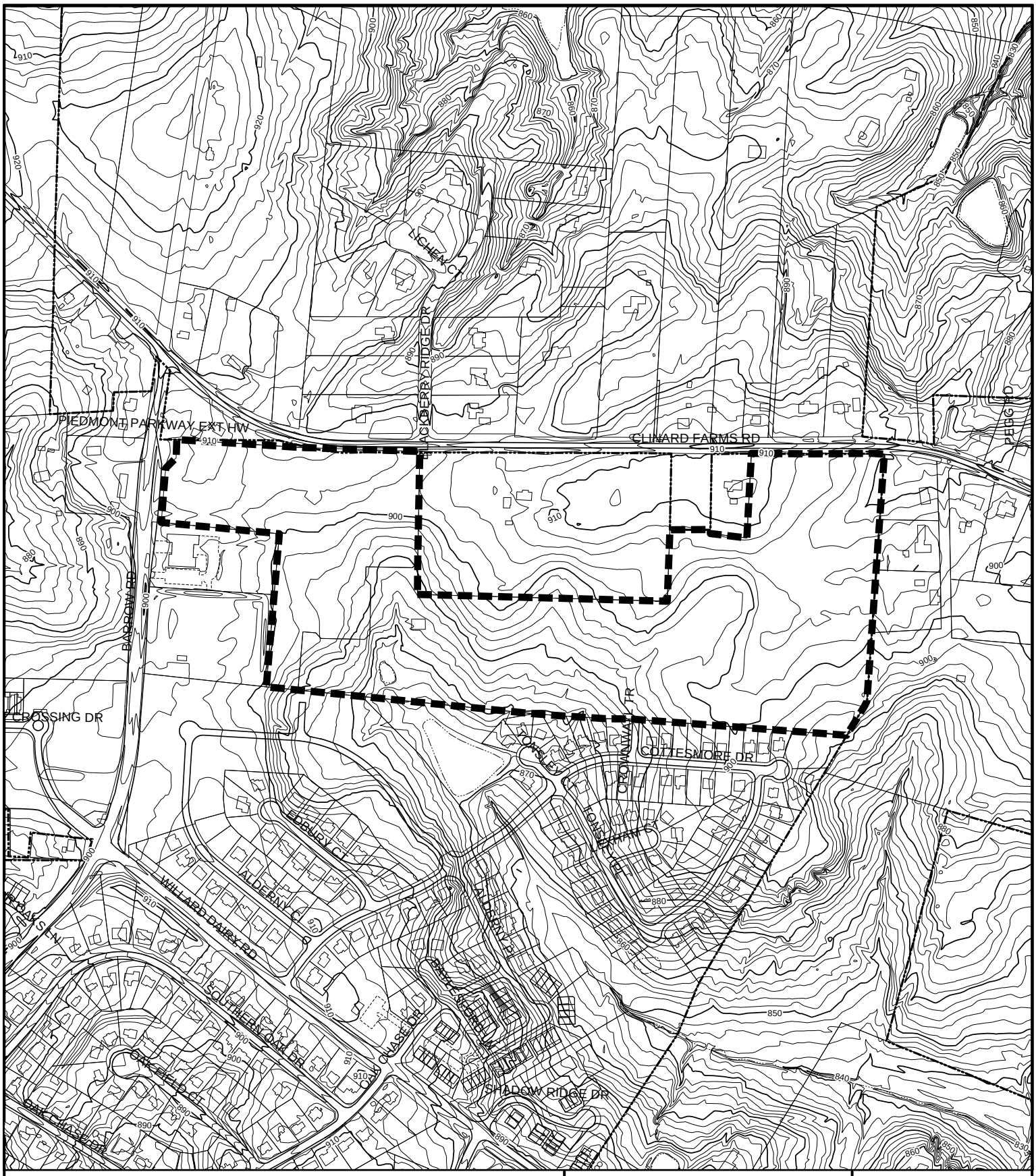
City of High Point

Date: April 12, 2013

N

Scale: 1'=500'

y:/ba-pz/2013/pz/sup13-03clu.mxd



SPECIAL USE PERMIT 13-03

Topography

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

Planning & Development Department

City of High Point

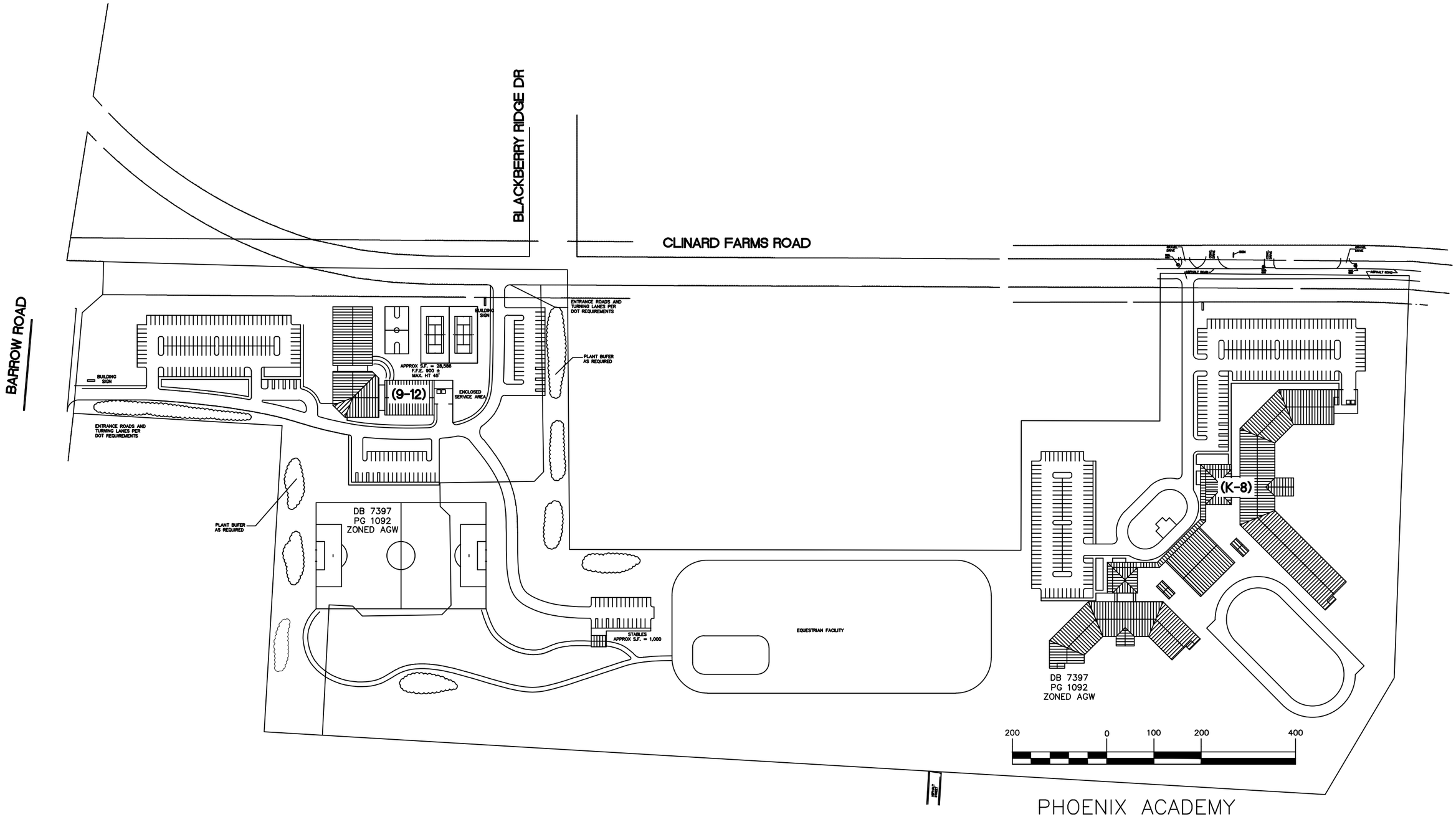
Date: April 11, 2013

N

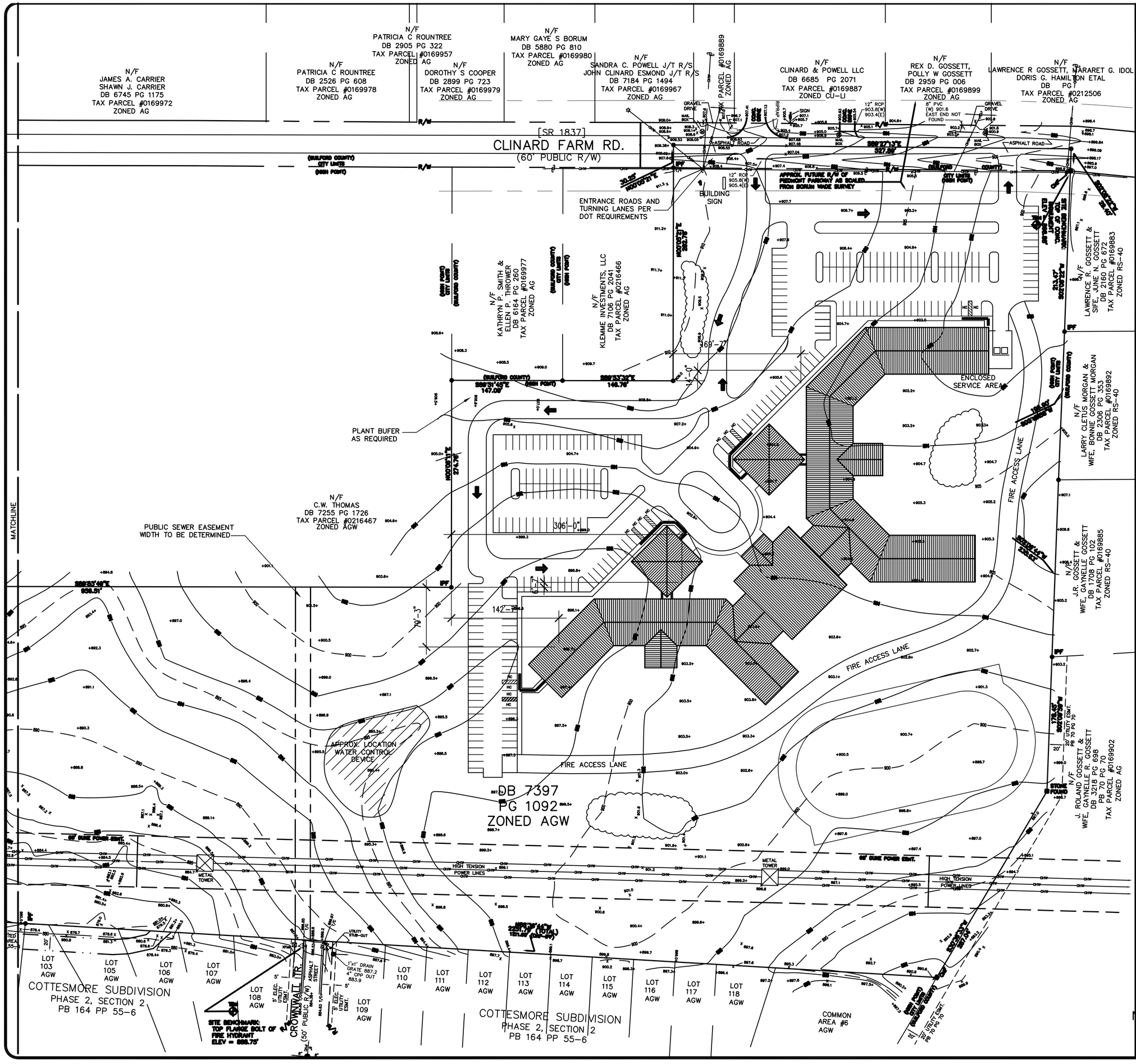
Scale: 1'=500'

y:/ba-pz/2013/pz/sup13-03topo.mxd

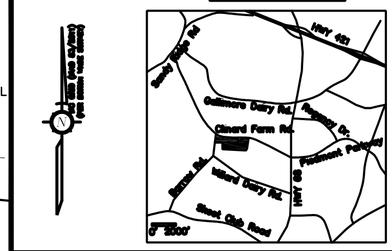
SPECIAL USE PERMIT 13-03



PHOENIX ACADEMY
HIGH POINT, NC



VICINITY MAP



Sacks Surveying & Mapping, P.C.

3308-B Edgefield Road
Greensboro, NC 27409

(336) 931-0999
FAX 931-0999

www.sacksurveying.com

Firm Lic # C-2741

SURVEYOR'S CERTIFICATE

I, STANLEY ROBERT SACKS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT TOPOGRAPHIC DATA IS SHOWN PER AN ACTUAL GROUND SURVEY, AND THAT THE VERTICAL ACCURACY OF TOPOGRAPHIC DATA CONFORMS TO THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF JANUARY, A.D. 2013.

NOT A CERTIFIED DOCUMENT — _____ REGISTRATION NUMBER L-2913
SURVEYOR

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCE.

NOTES:

THIS SURVEYOR DID NOT PERFORM A BOUNDARY SURVEY IN CONJUNCTION WITH THE PRESENT MAPPING. ALL BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY BORUM WADE ASSOCIATES, P.A., DATED 05 NOVEMBER, 2012, ORIENTED TO PROPERTY MONUMENTATION RECOVERED, AS SHOWN. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL (3710781400-J, EFFECTIVE 16 JUNE, 2007, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL USING TWO ASHTECH PROMARK II GPS RECEIVERS, HOLDING NGS MONUMENT HAZARD FLOOD ZONE. SITE BENCHMARKS WERE ESTABLISHED BY STATIC DIFFERENTIAL GPS METHODS "HAWTHORNE RESET" (ELEV = 880.88') AS A FIXED VERTICAL REFERENCE. THE VERTICAL DATUM IS NAVD 88 WITH A PRECISION OF 0.04' AT THE 95% CONFIDENCE LEVEL. ANY UNDERGROUND IMPROVEMENTS ARE SHOWN BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

LEGEND OF STANDARD SYMBOLS

- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELEC. SERVICE/VAULT
- ELECTRICAL CABINET
- HEATING/AIR UNIT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- CATV SERVICE
- CATV VAULT
- FIBER OPTIC WARNING POST
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTOR
- WATER VALVE MANHOLE
- FIRE HYDRANT
- WELL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- SIGN
- MONITORING WELL
- MAIL BOX
- BOLLARD
- CONCRETE CATCH BASIN
- CAST IRON CATCH BASIN
- STORM WATER LINE
- SS — SANITARY SEWER LINE
- OHP — OVERHEAD WIRES
- E — BURIED ELECTRIC LINE
- G — BURIED GAS LINE
- T — BURIED TELECOM. LINE
- W — BURIED WATER LINE
- X — METAL FENCE LINE
- O — WOODEN FENCE LINE
- TREE LINE
- TEMP. BENCH MARK
- DROP INLET w/ GRATE
- CONCRETE YARD DRAIN

IPF = IRON PIPE FOUND
IRF = IRON REBAR FOUND
PKF = MAGNETIC NAIL FOUND
XF = CHISLED "X" FOUND
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
D&UE = DRAINAGE MAINTENANCE & UTILITY EASEMENT
BFE = FEMA BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION
H/C = HANDICAP
RCP = CONC. STORM PIPE
CPP = CORRUGATED PLASTIC PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PT = POINT-TANGENT CURVE
CL = CHORD
Typ. = TYPICAL
T/C = TOP OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STEPS
BS = BOTTOM OF STEPS
BFV = BASEMENT ELEVATION
℄ = CENTERLINE

PROPERTY DATA:

DEED REFERENCE: DB 7397 PG 1092
PLAT REFERENCE: PB 164 PG 11 (ANNEXATION PLAT)
TAX PARCEL #0216465 & 0216639
SITE AREA: 44.883 ACRES ± (PER BORUM WADE SURVEY)
PROPERTY ZONING: IN(CD-17)
THIS PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT
TAX PARCEL #0216465 & 0216639
SITE AREA: 44.883 ACRES ± (PER BORUM WADE SURVEY)

PREPARER

MBAJ ARCHITECTURE
1230 WEST MOREHEAD STREET, SUITE 214
CHARLOTTE NC 28208
704-731-7000

DEVELOPER

SAMET CORPORATION,
309 GALLIMORE DAIRY RD., SUITE 102
GREENSBORO, NC 27409
336-544-2600

OWNER

PHOENIX ACADEMY,
4020 MEETING WAY STREET,
HIGH POINT, NC 27265
336-869-0079

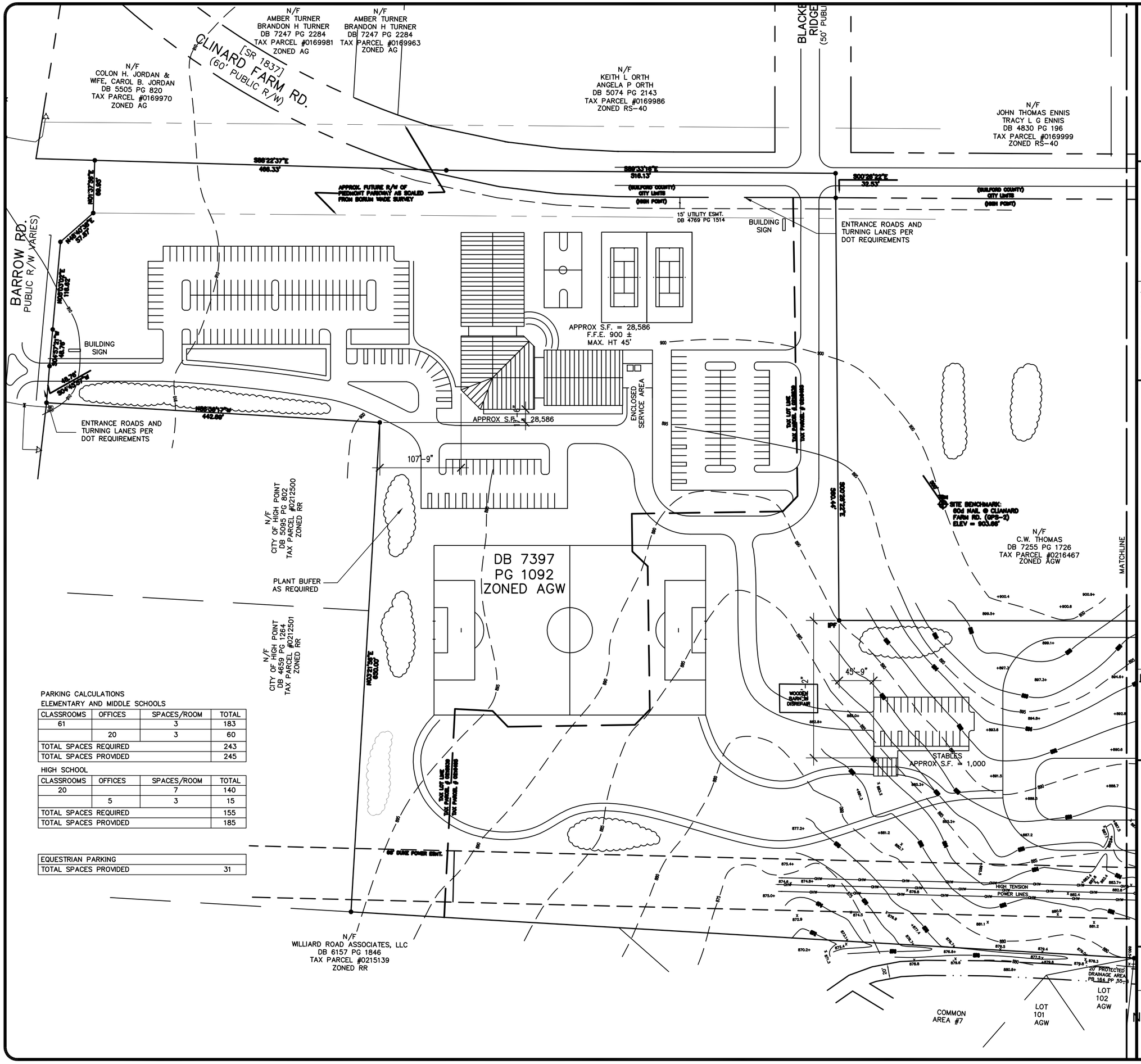
SIGNATURE: _____

80' 0 40' 80' 160'
BAR GRAPH 1 inch = 80 ft.

DATE: 2-19-13
REVISION: 3-6-13

SKETCH PLAN SUBMITTAL
NEW CAMPUS FOR PHOENIX ACADEMY
7861 CLINARD FARMS RD.
HIGH POINT, N.C.

SHEET 1 OF 2



PARKING CALCULATIONS
ELEMENTARY AND MIDDLE SCHOOLS

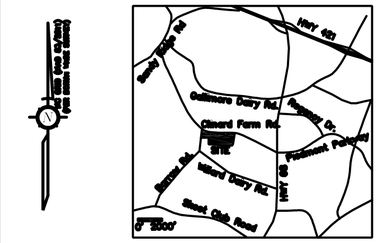
CLASSROOMS	OFFICES	SPACES/ROOM	TOTAL
61		3	183
	20	3	60
TOTAL SPACES REQUIRED			243
TOTAL SPACES PROVIDED			245

HIGH SCHOOL

CLASSROOMS	OFFICES	SPACES/ROOM	TOTAL
20		7	140
	5	3	15
TOTAL SPACES REQUIRED			155
TOTAL SPACES PROVIDED			185

EQUESTRIAN PARKING	
TOTAL SPACES PROVIDED	31

VICINITY MAP



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WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31st DAY OF JANUARY A.D. 2013.
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GAS METER
WATER VALVE
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BACKFLOW PREVENTOR
WATER VALVE MANHOLE
FIRE HYDRANT
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SANITARY CLEANOUT
STORM MANHOLE
DRAIN
MONITORING WELL
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MBAJ ARCHITECTURE
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DEVELOPER
SAMET CORPORATION,
309 GALLIMORE DAIRY RD., SUITE 102
GREENSBORO, NC 27409
336-544-2600

OWNER
PHOENIX ACADEMY,
4020 MEETING WAY STREET,
HIGH POINT, NC 27265
336-869-0079

SIGNATURE: _____

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DATE: 2-19-13
REVISION: 3-6-13

SKETCH PLAN SUBMITTAL
NEW CAMPUS FOR PHOENIX ACADEMY
7861 CLINARD FARMS RD.
HIGH POINT, N.C.

SHEET 2 OF 2

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

April 1, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #13-04 and Special Use Permit 13-03, Phoenix Academy Foundation. Property located southeast of the intersection of Clinard Farms Road and Barrow Road.**

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred fifty (150) trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit to allow a charter school for 1,480 students K-12. The development of the school adds approximately one thousand four hundred seven (1,407) trips in the AM peak hour, eight hundred fifty two (852) trips in the PM peak hour and a total of 2,396 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 zoning

Access

- The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
- The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
- Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

Right-of-Way

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

Roadway and Intersection Improvements

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

<u>Conditions for development under the Special Use Permit</u>

<u>Access</u>

- The rezoning site shall be allowed two (2) points of access to Clinard Farms Road.
- The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
- The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.

<u>Right-of-Way</u>

- The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

<u>Improvements</u>

- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
- The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
- The property owner shall either:

  a) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

  b) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

- The property owner shall provide a minimum of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

SPECIAL USE PERMIT 13-03
CITY OF HIGH POINT, NORTH CAROLINA

April 23, 2013
(Submitted)

April 24, 2013
(Amended)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Elementary and Secondary School (K thru 12 grade) use and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit (SUP) document.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.

2. Landscaping & Screening
   All dumpsters shall be screened and located no closer than one-hundred (100) feet from adjacent residentially zoned property.

3. Lighting
   a. All pole mounted lighting shall be directed away from adjacent residential uses.
   b. All free standing exterior lighting for parking lots and along internal drives shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
   c. Lighting associated with the athletic fields shall not exceed zero (0) foot-candles as measured from the property line of the site. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.

4. Transportation Conditions
   a. Phasing of Transportation Improvements
      1. Phase 1a – 460 students or less
         a. Access
            i). The site shall be allowed two (2) points of access to Clinard Farms Road.

ii). The western access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.

iii). The eastern access point shall be a right in – right out onto Clinard Farms Road

b. Right-of-way Dedication - The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the site.

c. Improvements - The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.

d. Onsite queuing area - The property owner shall provide a minimum of one thousand three hundred (1,300) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

2. Phase 1b – 461-800 students

a. Onsite queuing area - The property owner shall provide a minimum (gross total of phases 1a and 1b) of two thousand two hundred (2,200) feet of stacking/queuing on the site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

3. Phase 2 – 801-1500 students

a. Access

i. An additional access point shall be permitted to Clinard Farms Road and it shall be aligned with Blackberry Ridge Drive.

ii. The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.

iii. The property owner shall provide a minimum (gross total of phases 1a, 1b and 2) of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

iv. If not already completed by the City of High Point/NCDOT, The property owner shall either:

1) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or

2) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

b. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

DESCRIPTION OF PROPERTY:
The property is approximately 42.33 acres lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216465 (approximately 30.55 acres) and 0218639 (approximately 11.78 acres).

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT _____ AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF _____.

_____ _____

Lisa B. Vierling Date
City Clerk

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.

DAVENPORT

Phoenix Academy – Transportation Impact Analysis
High Point, NC
Prepared for Samet Corporation
March 5, 2013

Executive Summary

The proposed Phoenix Academy is located on the southeast corner of the intersection of Clinard Farms Road and Barrow Road in High Point, North Carolina. The proposed charter school will have a capacity of 1,480 students in grades K through 12 and 105 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Clinard Farms Road
- Clinard Farms Road at Barrow Road
- Clinard Farms Road at Blackberry Ridge Drive / Site Access 1
- Clinard Farms Road at Site Access 2
- Clinard Farms Road at Site Access 3
- Barrow Road at Site Access 4
- Barrow Road at Willard Dairy Road

This intersection was analyzed during the AM and Dismissal peaks for the following conditions:

- 2013 Existing Conditions
- 2018 Future No Build Conditions
- 2018 Future Build-Out Conditions
- 2018 Future Build-Out with Mitigation

A study year of 2018 was assumed based on City of High Point criteria for a traffic analysis. Note that this does not represent an expected schedule for the completion of the site. The City of High Point was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Samet Corporation.

Per scoping with City of High Point, a review of on-site traffic operations at the school driveways was carried out to ensure that queuing can be accommodated on site.

Level of Service Results

The results of the study are discussed by intersection below:

Clinard Farms Road at Barrow Road

This unsignalized intersection currently operates at LOS C the AM peak and LOS B in the Dismissal peak. In 2018 future no build conditions, LOS E/B are expected in AM/Dismissal peaks, respectively. With the addition of site traffic, LOS F is expected in the AM peak and LOS D in the Dismissal peak. In order to mitigate this LOS F condition, we recommend the following improvements:

- Signalize intersection
- Provide westbound left turn lane on Clinard Farms Road with 300 feet of storage and appropriate taper
- Provide northbound right turn lane on Barrow Road with 400 feet of storage and appropriate taper

With these improvements in place, LOS D is expected in the AM peak and LOS B in the Dismissal peak. It should be noted that if the Piedmont Parkway Extension project is scheduled before the construction of Phoenix Academy, the above-mentioned improvements at this intersection will not be needed.

Clinard Farms Road at Blackberry Ridge Drive / Site Access 1

This unsignalized intersection currently operates at LOS B in the AM and Dismissal peaks. In 2018 future no build conditions, LOS B is expected in AM and Dismissal peaks. With the addition of site traffic, LOS E is expected in the AM peak and LOS C in the Dismissal peaks. In order to enhance access to the site we recommend the following improvements:

- Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper

With these improvements in place, LOS D is expected in the AM peak and LOS C in the Dismissal peak.

Clinard Farms Road at Site Access 2

This driveway was analyzed as exit only in order to minimize conflicting movements at the middle school and elementary school. In 2018 future build conditions, LOS F is expected in the AM peak and LOS B in the Dismissal peak B in the Dismissal peak. We recommend providing separate left and right turn lanes exiting from the site. While this improvement will not eliminate LOS F in the AM peak, overall delay will be reduced and queues will be adequately contained on site.

Barrow Road at Site Access 3

This driveway was analyzed as entry only in order to minimize conflicting movements at the middle school and elementary school. This intersection is expected to operate at LOS A in AM and Dismissal peaks with the build out of the site. In order to accommodate left and right turn movements into the site, the following improvements are recommended:

- Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper

Barrow Road at Site Access 4

In future build conditions, this right in right out intersection is expected to operate at LOS B during AM and Dismissal peaks. This driveway should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Barrow Road at Willard Dairy Road

This signalized intersection currently operates at LOS C in the AM peak and LOS A in the Dismissal peak. In 2018 future no build conditions, LOS B is expected in the AM peak and LOS A in the Dismissal peak. With the build out of the site, LOS C is expected in the AM peak and LOS B in the Dismissal peak. The Sim Traffic simulation does not indicate any queuing issues at this intersection. No improvements are recommended.

Recommended improvements at the study intersections are illustrated in Figure 9 of the report.

DAVENPORT

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary

AM Peak	2013 Existing	2018 Future No Build	2018 Future Build	2018 Future Build with Improvements
Clinard Farms Road at Barrow Road	C (24.6) NB Approach	E (35.6) NB Approach	F (815.3) NB Approach	C (22.7) Signalized
Clinard Farms Road at Blackberry Ridge Drive / Site Access 1	B (10.5) SB Approach	B (10.7) SB Approach	E (39.3) SB Approach	D (31.0) SB Approach
Clinard Farms Road at Site Access 2			F (156.9) NB Approach	F (57.9) NB Approach
Clinard Farms Road at Site Access 3			A (5.0) WB Left	
Barrow Road at Site Access 4			B (12.5) WB Right	
Barrow Road at Willard Dairy Road	B (11.9)	B (13.0)	B (14.4)	
Dismissal Peak	**2013 Existing**	**2018 Future No Build**	**2018 Future Build**	**2018 Future Build with Improvements**
Clinard Farms Road at Barrow Road	B (11.8) NB Approach	B (12.4) NB Approach	D (28.1) NB Approach	B (11.0) Signalized
Clinard Farms Road at Blackberry Ridge Drive / Site Access 1	B (10.1) SB Approach	B (10.3) SB Approach	C (19.0) SB Approach	C (18.0) SB Approach
Clinard Farms Road at Site Access 2			B (14.5) NB Approach	B (13.0) NB Approach
Clinard Farms Road at Site Access 3			A (2.0) WB Left	
Barrow Road at Site Access 4			B (10.4) WB Right	
Barrow Road at Willard Dairy Road	A (8.8)	A (8.9)	A (9.9)	

LOS (delay in seconds)

Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Summary and Conclusion

The proposed Phoenix Academy is located on the southeast corner of the intersection of Clinard Farms Road and Barrow Road in High Point, North Carolina. The proposed school will have a capacity of 1,480 students in grades K through 12 and 105 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. Based on the MSTA trip calculator, this site has a trip generation potential of 2,396 trips per day.

DAVENPORT was retained to determine the potential traffic impacts of the proposed development and the transportation improvements that may be required to accommodate these impacts. The recommended improvements are summarized in Table B on the following page.

2018 Future Build Conditions

We have identified the need to stagger the arrival and dismissal schedules of the schools in order to manage on-site traffic. Based on projected volumes and the site driveway layout, we have recommended staggering the arrival and dismissal times of the elementary school by a minimum of 30 minutes from the high school and middle school schedule. Hence, this analysis was carried out based on a worst case scenario of high school and middle school traffic occurring simultaneously, without elementary school traffic.

In order to minimize conflicting movements and enhance traffic capacity, we have recommended a one-way loop configuration with separate entry and exit driveways for the high school and middle/elementary school area. With the build-out of the site, we have recommended providing auxiliary left and right turn lanes at the school accesses on Clinard Farms Road. Additionally, installation of a traffic signal is recommended at the intersection of Clinard Farms Road and Barrow Road, with a northbound right turn lane on Barrow Road and a westbound left turn lane on Clinard Farms Road. It should be noted that if the Piedmont Parkway Extension project is scheduled before the construction of Phoenix Academy, the above-mentioned improvements at the intersection of Barrow Road and Clinard Farms Road will not be needed. Recommended improvements are illustrated in Figure 9 of the report and are summarized in Table B.

School Internal Circulation and Queuing

Calculations using the MSTA school traffic generator indicate that with a student population of 1,480, the school should require queue storage 860 feet at the high school and 2,800 feet at the elementary school / middle school driveway. The queue storage shown on the site plan (Figure 1) does not meet these requirements. Additionally, the traffic simulation based on MSTA criteria shows that on-site queues will back up onto Clinard Farms Road at both school driveways. We recommend the loading zone driveway layout shown in Exhibit A to provide greater queue storage.

We also offer the following recommendations related to the site plan:

- Provide a parking area for visitor and emergency parking at the end of the student loading zones
- We recommend defining a loading area with five (5) student loading bays, with 20-foot end spaces and 30-foot middle spaces

- Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone
- In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading
- Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts
- Provide pedestrian sidewalk at the loading areas (10 foot minimum)

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Table B – Recommended Improvements Summary	
Clinard Farms Road at Barrow Road	• Signalize intersection • Provide westbound left turn lane on Clinard Farms Road with 300 feet of storage and appropriate taper • Provide northbound right turn lane on Barrow Road with 400 feet of storage and appropriate taper It should be noted that if the Piedmont Parkway Extension project is scheduled before the construction of Phoenix Academy, the above-mentioned improvements at the intersection of Barrow Road and Clinard Farms Road will not be needed.
Clinard Farms Road at Blackberry Ridge Drive / Site Access 1	• Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper
Clinard Farms Road at Site Access 2	• We recommend providing separate left and right turn lanes exiting from the site
Clinard Farms Road at Site Access 3	• Provide an eastbound right turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Clinard Farms Road with 250 feet of storage and appropriate taper
Barrow Road at Site Access 4	• No improvements are recommended
Barrow Road at Willard Dairy Road	• No improvements are recommended

Citizens Information Meeting Report
City of High Point
Zoning Case 13-04

Submitted by:
Samet Corporation
Brian Hall

Citizen Information Meeting Report
March 27, 2013
6:00-7:00 PM

Meeting Time and Place –

March 27, 2013 6pm-7pm
Phoenix Academy
4020 Meeting Way
High Point, NC 27265

Attending the Meeting –

Neighbors

Sandra and Dean Noble
Bonnie Shearin
Joyce Beard
Bonnie Morgan
Carolyn Roberts
Bill and Pat Rountree
CW Thomas
Susana Reinaldo
Colleen Farney
Stephanie Coleman
Richard Coleman
Andrea Stephens
Caroline Kolbet
Shawn Bonsall
DK Rhondenhise
Rin and Brad Cook
Warren Simmons
John Bosser
Rosalyn Turner
Flavio Cardenas
Heather McNees
Lizette du Reez
Louise Zapke
Delly Bousmaha
Erica Bash
Karen Dyer
Emily Vaughn
Ron Smith
Kathryn Smith

Presenters

Brian Hall – Samet Corporation
Kim Norcross – Phoenix Academy

The handwritten sign in sheet is attached to this report and is labeled Attachment 1

Notification Letter

A letter was mailed on Monday March 13, 2013 to all 62 parties owning property within 300 ft of the proposed rezoning site as specified by the City of High Point Planning Department. The list of the property owners, provided by the Planning Department, to which all notices were mailed is labeled as Attachment 2 of this report. A copy of the notification letter sent on March 13, 2013 is labeled as Attachment 3 of this report.

Meeting Handouts

At the Community Information Meeting, each attendee was provided a handout by the Presenters. Each hand out contained a written description of the proposed development on the subject property. This written description is labeled as Attachment 4 of this report. Also, each attendee was provided with a copy of the City's Conditional Use District Zoning Citizen Information Meetings Statement, as provided by the City of High Point's Planning Department. Displayed at the meeting were multiple conceptual site layouts of the property being considered for rezoning.

Presentation

Brian Hall began the meeting by introducing himself as a representatives of Samet Corporation. Brian asked that all questions be held until the end of the presentation. Brian walked through the written development proposal (Attachment 4) explaining the planned development as it relates to each one of the following topics:

- The Property's Current Condition
    - Current Ownership
    - Current Zoning Condition – Traditional Neighborhood
    - What activities and uses the current zoning regulations for the property would allow
- Access
    - Clinard Farms Road and Barrow Road
    - Piedmont Parkway Planned Widening
    - The traffic study we've completed and how traffic for the school will be handled.
- Buffering
    - As provided for by the development ordinance
    - As naturally provided by the power easement on the southern end of the property
- Approved uses for the special use permit, allowing up to 1,500 students for Phoenix Academy
    - Phoenix does not have buses
    - Phoenix does not have formal athletic programs. Pole mounted site lighting has been addressed in the conditions of our special use permit.
    - Phoenix does not have a cafeteria

Brian Hall then made the following points

- The conceptual plans presented at the meeting are conceptual and still a work in progress. The Site plan that will be filed with the City of High Point by the approval of City Council will be a full build/maximum capacity scenario, of which Phoenix may or may not build all of at its initial occupancy of the site.

Kim Norcross was introduced and provided a simple overview of Phoenix Academy, the school's history, their plans for expansion and their vision for the school moving forward.

Questions Raised by the Attendees with responses provided by Brian Hall and Kim Norcross where appropriate:

- Will buffers/existing trees at the neighborhood to the south be cut down?
    - Brian Hall explained that there are currently no plans to disrupt any of the trees that are further south than the power easement. Only if the City requires a vehicular connection to the existing stub streets, which they currently have not required, would those trees potential be cut down.
- How will traffic at 7:30am and 3:30pm be addressed?
    - Brian Hall explained that per the traffic impact analysis, the City of High Point and the State of NC, Phoenix Academy will plan to accommodate all traffic stacking on site, not allowing the traffic line to back up into Clinard Farms Road.
- Will the CVS once planned for the corner of Barrow and Clinard Farms still come in?
    - Brian Hall explained that there are no plans for a CVS or any other retail.
- What will happen if Phoenix Academy only moves the high school out to the 45 acres?
    - Brian Hall and Kim Norcross explained that it is possible that only the high school may be built on the acreage, even though we have planned the site for the full build out.
- Where will the median cuts be along the new Piedmont Parkway?
    - Brian Hall responded by saying that per the most recent plan he has seen at the City of High Point, the curb cuts will be at Barrow Road, one lining up with the entrance to Samuel's Field and then on at the entrance to Clinard Farm Storage.
- Will the fields have site/pole mounted lights?
    - Brian Hall explained that currently there are no plans to have lighted athletic fields as Phoenix Academy has no formal athletic program.

Attachment 1

Name	Phone	Email Address
BRIAN HALL	362 2026	bhall@sametcorp.com
Sandra & Dean Noble	848-2286	Neenax4@hotmail.com
Bonnie Shearin	307.2089	Bonnie.shearin1@gmail
Joyce Beard	454.1201	jgbeard52@gmail
Bonnie G. Morgan	454-1449	bojogomo@Northstate.Net
Carolyn Roberts	812-9195	roberts9@hotmail.net
Bill + Pat Rountree	454-5841	billr29@gmail.com
CW Thomas	707 1939	
SUSANA REINALDO	882-5251	valreinaldo@hotmail.com
Colleen Farney	307-4107	irishkeena@yahoo.com
Stephanie Coleman	336-259-4265	Coleman75@aol.com
Richard Coleman		CRC1149@aol.com
~~Merrill Totten~~	~~336 430-0159~~	~~Mertman_Mertman@yahoo.com~~
Andrea Stephens	336 299 3899	andrea@triadweddings.com
Caroline Kolbet	336-869-6426	ckolbet@triad.rr.com
Shawn Bonsall	336 688 2899	purpleshoes2222@yahoo.com
D K Khodenhise	336-883.5125	dorothychildress@yahoo.com
Kimberly Cook	336-688-2783	Kimbercook@aol.com
Brad Cook	336-869.1941	Bradcook@aol.com
WARREN SIMMONS	336.869-3928	simmons1246@gmail.com
JOHN BOSSER	—	3725 COTTSMORE DR.
Rosalyn Turner	336-508-4625	rest1day@aol.com

Attachment 1

Name	Phone	Email Address
Flavio Cardenas	336 410 2956	cardgil@aol.com
Heather McNees	336 540 1233	hmcnees@me.com
Lizette du Preez	(336) 965-3496	~~lduprez~~ lizzandri@yahoo.com
Louise Zapke	336 510 7973	lzapke@northstate.net
Dolly Bousmaha	(336) 688.3688	dbousmaha@hotmail.com
Erica Bush	289-5235	ebush5@triad.rr.com
Karen Dyer	3176426	karenmdyer@gmail.com
Emily Vaughn	687-4012	emilypvaughn@triad.rr.com

Attachment 2

ADAME, ARTHUR ; ADAME, KIMBERLY C
3695 COTTESMORE DR
HIGH POINT NC 27265

AHMAD, IFTIKHAR ; AHMAD, RAHEELA
3757 COTTESMORE DR
HIGH POINT NC 27265

AMBASKAR, MAHESH ; AMBASKAR, SUMEDHA MAHAJAN
3745 COTTESMORE DR
HIGH POINT NC 27265

ARAMAYO, ESTEBAN
330 LAUREL RD
WEST HAMPSTEAD NY 11552

BARKSDALE, FRANITA B ; II, THOMAS LEROY
3748 COTTESMORE DR
HIGH POINT NC 27265

BARTO, BRADLEY STEVEN ; BARTO, AMANDA HOLLY
3713 COTTESMORE DR
HIGH POINT NC 27265

BEARD, JOYCE G
7846 CLINARD FARMS RD
HIGH POINT NC 27265

BORUM, KURT DOUGLAS ; BORUM, MARY GAYE S
7854-A CLINARD FARMS RD
HIGH POINT NC 27265

BOSSER, JOHN J
3725 COTTESMORE DR
HIGH POINT NC 27265

BOWMAN, LATANYA
3716 COTTESMORE DR
HIGH POINT NC 27265

CARRIER, JAMES A ; CARRIER, SHAWN J
1249 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

CHAFFIN, CHRISTOPHER R ; CHAFFIN, VALERIE F
4009 TONSLEY CT
HIGH POINT NC 27265

CHEFFY, STEVEN KARL
3809 COTTESMORE DR
HIGH POINT NC 27265

CLINARD & POWELL LLC
7850 CLINARD FARMS RD
HIGH POINT NC 27265

COOPER, DOROTHY S
7856 CLINARD FARMS RD
HIGH POINT NC 27265

COTTESMORE HOMEOWNERS ASSOCIATION INC
PO BOX 4408
GREENSBORO NC 27404

CURTAIN, BELINDA S ; CURTAIN, EUGENE L III
3720 COTTESMORE DR
HIGH POINT NC 27265

DOMINA, RICHARD VERNON ; DOMINA, MELISSA ANNE
3761 COTTESMORE DR
HIGH POINT NC 27265

EL, AYESHA K ; EL, DELMAS STAMP
3753 COTTESMORE DR
HIGH POINT NC 27265

ENNIS, JOHN THOMAS ; ENNIS, TRACY L G
1251 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

FARNEY, THEODORE JOHN ; FARNEY, COLLEEN MICHELLE
3728 COTTESMORE DR
HIGH POINT NC 27265

FPF HIGH POINT LLC
3842 W 16TH AVE
HIALEAH FL 33012

GOSSETT, FREDDIE WALTER
1810 ROCK CREEK DAIRY RD
WHITSETT NC 27377

GOSSETT, J R
7841 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, J ROLAND ; GOSSETT, GAYNELLE R
7841 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, LAWRENCE R ; GOSSETT, JUNE N
7845 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, LAWRENCE R ; IDOL, MARGARET G ; HAMILTON, DORIS G ETAL
1420 COUNTRY LAKE DR
GREENSBORO NC 27466

GOSSETT, REX D ; GOSSETT, POLLY W
7848 CLINARD FARMS RD
HIGH POINT NC 27265

HERNANDEZ, ALFREDO ; HERNANDEZ, DEVORA HERNANDEZ
3732 COTTESMORE DR
HIGH POINT NC 27265

HILL, STEPHEN V
3729 COTTESMORE DR
HIGH POINT NC 27265

Attachment 2

HOWELL, SCOTT A ; HOWELL, KIMBERLY
3740 COTTESMORE DR
HIGH POINT NC 27265

JONES, LARRY L ; JONES, REGINA ANN
1300 PEPPER HILL RD
GREENSBORO NC 27407

JORDAN, COLON H ; JORDAN, CAROL B
2721 NC 68 SOUTH
HIGH POINT NC 27265

KLEMME INVESTMENTS LLC
PO BOX 5776
HIGH POINT NC 27262

MCMURTRY, BRADLEY DEAN
7872 CLINARD FARMS RD
HIGH POINT NC 27265

MORGAN, LARRY C ; MORGAN, BONNIE G
7843 CLINARD FARMS RD
HIGH POINT NC 27265

NINA H WILLIARD FAMILY TRUST ; WILLIARD, EDWARD L TRUSTEE
2500 WILLIARD DAIRY RD RD
HIGH POINT NC 27265

ORTH, KEITH L ; ORTH, ANGELA P
1250 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

PATEL, NARENDRAKUMAR AMRUTLAL ; PATEL, SARIKA PRAVIN
3813 TONSLEY PL
HIGH POINT NC 27265

PATEL, RAJESH ; PATEL, SMITA
3816 TONSLEY PL
HIGH POINT NC 27265

RAMAIAH, KUMARESWARAN ; RAMAIAH, SENTHILBALA GANAPATHY
W150N11260 MONTGOMERY DR APT 3
GERMANTOWN WI 53022

RAY, JAMES M ; RAY, JENNIFER S
3805 COTTESMORE DR
HIGH POINT NC 27265

REINALDO, VALENTIN ; REINALDO, SUSANA D
3741 COTTESMORE DR
HIGH POINT NC 27265

REO FUNDING SOLUTIONS III LLC
1170 PEACHTREE ST NE STE 2365
ATLANTA GA 30301

REYNOLDS, FLOYD A ; REYNOLDS, BEVERLY A
7839 CLINARD FARMS RD
HIGH POINT NC 27265

ROUNTREE, PATRICIA C
7856 CLINARD FARMS RD
HIGH POINT NC 27265

ROYAL HOMES OF NORTH CAROLINA LLC
3411 W WENDOVER AVE SUITE D
GREENSBORO NC 27407

SAFFRO, BRUCE H ; SAFFRO, CAROLYN M
4004 TONSLEY CT
HIGH POINT NC 27265

SANDRA, C POWELL J/T R/S ; ESMOND, JOHN CLINARD J/T R/S
7852 CLINARD FARMS RD
HIGH POINT NC 27265

SHEARIN, BONNIE J ; SHEARIN, THEODORE
3717 COTTESMORE DR
HIGH POINT NC 27265

SMITH, FREDERICK C ; SMITH, SANDRA M
3709 COTTESMORE DR
HIGH POINT NC 27265

SMITH, KATHRYN P ; THROWER, ELLEN P
1101 N ELM ST UNIT 402
GREENSBORO NC 27401

SUAREZ, ARMANDO ; SUAREZ, VERA L
4008 TONSLEY CT
HIGH POINT NC 27265

THOMAS, C W
7861 CLINARD FARMS ROAD
HIGH POINT NC 27265

THOMPSON, JEFFERY C ; THOMPSON, TIFFANY L
3801 COTTESMORE DR
HIGH POINT NC 27265

TOBIN, SUSAN GOSSETT
7840 CLINARD FARMS RD
HIGH POINT NC 27265

TURNER, AMBER ; TURNER, BRANDON H
7870 CLINARD FARM RD
HIGH POINT NC 27265

VERMA, MANOJ ; VERMA, SANGITA SINGH
3712 COTTESMORE DR
HIGH POINT NC 27265

WARREN LEROY SIMMONS & PENNY HINKLE SIMMONS REVOCABLE TRUST ; SIMMONS, WARREN LEROY TRUSTEE ; SIMMONS, PENNY HINKLE TRUSTEE
1246 BLACKBERRY RIDGE DR
HIGH POINT NC 27265

WIER, JAMES NORMAN ; WIER, IMOGENE R T/C
7878 CLINARD FARMS RD
HIGH POINT NC 27265

Attachment 2

WILKINSON, SCOTT M ; WILKINSON, KARI S
3704 COTTESMORE DR
HIGH POINT NC 27265

WILLARD DAIRY ROAD ASSOCIATES LLC
3411-D W WENDOVER AVE
GREENSBORO NC 27407

Attachment 3

SAMET CORPORATION

Building Structures.
Building Relationships.

309 Gallimore Dairy Road
Suite 102
Greensboro, NC 27409

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

1315 East Boulevard
Suite 250
Charlotte, NC 28203
(704) 697-2125

www.sametcorp.com

March 13, 2013

Property Owner

Applicants for a rezoning in the City of High Point are required to notify owners of property within 300 feet of the proposed zoning site and conduct a citizen information meeting. At this meeting, the applicant shall submit to all citizens a written description of their development proposal and a statement, provided by the Planning and Development Department outlining the purpose of the citizen information meeting and the zoning process. The purpose of the citizen information meeting is to allow the applicant the opportunity to inform citizens about their zoning proposal and provide citizens the opportunity to ask questions and find out more about the proposal prior to the public hearings.

Zoning Site: 7861 Clinard Farms Road and 4540 Barrow Road, High Point, NC

Current Zoning: Traditional Neighborhood

Proposed Zoning: Agriculture – Conditional Use allowing a Charter School

Site Description: Approximately 44 acres currently cleared south of Clinard Farms Road and east of Barrow Road

Development Proposal: Site shall be zoned Agriculture with a Conditional Use to allow the property to be used by Phoenix Academy. Site shall be accessed from Clinard Farms Road and Barrow Road.

Citizen's Information Meeting: Wednesday March 27, 2013 6:00-7:00pm

Phoenix Academy
4020 Meeting Way
High Point, NC 27265

If you have any questions prior to the citizen's information meeting, please feel free to contact me.

Thank you,

Brian Hall
336-544-2643
bhall@sametcorp.com

Attachment 4

Phoenix Academy

Greetings! On behalf of Phoenix Academy and it's stakeholders, we would like to introduce ourselves and let you know some information about our future plans. Phoenix Academy is an independent public school of choice that is publicly-funded and privately managed. Phoenix Academy's educational philosophy is the education of the whole child and we have been a very successful school, thriving in our High Point area (off Hwy 68) for thirteen years. We are recognized as a North Carolina Honor School of Distintion. Phoenix Academy currently teaches kindergarten through the 5th grade with a unique philosophy and business model that has enabled us to seek growth opportunities that will allow us to provide additional grade levels and consolidate our school on one campus.

Phoenix Academy, with the assistance of Samet Corporation, is seeking to purchase the property located at 7861 R1 Clinard Farms Road and 4540 Barrow Road. Our team is going to begin work with the City of High Point to seek rezoning of the property that would allow Phoenix Academy to use the site. The newly revised zoning would define the property as a school use, a use that benefits our local children in their educational pursuits. We would like to involve you as stakeholders in the process and seek your input. We are excited about our plans and we are available for a personal meeting or group setting to show you our proposed path forward.

Sincerely,

Kimberly k. Norcross	Barry Kitley	Brian Hall
Superintendent	Bkitley@sametcorp.com	bhall@sametcorp.com
kim@pahp.com	336-544-2634	336-544-2643

BUDGET REVIEW
JUNE 6, 2013 – 10:00 A.M
THIRD FLOOR CONFERENCE ROOM

MINUTES

PRESENT:
Mayor Sims, Council Members Davis, Douglas, Ewing, Golden, Mendenhall, Moore, Smothers, Wagner

STAFF PRESENT:
Strib Boynton, City Manager
Pat Pate, Assistant City Manager
Randy McCaslin, Asst. City Manager
Eric Olmedo, Budget Officer
Jeff Moore, Director of Finance
Jeron Hollis, Public Information
Glenda Barnes, Budget Analyst
Laura Altizer, Budget Analyst
Angela Kirkwood, Human Res. Director
JoAnne Carlyle, City Attorney
Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:
High Point Enterprise

OTHERS PRESENT:
Bruce Davis, Guilford County Commissioner
Cynthia Davis, Planning & Zoning Commission
Bruce Willett
Charity Belton, Washington Street Business Association
Pam Stern

Discussion of Moving MERF to an Enterprise Fund
Council Member Ewing asked if they could talk about the garbage fee and the MERF, and what they discussed about possibly looking at bids for recycling service versus what the City providing the service. Strib Boynton stated that there was an individual that came in from Waste Management on Monday who offered to present Council a proposal saying his company could deliver the maximum revenues at no risk to the City. Mr. Boynton stated that based upon the work that Chris Thompson and Richard McMillan have done his concern is that if they are going to go with a private company, which is a policy decision Council would have to make, they need to have a competitive process which allows anybody who thinks they qualify to submit a proposal. That would get carefully evaluated. Mr. Boynton advised against going out and starting to negotiate a contract with whoever comes in the door.

Council Member Smothers stated that to put in perspective the issue about Waste Management's potential, or any other vendor is a topic that is separate from the budget.

There is no budget action that is required to deal with that and has nothing to do with the $5 fee.

Council Member Ewing stated the reason he brought it up was because was if they decide to go that route to take bids rather than pass the budget with a $3.5 million for capital on the MERF, until they find out what it looks like can they do what they are planning on doing with the water and sewer rates, where they are not going to pass an increase. Strib Boynton stated that Council has not passed anything on the MERF. Mr. Boynton suggested that Council direct staff come back to Council after the budget is passed with how the whole process might work, listen to proposals, so they can make an informed policy decision, and what the timetable on it would be. If it is decided that Council wants to seek competitive proposals they should recognize that should take nine to twelve months. Currently the MERF is in poor condition and in need of improvements.

Council Member Ewing stated he does like the idea of the enterprise fund.

Discussiono of Obsolete Water Lines Funding

Council Member Smothers stated there is $500,000 in new dollars for obsolete water lines, and asked if they reduced the $2.5 million to $2 million would this seriously impair the program and help reduce rate increase impact later. Strib Boynton stated that they are going to wait and look at the whole rate increase later when they know how many bonds they are going to be issuing and know the terms of that. Pat Pate advised that those additional funds of $500,000 can be dealt with in the existing rate structure. Pat Pate stated that it would help to reduce the funding to $2 million and redirect those monies to debt service or something else. Council Member Smothers asked if the additional $500,000 was critical to some area. Pat Pate advised that the reality is on the total capital investment strategy for the water and sewer fund for certain projects that are set up and obsolete projects that are set up, obsolete money tends to not have specific project assigned to it up front but that money is set aside to take care of the major issues that are on a longer list. This $500,000 is being used as part of an overall strategy of capital investment to improve the system. Council could reduce the funding, which will basically postpone a project to a future year. Strib Boynton stated that would lessen the impact on rates when they come back in six months.

Mayor Sims stated that $2.5 million was budgeted for a reason. Strib Boynton stated that it was put in because they have a long list of water and sewer lines that need to be fixed in town. Strib Boynton stated they put it in because it was important that they stay on the list of improvements, but that it was not critical only something that they need to get to.

Council Member Mendenhall stated that the bottom line is if the Council directs the staff to cut $500,000 from the obsolete water line fund, whether or not they do that, they are not looking at a rate increase until mid-year anyway, so there could be other things that impact that decision as it is made at that time, so they do not need to have the citizens feel like their water rates are going up immediately upon adoption of this budget.

Discussion of Increase in Wholesale Power

Council Member Smothers stated that in the electric fund they are passing on 4.9% for wholesale power. Council Member Smothers asked what amount the City absorbing in the difference. Strib Boynton advised it was about $95,000. Council Member Smothers felt it was important for the public to understand that there is some absorption within the operating budget and some of that increase is not all being passed on. The rate increase will go into effect July 1st.

$5 Automobile Tag Fee

Council Member Smothers made a motion, seconded by Council Member Moore to reject the $5 auto tag fee and makeup the reduction by offsetting the General Fund Expenditures suggested by Option 2 (shown below) of the list presented by the City Manager. Motion passed unanimously.

Discussion on Motion: Strib Boynton advised that Budget has put together options on how to make up for the $384,000 which the tag fee would generate. General Fund Expenditure Reductions were recommended as follows:

Elimination of GF fuel contingency	160,000
Reduce demolition funding (from $150,000 To $50,000)	100,000
Eliminate reserve funds for fire truck Purchase	50,000
Eliminate Rosetta Baldwin fund in Library	10,000
Reduce Theatre expenditures (training $4,000 To 1,000 and small tools/equipment From 4,900 to 2,900	5,000
Reduce landfill fee in Pub Serv from (1,274,780 to 1,264,780)	10,000
Reduce City Att. Outside legal services From $122,100 to $97,100	25,000
Reduce Fire Dept appliances and furniture From $26,000 to $16,000	10,000
Reduce Library book funding from $249,903 to $235,803)	14,000
Total	384,000

Council had a concern of cutting the demolition funding by $100,000. Eric Olmedo clarified that is some additional funds that they have put in the budget aside from the regular funds that address the Kilby Hotel and Meredith Street properties. Mayor Sims felt they shouldn't take that out because something is going to happen there. Strib Boynton stated if they get down to the point where they actually are going to be demolishing the church and the hotel, or apartment building, as well as others sitting out there, they could come back and take it out of the contingency or fund balance. There is still $50,000 in the Planning Department Budget for the demolition of dilapidated housing. Strib Boynton

advised that there is interest in the apartments for someone buying them, and felt they would be okay.

Council Member Douglas stated he did not feel they should reduce the demolition fund, because as it is they have too many houses they are running behind on. Council Member Smothers stated she would like to support Council Member Douglas' concern about there being adequate dollars for demolition, but if they need that additional money it can come from the general fund contingency. Council Member Mendenhall stated her agreement with Council Member Smothers' support. Strib Boynton clarified that they have not had to use the contingency in years for demolition. Mayor Sims stated the Council still has a commitment to the demolition of housing to clean up its neighborhoods.

Solid Waste Collection Enterprise Fund

Council Member Smothers made a motion, seconded by Council Member Moore that Council instruct the staff to develop a plan transitioning to an enterprise fund for solid waste collection, which would be phased in over an estimated three plus years and to report back to Council on that implementation in three months. Motion passed unanimously.

Discussion on the Motion: Council Member Smothers stated that when they talked about an enterprise fund, they recognize that this will be a plan of action to transition the costs of solid waste collection from the general fund, which is funded by the property tax base, to a fee for service as other cities have done. If they decide to go to an enterprise fund beyond concept to a plan of action, there needs to be a corresponding commitment to the citizens of this community that they will see a reduction in their tax rate, which funds the general fund for what that cost would have been. Council Member Smothers felt the public needs to be able to see that reduction. Council Member Mendenhall stated she supports Council Member Smothers' motion, particularly if they are going to have an enterprise fund, the fact that it would contain a similar reduction in the tax rate, and asked if that should be part of the motion. Council Member Mendenhall was concerned that the Council is not communicating the reduction to the tax rate, except as an afterthought. Council Member Smothers stated she did not have a problem with that inclusion, and wanted to make sure they told the public this has not been approved, but all they are doing is instructing staff to bring back a plan, and then the Council may or may not decide to go with it.

Council Member Mendenhall made a motion to amend the original motion to include that staff came back to Council with some indication of what the reduction would be in the dependence on the general fund in the plan.

Mayor Sims stated she understood what Council is trying to do, but was concerned that when they start communicating a tax rate decrease and then other pressures come to bear that prohibit them from doing that.

Council Member Smothers stated that they change the language to "reduce the dependence of the tax rate". Mayor Sims stated that she could support that.

Council Member Ewing stated that if they look at it as two different conversations and say that the $5 fee that would be put into an enterprise fund equals 3¢ property tax going into next year based on the plan that goes out, but there still could be an increase in the tax rate for a different reason.

Council Member Smothers stated that this $5 fee will probably be $10 next year, because they are transitioning out of that general fund. Strib Boynton clarified that Council's direction is to have staff to come back with a plan on how the enterprise fund will be self-supporting, which will also show some sort of reduction of taxes along the way to correspond with moving to an enterprise fund.

Council Member Smothers made a motion, seconded by Council Member Moore that Council instruct the staff to develop a plan transitioning to an enterprise fund for solid waste collection, which would be phased in over an estimated three plus years, which would show a reduction on the dependence of the tax rate, and to report back to Council on that implementation in three months. Motion passed unanimously.

<u>$5 Solid Waste Fee</u>

Council Member Smothers made a motion, seconded by Council Member Davis, to set a $5.00 solid waste fee on residential and small businesses.

Discussion on the Motion: Council Member Smothers asked Council to remember that this $5 is generating $2.7 million to fund a hole in the General Fund budget. Strib Boynton stated that in the last two years in terms of tax revenues the General Fund is $3.7 million less than what the state authorized us to have, and by adding another $900,000 in loss of state money and state costs that are transferred on to the City, it comes to about $4.6 million lost in the General Fund, and the $5.00 solid waste fee will pick up about $2.7 million of those losses. The remainder of the loss has been absorbed by the City.

Council Member Wagner stated that in his mind the $5 is really a tax because everybody has to pay it, and one might argue that it is not actually related, and he does believe that the decisions that they are going to make to the future with regards to recycling and whether they are going to spend $5 million at the MERF it is potentially tied into this fee. Council Member Wagner stated that it is going to take a year to put out an RFP and evaluate it to decide whether they are going to spend the $5 million at the MERF or whether they are going to look at privatizing recycling. Council Member Wagner stated he did not see the point in Council funding the $5 million and holding those funds in reserve while waiting to decide what they are going to do at the same time raising this fee that is going to bring in $2.7 million. Council Member Wagner stated he would rather see the Council take the $3.5 million that is reserved for the possible improvement at the

MERF and use that money to eliminate this fee and after one year from now come back and look at this after hearing from Waste Management or whoever else. Pat Pate stated it needs to be clarified that these are two different funds. Council Member Smothers clarified that they would be taking money out of an enterprise fund to fund the general fund, which is not good policy. Council Member Wagner stated that he wanted to do it to eliminate the garbage fee, which is directly related to what they would be doing in that enterprise fund. Pat Pate stated that this would be taking one-time funds out of one fund and transferring them into the general fund to support operations. That would mean that whatever they do on the MERF they would have to go back and raise those funds again as well as replace those funds in the general fund.

Strib Boynton asked how they would make those funds up next year. Council Member Wagner stated that they would have to deal with how they make it up next year. Council Member Wagner stated he did not see the point in telling the public they are going to hold $5 million in reserve and while raising taxes at the same time.

Council Member Wagner stated that there are a lot of things that are a true fee for service, but this was a tax. JoAnne Carlyle stated that it is defined as a fee in the General Statutes.

Mayor Sims asked what the corresponding tax rate on the $2.7 million was. Strib Boynton stated it was 3.6¢. Mayor Sims stated that after four budget meetings Council has known about this $5 solid waste collection all this time and the Council has one of two options. If the Council does not impose the fee they have to raise it somewhere else. Mayor Sims stated that the fee is equal to about a 3¢ increase on the tax rate, which corresponds to what Council did not do last year that they should have done. Mayor Sims stated at this point it is either a $5 collection fee, 3¢ on the tax rate, or go in and find $2.7 million in the budget to cut, and asked Council for recommendations.

Council Member Douglas stated that Council always makes the assumption that no one ever asks for a reduction of services, but we never ask the public. Mayor Sims stated that they do ask the public every year through the citizen's survey.

Council Member Davis recommended making departmental cuts across the board to make up for the $2.7 million.

A motion was made by Council Member Douglas, seconded by Council Member Wagoner to consider a 2% department cut across the board in the general fund. (Due to the fact that when the original motion was called to question and passed before this motion could be considered, this motion was not called into question and no vote was necessary.)

Council Member Mendenhall asked if they had an idea of what a 2% cut would generate. Eric Olmedo stated it would raise $2.15 million.

Mayor Sims stated that they already have a motion and a second on the solid waste fee and felt this motion should be dealt with before looking at anything else, because it may be moot.

Mayor Sims asked if there was any further discussion on the original motion to set a $5 solid waste collection fee and called for the vote on the original motion.

Council Member Smothers made a motion, seconded by Council Member Davis, to set a $5.00 solid waste fee on residential and small businesses. The motion passed on a vote of 6 to 3.
Votes: Yea: Sims, Smothers, Mendenhall, Davis, Moore, Golden
Nay: Douglas, Wagner, Ewing

Theatre Upgrades

Council Member Smothers made a motion, seconded by Council Member Mendenhall to include $500,000 for the upgrade of the Theatre, but hold action on soliciting RFPs or contract bids until a committee appointed by the City Council in consultation with the Theatre Advisory Board, including Friends of the Theatre, submits a report to the City outlining recommendations for future capital needs and programming emphasis for the Theatre. Motion passed unanimously.

Discussion of the Motion: Council Member Davis felt they should include in the motion something about revenue benchmarks. Council Member Smothers stated that could be a charge to the committee that they are appointing.

Council Member Smothers stated the main thing was to go ahead and fund it, but to hold that money.

Other Recommendations

Council Member Smothers recommended that the City Council not appropriate any unfunded requests (not contained in the adopted budget) except by vote of ”X” members of the City Council. They could make it a majority or a super majority.

Mayor Sims asked for an example of unfunded requests. Council Member Smothers stated that there were several that came last year after the budget had been adopted. Eric Olmedo stated that the Field of Honor and the Duany Study are two that came before Council.

Council Member Smothers stated from reading the hpe.com, which is fairly limited in the number of people who do respond, she felt there is the perception that there are certain favorite projects of Council and a slush fund available to fund them.

Council directed the City Manager that regarding the $500,000 obsolete water lines, to include it in the budget, but hold it until they come back to Council with the issues on debt service.

Mayor Sims asked if the issue that was mentioned by Charity Belton from the Washington Business Street Association was going to be addressed. Strib Boynton stated that they have her information and staff will be contacting her to see what they can do regarding the street lighting. Council Member Smothers stated that Ms. Belton raised the concern about private security lights in the back of buildings, and felt given the encouragement that the City has made, in particular to Washington Street, that some public lighting might be a good investment for the City. Council Member Wagner stated that long term he felt that Council needed to look back at the Washington Street Plan, and looking what they can do to address the streetscape.

Strib Boynton stated that there still is the question regarding the $200,000 for the Arts Center, which was not in the budget. Mr. Boynton stated that they had a conversation with Doyle Early on how that might get funded rather than the City do it. The City does have the ability to contract with the CVB or the Chamber, or some other non-profit, but also some ability to direct some things. The outcome of the meeting was that the leadership of the City would meet with the CVB and Arts Council and see how that might get funded. Strib Boynton felt that there would be something coming back to Council with some way that those costs could be shared.

Council Member Mendenhall stated she had to leave the meeting for a commitment.

Council Member Smothers stated she would like to see Council encourage the CVB to find within their tax revenue resources the ability to fund the Arts Center and the Coltrane Festival, and felt the appropriate revenue stream comes from the dollars that they have, because it does promote tourism. Council Member Smothers stated her disappointment that the Festival has not been considered a top priority of the CVB. Mayor Sims stated last year they did fund the festival and it happened in July, which was this year and feels that it would need to go back to a different funding cycling with them. Mayor Sims stated that she does believe that Council has to work through supporting the Arts Council, whether it is in conjunction with the CVB or if the CVB can on its own.

ADJOURNMENT

The meeting adjourned at 11:25 a.m. on a motion duly made and seconded.

Respectfully Submitted,

_____

Dawn J. Sparks, CMC
Deputy City Clerk

City of High Point
Budget & Evaluation Office

June 12, 2013

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Eric Olmedo
Budget & Performance Manager

SUBJECT: Convention and Visitors Bureau contract

Attached is a copy of the proposed contract between the City and the Convention and Visitors Bureau. The CVB is requesting Council approval of this contract at its June 17, 2013 meeting.

I will be available if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore

Attachments: CVB contract

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.822-7065 Phone: 336.883.3018 TDD: 336.883.8517

AGREEMENT FOR THE CONVENTION & VISITORS BUREAU

BETWEEN THE

CITY OF HIGH POINT

AND THE

HIGH POINT CONVENTION & VISITORS BUREAU, INC.

FY 2013 - 2015

CONTENTS:

Contract Agreement FY 2013 - 2015
Overview & Program of Work FY 2013 - 2014
Proposed Budget and Explanation for FY 2013 – 2014
Strategic Business Plan for FY 2013-2014
Occupancy Tax Receipts for FY 2012 - 2013
Financial Statement for April FY 2012 - 2013
Arts & Tourism Grants Program Awards FY 2012 - 2013
Event Booking Incentives for FY 2012 - 2013
Board of Directors
Organizational Chart
Chart of Staff Organizational Involvement

NORTH CAROLINA
GUILFORD COUNTY

AGREEMENT FOR PROVISION OF CONVENTION AND VISITORS BUREAU

THIS AGREEMENT, made and entered into before the first day of July 1, 2013 by and between the City of High Point (hereinafter referred to as the City) and the High Point Convention and Visitors Bureau, Inc. (hereinafter referred to as the Grantee), pursuant to and subject to the restrictions and conditions set forth herein:

WITNESSETH:

In consideration of receipt of a grant or appropriation of funds from the City Council of the City of High Point equal to the total amount of the net proceeds received by the City of High Point from the Guilford County 3% Room Occupancy and Tourism Development Tax, the Grantee named hereinabove does hereby agree to provide Convention and Visitors Bureau Services for the City of High Point in accordance with the terms of this Agreement as set forth herein.

In consideration of the above, the parties do hereby agree as follows:

(1) The Grantee agrees to expend the funds, which are the subject of this Agreement and perform services in consideration of the receipt of funds in accordance with the Overview of Program of Work as attached to this Agreement and incorporated herein by reference. The Grantee further agrees to expend the funds in accordance with an Annual Budget for said funds attached hereto and which is incorporated herein by reference. Funds made available to the Grantee pursuant to this Agreement shall be expended only in accordance with applicable federal, state, and local laws. The Grantee may amend the budget from time to time in order to conform with the actual amount of funds received under this agreement.

(2) The Grantee agrees that it will supply such records, reports, information and verification relating to the expenditures of the funds or the operations of the Grantee as may be requested by the City. This shall include quarterly reports on the receipts and expenditures, as well as an annual audit of the receipts and expenditures relating to the

grant funds. The Grantee shall maintain a written accounting and documentation of all of its receipts and disbursements relating to the grant funds, which are the subject of this Agreement. The Grantee agrees to subject itself to the provisions of Article 33c of Chapter 143 of the North Carolina Statutes entitled "Meetings of Governmental Bodies," to the same extent as the City.

(3) Funds will be distributed to the Grantee on a monthly basis in accordance with the attached budget. Further, should expenditures overspend the revenues under this Agreement; the City shall have no obligation to reimburse the Grantee for such expenditures.

(4) This Agreement will automatically terminate on June 30, 2015 at which time a new Agreement will be considered.

(5) Upon termination of this Agreement by either party all non-expendable property purchased under this Agreement shall revert to the City of High Point or its assigns.

(6) A High Point Convention and Visitors Bureau Board of Directors shall be appointed, which shall have the authority to oversee the Convention and Visitors Bureau's implementation of the program of work, and the expenditures of the grant funds, which are the subject of this Agreement. The Convention and Visitors Bureau Board shall be composed of a minimum of the following twelve (12) members:

(a) One member of the Guilford County Board of Commissioners appointed by the Board of County Commissioners.

(b) One member of the High Point City Council appointed by the City Council.

(c) Two owners or operators of hotels, motels, or other taxable tourist accommodations in the local metropolitan area, one of whom owns or operates hotels, motels, or other tourist accommodations with more than 100 rental units, and one of whom owns or operates hotels, motels, or other tourist accommodations with 100 or fewer rental units, both appointed by the Board of County Commissioners.

(d) One individual who has demonstrated an interest in tourism development and does not own or operate hotels, motels, or other tourist accommodations, and is a Board member of the High Point Chamber of Commerce, appointed by the Chamber of Commerce.

(e) One individual involved in the local restaurant or food service business who has demonstrated an interest in tourism development, and does not own or operate hotels, motels, or other tourist accommodations, appointed by the High Point Chamber of Commerce.

(f) One individual involved in the cultural arts or tourist attraction business, who has demonstrated an interest in tourism development, and does not own or operate hotels, motels, or other tourist accommodations, appointed by the High Point Chamber of Commerce.

(g) One at-large individual who has demonstrated an interest in tourism development and does not own or operate hotels, motels, or other tourist accommodations, appointed by the High Point Chamber of Commerce.

(h) One individual who has demonstrated an interest in tourism development and is a representative of a High Point public convention/trade show center, appointed by the High Point Chamber of Commerce.

(i) Two at-large individuals who have demonstrated an interest in tourism development and do not own or operate hotels, motels, or other tourist accommodations, appointed by the Board of County Commissioners.

(j) The President & CEO of the High Point Convention and Visitors Bureau, Inc., who shall be a non-voting, ex-officio member.

All voting members of the High Point Convention and Visitors Bureau Board shall serve without compensation. All members shall serve two-year terms and the term shall be October 1 to September 30 two years later. Members may serve no more than two consecutive terms. Members appointed to fill the at-large designations shall serve a full term, and have all voting rights and privileges. The members shall elect a chairperson, who shall also serve a two-year term if eligible. Members appointed to fill vacancies shall first serve for the remainder of the unexpired term for which they are appointed to fill, and then are eligible for appointment for a regular term. The Board shall meet at the call of the Chairperson, and shall adopt rules of procedure to govern its meetings. The Board shall appoint such ex-officio members as it deems appropriate.

(7) The attached Exhibits are:

(A) Overview & Program of Work
(B) Proposed New Budget and Explanation
(C) Strategic Business Plan for FY 13-14
(D) Occupancy Tax Comparison Current Year to Past Year
(E) Financial Statement through April Current Year
(F) Arts & Tourism Grants Awards for Current Year
(G) Event Booking Incentives for Current Year
(H) Board of Directors, Organizational Chart, and Chart of Staff Organizational Involvement

These exhibits are incorporated herein by reference and shall have the same force and effect as if set forth herein.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its behalf; and the Grantee has caused the same to be duly executed in its behalf as of the date first above written.

CITY OF HIGH POINT, NORTH CAROLINA

ATTEST:

Lisa B. Vierling, City Clerk

Stribling Boynton, City Manager

Approved as to legal form:

JoAnne Carlyle, City Attorney

HIGH POINT CONVENTION & VISITORS BUREAU, INC.

ATTEST:

Mena F. Parrish, Board Chair

Timothy C. Mabe, President & CEO

OVERVIEW & PROGRAM OF WORK FY 2013 - 2015

1. NEW BUDGET

The Proposed Budget for the High Point Convention & Visitors Bureau (HPCVB) is for FY 13-14. The projected HMT revenues is $1,404,182, which reflects an increase of 4% from projected actual receipts to end the current fiscal year FY 12-13 of $1,352,021. The approved budget for FY 12-13 was $1,326,878. The current Room Occupancy Tax Comparison shows steady increases over the previous year, with a FY 12-13 ending with a 5% increase over FY 2011-12 collections. Remaining conservative, the new budget reflects $1,404,182 tax receipts plus $2,000 interest, and $76,000 EBI rollover totaling $1,482,182. A copy of the April Financial Statement for FY 12-13 is attached.

The 15% room tax revenue allocated for the Arts & Tourism Grants Program is restricted at $210,627; therefore, $1,271,555 will be the Regular (Unrestricted Income) Budget. The proportion of the Budget for each segment is 35% Administrative, 12% Operations and 53% Marketing, which is well within the guidelines outlined by the Destinations Marketing Association International (DMAI) formerly International Association of Convention & Visitor Bureaus (IACVB). The Marketing Budget is $776,042. This includes Convention Promotions, Tourism Promotions, as well as the Grants Program, which is a significant arm of the tourism effort for the City. The Event Booking Incentive (EBI) Line Item is $150,000, which includes the roll over from the previous year of $76,000, and Market Authority Line Item is $150,000.

2. FY 13-14 STRATEGIC BUSINESS PLAN (PROGRAM OF WORK)

Included is a Strategic Business Plan with specific goals, measures, and timelines to achieve the results.

PARTNERSHIPS

Arts & Tourism Grants Program:

The Arts & Tourism Grants Program's 15% will be awarded to a number of arts and tourism related projects during FY 13-14. This current year, FY 12-13, support was awarded to 27 worthy applicants/projects totaling $199,000. Some of the groups also received Event Booking Incentive (EBI) funds.

Funding for High Point Market Authority:

For FY 12-13, the HPCVB has allocated $150,000 to the High Point Market Authority with the understanding that this will be a critical year for the Authority in its role of furthering the success of the High Point Market.

Events Booking Incentives:
A number of Event Booking Incentives were offered for conventions and events that were to occur in FY 12-13 and is projected to total $72,784. The events booking program is more than incentives to book. It is expanded to include maintenance, retention, and support of groups. At the end of FY 12-13 $76,000 will be rolled over into FY 13-14 EBI line item. These incentives continue to be successful tools in moving convention/event proposals from lead status to definite bookings.

Piedmont Triad Council of International Visitors (PTCIV):
In June of 2002, the Bureau extended an offer of a complimentary office to PTCIV, which is valued at $1,792 yearly. PTCIV is a nonprofit organization whose purpose is to improve and promote international relations by sharing the cultural, economic, and educational resources of the Piedmont Triad with international visitors. This relationship is a natural as PTCIV is responsible for bringing guests to the area for a period of time staying in hotel and motel properties. The Bureau is currently continuing this arrangement.

3. ORGANIZATION
The Board of Directors consists of eleven Board Members, nine Ex-officio positions (including the Bureau CEO and the *Chairman Emeritus*) and four staff members. The Organizational Chart presents an overview of the High Point Convention & Visitors Bureau, the Board, Staff and Committees. The Bureau Staff currently consists of eight full time employees. In addition, Registrars and Visitor Information Specialists are employed on an 'as needed basis'. The Bureau staff holds memberships and board positions on a number of industry related organizations.

4. SUMMARY
The Bureau has always recognized its role to fill the City between the International Home Furnishings Markets, thereby keeping a year-round healthy hospitality environment. The Bureau's main focus continues to be *strong solicitation and service to overnight visitors, conventions, special events and trade shows; providing these visitors with outstanding services and insuring a most enjoyable experience for all.*

HPCVB BOARD APPROVED FY 13-14 BUDGET

No.	ITEM	Approved Budget FY 12-13	FY 13-14 Budget at 4% increase over projected year-end
INCOME			
OCCUPANCY TAX COLLECTION			
4101.0	Transient Occupancy Tax	1,326,878	1,404,182
OTHER INCOME			
4102.0	Interest Income	2,500	2,000
4104.0	Other Rents Received	0	0
4105.0	Reserve EBI Carry Over	43,293	76,000
TOTAL BUDGET		1,372,671	1,482,182
GRANT PROGRAM (15% of occupancy tax)			
	Arts & Tourism Grants	199,032	210,627
INCOME (-15% grants)=Oper. Budget		1,173,639	1,271,555
EXPENSES			
ADMINISTRATIVE EXPENSES			
5201.0	Salaries (8 full-time staff positions)	391,704	408,600
5202.0	Retirement	19,850	20,430
5203.0	Life/Hosp/Dent. Ins.	62,662	63,813
5204.0	Soc. Security	29,996	31,258
5205.0	Unemployment Ins.	1,500	1,300
ADMINISTRATIVE EXPENSES TOTAL		505,712	525,401
OPERATING EXPENSES			
5301.0	Memberships/Subscriptions	4,524	5,115
5302.0	Travel/Entertainment	11,500	15,000
5303.0	General & Admininistrative Operations	49,500	53,375
5304.0	Postage/General	2,000	1,000
5305.0	Parking	1,920	1,920
5306.0	Telephone	6,961	6,950
5307.0	Rent/Utilities	63,529	63,529
5308.0	Comm/Board Expenses	11,000	10,350
5309.0	Equipment	15,825	13,500
OPERATING EXPENSES TOTAL		166,759	170,739
CONVENTION PROMOTION EXPENSES			
5401.0	Convention Advertising	20,500	31,000
5402.0	Convention Services	322,200	314,700
5402.1	Convention Services	14,773	13,700
5402.5	Event Booking Incentives (includes $76,000 roll over)	150,000	150,000
5402.7	HP Market Authority	150,000	150,000
5402.9	Special Services	7,427	1,000
5403.0	Entertainment	1,000	800

No.	ITEM	Approved Budget FY 12-13	FY 13-14 Budget at 4% increase over projected year-end
Convention Promotion Expenses Continued...			
5404.0	**Literature/Printing**	**10,000**	**25,500**
5404.2	Sports Promotion Postcard	1,000	1,500
5404.2	Map Pads	0	2,000
5404.5	Stationey	1,900	2,000
5404.6	Visitor Guides/Event Planner Guide	7,100	20,000
5405.0	**Memberships - Convention**	**5,545**	**6,205**
5406.0	**Postage - Convention**	**3,000**	**2,000**
5407.0	**Conv. - Special Promotional Projects**	**33,355**	**35,500**
5407.1	Web Marketing	5,355	6,000
5407.4	AENC Events & Opportunities	6,000	3,500
5407.5	Fam Tour	0	0
5407.6	Campaigns	0	0
5407.8	Sales Tools/Client Lunches	2,000	2,000
5407.9	Special Project Opportunity	20,000	24,000
5408.0	**Subscription/Publications**	**160**	**250**
5409.0	**Travel - Convention**	**23,000**	**29,000**
5410.0	**Trade Shows - Convention**	**16,800**	**12,000**
	AENC Tradeshow	5,000	5,000
	Connect Tradeshow	2,950	2,900
	NASC	1,600	1,600
	TEAMS	1,500	1,500
	Other Opportunities	4750	
5412.0	**Audiovisuals**	**1,000**	**1,000**
5413.0	**Intern(s)**	**0**	**0**
CONVENTION	**PROMOTIONS EXPENSES TOTAL**	**436,560**	**457,955**
TOURISM PROMOTION EXPENSES			
5501.0	**Advertising**	**19,000**	**26,500**
5502.0	**Audiovisuals**	**1,000**	**1,000**
5503.0	**Tourism - Literature/Printing**	**10,000**	**32,500**
5503.2	Map Pads	3,000	2,000
5503.3	African American Heritage Guide & Group Tour Planner	0	4,500
5503.4	Stationery	1,000	2,000
5503.6	Special Printing	0	4,000
5503.7	Visitor Guides/ President's Letter	6,000	20,000
5504.0	**Memberships/Subscriptions - Tourism**	**658**	**400**
5505.0	**Postage - Tourism**	**3,000**	**2,500**
5506.0	**Special Projects**	**10,000**	**16,500**
5506.1	VIP FAM/Welcome Center FAM	0	8,000
5506.2	Media Appreciation Luncheon	0	3,000
5506.3	Banner Ads/ Printed Banners	1,500	1,000
5506.5	Webmarketing	5,700	2,000
5506.7	Special Events	800	1,000
5506.8	Special Projects	2,000	1,000
5506.9	Call Center FAM	0	500

No.	ITEM	Approved Budget FY 12-13	FY 13-14 Budget at 4% increase over projected year-end
Tourism Promotion Expenses Continued.....			
5507.0	Travel/Entertainment	800	1,700
5508.0	Travel Shows	0	0
5509.0	Visitor Information Center	5,950	6,360
5512.0	Web	10,000	10,000
5513.0	Billboards	0	10,000
TOURISM PROMOTION EXPENSES TOTAL		60,408	107,460
TOTAL EXPENSES BEFORE GRANT EXPENSES		1,169,439	1,261,555
GRANT EXPENSES			
5800.0	Arts & Tourism Grants Program	199,032	210,627
TOTAL GRANT EXPENSES		199,032	210,627
TOTAL EXPENSES		1,368,471	1,472,182
	Total Marketing Expense	696,000	776,042
Subtotal of Income over Expenses		4,200	10,000
	EBI Rollover Expense	43,293	76,000
	Excess of Receipts over EBI Rollover Expense	-39,093	-66,000
	Contigency Reserve to Carry Over	4200	10,000
Excess of Income over Expenses		0	0

PROPOSED BUDGET FOR FY 13-14 EXPLANATION

The Transient Occupancy Tax Collection for FY 13-14 is proposed to be $1,404,182, which is an increase of 4% over the Budget for FY 12-13.

The tax receipts for FY 12-13 are estimated to end at around $1,352,021, which will be a 5% increase of receipts from FY 11-12.

The **Budget Allocations** are distributed as follows:

	HPCVB	DMAI *
Administrative (Personnel) Expenses	35 %	39 %
Operating Expenses	12 %	13 %
Marketing Expense (Convention, Tourism & Grants)	53 %	48 %

* (Based on Destinations Marketing Associations International [DMAI] formerly International Association of Convention & Visitor Bureaus. [IACVB]

The **Administrative Expense** – the current staff of eight will receive a 3% increase.

The **Operations Expense** will increase 2.4%

The **Marketing Expense** increased by 11% in the following manner:

Convention Promotions –

#5401 Convention Advertising will focus on ad placements in print and digital in AENC, Connect, Smart Meetings, Small Market Meetings, Association News & Sports Travel, MPI, Sports Destination Management, and Sports Events Magazine.

#5402 Convention Services will focus on group services, incentive gifts, the Preferred Member Program for area restaurants, and Market Ambassador Program Partnership with the High Point Market Authority.

#5402.5 Event Booking Incentive (EBI) line item is budgeted at $150,000. It should also benefit from any roll over EBI from FY 12-13 which will be factored in at the end of the year.

#5402.7 High Point Market Event Support line item is budgeted at **$150,000.**

#5407 Convention Special Projects line item is budget at $35,500 that will include Updates to the Web-marketing program, direct sales e-marketing program, and PR marketing campaign

Tourism Promotions

#5501 Tourism Advertising – we will invest more advertising with the NC Travel Guide as well as Visit NC, Carolina Field Trips, and Southern Living.

#5503 Tourism – Literature/Printing – we will print the group tour planner, visitor guide, furniture shopping postcards, and African American Heritage guide this year.

#5506 Tourism Special Projects – we will conduct a VIP Tour in conjunction with a customer service seminar, annual meeting, awards ceremony for Industry Partners, Call Center Fam, and special web-marketing initiatives.

#5800 Arts & Tourism Grants line item is 15% of budget where program starts July 1.

#5513 Digital Signage Campaign line item is budgeted at $10,000 to start a grassroots digital sign campaign as an initiative that came out of the Board Retreat 2013

Budgeting is not an exact science and opportunities will appear within FY 13-14. We have tried to assign amounts appropriately however, throughout the year we may have some movement of funds within categories, etc.

At all times in preparation of the Budget our most important priority remains the Mission of the Bureau. That Mission is the sales effort, soliciting, booking and serving; thereby serving both the visitors and our industry partners. We plan to do this through strong client relationships and delivery of extreme service.

HPCVB Arts & Tourism Grants
FY 12-13
APPROVED

ORGANIZATION	PROJECT	GRANT AWARD	*EBI AWARD
The North Carolina Shakespeare Festival	35th Anniversary Year Marketing	$27,210	
Theatre Art Galleries	Audience Development & Marketing Campaign	$900	
Historic Jamestown Society	Publicity & Advertising Campaign	$450	
Veterans Memorial of High Point	2012 Veteran's Day Parade	$500	
High Point Theatre	Professional Artists Series	$1,700	
High Point Theatre	Rock'n High Point & Carolina Crossroads	$400	
Roy B Culler Senior Center	Triad Inaugural Pickleball Tournament	$900	
International Textiles Marketing Association	Showtime		$14,000
High Point Area Arts Council	Marketing Budget for Arts & Entertainment	$4,500	
Big Brothers Big Sisters of the Central Piedmont	Harley Davidson Tennis Classic	$1,600	
High Point Design Center	Connecting You to Design	$15,000	
Nia Community Action Center	Party on the Plank 2013	$1,900	
High Point Market Authority	Promoting Local Businesses to Market Attendees	$3,900	
Doll & Miniature Museum of High Point	Dissolution & Distribution	$36,000	
High Point Swim Club	Splash Back to High Point	$4,735	
High Point Community Theatre	Take Your Seat - In High Point	$1,700	
High Point Historical Society	Lewis Hine Traveling Exhibit	$885	
High Point Community Chorus	15th Annual Concert	$500	
Piedmont Artists	Spring Concert Series 2013	$250	
The City Project	Creating a Sense of Place in the Core City	$2,700	
High Point Community Concert Assn.	2012-2013 Concert Series	$500	
High Point Fine Art Guild	Brushes of Culture Exhibit & Tours	$1,600	
Piedmont Soccer Alliance	Complex Improvements Phase 2	$7,300	
High Point Parks & Recreation	Explore High Point Marketing Project	$1,000	
High Point Parks & Recreation	Baseball/Softball Tournament Host	$1,000	
High Point Parks & Recreation	July 4th Uncle Sam Jam	$1,600	
Children's Home Society of NC	Ilderton's Beach Music Blast	$2,400	
Southwest Renewal Foundation	Planning Grant	$920	
Southwest Renewal Foundation	Antiques, Arts, and Accessories Sale	$1,950	
	FY 12/13 Grant Allocation **$199,000**	**$124,000**	**$14,000**

+ $75,000 Awarded in July 2012 per City Request
=$199,000

* EBI - will be at the staff's discretion on the amount to award to the organization out of the Event Booking Incentive Line Item.

EVENT BOOKING INCENTIVES
PROPOSED/DEFINITE
FY 12-13

GROUP	AMOUNT
USA Waterski (SE Hydrofoil Club)	$4,000
NC Association of Rescue EMS	$8,284
High Point Golf Swingers	$1,000
Central Andrews & Ragsdale Class of '72 Reunion	$1,000
High Point Swim Club Furniture City	$2,000
HPU Spring Alumni Weekend	$2,000
HPU Winter Family Weekend	$3,000
Miss NC USA Teen and Miss NC USA Pageant	$5,000
Piedmont Soccer Alliance	$2,500
U-10 Academy Festival Basketball Tournament	$3,000
Hi-Toms Baseball Team	$2,000
Showtime - ITMA	$14,000
Willow Creek Senior Golf Hall of Fame	$2,000
Southern Building Material Association	$14,000
Special Olympics	$10,000
TOTAL TO DATE	**$73,784**

City of High Point
Budget & Evaluation Office

NORTH CAROLINA'S INTERNATIONAL CITY™

June 17, 2013

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Eric Olmedo
Budget and Performance Manager

SUBJECT: City Council Agenda Items for fiscal year 2013-2014 Budget

Listed below are the ordinances and resolutions necessary to adopt the 2013-2014 Budget.

Budget Ordinance for fiscal year 2013-2014

Resolution to adopt a 4.9% Electric rate increase effective July 1, 2013

NCMPA Participant Rate Schedule Rider No. 15

NCMPA Participant Rate Schedule Rider No. 16

Changes to the Proposed Budget

I will be available if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore
Cindy Smith

Attachments:

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.822-7065 Phone: 336.883.3018 TDD: 336.883.8517

HIGH POINT

NORTH CAROLINA'S INTERNATIONAL CITY™

The City Council for the City of High Point approved the FY 2013-2014 City budget June 17, 2013. The following changes to the proposed budget have been adopted

CHANGES TO THE 2013-2014 PROPOSED BUDGET
INCORPORATED INTO THE ADOPTED BUDGET

	Expense	Revenue
FY 2013-2014 Proposed Budget	**$ 343,724,132**	**$ 343,724,132**
FY 2013-2014 Proposed General Fund Budget	**107,400,802**	**107,400,802**
Remove $5 motor vehicle tax		(370,000)
Reduction in Guilford County library funding		(14,000)
Reduce appropriated fund balance		(5,000)
Eliminate General Fund fuel contingency	(160,000)	
Reduce demolition funding	(100,000)	
Eliminate reserve for future fire truck purchase	(55,000)	
Eliminate Rosetta Baldwin funding	(10,000)	
Reduce Theatre expenditures	(5,000)	
Reduce landfill fees in Public Services	(10,000)	
Reduce City Attorney outside legal services	(25,000)	
Reduce Fire Department appliances and furniture	(10,000)	
Reduce Library book funding	(14,000)	
Sub-total	(389,000)	(389,000)
FY 2013-2014 Revised General Fund Budget	**$ 106,622,802**	**$ 106,622,802**
FY 2013-2014 Proposed General Capital Projects Budget	**$ 2,309,000**	**$ 2,309,000**
Reduce transfer from General Fund		(55,000)
Eliminate reserve for future fire truck purchase	(55,000)	
Fy 2013-2014 Revised General Capital Projects Budget	**$ 2,254,000**	**$ 2,254,000**
FY 2013-2014 Revised Budget	**$ 342,891,132**	**$ 342,891,132**

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

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

Section 1. The following amounts are hereby appropriated for the operation and maintenance of the City's various governmental departments and divisions for the Fiscal Year beginning July 1, 2013 and ending June 30, 2014:

(1) That for said fiscal year there is hereby appropriated out of the GENERAL FUND for general governmental operations the sum of:

$ 107,011,802

(2) That for said fiscal year there is hereby appropriated out of the SPECIAL GRANTS FUND for purposes outlined within the various grant provisions, the sum of:

$ 3,694,955

(3) That for said fiscal year there is hereby appropriated out of the COMMUNITY DEVELOPMENT FUND for purposes outlined within the grant, the sum of:

$ 3,554,042

(4) That for said fiscal year there is hereby appropriated out of the ECONOMIC DEVELOPMENT FUND, the sum of:

$ 794,067

(5) . That for said fiscal year there is hereby appropriated out of the GENERAL DEBT SERVICE FUND for the payment of debt service charges on general obligation debt, the sum of:

$ 10,997,275

(6) That for said fiscal year there is hereby appropriated out of the GENERAL CAPITAL PROJECTS FUND for the purpose of construction and/or acquisition of certain long-lived assets, the sum of:

Capital Projects	$ 2,074,000
Transfer to Other Funds	180,000
	$ 2,254,000

(7) That for said fiscal year there is hereby appropriated out of the CENTRAL SERVICES FUND the following:

Fleet Services	$ 9,159,066
Radio Repair Shop	1,168,036
Facility Services	1,674,891
Computer Replacement	698,029
	$ 12,700,022

(8) That for said fiscal year there is hereby appropriated out of the WATER and SEWER FUND the following:

Operations	$ 25,691,558
Debt Service	16,247,196
Transfer to Capital Projects Fund	4,405,000
TOTAL WATER and SEWER FUND	$ 46,343,754

(9) That for said fiscal year there is hereby appropriated out of the WATER and SEWER CAPITAL PROJECTS FUND the following:

Water Sewer Capital Projects	$ 4,405,000

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

(10) That for said fiscal year there is hereby appropriated out of the ELECTRIC FUND the following:

Operations	$ 120,525,829
Capital Projects	5,598,084
TOTAL ELECTRIC FUND	$ 126,123,913

(11) That for said fiscal year there is hereby appropriated out of the MASS TRANSIT FUND for the purpose of operating High Point's Transit System, the sum of:

$ 3,579,213

(12) That for said fiscal year there is hereby appropriated out of the PARKING FACILITIES FUND for the purpose of operating City parking facilities, the sum of:

$ 412,458

(13) That for said fiscal year there is hereby appropriated out of the LANDFILL FACILITIES FUND the following:

Landfill Facility Operating	$ 5,744,577
Recycling Facility Operating	2,016,448
Capital Projects	3,750,000
TOTAL LANDFILL FACILITIES FUND	$ 11,511,025

(14) That for said fiscal year there is hereby appropriated out of the STORM WATER FUND the following:

Operations	$ 1,910,799
Debt Service	1,002,807
Capital Projects	4,150,000
TOTAL STORM WATER FUND	$ 7,063,606

(15) That for said fiscal year there is hereby appropriated out of the MARKET AUTHORITY FUND, the sum of:

$ 2,835,000

Section 2. It is estimated that the following revenues will be available during fiscal year beginning July 1, 2013 and ending June 30, 2014:

General Fund	
Ad Valorem Taxes	$ 57,083,720
Sales & Use Taxes	17,075,000
Intergovernmental Revenues	13,135,924
Licenses & Permits	1,762,300
Charges for Services	7,613,078
Miscellaneous	736,800
Administrative Reimbursements	6,969,261
Fund Balance Appropriated	2,635,719
Total Revenues and Other Financing Sources	$ 107,011,802
Grants Fund	
Intergovernmental Revenues	$ 3,694,955
Community Development Fund	
Intergovernmental Revenues	$ 3,554,042

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2013-2014 Budget Ordinance

Economic Development Fund		
Transfer From General Fund	$	75,000
Transfer From Electric Fund		400,000
Fund Balance Appropriated		319,067
Total Revenues and Other Financing Sources	$	794,067
General Debt Service Fund		
Ad Valorem Taxes	$	3,103,343
Interest on Investments		131,250
Miscellaneous		529,631
Transfer from Other Funds		6,445,703
Fund Balance Appropriated		787,348
Total Revenues and Other Financing Sources	$	10,997,275
General Capital Projects Fund		
Transfer from Other Funds		2,254,000
Total Revenues and Other Financing Sources	$	2,254,000
Central Services Fund		
Sales and Services		7,481,442
Miscellaneous Revenues		5,218,580
Total Revenues and Other Financing Sources	$	12,700,022
Water and Sewer Fund		
Charges for Services	$	44,155,334
Non-operating Revenues		278,250
Retained Earnings Appropriated		1,910,170
Total Revenues and Other Financing Sources	$	46,343,754
Water and Sewer Capital Projects Fund		
Transfer from Water and Sewer Fund	$	4,405,000
Electric Fund		
Charges for Services	$	122,164,641
Non-operating Revenues		346,000
Administrative Reimbursements		1,834,633
Retained Earnings Appropriated		1,778,639
Total Revenues and Other Financing Sources	$	126,123,913
Mass Transit Fund		
Charges for Services	$	2,587,991
Intergovernmental Revenues		402,070
Transfer From Other Funds		589,152
Total Revenues and Other Financing Sources	$	3,579,213
Parking Facilities Fund		
Charges for Services	$	256,000
Miscellaneous		1,000
Transfer From Other Funds		112,162
Fund Balance Appropriated		43,296
Total Revenues and Other Financing Sources	$	412,458

Landfill Facilities Fund		
Landfill Tipping Fee Taxes	$	70,000
Charges for Services		7,225,000
Miscellaneous		67,150
Retained Earnings Appropriated		4,148,875
Total Revenues and Other Financing Sources	$	11,511,025
Storm Water Fund		
Charges for Services	$	2,454,397
Miscellaneous		48,300
Transfer from General Debt Service		1,002,807
Retained Earnings Appropriated		3,558,102
Total Revenues and Other Financing Sources	$	7,063,606
Market Authority Fund		
Room Occupancy Taxes	$	285,000
Licenses & Permits		1,550,000
Transfer from General Fund		240,000
Transfer from Water-Sewer Fund		50,000
Transfer from Electric Fund		710,000
Total Revenues and Other Financing Sources	$	2,835,000

Section 3. There is hereby levied the following rates of tax on each one hundred dollars ($100) valuation of taxable property, as listed for taxes as of January 1, 2012, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Rate per $100 Valuation
General Fund $.675

Such rates of tax are based on an estimated total valuation of property for purpose of taxation of **$8,915,600,000** and an estimated rate of collections of **98.0%** during the current year.

Section 4. That the reserve for encumbrances at June 30, 2013, representing the unearned portion of contracts as of that date, shall be re-appropriated and distributed as it applied in order to properly account for the payment against which the fiscal year in which it is paid.

Section 5. That the unencumbered balances as of June 30, 2013 of those capital projects and operating encumbrances which were not completed in Fiscal Year 2012-2013 be reappropriated into the Fiscal Year 2013-2014 budget in order to allow completion.

Section 6. That the unencumbered balances in Grant funds which remain as of June 30, 2013 be re-appropriated into the Fiscal Year 2013-2014 budget for the completion of their original purposes.

Section 7. That the landfill closure funds previously expended and established as a liability in the Landfill Development and Maintenance Capital Reserve Fund and which remain as of June 30, 2013 be appropriated in the Fiscal Year 2013-2014 budget for their intended purposes.

Section 8. The number of persons to be employed and the salaries and wages to be paid shall be those which are included in the detailed operation budgets; unless provision is made by the City Manager or City Council for employing additional persons.

RESOLUTION OF THE CITY COUNCIL OF CITY OF HIGH POINT, NORTH CAROLINA TO AMEND THE ELECTRIC UTILITY RATE SCHEDULE

BE IT RESOLVED, by the City Council of the City of High Point, NC that the schedule of rates and charges for the electric utility for availability demand and consumption be amended to be increased by 4.9% effective for bills dated on or after July 1, 2013, and to continue until such time as City Council shall determine otherwise.

Adopted by the High Point City Council this 17th day of June, 2013.

_____

Lisa B. Vierling, MMC

City Clerk

North Carolina Municipal Power Agency Number 1

Participant Rate Schedule
Renewable Energy Portfolio Standards (REPS) Charge
Rider No. 15

Effective Date
This Rate rider shall be effective on and after July 1, 2013, and shall remain effective until modified by the governing boards in accordance with N.C. General Statute 159B-10(b).

Applicability
The REPS Charge set forth in this Rider is applicable to all Participants receiving All Requirements Bulk Power Supply service, as provided by Power Agency.

Billing
The monthly bill computed under Power Agency's applicable Wholesale Power Service Schedule will be increased by an amount equal to each Participant's customer count as reported by each Participant on its EIA-861 Report for Calendar Year 2011 multiplied by the Total REPS Charge shown below:

	Monthly Charges		
($/Customer)	**Renewable Resources**	**DSM/Energy Efficiency**	**Total REPS Charge**
Residential Customer Account	$0.51	$0.00	$ 0.51
Commercial Customer Account*	$2.48	$0.06	$2.54
Industrial Customer Account*	$25.60	$0.00	$ 25.60

* Participants will be charged only the Renewable Resource Rate for those customers that have elected to not participate in DSM/ Energy Efficiency Programs.

Adopted March 22, 2013.

North Carolina Municipal Power Agency Number 1
Participant Rate Schedule
Avoided Cost Credit for Renewable Energy Generation
Rider No. 16

Effective Date
This Rate rider shall be effective on and after July 1, 2013, and shall remain effective until modified by the governing boards in accordance with General Statute Section 159B-10(b).

Applicability
The Avoided Cost Credit for Renewable Energy Generation set forth in this rider is applicable to Renewable Energy Generation, Type 4 REG, as those terms are defined in Power Agency's Policy Regarding Generation on Participant Distribution Systems, dated December 1, 2009.

Avoided Cost Credit Rate
A cost credit rate will be applied in each month to each Type 4 REG, as measured in kWh for such month, in accordance with the following:

Type of Rate

- For each Customer of a Participant with a Type 4 REG who has executed a Power Purchase Agreement with the Participant for delivery of power with a term of five, ten or fifteen years, the Fixed Long-Term Rates, as outlined below, will be applied based on the type of renewable generation.
- For each Customer of a Participant with a Type 4 REG who chooses to sell energy to the Participant on an "as available" basis and executes a Power Purchase Agreement with a one year term, the Variable Rates, as outlined below, will be applied based on the type of renewable generation.

Wind and Biomass Avoided Cost Credit Rate ($ Per kWh):

		Fixed Long-term Rate		
	Variable	**5 Years**	**10 Years**	**15 Years**
On-peak energy*	$0.0298	$0.0339	$0.0363	$0.0387
Off-peak energy	$0.0095	$0.0103	$0.0108	$0.0112

Solar Photovoltaic Avoided Cost Credit Rate ($ Per kWh):

		Fixed Long-term Rate		
	Variable	**5 Years**	**10 Years**	**15 Years**
All energy*	$0.0320	$0.0356	$0.0381	$0.0405

* These credits include a capacity component.

Renewable Generating Energy

Renewable Generating Energy shall be the total kWh of energy delivered by the Customer's Type 4 REG during the month.

On-Peak Energy

On-Peak Energy shall be the metered energy delivered by the Customer's Type 4 REG during the On-Peak Energy Period of the month, where the On-Peak Energy Period is defined as non-holiday weekdays from 7:00 AM to 11:00 PM EPT.

Off-Peak Energy

Off-Peak Energy shall be the Renewable Generating Energy less the amount of billed On-Peak Energy.

Adopted March 22, 2013.

City of High Point
Budget & Evaluation Office

NORTH CAROLINA'S INTERNATIONAL CITY™

June 12, 2013

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Eric Olmedo
Budget & Performance Manager

SUBJECT: Agenda Item for City Council

I have been advised by Jeff Moore that the Market Authority collections for Occupancy Taxes and Business Licenses will exceed the budget by the end of the fiscal year.

Based on Jeff's projections, the City will collect $80,000 more than currently budgeted. Because this is a pass-through to the Market Authority under our contract, a budget amendment for $80,000 recognizing the additional funds is attached. Please let me know if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore

Attachments: Budget Amendment

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.822-7065 Phone: 336.883.3018 TDD: 336.883.8517

"AN ORDINANCE AMENDING THE 2012-2013 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FOR THE HIGH POINT MARKET AUTHORITY

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

Section 1. The revenues received for the Market Authority for occupancy tax and showroom licenses will exceed the adopted budget by an estimated $80,000.

Section 2. The following additional revenues that are available to the City of High Point include:

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

Market Authority Occupancy Taxes (125514-402301)	$ 25,000
Market Authority Business Licenses (125514-421101)	$ 55,000

(B) That the following Market Authority Fund expenditure budget be amended as follows:

Market Authority Expenditures (125514-521199)	$ 80,000

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

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

Adopted June 17, 2013

BUDGET REVIEW
MAY 28, 2013 – 3:00 P.M
THIRD FLOOR CONFERENCE ROOM

MINUTES

PRESENT:
Council Members Davis, Ewing, Mendenhall, Moore, Smothers, Wagner

ABSENT:
Mayor Sims, Council Members Douglas and Golden

STAFF PRESENT:
Strib Boynton, City Manager
Pat Pate, Assistant City Manager
Randy McCaslin, Asst. City Manager
Eric Olmedo, Budget Officer
Jeff Moore, Director of Finance
Chris Thompson, Dir. of Public Services
Richard McMillan, Asst. Dir. Public Ser.
Jeron Hollis, Public Information
David Briggs, Theater Director
Laura Altizer, Budget Analyst
Angela Kirkwood, Human Res. Director
John McCrary, Human Resources
Garey Edwards, Director of Electric Utilities
Mark McDonald, Director of Transportation
JoAnne Carlyle, City Attorney
Fred Baggett, Assistant City Attorney
Lisa Vierling, City Clerk
Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:
Pat Kimbrough, *High Point Enterprise*

OTHERS PRESENT:
Cynthia Davis, Planning & Zoning Commission

Legislative Update
Fred Baggett gave an update on the proposed legislation in Raleigh.

The state budget and tax reform potentially have a great effect on High Point. The Senate has passed its budget. This session it is the Senate's turn to initiate the legislative budget. The budget is now in the House for consideration. It is not known exactly what the House will do, but it is anticipated they will do a lot with it because of the differences between the two.

The reduction in the State Public Transportation Operating Fund of 2% on top of even more significant reductions in the last two years will affect all cities with public transportation systems if the House adopts this version.

There is a great decrease in the State Parks & Recreation Grant Fund of $16 million proposed in the Senate budget. This indicates a clear intent of the Senate to shift the burden of parks and recreation, acquisition, and development to local governments.

There is a reduction and a big change in how the Clean Water Management Trust Fund is administered. They are eliminating the fund and creating a new trust fund named Land & Water Conservation Fund. Along with the structural changes there is a reduction in total funding by about $8 million.

Tax Reform is still a promise that the Republicans, which control the House, the Senate and the Governor has promised to do this year. The budget is going to be a time consuming process to reconcile between the two houses, plus tax reform. Both tax reform bills involve a reduction to different extents in the corporate and personal income tax rates, which is the big goal. The way they do that in both proposals is to broaden the sales tax and make the sales tax apply to more than just sale of tangible and personal property, but also to some services. The House version is much more limited as to what services a sales tax would cover. The Senate version would tax almost all services. Those type of services that are associated with the sale of merchandise by a merchant, if they also repair, maintain a service contract or otherwise deal with products and make income that way would be subject to sales tax. Any repeal of the privilege license tax has got to preserve the Market Showroom Tax. Market Showroom Tax is a special unique tax to High Point that generates $1.5 of the Market Authority and is critical for its operations and the loss of that would increase pressure for the Market Authority to seek other revenue sources.

Transportation funding is a huge issue for this legislature. Both Houses have attempted to come up with transportation funding plans. The Governor has his own plan, which seems to be the one that is drawing support generally, and the general result of it will be doing away with what has been known as the equity formula, which is more of a regionalization to spread the money to a great extent around the geography of the state, and be replaced by a more data driven objective, needs-based analysis of any proposed project. The current formula has a needs-base in it. The new one has regionalization aspects to make sure that no area of the state is left out of new project funding. There is more input from local MPOs and RPOs in the regional aspect of the new transportation funding plan.

The High Point Election Bill shouldn't have any trouble. Mayor Sims and others have been very interested in Representative Brandon's Housing Receivership Bill. That bill would allow the City to go to court to ask a Judge to appoint a receiver to take over distressed properties that have already been through the enforcement process without success and they are still dilapidated. The bill has not been brought out in committee yet and has been pending for weeks. Realtors and other interest groups have concerns about the bill.

There is a concern on Workforce Development, because our local agency works well and we have good input into it and is more localized. There is general interest statewide to make workforce development programs more regional in nature rather than

local. This has resulted in a bill which calls for the eventual alignment of workforce development program areas to coincide with COG boundaries.

The city has sought a modest increase in the automobile tax. No car tax increase bill has seen the light of day in the legislature.

There is a bill on voting procedures which could impact the City. This bill may restrict the Council's ability to vote at the time of a public hearing on certain issues. A waiting period of seven days would be required.

There is a bill that would override zoning regulations, which could allow temporary healthcare facilities in backyards. This is known as the "Granny Pod" bill. It is for people who want to house a sick family member or an aging family member in a separate temporary structure. It has some limitations on it. This bill almost passed last session and it has gotten support.

Budget Review

Council Member Smothers asked if Transportation has done any analysis of what the impact to the City would be for HiTran based on the cutback in Raleigh on public transit. Strib Boynton stated that the impact would be about $115,000 in lost money. Mark McDonald stated that amount of the loss is equivalent to about two-thirds of the operating costs of a typical route per year, so they would probably have to spread things out and see where they could cut back on expenses.

Council Member Davis asked about the future of PART. Mark McDonald stated he felt PART has come a long way over the last year. The $29,000 that is budgeted is High Point's share of the Ride Share Van Pool Program, and does not see that program going away because it has been fairly successful. Council Member Davis stated that the empty PART parking lot on North Main has been a source of discussion amongst the residents in his ward. Council Member Smothers stated that the PART Express bus that did go to that lot was discontinued when funding was cut. PART is currently applying for some funding coming down through the state to restore that location. Mark McDonald stated that even when there was service to that lot it was a fairly underutilized lot. Council Member Smothers stated a greater concern to her right now is the fact that the state is not going to fund the Amtrak connector out of Winston-Salem, which comes to the Depot and has significant ridership. Council Member Mendenhall asked what kinds of studies PART has done about productivity on various routes and if PART looked at potential changes in the routes. Council Member Smothers stated that they do studies and part of the issue has to do with the way the funding is allocated. Council Member Smothers suggested that after budget to have a session on PART.

Council Member Wagner stated he noticed there were not any initial positions funded but there was a jump in salary costs. Eric Olmedo stated that there are some positions that are funded through the MPO and they are not budgeted 100% for them, and they will verify that those were not budgeted at 100% in this budget.

High Point Theater

Council Member Davis stated that over the past couple years revenues have been flat, and this year they are predicting an $85,000 increase. David Briggs stated that the bulk of that money comes from the events they sell tickets for. They actually have to predict what they anticipate the selling of tickets will be for other events. Ticket revenue for this year was $64,785 and last year was not quite at that level. A lot of these dollars are actually pass through dollars for the selling of tickets to other events, and the theater keeps a fee for every ticket they sell.

Council Member Davis asked if the Shakespeare Festival provides for their own technical people for their production. Mr. Briggs stated that they do, and the Theater staff is always there. The theater has two Technical Directors, a Box Office Manager, and a House Manager.

Council Member Davis stated that the Passport Series has budgeted a $60,000 in artist fees and $40,000 in advertising, and shows it brought in $82,962, and asked if the Theater has considered not doing the Passport Series and banking that $100,000. David Briggs stated he has considered it, but they believe the High Point Theater contributes to the quality of life within the community and not only serves the residents of High Point, they serve the residents of the region. Marketing dollars of $40,000 is not a lot of money once it is spread out to cover print, television, radio and direct mail.

Council Member Davis asked of the $389,000 in events the Theater had last year was actually used for the theater versus the conference rooms. Mr. Briggs stated that they had 81 ticketed events and beyond that another 45 events that just used the theater.

Council Member Davis asked if GTCC has a program for using an intern for the Technical Services position. Mr. Briggs stated they do use GTCC and have been successful in working with the Entertainment Technology Program.

Council Member Davis stated that he has heard comments regarding the rigging system was budgeted because it was a safety issue and also will cut down on labor costs, and asked why they are considering hiring another technical person if that is true. Mr. Briggs stated that the number of hours does not really change as far as how many staff they are required to have in the building at a given time. Technicians also have to know how to operate that equipment. The system that the Theater is asking for is actually a winch system, which will allow them to use more weight as necessary for the curtains and lighting. Ultimately the system is safer. Overall the safety factor that the rigging would include and the longevity that it would give to the facility would make it a quality purchase.

Council Member Davis asked what the Theater plans to do to increase revenue. Mr. Briggs stated that they have plans to enclose their two meeting rooms, which will make them functional for sale of the meeting space, which they will be able to rent regularly. Currently they turn away a lot of customers because those two meeting rooms are not enclosed. They will continue to go out and try and bring in more events. They

specifically have an event coming up with a local church and are now recruiting events from local churches for their annual events.

Council Member Davis asked if the Theater needs to be part of municipal government. Mr. Briggs stated the Theater is a very different type of operation from Parks & Recreation and the Library. The Theater could be folded into another department, but they would still require the administration of the facility.

Council Member Davis asked if there would be any benefit if they were to move TAG from the Theater to the Library and bring the CVB into the Theater and charge them rent for the space. Mr. Briggs stated if they brought CVB into the Theater they would require additional meeting space. Mr. Briggs felt it would limit what they do in terms of bringing other events in and paying for the renovations.

Council Member Davis asked if it was worth spending the money to renovate the Theater. Mr. Briggs felt it was absolutely worth the money. Theaters and performing arts centers are lynchpins to communities for growth in the downtown. Mr. Briggs stated in his opinion it would harmful to the City to turn the Theater over to the IHFC to use as additional showroom space. One of the reasons that people come to downtown High Point is to attend events in the Theater. Their attendance to events is not only from local people but people coming in from out of town and those coming in from out of town will be buying gas and going to local restaurants.

Council Member Davis asked why revenues from the concessions of $22,000 were so low compared to the 389 events, $87,050 for materials and supplies and $1,500 for market attenders. Mr. Briggs stated that the revenues have increased from last year. The reason they are up is from the renovated the concession area. The Theater is still teaching their audience that they have product to sell. They are hoping to have cup holders in the theater to encourage the sale of drinks. Council Member Smothers asked if the attendance of 45,525 also includes the attendance for the festival and school children. Mr. Briggs stated it does. Council Member Smothers requested they show which events are drawing. Council Member Smothers stated that it is costing over $700,000 a year just to make up the difference between expenses and felt it would help to know what is being attended. Council Member Smothers felt there needs to be a committee in place composed of some of the Theater's Board and Council Members to decide on direction for the Theater before they start putting more dollars into it, and suggested that Council Member Davis chair that committee. Council Member Mendenhall stated she had a concern about putting cup holders in the theater.

Council Member Mendenhall stated she assumed that scheduling conflicts are what prevents the High Point Ballet from doing Nutcracker in High Point versus a Christmas Carole. Mr. Briggs stated that last year he did carve out a time frame for the High Point Ballet to perform and they chose not to use that time frame and also their set is currently constructed from Lexington Civic Center and they would have to completely rework their set in order to bring it back to the High Point Theater. Strib Boynton asked what was involved with tearing it down in terms of dollars. Mr. Briggs stated he has not seen their set but from a set construction perspective probably $15,000 to $25,000.

Council Member Davis asked if they have ever considered being a part of a ticket tron. Mr. Briggs stated that the costs are high to become a part of Ticket Master and it would not be in our best interests to do so. One of the reasons why the Theater's ticket costs are so low is because instead of charging an $8 per ticket fee the Theater's is $4.

Council Member Ewing noted that the attendance between this year and last year is about 5000, but they had twice as many hours as last year. Mr. Briggs stated that last year the Shakespeare Festival did not do their Fall Festival and they did this year, which reflects the increase in hours.

High Point Public Library Budget

The bottom line of the Library budget is down. Council Member Smothers asked why Library fees were down 38%. Randy McCaslin was not sure if it was from loss of material. Council Member Smothers stated that she knew there has been some effort in trying to embrace the changes in reading habits of the general public in terms of ebooks, and asked where they were in those terms. Randy McCaslin stated that the Library has ebooks services through the State Library Association and that is where most of those changes are coming from, but the total number of visits at the library are not down.

Council Member Mendenhall asked if they were monitoring the self checkout. Randy McCaslin stated that it takes a while for people to get their comfort level up in using the self checkout, but as the lines get longer more people will use them.

Council Member Smothers stated that she has a personal bias of making rooms available to groups for free that do not relate to literacy or education, and felt that it is a nice facility and could be a potential revenue.

Council Member Smothers asked what the line item for building maintenance covers. Eric Olmedo stated that was the charge for their maintenance other than custodial. Pat Pate advised that a large portion of that would be electric, and they are trying to break out the electric line item on independent buildings, and this has not been done for the Library yet.

Council Member Smothers asked why $10,000 was set aside for Rosetta Baldwin Museum Cooperative. Eric Olmedo advised this was an error. In the past years Rosetta Baldwin used to be in the library. Pat Pate stated that in the past the Library had a cooperative agreement between with Rosetta Baldwin so they could do joint programs together.

Electric Fund

Council Member Mendenhall commended the Electric Department for their short response times when the power goes out. Garey Edwards stated that they are seeing other utilities bringing their response time up for liability purposes. The City continues to respond in half the time as other utilities do.

Council Member Davis asked what the line item for land rental of $165,000 is used for. Garey Edwards stated that the City rents the building they are in from the City Maintenance and they take care of it.

Water & Sewer Fund

Strib Boynton advised that there may be a rate increase later this year once they determine the bond projects.

Council Member Davis asked what the payment to PTRWA for $305,000 is for. Chris Thompson stated it is for the operating costs for the City's portion as far as the six entities that are members of the Authority.

Strib Boynton stated that over the last decade there has been a huge investment in infrastructure, with the one remaining large item of Westside and the incinerator. When there is a water system that is heavily regulated by the state and EPA there will always be significant capital costs with that system. Mr. Boynton stated that the past councils have made the right decisions to make the investment to enhance the infrastructure it has.

Council Member Mendenhall asked if the City has replaced most of its bad lines. Chris Thompson stated that they have on the sewer side. All the plants have been upgraded. All of the major outfalls for sanitary sewer have been done. They are working on the Kearns water line which is a loop around the old water plant, which is a main feeder line to downtown. Major transmission lines for the water system will be forthcoming within the next decade.

Chris Thompson advised that the City is in better shape with its water distribution system, which is partially due to less pressure on the system. Strib Boynton stated that Council has been supportive of money put in every year for water and sewer lines for repair and replacement of obsolete neighborhood water lines and sewer lines. This is an ongoing commitment that will not go away. Council Member Smothers asked what is new that is going to take $500,000 more in the budget. Chris Thompson stated they would like to get back into a line program of slip lining the old lines in town, which is a great method of fixing lines where they do not have to tear the road up to replace the pipe.

Council Member Davis asked what the increase in the obsolete line budget of 50% was for. Chris Thompson they are trying to repairing larger areas in the system to minimize the inflow that is coming into the plants, which will increase the life of the plant. Council Member Mendenhall felt it would be stupid not to invest to bring those obsolete lines into compliance so they do not lose treated water.

Council Member Smothers felt it would be helpful for Council to know what percentage of the debt service is for replacement of lines and how much of it is for new lines, because the City has debt service on the investment in Randleman that has impacted the water rate.

Garbage Collection Fund

Council Member Smothers stated at the initial discussion on the solid waste pickup there was conversation about how there was the ability to transition to an enterprise fund for solid waste. Council Member Smothers suggested that staff bring back a report on how to transition to an enterprise fund for solid waste. Council Member Smothers felt that if Council understands what staff is recommending in terms of a $5 fee for this coming year, including a breakdown of the total monthly costs with a corresponding impact of decrease in the tax rate. Council Member Smothers stated she would like to see at this time next year a recognizable decrease on the tax bill because of the transition. Council Member Smothers stated it doesn't make sense to tell the public they are going to tag on a fee unless they are going somewhere with it.

Council Member Davis asked if the possible purchase of the truck for doing the apartment complexes for $500,000 would bring a savings of $300,000 to the City. Council Member Smothers felt Council should consider no longer picking up dump master containers, and those that require those go to the private sector, and felt there should be a corresponding decrease in the amount come next year of the taxes paid. Chris Thompson stated to clarify that direction it was decided some time ago that any residents, whether houses or apartments, would be considered residents, and that is why the City was required to pick them up. Should Council decide they do not want to pick up apartment complexes they need that direction.

Landfill and Stormwater Fund

Strib Boynton advised that the Storm Water Fund will see a lot of work this next year, in particular at Jacobs Place. Chris Thompson stated that Jacobs Place was one of the City's seven identified drainage areas back in 2004, and it goes from Jacobs Place, to Commerce, all the way down to Cassel Street. The portion that has been done is at Southside. There have been some issues flooding on properties in the showroom areas. The next segment is coming up in the Salvation Army area. The project basically involves enlarging culverts, adding parallel culverts for additional storage of flood water. When they had defined those seven areas they looked at loss of life or potential loss of life or property damage to determine the areas.

Council Member Moore asked with regard to th e obvious growth and the push north, are they doing demographic speculations as to what the capacity of the pipe they are putting in for future growth will be. Chris Thompson stated that they can look at the areas they are in and if they fall within those seven areas they are pretty much built out. In general what they looked at was when they came in and made repairs to problems it would push the problem to another area. What they defined on the front end of the entire study was when they fix a basin they need to fix it all the way downstream so they are not just pushing the problem down. With the impervious surface they have they do not see the pipes being the wrong size to handle the flow.

Strib Boynton stated that tomorrow's Budget Review will cover Capital Projects and any other questions Council may want to address, and wrap up with a consensus on any budget changes.

ADJOURNMENT

The meeting adjourned at 7:45 p.m. on a motion duly made and seconded.

Respectfully Submitted,

_____

Dawn J. Sparks, CMC
Deputy City Clerk

City of High Point
Budget & Evaluation Office

June 12, 2013

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Eric Olmedo
Budget & Performance Manager

SUBJECT: Market Authority budget

Attached is a copy of the proposed Market Authority budget for FY 2013-2014. The Market Authority is requesting Council approval of this budget at its June 17, 2013 meeting.

I will be available if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore

Attachments: Market Authority contract

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.822-7065 Phone: 336.883.3018 TDD: 336.883.8517

FY 2013-14 BUDGET SUMMARY

Income	2012-13 Budget	2012-13 Forecast	2013-14 Budget
Show Room License	$ 1,535,000.00	$ 1,535,000.00	$ 1,535,000.00
Occupancy Tax (Guilford)	$ 275,000.00	$ 275,000.00	$ 275,000.00
HPCVB	$ 150,000.00	$ 150,000.00	$ 150,000.00
City of High Point	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00
Guilford County	$ 75,000.00	$ 75,000.00	$ 75,000.00
Other Communities	$ -	$ -	$ -
NCDOT	$ 928,000.00	$ 1,000,000.00	$ 980,000.00
NCDOC	$ 685,507.00	$ 655,472.00	$ 655,472.00
Additional	$ -	$ -	$ -
Sponsorships	$ 80,000.00	$ 250,000.00	$ 230,000.00
Interest	$ 20,000.00	$ 14,000.00	$ 12,000.00
Miscellaneous	$ -	$ 17,500.00	$ -
Pre-Market	$ -	$ 10,000.00	$ 10,000.00
Total Revenue	**$ 4,748,507.00**	**$ 4,981,972.00**	**$ 4,922,472.00**
Expense	**2012-13 Budget**	**2012-13 Forecast**	**2013-14 Budget**
Executive Leadership & Admin	$ 514,300.00	$ 538,206.00	$ 591,600.00
Transportation	$ 1,471,100.00	$ 1,451,100.00	$ 1,414,500.00
Parking	$ 128,000.00	$ 134,920.00	$ 137,000.00
Centralized Registration	$ 260,270.00	$ 232,270.00	$ 325,600.00
Marketing	$ 1,727,900.00	$ 1,813,500.00	$ 1,770,500.00
Guest Services	$ 546,995.00	$ 563,510.00	$ 583,400.00
Contingency	$ 10,000.00	$ 10,000.00	$ 10,000.00
Depreciation	$ 56,000.00	$ 60,000.00	$ 55,300.00
UBI Tax	$ 3,500.00	$ 3,500.00	$ -
Total Expense	**$ 4,718,065.00**	**$ 4,807,006.00**	**$ 4,887,900.00**

2013050336
GUILFORD CO, NC FEE $26.00
PRESENTED & RECORDED:
07-26-2013 03:33:42 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JANE SCHULTZ
DEPUTY-HP

BK: R 7512
PG: 2492-2495

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1317 / 13-40

4/8

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 17th DAY OF JUNE, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, The Technical Review Committee has petitioned the City Council of the City of High Point to permanently close an unimproved right-of-way, lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place and being more fully described as follows:

Street Abandonment Case 13-04

All of the Venable Street right-of-way lying south of the branch and north of Chestnut Street, as shown as shown on the subdivision map entitled "Chestnut Street Property - Property of City of High Point, North Carolina" as recorded in Plat Book 15 at Page 70, in the Office of Register of Deeds for Guilford County, North Carolina. The area is more specifically described as that portion of the Venable Street right-of-way lying south of Chestnut Street, west of Guilford County Tax Parcel 0187865 (307 Chestnut Street), north of Guilford County Tax Parcel 0187853 (214 Venable Court) and east of Guilford County Tax Parcel 0187863 (309 Chestnut Street).

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of May, 2013, at 4:45 p.m. setting the 17th day of June, 2013 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and,

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning May 24 & 31 and June 7 & 14, 2013; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to close that portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue; and,

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right of way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That an unimproved right-of-way lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place, be closed pursuant to North Carolina G.S. 160A-299; and,
2. That the City of High Point shall retain a electrical easement covering the entire area of the right-of-way; and
3. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 17th day of June, 2013
Lisa B. Vierling, City Clerk

STREET ABANDONMENT REQUEST SA13-04

Applicant: City of High Point

Area: 0.11 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 13, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-04.mxd

NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution adopted by the City Council in official Session on June 17, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 8th day of July, 2013.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 8th day of July 2013.

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

Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2015

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 28, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd, Mr. John McKenzie and Mr. Carson Lomax.

City of High Point Street Abandonment Case 13-06

A request by the Technical Review Committee to abandon an unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue.

Mr. Herb Shannon presented Street Abandonment Case 13-06 and recommended approval as outlined in the staff report.

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

The Planning & Zoning Commission recommended **approval** of Street Abandonment Case 13-06 by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 13-06
May 28, 2013

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** To abandon an unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
Chandler Avenue	Local street	50-foot wide right-of-way; 30-foot (+/-) wide ribbon paving

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

Analysis

The City of High Point Technical Review Committee (TRC) is requesting abandonment of an unimproved alley which is approximately 20 feet wide, with a length of approximately 175 feet (approximately 2,060 square feet). This alley was platted in 1914, as a part of a subdivision entitled "West View property of R.C. Norfleet and T.V. Edmunds". The 1914 plat shows this alley extending from Chandler Avenue, south to Hedrick Street. The southern half of this right-of-way was previous abandoned.

This right-of-way (ROW) is unimproved; and is wooded with a moderate to steep terrain and contained within a 100-year flood zone area associated with an abutting stream. Early notices to obtain input from abutting property owners were mailed out in April 2013. In addition, regular notice for the public hearing which includes mailings to abutting property owners, ads in newspapers and posting signs at the ROW to be abandoned was also performed. To date, staff has not received objections from the abutting property owners.

Findings & Recommendations

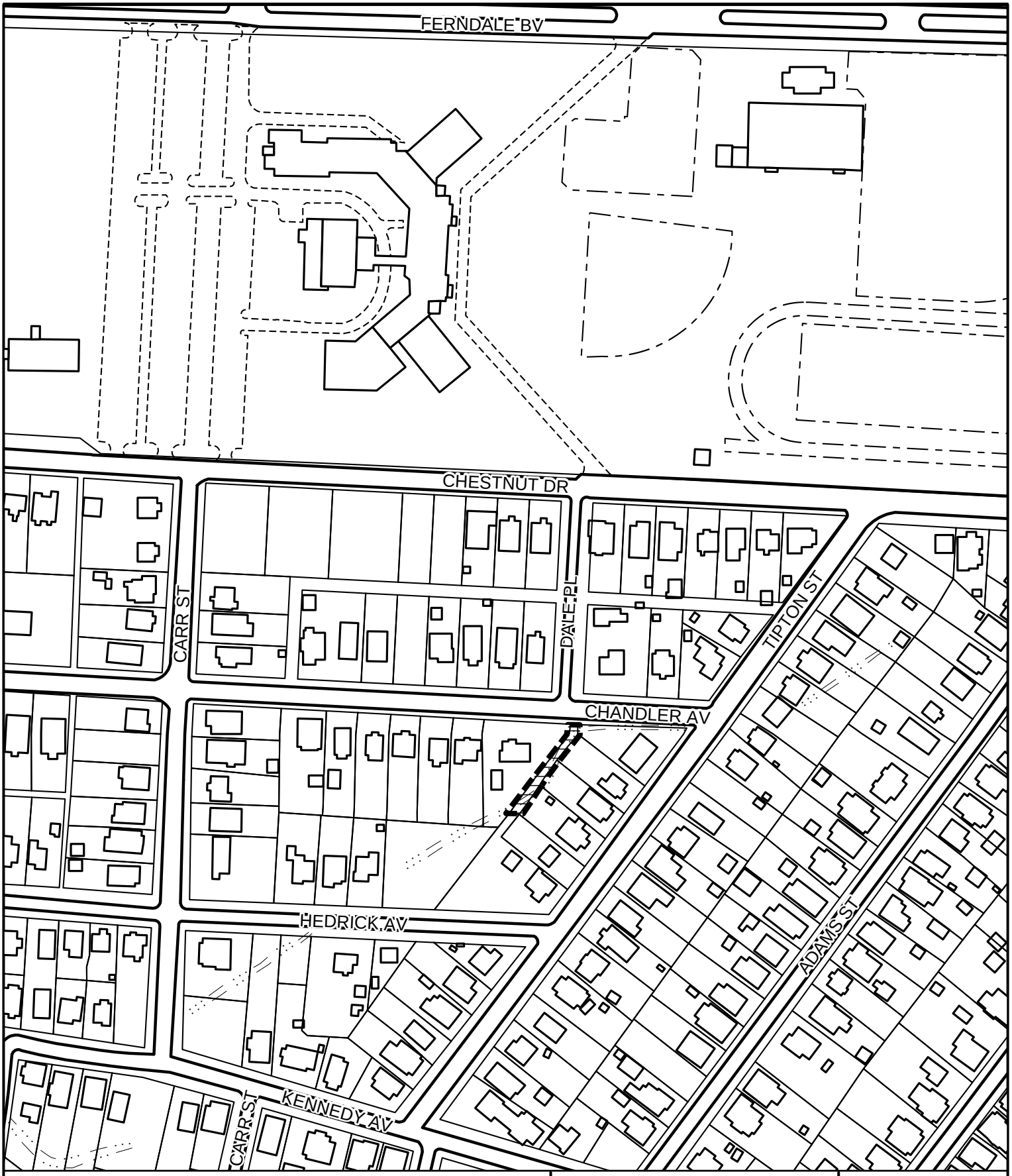
The Technical Review Committee (TRC) reviewed this request on May 1, 2013 and identified no concerns related to the abandonment of these right-of-ways. There are no public utility lines in this ROW, thus no utility easements need to be retained.

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

The Planning and Development Department recommends approval of the requested street right-of-way abandonment.

Report Preparation

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



STREET ABANDONMENT REQUEST SA13-06

Applicant: City of High Point
Area: 0.045 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 13, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-06.mxd

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

Intersection of Chandler Street and Dale Street.

Both photos taken looking south towards the alley.

STREET ABANDONMENT REQUEST SA13-06

2013050338
GUILFORD CO, NC FEE $26.00
PRESENTED & RECORDED:
07-26-2013 03:33:44 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JANE SCHULTZ
DEPUTY-HP

BK: R 7512
PG: 2500-2503

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 1319 / 13-42

48

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 17th DAY OF JUNE, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, The Technical Review Committee has petitioned the City Council of the City of High Point to permanently close an unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue and being more fully described as follows:

Street Abandonment Case 13-06

All of an unimproved 20-foot wide alley lying south of the intersection of Dale Place and Chandler Avenue as shown on Block 5 of the subdivision map entitled " High Point, N.C. West View Property of R.C. Norfleet and T.V. Edmunds" as recorded in Plat Book 3 at Page 150, in the Office of Register of Deeds for Guilford County, North Carolina. The area is more specifically described as a 20 foot wide alley lying west of lots 1, 2, 3 & 4 and east of lot 23 as shown on Block 5 of the subdivision map entitled "High Point, N.C. West View Property of R.C. Nor fleet and T.V. Edmunds" as recorded in Plat Book 3 at Page 150, in the Office of Register of Deeds for Guilford County, North Carolina.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of May, 2013, at 4:45 p.m. setting the 17th day of June, 2013 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and,

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point

Enterprise for four (4) consecutive weeks, beginning May 24 & 31 and June 7 & 14, 2013; and,

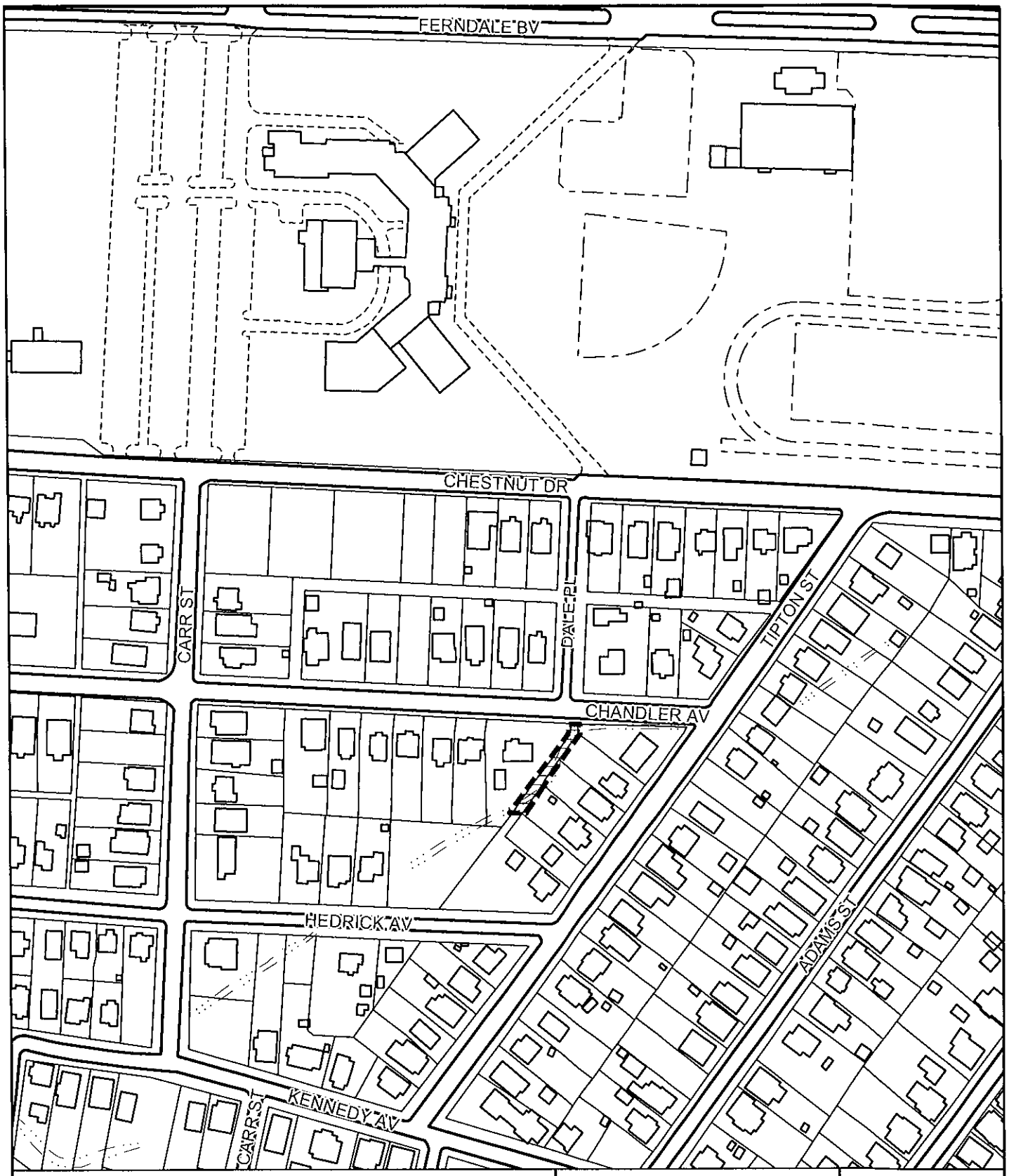
WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to close that portion of Fifth Street, an improved right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue; and,

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right of way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That an unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue, be closed pursuant to North Carolina G.S. 160A-299; and,
2. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 17th day of June, 2013
Lisa B. Vierling, City Clerk



STREET ABANDONMENT REQUEST SA13-06

Applicant: City of High Point

Area: 0.045 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 13, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-06.mxd

NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution adopted by the City Council in official Session on June 17, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Resolution Book XVIII of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 8th day of July, 2013.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 8th day of July 2013.

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

Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2015

Publish four (4) consecutive weeks: **June 21 & 28, 2013 and July 5 & 12, 2013**

RESOLUTION OF INTENT TO CONSIDER STREET ABANDONMENTS (Case # SA13-09)

WHEREAS, the City Council is requesting to abandon the following right-of-ways:

Three unimproved right-of-ways (10 and 15 foot wide alleys), within a block bounded by Chandler Avenue, Carr Street, Hedrick Avenue and N. Rotary Drive.

Part A. An unimproved alley, lying approximately 140 feet west of Carr Street, running in a north to south direction between Chandler Avenue and Hedrick Avenue.

Part B. An unimproved alley, lying approximately 250 feet west of Carr Street, running in a north to south direction, between Chandler Avenue and Hedrick Avenue.

Part C. An unimproved alley lying approximately 140 feet south of Chandler Avenue. This alley runs in an east to west direction and terminates approximately 140 feet west of Carr Avenue and approximately 140 feet east of N. Rotary Drive.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-ways above-described and sets Monday, July 15, 2013, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment case.

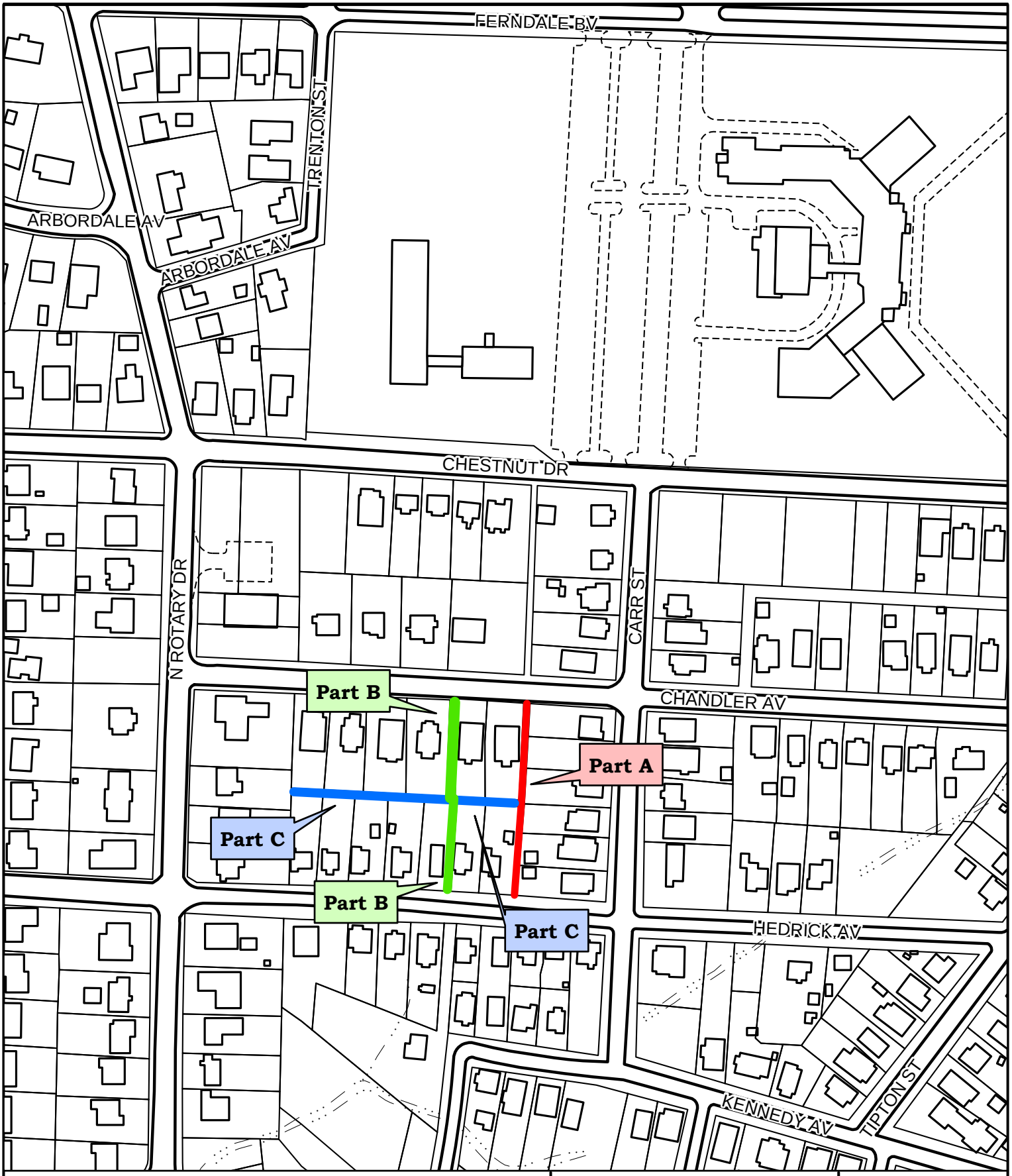
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 17th day of June, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point



STREET ABANDONMENT REQUEST SA13-09

Applicant: City of High Point

Area: 0.222 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: June 7, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-09.mxd

Financial Services Department

Patricia Sykes, CLGPO, Purchasing Mgr.
PURCHASING DIVISION

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

Date: June 12, 2013

To: Pat Pate, Asst. City Manager

From: Patricia Sykes, Purchasing Manager

RE: Agenda Item

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

Acceptance of extension of annual contracts for the purchase of concrete to Chandler Concrete and Hartley Ready Mix in the total estimated amount of $95,300. Concrete is purchased by all city departments on an as needed basis.

Funding for this will come from various departments.

Patty Sykes, CLGPO
Senior Buyer, City of High Point, North Carolina
(336) 883-3220

c: File

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Purchasing

COUNCIL AGENDA DATE: May 7, 2012

BID NO.: 70-071812 EXTENSION CONTRACT NO.: DATE OPENED: Jul 18, 2012

DESCRIPTION:

Concrete, City-Wide

PURPOSE:

This contract is to supply concrete to all City Departments. The suppliers have agreed to hold their pricing for FY 2013-2014. This is the first of two allowed extensions.

COMMENTS:

RECOMMEND AWARD TO: Chandler Concrete & Hartley Ready Mix AMOUNT: $94,775 & $95,300

JUSTIFICATION:

It is recommended that the City continue this contract with both Chandler Concrete, being the primary supplier and Hartley Ready Mix, the back-up supplier in the event Chandler could not meet a delivery requirement.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
Various department				
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Jeffrey Moore 20130520-143503 Digitally signed by Jeffrey Moore 20130520143503 DN: o=Bank of America, ou=Bank of America Client Certificate CA - G2, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA30847, u=Jeffrey Moore 20130520143503, email=jeff.moore@highpointnc.gov Date: 2013.06.07 09:53:20 -04'00' DATE: Jun 7, 2013

The Purchasing Division concurs with recommendation submitted by the Various Depts. and recommends award to the lowest responsible, responsive bidder Chandler & Hartley in the amount of $.

PURCHASING MANAGER: Patricia H. Sykes Digitally signed by Patricia H. Sykes DN: cn=Patricia H. Sykes, o=City of High Point, ou=Purchasing Division, email=patty.sykes@highpointnc.gov, c=US Date: 2013.06.05 16:37:04 -04'00' DATE: Jun 5, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130520-143503 Digitally signed by Jeffrey Moore 20130520-143503 DN: o=Bank of America, ou=Bank of America Client Certificate CA - G2, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA30847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.07 09:53:31 -04'00' DATE: Jun 7, 2013

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.06.07 10:28:22 -04'00' DATE: Jun 7, 2013

Bid Tabulation
70-041812 Concrete City Wide

			Chandler Concrete		Hartley Ready Mix					
			P O Box 131		1040 Boulder Road					
			Burlington, NC 27216		Greensboro, NC 27409					
	Material	Qty	Each	Total	Each	Total	Each	Total	Each	Total
A	Class A W/28 Day 3000 PSI	700	$101.00	$70,700.00	$102.00	$71,400.00		$0.00		$0.00
B	Class A High - Early	100	$109.00	$10,900.00	$107.00	$10,700.00		$0.00		$0.00
C	Class B W/28 Day 2500 PSI	25	$96.00	$2,400.00	$99.50	$2,487.50		$0.00		$0.00
D	Class B High - Early	25	$104.00	$2,600.00	$104.50	$2,612.50		$0.00		$0.00
E	Flowable Backfill Mix	25	$88.00	$2,200.00	$88.00	$2,200.00		$0.00		$0.00
F	Class AA W/28 Day 4500 PSI	25	$106.00	$2,650.00	$109.50	$2,737.50		$0.00		$0.00
G	Class AA High Early	25	$114.00	$2,850.00	$114.50	$2,862.50		$0.00		$0.00
H	Add for Retarding Agent (Full Dose)	25	$2.00	$50.00	$0.00	$0.00		$0.00		$0.00
I	Add for Accelerating Agent 1%	25	$5.75	$143.75	$4.00	$100.00		$0.00		$0.00
J	Add for Accelerating Agent 2%	25	$11.25	$281.25	$8.00	$200.00		$0.00		$0.00
	GRAND TOTAL			$94,775.00		$95,300.00				
K	Small Load Delivery Charge	1	$50.00	$50.00	$75.00	$75.00		$0.00		$0.00

City of High Point

Strib Boynton
CITY MANAGER

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

June 25, 2013

Mr. Timothy C. Mabe
High Point Convention & Visitors Bureau
300 South Main Street
High Point, NC 29261

Dear Tim:

Enclosed is a signed copy of the 2013-2014 Agreement between the City and the High Point Convention & Visitors Bureau (CVB) for one-year between July 1, 2013 and June 30, 2014.

We greatly appreciate and thank you for your leadership and willingness in advancing the John Coltrane Festival's request for a $50,000 sponsorship from the CVB. We know you understand their need is great, as well as the Festival's potential to truly become the signature tourism event for High Point.

Many thanks for your leadership.

Sincerely,

Strib

Strib Boynton
City Manager

Cc: Mayor Sims and City Councilmembers

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3052 Phone: 336.883.8556 TDD: 336.883.8517

NORTH CAROLINA
GUILFORD COUNTY

AGREEMENT FOR PROVISION OF CONVENTION AND VISITORS BUREAU

THIS AGREEMENT, made and entered into before the first day of July 1, 2013 by and between the City of High Point (hereinafter referred to as the City) and the High Point Convention and Visitors Bureau, Inc. (hereinafter referred to as the Grantee), pursuant to and subject to the restrictions and conditions set forth herein:

WITNESSETH:

In consideration of receipt of a grant or appropriation of funds from the City Council of the City of High Point equal to the total amount of the net proceeds received by the City of High Point from the Guilford County 3% Room Occupancy and Tourism Development Tax, the Grantee named hereinabove does hereby agree to provide Convention and Visitors Bureau Services for the City of High Point in accordance with the terms of this Agreement as set forth herein.

In consideration of the above, the parties do hereby agree as follows:

(1) The Grantee agrees to expend the funds, which are the subject of this Agreement and perform services in consideration of the receipt of funds in accordance with the Overview of Program of Work as attached to this Agreement and incorporated herein by reference. The Grantee further agrees to expend the funds in accordance with an Annual Budget for said funds attached hereto and which is incorporated herein by reference. Funds made available to the Grantee pursuant to this Agreement shall be expended only in accordance with applicable federal, state, and local laws. The Grantee may amend the budget from time to time in order to conform with the actual amount of funds received under this agreement.

(2) The Grantee agrees that it will supply such records, reports, information and verification relating to the expenditures of the funds or the operations of the Grantee as may be requested by the City. This shall include quarterly reports on the receipts and expenditures, as well as an annual audit of the receipts and expenditures relating to the

grant funds. The Grantee shall maintain a written accounting and documentation of all of its receipts and disbursements relating to the grant funds, which are the subject of this Agreement. The Grantee agrees to subject itself to the provisions of Article 33c of Chapter 143 of the North Carolina Statutes entitled "Meetings of Governmental Bodies," to the same extent as the City.

(3) Funds will be distributed to the Grantee on a monthly basis in accordance with the attached budget. Further, should expenditures overspend the revenues under this Agreement; the City shall have no obligation to reimburse the Grantee for such expenditures.

(4) This Agreement will automatically terminate on June 30, 2014 at which time a new Agreement will be considered.

(5) Upon termination of this Agreement by either party all non-expendable property purchased under this Agreement shall revert to the City of High Point or its assigns.

(6) A High Point Convention and Visitors Bureau Board of Directors shall be appointed, which shall have the authority to oversee the Convention and Visitors Bureau's implementation of the program of work, and the expenditures of the grant funds, which are the subject of this Agreement. The Convention and Visitors Bureau Board shall be composed of a minimum of the following twelve (12) members:

(a) One member of the Guilford County Board of Commissioners appointed by the Board of County Commissioners.

(b) One member of the High Point City Council appointed by the City Council.

(c) Two owners or operators of hotels, motels, or other taxable tourist accommodations in the local metropolitan area, one of whom owns or operates hotels, motels, or other tourist accommodations with more than 100 rental units, and one of whom owns or operates hotels, motels, or other tourist accommodations with 100 or fewer rental units, both appointed by the Board of County Commissioners.

(d) One individual who has demonstrated an interest in tourism development and does not own or operate hotels, motels, or other tourist accommodations, and is a Board member of the High Point Chamber of Commerce, appointed by the Chamber of Commerce.

(e) One individual involved in the local restaurant or food service business who has demonstrated an interest in tourism development, and does not own or operate hotels, motels, or other tourist accommodations, appointed by the High Point Chamber of Commerce.

(f) One individual involved in the cultural arts or tourist attraction business, who has demonstrated an interest in tourism development, and does not own or operate hotels, motels, or other tourist accommodations, appointed by the High Point Chamber of Commerce.

(g) One at-large individual who has demonstrated an interest in tourism development and does not own or operate hotels, motels, or other tourist accommodations, appointed by the High Point Chamber of Commerce.

(h) One individual who has demonstrated an interest in tourism development and is a representative of a High Point public convention/trade show center, appointed by the High Point Chamber of Commerce.

(i) Two at-large individuals who have demonstrated an interest in tourism development and do not own or operate hotels, motels, or other tourist accommodations, appointed by the Board of County Commissioners.

(j) The President & CEO of the High Point Convention and Visitors Bureau, Inc., who shall be a non-voting, ex-officio member.

All voting members of the High Point Convention and Visitors Bureau Board shall serve without compensation. All members shall serve two-year terms and the term shall be October 1 to September 30 two years later. Members may serve no more than two consecutive terms. Members appointed to fill the at-large designations shall serve a full term, and have all voting rights and privileges. The members shall elect a chairperson, who shall also serve a two-year term if eligible. Members appointed to fill vacancies shall first serve for the remainder of the unexpired term for which they are appointed to fill, and then are eligible for appointment for a regular term. The Board shall meet at the call of the Chairperson, and shall adopt rules of procedure to govern its meetings. The Board shall appoint such ex-officio members as it deems appropriate.

(7) The attached Exhibits are:

(A) Overview & Program of Work
(B) Proposed New Budget and Explanation
(C) Strategic Business Plan for FY 13-14
(D) Occupancy Tax Comparison Current Year to Past Year
(E) Financial Statement through April Current Year
(F) Arts & Tourism Grants Awards for Current Year
(G) Event Booking Incentives for Current Year
(H) Board of Directors, Organizational Chart, and Chart of Staff Organizational Involvement

These exhibits are incorporated herein by reference and shall have the same force and effect as if set forth herein.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its behalf; and the Grantee has caused the same to be duly executed in its behalf as of the date first above written.

CITY OF HIGH POINT, NORTH CAROLINA

ATTEST:

Lisa B. Vierling, City Clerk

Stribling Boynton, City Manager

Approved as to legal form:

JoAnne Carlyle, City Attorney

HIGH POINT CONVENTION & VISITORS BUREAU, INC.

ATTEST:

Mena F. Parrish, Board Chair

Timothy C. Mabe, President & CEO

Publish four (4) consecutive weeks: **June 21 & 28, 2013 and July 5 & 12, 2013**

RESOLUTION OF INTENT TO CONSIDER STREET ABANDONMENTS (Case # SA13-07)

WHEREAS, the City Council is requesting to abandon the following right-of-way: Excess right-of-way lying along north side of Colonial Drive, west of Carrick Street.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above-described and sets Monday, July 15, 2013, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment case.

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

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 17th day of June, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: Carroll & Michael Lupton and City of High Point

STREET ABANDONMENT SA13-07

Applicant: Carroll C. Lupton, Jr. and Michael R. Lupton
Area: 0.145 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: May 22, 2013

N

Scale: 1"=150'

y:/ba-pz/2013/pz/sa13-07.mxd

Public Services Department

Richard D. McMillan, P.E.
ASSISTANT DIRECTOR

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

DATE: June 11, 2013

TO: Pat Pate, Assistant City Manager

FROM: Richard D. McMillan, P.E., Asst. Director of Public Services Richard D. McMillan

SUBJECT: Agenda Item: Extension of Bulk Container Contract

The City of High Point has been in a contract with Republic as the service provider for the Bulk Container Service for apartments, public housing, and City facilities. This contract is renewable as a service contract.

In accordance with the contract, Republic has requested a 2.0% increase from $17.58 per collection point to $17.93 per collection point for a one year extension of this contract.

The service provided by Republic has been very good and the Public Services Department recommends extending the contract as noted herein.

Public Services will be present at the meeting for any questions.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3215 Fax: 336.883.1675 TDD 336.883.8517

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services Department

COUNCIL AGENDA DATE: June 6, 2013

BID NO.: EXTEND CONTRACT CONTRACT NO.: 44-041609 DATE OPENED: EXTENSION

DESCRIPTION:

This contract provides garbage collection services to multi-family housing - apartments, public housing, and City-owned facilities.

PURPOSE:

The Bulk Container Service Contract was awarded by City Council May 4, 2009. This renewal is the 4th of 5 allowed extensions.

COMMENTS:

This renewal represents a 2% price increase for FY 2013-2014 (4th of 5 allowed extensions). This price increase will begin July 1, 2013 thru June 30, 2014. The rate will increase from $17.58 per collection to $17.93 per collection. The approximate number of collections is 28,500 dumpsters per year.

RECOMMEND AWARD TO: Republic Waste Services AMOUNT: $511,000.00

JUSTIFICATION:

Recommendation is to continue the current contract with Republic Waste Service.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101712	527210			
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Richard D. McMillan — Digitally signed by Richard D. McMillan DN: cn=Richard D. McMillan, o=City of High Point, ou=Public Services Adm., email=richard.mcmillan@highpointnc.gov, c=US Date: 2013.06.06 14:39:32 -04'00' DATE: Jun 6, 2013

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder Republic Waster Services in the amount of $ 511,000.00.

PURCHASING MANAGER: Jeffrey Moore 20130520-143503 — Digitally signed by Jeffrey Moore 20130520-143503 DN: o=Bank of America, ou=Bank of America Client Certificate CA - 02, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA30847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.10 11:30:52 -04'00' DATE: Jun 10, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130520-143503 — Digitally signed by Jeffrey Moore 20130520-143503 DN: o=Bank of America, ou=Bank of America Client Certificate CA - 02, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA30847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.10 11:31:04 -04'00' DATE: Jun 10, 2013

CITY MANAGER: Strib Boynton — Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.06.10 11:46:41 -04'00' DATE: Jun 10, 2013

REPUBLIC WASTE SERVICES

May 7, 2013

City of High Point
Purchasing Department
211 S. Hamilton Street
High Point, NC 27260
Attn: Tracey Adams

Dear Tracey,

As per the instructions in the General Terms and Conditions of the agreement between the City of High Point and Republic Services, we are formally requesting a 2% rate increase for the period of 7/1/13 to 6/30/14. The per pick up rate will increase from $17.58 to $17.93.

Please accept this letter as Republic Waste Services formal request for a rate adjustment in the first extension period of the contract.

If you have any questions or concerns please contact me at (336) 714-4302 or Mark Bacon at (336) 714-4300. As always we appreciate your business and look forward to continuing our partnership.

Sincerely,

Andrew L. Braman
Sales Manager

Piedmont Triad Marketplace
2875 Lowery Street • Winston-Salem, North Carolina 27101
Phone: 336-724-0842 • Fax: 336-724-7018

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on May 20, 2013 and June 17, 2013 regarding **Zoning Case 13-04 (Part B)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on May 8, 2013 and May 15, 2013, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on June 17, 2013.

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

SECTION 1

Part I. That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 42.33 acres lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216465 (approximately 30.55 acres) and 0218639 (approximately 11.78 acres).

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 of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.

B. Transportation Conditions.
If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

C. Transportation Conditions.

1. Right-of-way Dedication
   a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the zoning site.

2. Access
   a). The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
   b). The western access point to Clinard Farms Road shall align with Blackberry Ridge Drive.
   c). The eastern access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
   d). The rezoning site shall connect to the two (2) stub streets to the south in the Cottesmore subdivision.
   e). Two (2) stub streets shall be provided to Parcel ID # 0216467, located at 7861 Clinard Farms Road.

3. Roadway and Intersection Improvements
   a). The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
   b). The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.
   c). The property owner shall either:
      i). Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point

Signal System at the new Clinard Farm Road/Barrow intersection; or

ii). When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate

4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

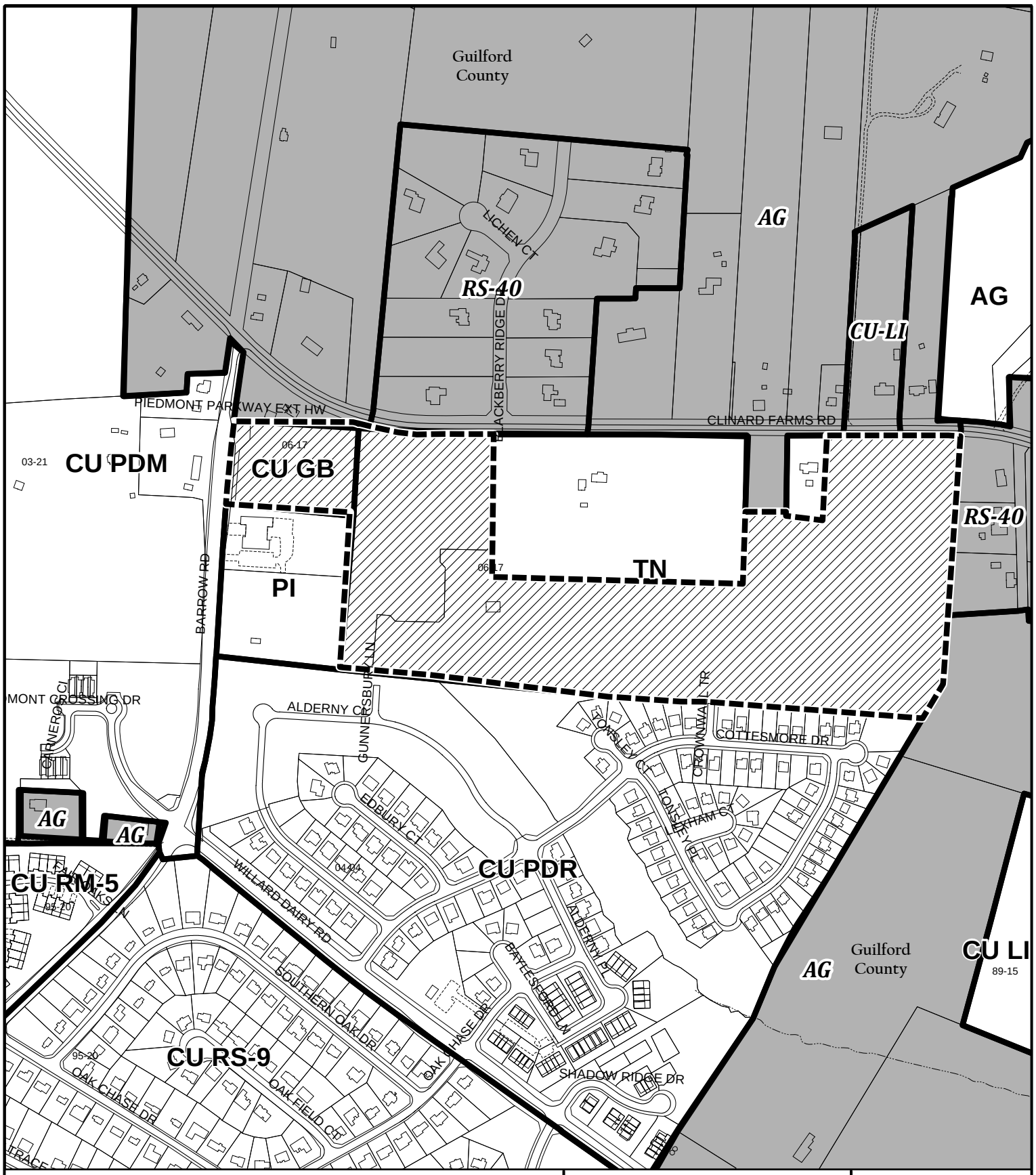
SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

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

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
17th day of June, 2013.

Lisa B. Vierling, City Clerk



ZONING CASE 13-04

From: Traditional Neighborhood and Conditional Use General Business
To: Conditional Zoning Residential Single Family-9

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: July 8, 2013

N

Scale: 1'=500'

y:/ba-pz/2013/pz/z13-04B.mxd

HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS, HIGH POINT MUNICIPAL BUILDING
JUNE 3, 2013 – 4:45/5:30 P.M.

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

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

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

SPECIAL PRESENTATIONS

PROCLAMATION- NATIONAL HOME OWNERSHIP MONTH

Mayor Sims read a proclamation into the record declaring the month of June, 2013 as Home Ownership Month in High Point. **Steve Key**, *on behalf of the Housing Coalition, accepted the proclamation and recognized Michelle McNair and Toni Jackson of the High Point Community Development Department. Mayor Sims thanked Mr. Key for all the work that he does as well as the Housing Coalition in helping citizens identify opportunities in the community.*

PRESENTATION- HIGH POINT REGIONAL AREA OF REALTORS (HPRAR)

Ryan Wall, *President of the HPRAR, provided a report to Council showing positive signs that the housing market is showing signs of improvement (i.e. sales in April indicate sales are 75% ahead of those for the same time in 2012; new foreclosures entering a six-year low; number of days on the market ratio is improving, etc....). He explained that housing is fundamental to a healthy economy because it creates new jobs and capital infusion into a regional economy. He pointed out that housing is a key drive in national, regional, statewide and local economy and that owning a home not only adds to the long-term wealth, but provides a hedge against inflation. With that being said, he then elaborated on some threats they are faced with that could hurt the real estate market with the main threat coming from artificial barriers, the market and self-regulation as well as threats of tax reform issues coming through the NC General Assembly. He mentioned the tax reform issue of non-deducibility of mortgage insurance and property taxes. He expressed empathy with the local governmental leaders of High Point due to the drastic changes coming down through the General Assembly and the decisions that are being made that will negatively affect the community.*

Mayor Sims thanked the Board of Realtors for their presence and for what they continue to do to make a positive difference in the community and for preserving housing out in the community while weathering the economic storm. She reiterated that the actions of the General Assembly would eventually impact everyone.

REGULAR MEETING ITEMS

FINANCE ITEMS - Council Member Moore, Chair
Committee Members: Wagner, Davis and Sims

[all were present]

130158 **Resolution - Supporting Tax-Exempt Financing**

Council is requested to adopt a Resolution supporting the preservation of affordable financing through tax-exempt financing.

Attachments: Resolution in Support of Tax-Exempt Financing
Resolution in Support of Tax-Exempt Financing - signed copy

Adopted resolution supporting the preservation of affordable financing through tax-exempt financing.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Resolution be adopted. The motion PASSED by a 9-0 unanimous vote.

Resolution No. 1309/13-32
Introduced 6/3/2013; Adopted 6/3/2013
Resolution Book, Volume XVIII, Page 32

130161 **NCDOT - Skeet Club Road Easements**

Council is requested to convey two existing temporary drainage easements to the North Carolina Department of Transportation (NCDOT) as permanent drainage easements as part of the Skeet Club Road widening project.

Attachments: NCDOT - Skeet Club Easements

Approved the conveyance of two existing temporary drainage easements to the North Carolina Department of Transportation (NCDOT) as permanent drainage easements as part of the Skeet Club Road widening project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Wagner, that the conveyance for these two temporary drainage easements to the North Carolina Department of Transportation (NCDOT) be approved as permanent drainage easements as part of the Skeet Club Road widening project. The motion carried by a 9-0 unanimous vote.

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE –
Council Member Douglas – Chair
Committee Members Mendenhall, Ewing and Golden

[all were present]

130159 **Resolution - Affirmative Marketing Policy - Community Development Department**

Council is requested to adopt a Resolution adopting an Affirmation Marketing Policy as required by the US Department of Housing and Urban Development.

Attachments: Resolution Adopting Affirmative Marketing Policy (revised).doc.pdf
Affirmative Marketing Policy Resol - signed

Mike McNair, Director of Community Development & Housing, explained this is a requirement that has come out of the HUD state office and they are requiring all governing bodies of the of the entitlement cities to adopt these policies rather than having an internal policy in the department as has been the process in the past. He noted that the Affirmative Marketing Policy basically says that entities receiving federal funds from High Point, would have to make efforts to reach out to people who are least likely to apply for housing with a series of steps they would have to follow.

Mayor Sims asked if documentation or a signature is required from the individuals that the city subcontracts or partners with to ensure that they are following the city's policy. Mr. McNair replied that they would have to fill out an attachment that has a plan they have to prepare, sign, and send back to the city and the city makes periodic visits to ensure they're keeping adequate records. Council Member Douglas asked if this would help increase housing for some of the 19% poverty level in High Point and Mr. McNair explained the key is that they have to make folks aware this is available. Council Member Moore inquired about the number of participating jurisdictions there are on a national level. Mr. McNair noted there are two different programs: the HOME Program of which High Point is a participating jurisdiction and under the CDBG Program, High Point is an entitlement city. He explained because High Point wears two hats, there are overlapping regulations. He noted there are over 300 entitlement jurisdictions with approximately 28 in North Carolina with the rural neighbors participating and receiving funds from the NC Housing Finance Agency.

Adopted resolution adopting an Affirmative Marketing Policy as required by the US Department of Housing and Urban Development.

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

Resolution No. 1310/13-33
Introduced 6/3/2013; Adopted 6/3/2013
Resolution Book Volume XVIII, Page 33

130160 **Resolution - Resale/Recapture Policy - HOME Program**

Council is requested to adopt a Resolution adopting a resale/recapture policy for home investment partnership (HOME) program homebuyer projects as required by the US Department of Housing and Urban Development.

Attachments: Resolution Adopting Resale-Recapture Policy - HOME Program
Resale Recapture Policy Resol - signed

Mike McNair, Director of Community Development & Housing, explained the HOME Program is tied very strongly to the concept of affordability, so there is a direct correlation between the amount of funding that may go into a particular project or a HOME purchase and the amount of time a period of affordability applies. He further explained that HUD has a table that is applied. He gave an example of a typical down payment assistance at a 5-year period affordability which means during that five years, the house has to be a primary residence for an income eligible person. The Home Recapture and Resale provisions guide what happens to the HOME funds if there is a sale and what steps the applicants are required to take with the applicant signing an agreement upfront. He noted that a home owner could sell his/her property outside the period of affordability, but if the property is sold before that period ends, then the city would recapture "x" amount of dollars based on the HUD formulas. He noted once the loan has been satisfied, then the property owner can sell the property to anyone without consideration of income levels.

Council Member Smothers asked if there was not a provision for forgivable loans. Mr. McNair explained these are known as deferred loans and they would have to prove a need for that money in order to make it affordable to that buyer and the city could actually put it out there as a forgivable loan. Council Member Davis asked about the number of people that have received assistance this year with the HOME Program. Mr. McNair noted it has to do with down payments and there have probably been three to five so far with three offers recently received for properties that the Council authorized staff to purchase, repair and put up for sale through the Neighborhood Stabilization Program (NSP) a few years ago. Council Member Ewing inquired about how often the income levels are reviewed and asked what happens if a person's income changes who has received assistance. Mr. McNair pointed out HUD issues income levels annually and there is no effect on the income should it change because re-certification is not necessary.

Adopted Resolution adopting a resale/recapture policy for home investment partnership (HOME) program homebuyer projects as required by the U.S. Department of Housing and Urban Development (HUD).

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

Resolution No. 1311/13-34
Introduced 6/3/2013; Adopted 6/3/2013
Resolution Book, Volume XVIII, Page 34

MISCELLANEOUS

130162 Change in Meeting Schedule - Cancellation of July 1st Regular City Council Meeting

Council is requested to make a change in the regular City Council meeting schedule to cancel the July 1st 4:45 p.m. Regular City Council Meeting due to the 4th of July holiday week. Regular meetings will resume on Monday, July 15th at 4:45 p.m. and public comments will be received at 5:15 p.m. during that meeting.

Approved a change in the regular City Council meeting schedule canceling the July 1st Regular Meeting due to the 4th of July holiday week.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that the meeting schedule be changed to reflect the cancellation of the July 1st 4:45 p.m. meeting due to the July 4th holiday week. The motion PASSED by a 9-0 unanimous vote.

130165 GENERAL SUPPORT REGARDING THE IGNITE HIGH POINT PROJECT

Attachments:

Y:\city clerk\Scan\Legistar attachments\Resolution adopted by City Project Board on June 3, 2013.pdf
Y:\city clerk\Scan\Legistar attachments\Resolution Statement submitted by Aaron Clinard.pdf

Aaron Clinard *with the City Project, Inc. distributed a resolution statement asking for the City Council's general support to the IGNITE High Point Project and the concept of the Master Plan being developed by Andres Duany and Duany Plater-Zyberk & Company, LLC. He thanked Council for its previous support of the IGNITE High Point campaign and asked for a general resolution of support from Council as they move forward.*

He then introduced Richard Wood, the new chairman of the City Project.

Richard Wood *distributed a resolution that was just adopted by the City Project Board that outlines and identifies some significant steps/priorities that they would like to see the city offer its general support for.*

1. *Create a civic design group to oversee the urban design of future projects in the core city area that will consist of key city staff and oversight of DPZ or approved sub-consultant.*
2. *Develop a plan for dieting Main Street as proposed by the DPZ team that incorporates a re-designed parking area and green space at the Library (by necessity, this will include the adjacent road systems).*
3. *Adopt the Duany recommendations for the redesign of the traffic circle at the Lindsay, Parkway, Elm intersections. (City Manager Strib Boynton pointed out the city has already signed the contract for this project).*

4. *Retain the services of Freeman-Kennett Architects to do a reconnaissance of the Pit (once the city has determined ownership) to determine what is needed to make it a safe space, and then approve use of the Pit for future events.*
5. *Purchase (land bank) property opposite GTCC to preserve it for future planned development as suggested by Design Link. Should this not be an option, at least consider alternative ways to create shopping, eating and entertainment on this site (food trucks, sea containers, etc....) to take advantage of the GTCC population (8,000 students).*
6. *At the appropriate time, review and modify the building and development ordinances as suggested by CPZ so as to open the doors to creative growth in the areas of concentration.*

Mr. Wood further explained that this resolution was unanimously adopted by the City Project Board at today's board meeting, which also happened to be their annual meeting and offered these for acceptance by Council as recommendations.

At this time, Council Member Smothers publicly thanked Aaron Clinard for all his efforts, enthusiasm and commitment and also congratulated Richard Wood on his new role and leadership with the City Project. She stated she was pleased with getting a report back from the City Project Board for moving so quickly with such little turn-around time after the charrette process and felt Council does need to get the final report as they continue to look towards these things that City project has identified and established as priorities.

Council Member Mendenhall felt that although the final report is not yet complete, it was important for the community to know that Council is supportive of the efforts and participation in this project. ***She then moved that Council go on record offering its general support of the efforts that have taken place regarding the IGNITE High Point project. Council Member Wagner made a second to the motion.***

For further discussion, Council Member Davis expressed concerns about numbers 4 and 5 above and wanted to make sure this would not be legally binding for the city. Council Member Mendenhall pointed out these were merely recommendations and her motion just offered general support. Regarding number 4, City Manager Strib Boynton pointed out that he, along with Wendy Fuscoe, Richard Wood and Aaron Clinard, did ask the architects to come up with some sort of plan regarding the Pit, but a plan has not been brought forward yet. He pointed out he did have some involvement with number 4 (architectural services to do a reconnaissance for the Pit), as well as some of the others, but not number 5 (land banking).

Regarding number 5, Council Member Douglas asked if the city was getting into the land banking business. Council Member Wagner pointed out this is just a recommendation of the City Project and the city will not actually be doing these things. For clarity purposes, Mr. Clinard pointed out that these are simply points for priorities the City Project has identified and they are asking for a general resolution of support of these priorities that they have identified.

There being no further discussion, Mayor Sims asked if there were any additional questions or comments. There being none, Council accepted these two documents which are hereby

attached in Legistar as a permanent part of these proceedings, as general recommendations to Council moving forward. ***The motion carried by a 9-0 unanimous vote.***

PUBLIC COMMENT PERIOD - 5:15 P.M.

Stan Joseph*, a resident of Jamestown at 2 Crossbow Court, representing Waste Management for the South Atlantic, addressed Council regarding the city's consideration in making an investment in the High Point material recovery facility and asked Council to give Waste Management an opportunity to present a proposal before making the $3,000,000 investment to the current High Point recycling facility. He informed Council that Waste Management has 135 material recovery facilities throughout the United States and Canada and they have just recently invested $8.5 million in a brand new, state of the art single stream recycling facility located only ten minutes from the City of High Point. He cautioned the city about investing $3,000,000 in the current MERF citing a lot of risks involved with it due to it being a volatile market. He pointed out Waste Management actually built the regional recycling facility to absorb regional recyclables from the City of Winston Salem, City of Greensboro and City of High Point with it based on providing very low risks if any at all and an ability to share in an upside revenue share when commodity marketing goes up.*

Council Member Douglas questioned Mr. Joseph on the specifics of the Winston Salem contract and how it would differ from one with High Point. Mr. Joseph essentially shared that when Waste Management made an $8,000,000 investment in the recycling facility, they partnered with the City of Winston Salem by offering them a rebate check, as well as afforded them reduced collection enabling them to save at least $2,000,000 a year in collection costs because Waste Management actually provides collection of their recyclables. He noted the rebate share for the City of Winston Salem is not going to look nearly as good as rebate shares they are able to presently offer now because they now have a variable cost for operations versus previously having a fixed cost based on capitalizing their MERF.

Council Member Smothers noted given the conversation that has taken place during the budget hearings and the obvious questions that have been raised about what options might exist, she felt there certainly is the opportunity to hear the Waste Management proposal or any other proposal that might be out there. Council Member Douglas suggested it might also prove to be beneficial if they came and did a presentation for Council. City Manager Strib Boynton pointed out if Council would like to go through a competitive process for an RFP for these services, which is legally required, then it would involve presentations by Waste Management and any others with an interest.

Mayor Sims asked if there were any additional questions/comments for Mr. Joseph. There being none, she asked if there was anyone else present who would like to speak during the Public Comment Period.

Glenn Chavis*, 137 Orville Drive, thanked the members of Council who were present for the recent unveiling of the Memorial Plaque that took place on Memorial Day and that he had heard nothing but positive feedback regarding the service. He then directed his comments to Council Member Jeff Golden, who is his ward representative. He expressed disappointment in him for not attending any of the budget meetings and stressed the importance of his presence at these meetings because his absence does not afford him the opportunity to sit at*

the table to influence decisions that directly impact his wallet, his family's overall well-being, or their quality of life. He suggested Council Member Golden resign if he is not able to do his job.

***Courtney Michelle Holder**, 113 Oakwood Street, Apartment E, addressed Council regarding the following issues:*

1. *Sexual harassment against women in High Point.*
2. *Discrimination based on a gender related birth defect.*

Ms. Holder explained that she has always identified as a female and she is constantly being approached on the streets as well as in businesses by mostly minority members who are targeting her, mis-gendering her, and accusing her of being a man. She shared that these incidents are unwanted, frequent, non-stop, and many times she is scared for her life. Following her comments, she thanked Council for listening.

PUBLIC HEARINGS - 5:30 P.M.

FINANCE ITEMS - Council Member Moore, Chair

130164 **Public Hearing - Proposed City of High Point FY 2013-2014 Annual Budget**

Monday, June 3, 2013 at 5:30 p.m. and Thursday, June 6, 2013 at 9:00 a.m. to receive public comments on the proposed City of High Point FY 2013-2014 Annual Budget.

Chairman Moore noted this was the date and time advertised for the first public hearing on the Proposed 2013-2014 Budget and opened the floor to anyone desiring to speak.

Cynthia Davis, 413 Evergreen Avenue, offered the following comments.

1. *Concerned about the unemployment ratio in High Point compared to the poverty rate;*
2. *Concerned about the water/sewer/electric rate increases;*
3. *Concerned about the cell phone line item in the budget for 6% of the city employees (not needed);*
4. *Concerned about the $45,000 a year the city pays for maintaining WiFi;*
5. *Concerned about the miscellaneous accounts for departments (excessively high and felt accountability is crucial);*
6. *Concerned about Outside Agency funding regarding non-profits and felt non-profits are set up to complement a city, not to be dependent on a city and felt these funds and resources should be limited. She felt the city should use this money to fund things such as the City Project and IGNITE High Point;*
7. *Council should look at capital projects and capital investments more closely instead of coming back and amending the budget at a later date;*
8. *Council should not include any potential loss in revenues in the budget (i.e. hold harmless funds, county shared sales tax revenues, etc....) so if any of these revenues are received, it could be treated like a "bonus";*

9. *She implored Council to be conscientious of the fact that there are still people out there on fixed incomes, unemployed and some people still working from paycheck to paycheck;*
10. *She asked Council to consider delaying adoption of the budget until June 24th.*

Chairman Moore noted many different cities are all facing these similar things and noted the bottom line is they all are struggling, but yet they are charged with putting together a balanced budget for adoption--a budget that appeals and best suits the "whole" in an economy that is not growing. He pointed out this impacts the quality of living, impacts the staff's ability to maintain services and infrastructure, and over time Council has come to expect and appreciate the results of the citizen surveys. Regarding the surveys, Ms. Davis reiterated the surveys only went out to 1% of the residents with only .3 tenths of a percent responding. She noted that the citizens are having to reduce their budgets and tighten their spending and she expects the city to do the same.

Regarding the rate increases, Council Member Davis explained that the electric rate increase is due to a wholesale rate increase passed down by ElectriCities and there are two options facing Council regarding the 4.9% electric rate increase: to either absorb the wholesale rate increase, or pass it on to the residents. Council Member Smothers pointed out there is $100,000 in the budget to assist people that cannot pay their utility bills. Council Member Davis also pointed out when the budget increases in such large amounts such as the $15,000,000 this year that the Council is faced with three choices: to cut services, raise taxes, or raise revenues and since Council has directed the city manager to avoid a tax increase, this leaves cutting services or raising revenues. Ms. Davis suggested the city could generate additional revenues by adding much needed staff in Planning & Development to improve the building permit approval process which has been inhibited due to the backlog.

Chairman Moore asked if there were any additional comments. There being none, he noted the second public hearing on the proposed budget is scheduled for Thursday, June 6th @ 9:00 a.m.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

130163 **Adoption of the Following Minutes**

Finance Committee meeting held Monday, May 20th @ 3:30 p.m.
Regular City Council Meeting held Monday, May 20th @ 4:45/5:30 p.m.
Comprehensive Planning Committee meeting held Tuesday, May 21st @ 4:00 p.m.

Attachments: May 20 2013 Finance Committee.pdf
May 20 2013 High Point City Council.pdf
May 21 2013 Comprehensive Planning Committee.pdf

Approved the preceding minutes as submitted.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that the preceding minutes be approved as submitted. The motion PASSED by a 9-0 unanimous vote.

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

120229 **Boards and Commissions - Vacancies**

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

Attachments: term expirations spreadsheet vacancy report.pdf

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

ADJOURNMENT

At 6:15 p.m., this meeting was adjourned to Thursday, June 6, 2013 at 9:00 a.m. upon motion duly made and seconded.

Respectfully Submitted,

_____

Bernita Sims, Mayor

Attest:

_____

Lisa B. Vierling, MMC
City Clerk

HIGH POINT CITY COUNCIL
ADJOURNED SESSION
COUNCIL CHAMBERS, HIGH POINT MUNICIPAL BUILDING
JUNE 6, 2013 – 9:00 A.M.

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

Mayor Sims called the meeting to order. Council Member Mendenhall offered the invocation; the Pledge of Allegiance followed.

PUBLIC HEARING

2nd Public Hearing- Proposed City of High Point FY 2013-2014 Annual Budget
Thursday, June 6, 2013 at 9:00 a.m. is the time and date established to receive public comments on the proposed City of High Point FY 2013-2014 Annual Budget.

Chairman Moore opened the public hearing and asked those desiring to speak to try to limit comments to three or four minutes.

DEBBIE LUMPKINS, representing the High Point Area Arts Council, thanked Council for sustaining basic operating support at last year's funding levels for the High Point Area Arts Council and its affiliated arts organizations. She informed Council that until recently, High Point was the only city of its size that did not have an arts center in North Carolina. She respectfully requested the City Council consider a one-time allocation of $200,000 for the Art Center's capital campaign because the city's support leverages additional support. She further explained this helps them when writing grants and enables them to show that the city endorses the Arts Center. She noted the strong leadership for the Arts Council allowed them to move quickly when the opportunity became available to purchase Centennial Station for a fraction of the original asking price. She then recognized Jim Morgan, the Chairman of the Arts Council Board.

JIM MORGAN shared some background information on the process the Arts Council went through to get to this point. He pointed out his goal to have an arts center was predicated on four things:

1. It was necessary for the Arts Council to feel absolutely passionate about the location chosen, and this was the case;
2. It was necessary that the location also appeal to the mayor and city manager, and when they left the meeting they felt both the mayor and city manager were very excited and very positive about the location;

3. They must be able to purchase the property under $1 million for it to be feasible, and they bought Centennial Station of $860,000 plus an additional $50,000 for the equipment. [tax value was $1,679,000]
4. It was very important that it be self-sustaining and they had to generate enough income from the property to pay overhead, utilities, staffing, etc…..

Mr. Morgan then elaborated on the importance of a cultural arts facility in High Point and pointed out the number one reason was that arts centers have proven to be economic development drivers in communities that have such facilities. He explained initially they borrowed $981,000 from the bank and the first note $250,000 was due in one year and the additional note $731,000 was payable in three years and it was set up so they only would have to pay the interest. To date, they have received $538,500 in pledges and have paid off the first $250,000 note and applied $26,533 to the second note which leaves a balance of $707,467. They have pledges left that would bring that down to $542,000 once the pledges are made. Mr. Morgan pointed out that he did make a presentation before the Guilford County Commissioners and they were very fortunate to receive $200,000 from the Commissioners, but they questioned why the City of High Point has not stepped up and contributed to the arts center. He noted that when he asked the city manager, the city manager suggested they do it through the regular budget process instead of coming in and making a special request and asked them to get their budget and capital request in as soon as possible. He reported that Debbie Lumpkins has provided this documentation.

Mr. Morgan concluded his comments and pleaded with the Council to please help them by committing $200,000 to their capital campaign.

Mayor Sims thanked Mr. Morgan for all his efforts throughout the years to assist the Arts Council and pointed out the city has in the past demonstrated support of the Arts Council to its programming and has received allocations from the city through the outside agency funding process. She reiterated the city's support of the Arts Council and felt Council would try to assist how and where possible, but noted this was a bit outside the realm of what the city normally does especially in these economic times.

DAVID WILLET, 1501 Delk Drive, addressed Council and reminisced about the discussions that took place in the 80s about urban renewal. He also expressed concerns about the outstanding debt High Point is obligated to pay as a member of NCMPA-1 through ElectriCities. He noted that basically ElectriCities bailed out Duke Power because they were not able to pay their debts from decades back. He felt it is unfair for High Point power users that have to pay higher consumer rates for electricity than those on Duke Power who pay a lower rate.

Mr. Willett also expressed tree trimming concerns and pointed out the crews the city subcontracts with to trim trees are irresponsible and not turning out the work. He suggested the city staff person responsible for overseeing the tree trimming ride by the worksites on a daily basis.

Council Member Mendenhall thanked Mr. Willett for being involved as many years as he has and for being such a concerned citizen. Council Member Douglas felt it would be good if staff

could explain why the city's rates continue to surge above Duke Power's rates and also questioned the city's investment in ElectriCities.

BRUCE DAVIS, a High Point citizen and a Guilford County Commissioner, sympathized with Council for the tough job they have in creating a balanced budget and noted the County is faced with similar obstacles in trying to present a budget that is fair and equitable across-the-board. He mentioned that fee increases do impact the folks in the community and asked Council to take a serious look at that before making a decision to increase fees. He suggested there might be some capital projects that could be delayed. He also commended Council for the support they have rendered to the Arts Council. He elaborated on how the $200,000 commitment in funding was approved by the Guilford County Commissioners. He noted because the request came to him at the very last minute, he ran with it and talked his fellow commissioners into making the commitment. He pointed out the arts are flourishing in Greensboro with such a positive impact on lives and children in the City of Greensboro so he would like to see the same thing happen in High Point. He shared that he made a great assumption that if Guilford County stepped up that High Point would and this would close the deal to ensure High Point has an arts center for future generations.

Commissioner Davis touched on the subject of the John Coltrane International Jazz & Blue's Festival. He pointed out this will be the third year for the festival and attendance has increased with each subsequent festival with anticipation of about 3,000 attendees this year. He asked the City Council to support the John Coltrane International Blues Festival in this budget year with not only resources, but with funding.

He also hoped that the City Council would support the Convention & Visitor Bureau's budget.

Council Member Douglas asked if anyone on the John Coltrane International Jazz Festival Board is paid from the funds they receive. Mr. Davis explained they are a 501 (c) 3 so they are not allowed to pay board salaries, but the IRS code does authorize them to contract and pay folks for their services. Mayor Sims thanked Commissioner Davis for taking the time out of his busy schedule to come and share his concerns with Council and invited him to come back anytime to help keep them abreast of what the County Commissioners are doing.

CHARITY BELTON, 226 Hobson Street, representing the Washington Street Historic Business District, addressed Council regarding the following concerns/issues:

1. Tree trimming. They have asked on numerous occasions for the city to trim the overgrown trees and this has not been done.
2. Street sweeping. They have asked on numerous occasions for the city to sweep their streets on a regular basis and this has not been done.
3. Street Lights/Lighting. The lack of lights is causing the homeless to urinate frequently in front of many of the businesses.
4. Covered bus stops. The lack of covered bus stops cause major problems for children, mothers, grandmothers, etc…. who have to stand at the bus stops for over an hour waiting on the bus and while they are waiting, they tend to lean on the doors and walls of their businesses.

5. Trash Receptacles. They need trash receptacles so the people waiting at the bus stop won't leave behind their litter in front of their businesses.

Ms. Belton expressed appreciation for the services they have received through the Hayden-Harmon Foundation, SHARE of NC, City Project, HPU, GTCC, Laurel University, Home Depot, High Point Fine Arts Guild and asked how long are they going to have to wait to get their trees trimmed, streets swept, street lights, covered bus stops and trash receptacles

PAM STERN, who resides on Pineridge Drive in High Point and owner of the "World's Largest Chest of Drawers" offered comments regarding the following issues/concerns:

1. Vital that the city listens to companies such as Waste Management and allow them to submit proposals for recycling. She felt the proposed investment in this facility would be better than spending money on other projects and it would be better spent by donating $200,000 to the Arts Council. She felt privatizing city recycling would create an excellent revenue stream for the city so that maybe they would not need a $5 charge for garbage collection.
2. Cutbacks in the Planning & Development Department. She felt like they spent way too much time on drawing and redrawing the showroom boundaries and this was a waste of tax dollars. She suggested that it might help the budget to lay off some of the Planning staff.
3. She went on record supporting the Convention & Visitor's Bureau and felt they should control their own monies.
4. Council should support the arts.
5. Council should support IGNITE High Point
6. Council should support the John Coltrane International Jazz Festival

DON SCARBOROUGH, extended greetings from the High Point University family and from Dr. Nido Qubein, who could not attend the meeting. He thanked Council for their service to the community and also asked that Council continue to support the Arts Council in any way possible. He noted the university has a facility located on Washington Street and agreed that additional light and beautification of this area is significant. He asked that Council allow the Convention & Visitors Bureau to continue operating with their funding so that as the community expands, they can expand all the people that come to visit the community.

Chairman Moore asked if there was anyone else present who would like to speak regarding the proposed budget. There being none, the public hearing was closed. Council Member Smothers felt it was important for the public to understand that although the public hearing is closed, the public could still share comments about the budget with Council Members.

Following the conclusion of the public hearing at 10:00 a.m., Council adjourned the meeting to the 3rd Floor Lobby Conference Room (Fish Bowl) for a budget work session.

Respectfully Submitted,

_____
Bernita Sims, Mayor

Attest:

_____
Dawn Sparks, CMC
Deputy City Clerk

Publish four (4) consecutive weeks: **June 21 & 28, 2013 and July 5 & 12, 2013**

RESOLUTION OF INTENT TO CONSIDER STREET ABANDONMENTS
(Case # SA13-08)

WHEREAS, the City Council is requesting to abandon the following right-of-ways:

Three unimproved right-of-ways (20 foot wide alleys), lying within a two block area bounded by Chestnut Drive, Tipton Street, Chandler Avenue, and Carr Street.

Part A. An unimproved alley, lying approximately 140 feet south of Chestnut Drive, running in an east to west direction between Tipton Street and Dale Place.

Part B. An unimproved alley lying approximately 140 feet south of Chestnut Drive and west of Dale Place. The alley runs in an east to west direction, and terminates approximately 160 feet east of Carr Street.

Part C. An unimproved alley lying approximately 140 feet east of Carr Street and north of Chandler Avenue. The alley runs in a south to north direction, and terminates approximately 140 feet south of Chestnut Street.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-ways above-described and sets Monday, July 15, 2013, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment case.

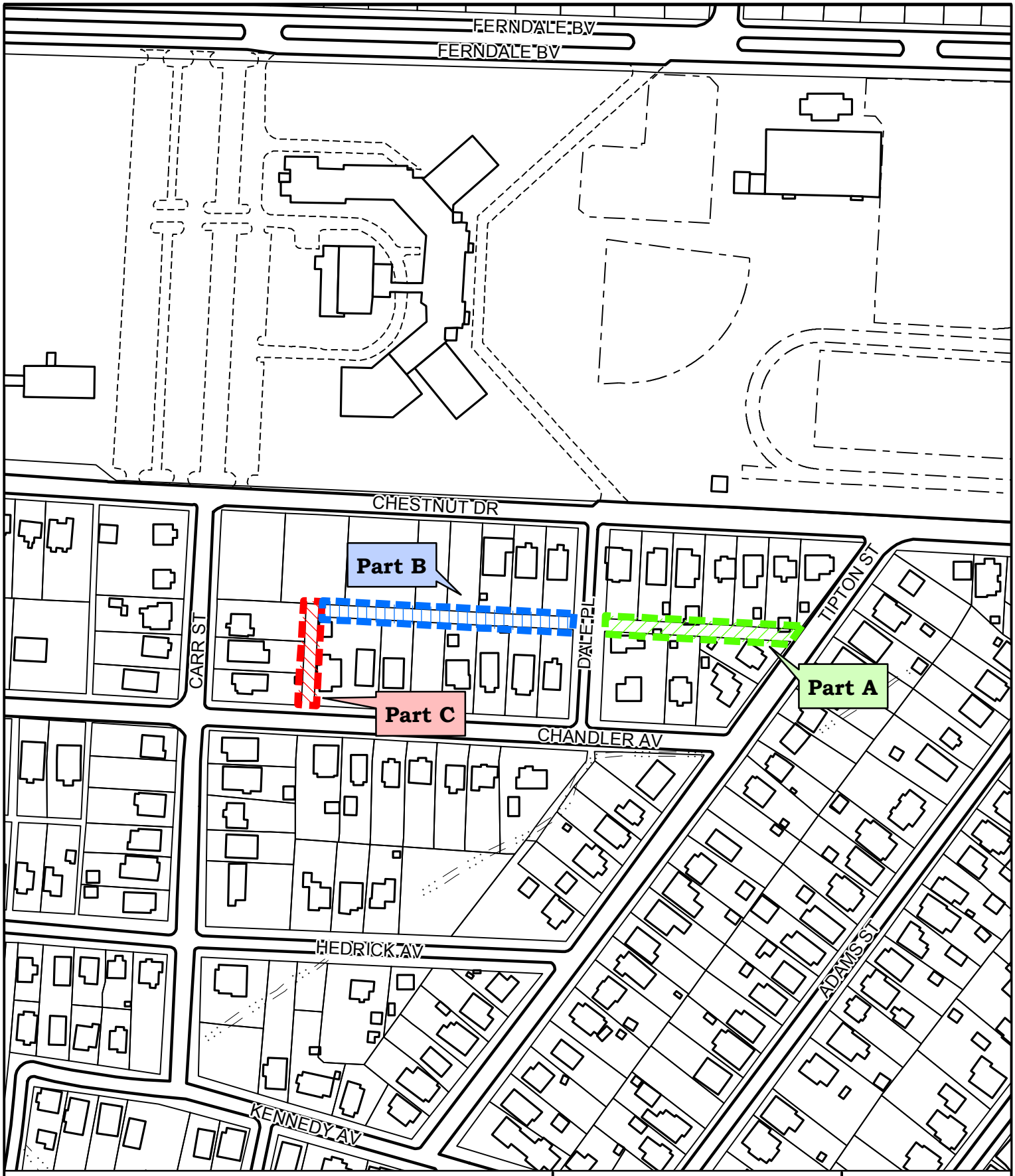
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 17th day of June, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point



STREET ABANDONMENT REQUEST SA13-08

Applicant: City of High Point

Total Area: 0.399 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: June 7, 2013

N

Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-08.mxd

Public Services Department

Richard D. McMillan, P.E.
ASSISTANT DIRECTOR

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

DATE: June 13, 2013

TO: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director of Public Services

FROM: Richard D. McMillan, P.E., Assistant Director of Public Services

SUBJECT: Agenda Item – Recommendation of Rollout Cart Contract

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

> **Consideration and approval for a contract with Rehrig Pacific Company for the garbage and yard waste cart contract under a unit price contract for the 2013-14 fiscal budget, in the amount of $280,500.00**

Staff is recommending the Rehrig Pacific cart, which is the lowest bid cart meeting all specifications. The City is currently using the Rehrig cart for garbage, yard waste, and recycling and we have experienced no issues or problems with the carts. The contract provides a unit price for rollout carts for **$46.75 each**, with a resin price adjustment for increases or decreases in raw materials. This contract is renewable for up to five (5) years.

The OTTO cart did not meet minimum specifications of a 95-gallon cart body capacity – listed at only 93.3 gallons. The stop bar also did not stay inserted in the cart during testing.

The Toter cart did not meet specification in two areas - axle diameter and screws in the handles. These items alone may have been a minor issue, but the larger issue is that the City has experienced a number of Toter cart failures concerning the lids (photos attached). Environmental Services staff has informed us that this is the only cart in our system that has problems with lids breaking and falling off.

The account number is as follows: **631783-529181**

If you have any questions, please contact me.

pc: Jeff Moore, Finance Director
Tracey Adams, Purchasing
File

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services Department

COUNCIL AGENDA DATE: June 6, 2013

BID NO.: 38-052213 CONTRACT NO.: DATE OPENED: May 22, 2013

DESCRIPTION:

This contract provides garbage and yard waste rollout carts for the City of High Point.

PURPOSE:

These garbage and yard waste rollout carts are sold to residents for their use in the collection of solid waste. When needed or required, residents pay $57 per cart and the City delivers the cart to their address.

COMMENTS:

Due to the first (OTTO) and second (Toter) low bidders' carts not meeting specifications, the Public Services Department is recommending accepting the third bidder's carts, Rehrig Pacific Company, current provider of garbage, yard waste, and recycling carts.

RECOMMEND AWARD TO: Rehrig Pacific Co. AMOUNT: $280,500.00

JUSTIFICATION:

Attached is the evaluation of the various carts by Public Services Department to support staff's recommendation. This is a renewable contract for 5 years with an adjustment clause for resin price increases or decreases.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631783	529181			
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Richard D. McMillan — Digitally signed by Richard D. McMillan DN: cn=Richard D. McMillan, o=City of High Point, ou=Public Services Adm., email=richard.mcmillan@highpointnc.gov, c=US Date: 2013.06.06 14:39:32 -04'00' DATE: Jun 6, 2013

The Purchasing Division concurs with recommendation submitted by the Public Services Dept. and recommends award to the lowest responsible, responsive bidder Rehrig Pacific Co. in the amount of $ 280,500.00.

PURCHASING MANAGER: Jeffrey Moore 20130520-143503 — Digitally signed by Jeffrey Moore 20130520-143503 DN: c=Bank of America, o=Bank of America Client Certificate CA - 02, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA30847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.10 11:18:11 -04'00' DATE: Jun 10, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130520-143503 — Digitally signed by Jeffrey Moore 20130520-143503 DN: c=Bank of America, o=Bank of America Client Certificate CA - 02, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA30847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.10 11:18:20 -04'00' DATE: Jun 10, 2013

CITY MANAGER: Strib Boynton — Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.06.10 11:24:22 -04'00' DATE: Jun 10, 2013

BIDDERS LIST/BID TABULATION

BID NUMBER 38-052213					
GARBAGE & YARD WASTE ROLLOUT CARTS					
VENDOR NAME & ADDRESS	Garbage Containers		Yard Waste Containers		TOTAL
Cascade Engineering, Inc. 4950 37th St., SE Grand Rapids, MI 49512	$46.87	$ 234,350.00	$ 46.37	$ 46,370.00	$ 280,720.00
OTTO Environmental 12700 General Drive Charlotte, NC 28273	$ 43.03	$ 258,180.00	$ 43.03	$ 43,030.00	$ 258,180.00
Rehrig Pacific Co. 1000 Raco Ct. Lawrenceville, GA 30046	$ 46.75	$ 233,750.00	$ 46.75	$ 46,750.00	$ 280,500.00
Schaefer Systems 10021 Westlake Dr. Charlotte, NC 28273	$ 47.48	$ 237,400.00	$ 47.48	$ 47,480.00	$ 284,880.00
Toter 841 Meacham Rd. Statesville, NC 28677	$ 46.33	$ 231,650.00	$ 46.33	$ 46,330.00	$ 277,980.00

ROLL-OUT CART TESTS EVALUATIONS

OTTO, TOTER, REHRIG, CASCADE, & SCHAEFFER

MAY 28, 2013

ENVIRONMENTAL SERVICES DEPARTMENT

Leonard Barham – Superintendent

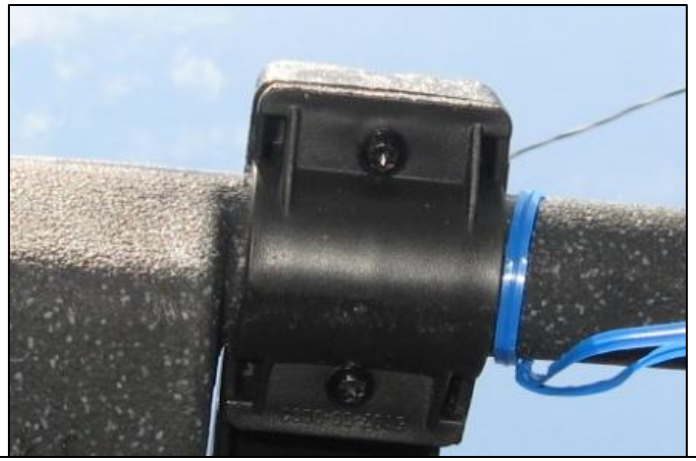
Richard D. McMillan, P.E. – Asst. Director

OTTO CART

Cart is only 93.3 gal capacity – does not meet spec.

Broken Lift/Stop Bar – Repeatedly came out during tests

TOTER CART



Lids are attached with screws – not spec.

Axle bar is 5/8” instead of ¾” – not to spec.

TOTER LID FAILURES

Discussing failures with staff, the main issue that was pointed out were the Toter lids that break fairly regularly and all fail in the same spot. These are some on the Yard.

SPECIAL USE PERMIT 13-03
CITY OF HIGH POINT, NORTH CAROLINA

June 17, 2013
(Adopted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Elementary and Secondary School (K thru 12 grade) use and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit (SUP) document.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.

2. Landscaping & Screening
   All dumpsters shall be screened and located no closer than one-hundred (100) feet from adjacent residentially zoned property.

3. Lighting
   a. All pole mounted lighting shall be directed away from adjacent residential uses.
   b. All free standing exterior lighting for parking lots and along internal drives shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
   c. Lighting associated with the athletic fields shall not exceed zero (0) foot-candles as measured from the property line of the site. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.

4. Transportation Conditions
   a. Phasing of Transportation Improvements
      1. Phase 1a – 460 students or less
         a. Access
            i). The site shall be allowed two (2) points of access to Clinard Farms Road.
            ii). The western access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage.
            iii). The eastern access point shall be a right in – right out onto Clinard Farms Road

b. Right-of-way Dedication - The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Clinard Farms Road along the entire frontage of the site.

c. Improvements - The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Clinard Quality Storage driveway access point.

d. Onsite queuing area - The property owner shall provide a minimum of one thousand three hundred (1,300) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

2. Phase 1b – 461-800 students
   a. Onsite queuing area - The property owner shall provide a minimum (gross total of phases 1a and 1b) of two thousand two hundred (2,200) feet of stacking/queuing on the site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

3. Phase 2 – 801-1500 students
   a. Access
      i. An additional access point shall be permitted to Clinard Farms Road and it shall be aligned with Blackberry Ridge Drive.
      ii. The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road/Blackberry Ridge Drive access point.
      iii. The property owner shall provide a minimum (gross total of phases 1a, 1b and 2) of three thousand seven hundred (3,700) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.
      iv. If not already completed by the City of High Point/NCDOT, The property owner shall either:
         1) Construct the extension of Piedmont Parkway from Clinard Farms Road to Barrow Road as a two lane section with right and left turn lanes at Barrow Road, and, when warranted install a traffic signal to be interconnected to the High Point Signal System at the new Clinard Farm Road/Barrow intersection; or
         2) When warranted, install a traffic signal to be interconnected to the High Point Signal System at the existing intersection of Clinard Farms Road and Barrow Road. Also construct a westbound left turn lane on Clinard Farms Road with three hundred (300) feet of storage and appropriate taper, and a northbound right turn lane on Barrow Road with four hundred (400) feet of storage and appropriate taper.

b. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

DESCRIPTION OF PROPERTY:
The property is approximately 42.33 acres lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road. The property is also known as Guilford County Tax Parcels 0216465 (approximately 30.55 acres) and 0218639 (approximately 11.78 acres).

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

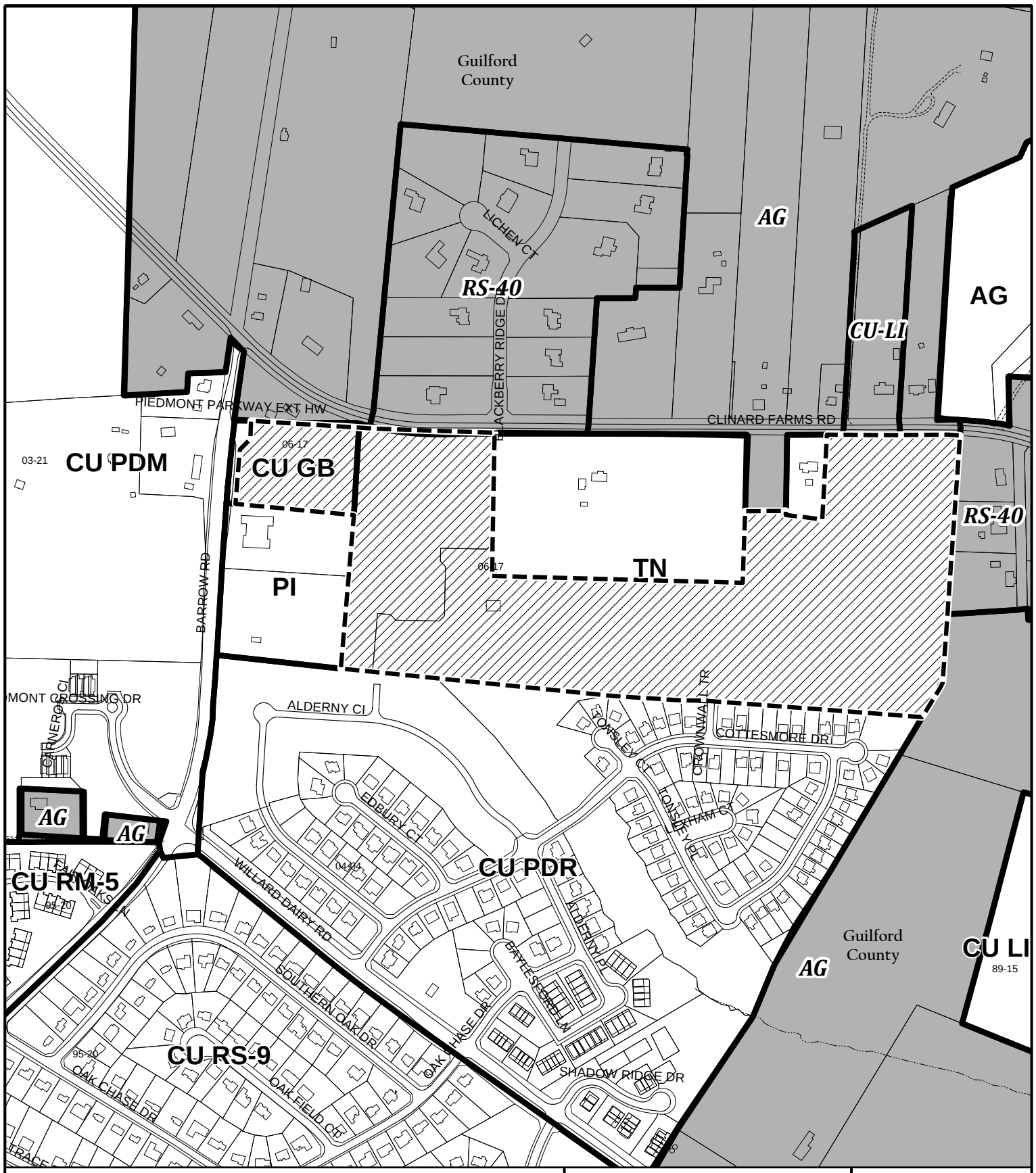
This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 13-03 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 17TH DAY OF JUNE, 2013.

Lisa B. Vierling
City Clerk

6-17-2013
Date



SPECIAL USE PERMIT 13-03

Request: To allow a private school K-12 grades
Accessory Uses: athletic fields, equestrain riding/training area

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

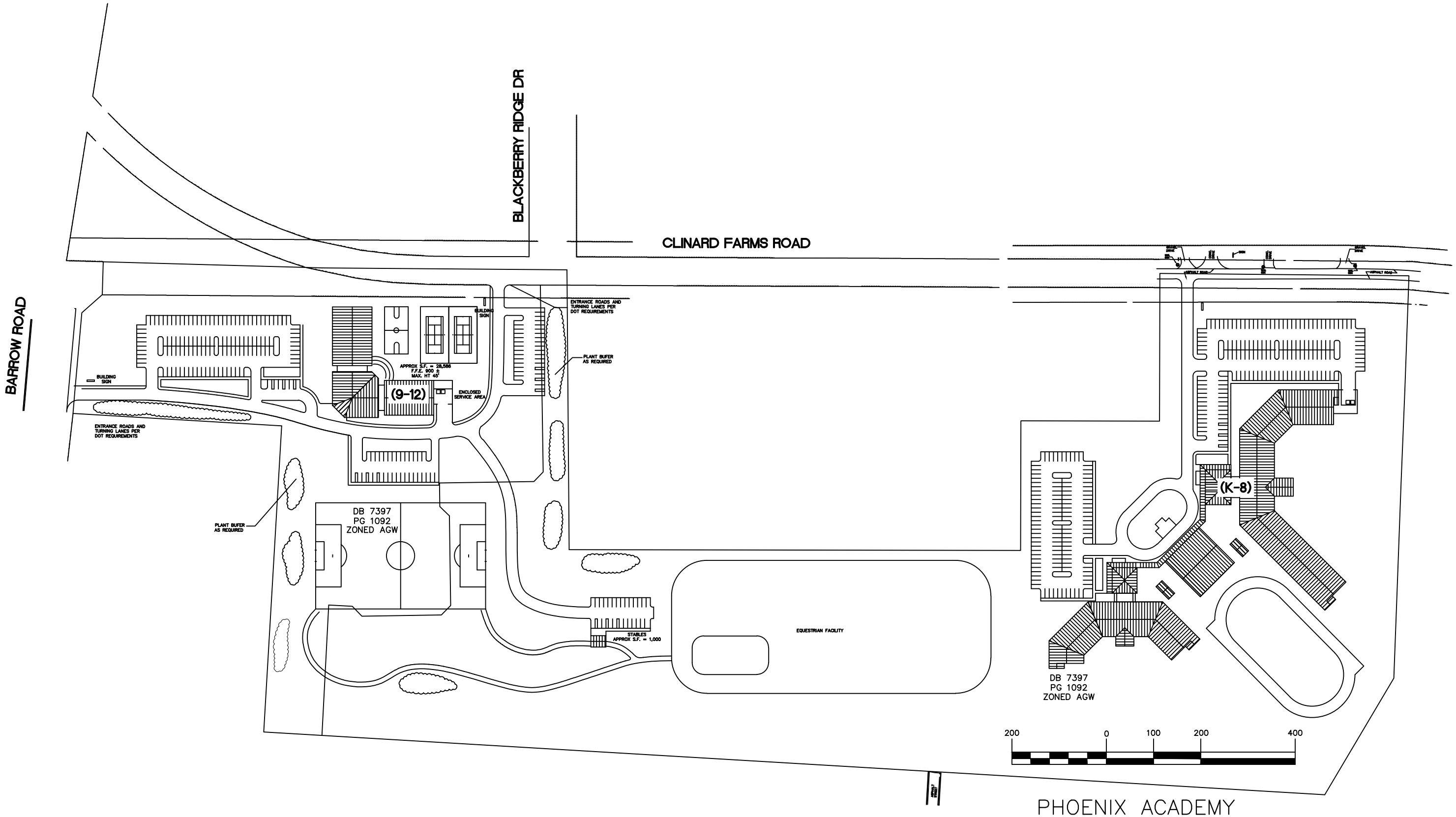
City of High Point

Date: April 4, 2013

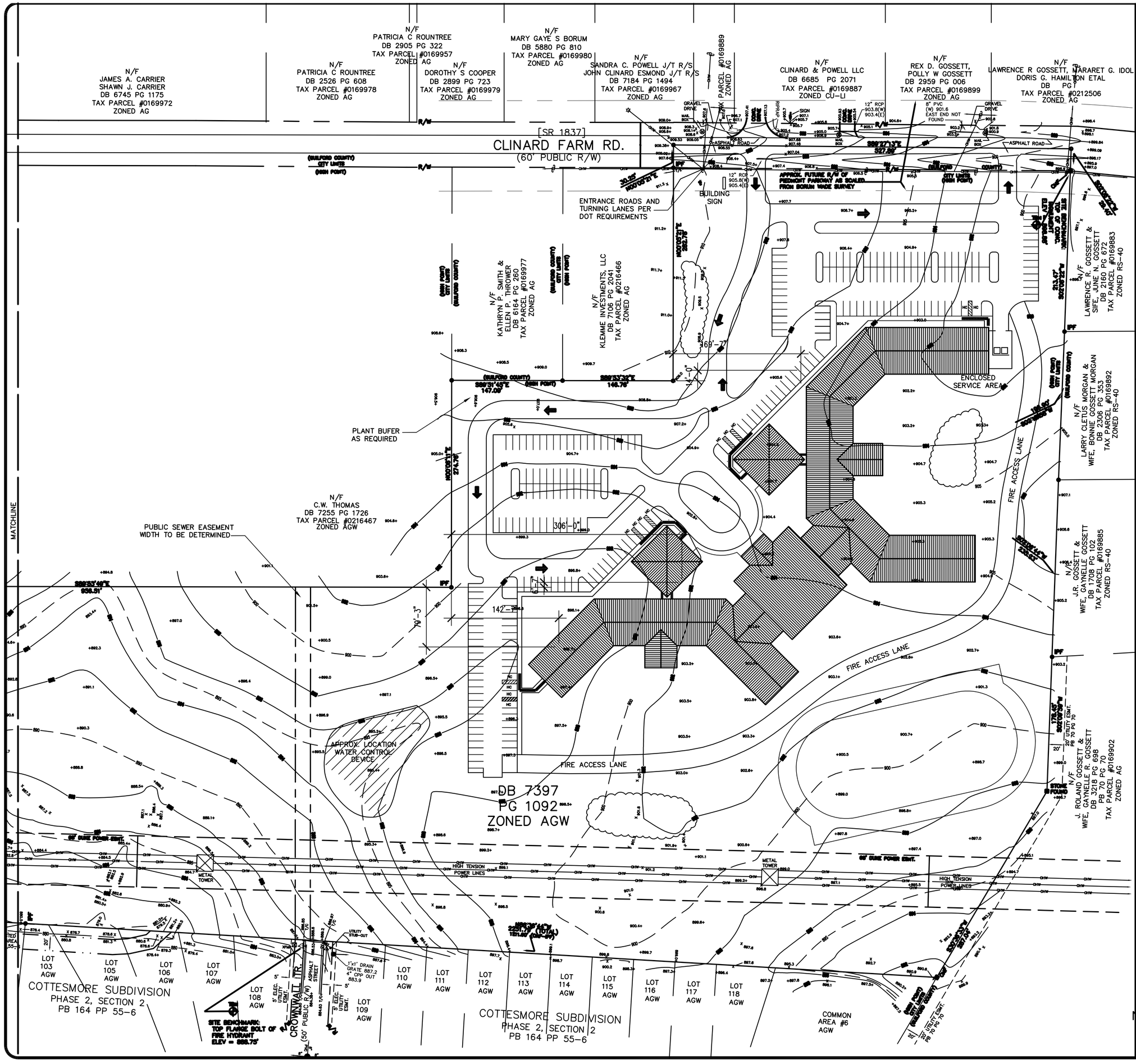
N

Scale: 1'=500'

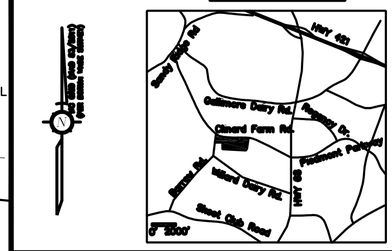
y:/ba-pz/2013/pz/sup13-03.mxd



PHOENIX ACADEMY
HIGH POINT, NC



VICINITY MAP



Sacks Surveying & Mapping, P.C.

3308-B Edgefield Road
Greensboro, NC 27409

(336) 931-0999
FAX 931-0999

www.sacksurveying.com

Firm Lic # C-2741

SURVEYOR'S CERTIFICATE

I, STANLEY ROBERT SACKS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT TOPOGRAPHIC DATA IS SHOWN PER AN ACTUAL GROUND SURVEY, AND THAT THE VERTICAL ACCURACY OF TOPOGRAPHIC DATA CONFORMS TO THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF JANUARY, A.D. 2013.

NOT A CERTIFIED DOCUMENT — _____ REGISTRATION NUMBER L-2913
SURVEYOR

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCE.

NOTES:

THIS SURVEYOR DID NOT PERFORM A BOUNDARY SURVEY IN CONJUNCTION WITH THE PRESENT MAPPING. ALL BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY BORUM WADE ASSOCIATES, P.A., DATED 05 NOVEMBER, 2012, ORIENTED TO PROPERTY MONUMENTATION RECOVERED, AS SHOWN. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL (3710781400-J, EFFECTIVE 16 JUNE, 2007, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL USING TWO ASHTECH PROMARK II GPS RECEIVERS, HOLDING NGS MONUMENT HAZARD FLOOD ZONE. SITE BENCHMARKS WERE ESTABLISHED BY STATIC DIFFERENTIAL GPS METHODS "HAWTHORNE RESET" (ELEV = 880.88') AS A FIXED VERTICAL REFERENCE. THE VERTICAL DATUM IS NAVD 88 WITH A PRECISION OF 0.04' AT THE 95% CONFIDENCE LEVEL. ANY UNDERGROUND IMPROVEMENTS ARE SHOWN BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

LEGEND OF STANDARD SYMBOLS

- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELEC. SERVICE/VAULT
- ELECTRICAL CABINET
- HEATING/AIR UNIT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- CATV SERVICE
- CATV VAULT
- FIBER OPTIC WARNING POST
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTOR
- WATER VALVE MANHOLE
- FIRE HYDRANT
- WELL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- SIGN
- MONITORING WELL
- MAIL BOX
- BOLLARD
- CONCRETE CATCH BASIN
- CAST IRON CATCH BASIN
- STORM WATER LINE
- SS — SANITARY SEWER LINE
- OHP — OVERHEAD WIRES
- E — BURIED ELECTRIC LINE
- G — BURIED GAS LINE
- T — BURIED TELECOM. LINE
- W — BURIED WATER LINE
- X — METAL FENCE LINE
- O — WOODEN FENCE LINE
- TREE LINE
- TEMP. BENCH MARK
- DROP INLET w/ GRATE
- CONCRETE YARD DRAIN

IPF = IRON PIPE FOUND
IRF = IRON REBAR FOUND
PKF = MAGNETIC NAIL FOUND
XF = CHISLED "X" FOUND
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
D&UE = DRAINAGE MAINTENANCE & UTILITY EASEMENT
BFE = FEMA BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION
H/C = HANDICAP
RCP = CONC. STORM PIPE
CPP = CORRUGATED PLASTIC PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
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BS = BOTTOM OF STEPS
BFV = BASEMENT ELEVATION
℄ = CENTERLINE

PROPERTY DATA:

DEED REFERENCE: DB 7397 PG 1092
PLAT REFERENCE: PB 164 PG 11 (ANNEXATION PLAT)
TAX PARCEL #0216465 & 0216639
SITE AREA: 44.883 ACRES ± (PER BORUM WADE SURVEY)
PROPERTY ZONING: IN(CD-17)
THIS PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT
TAX PARCEL #0216465 & 0216639
SITE AREA: 44.883 ACRES ± (PER BORUM WADE SURVEY)

PREPARER

MBAJ ARCHITECTURE
1230 WEST MOREHEAD STREET, SUITE 214
CHARLOTTE NC 28208
704-731-7000

DEVELOPER

SAMET CORPORATION,
309 GALLIMORE DAIRY RD., SUITE 102
GREENSBORO, NC 27409
336-544-2600

OWNER

PHOENIX ACADEMY,
4020 MEETING WAY STREET,
HIGH POINT, NC 27265
336-869-0079

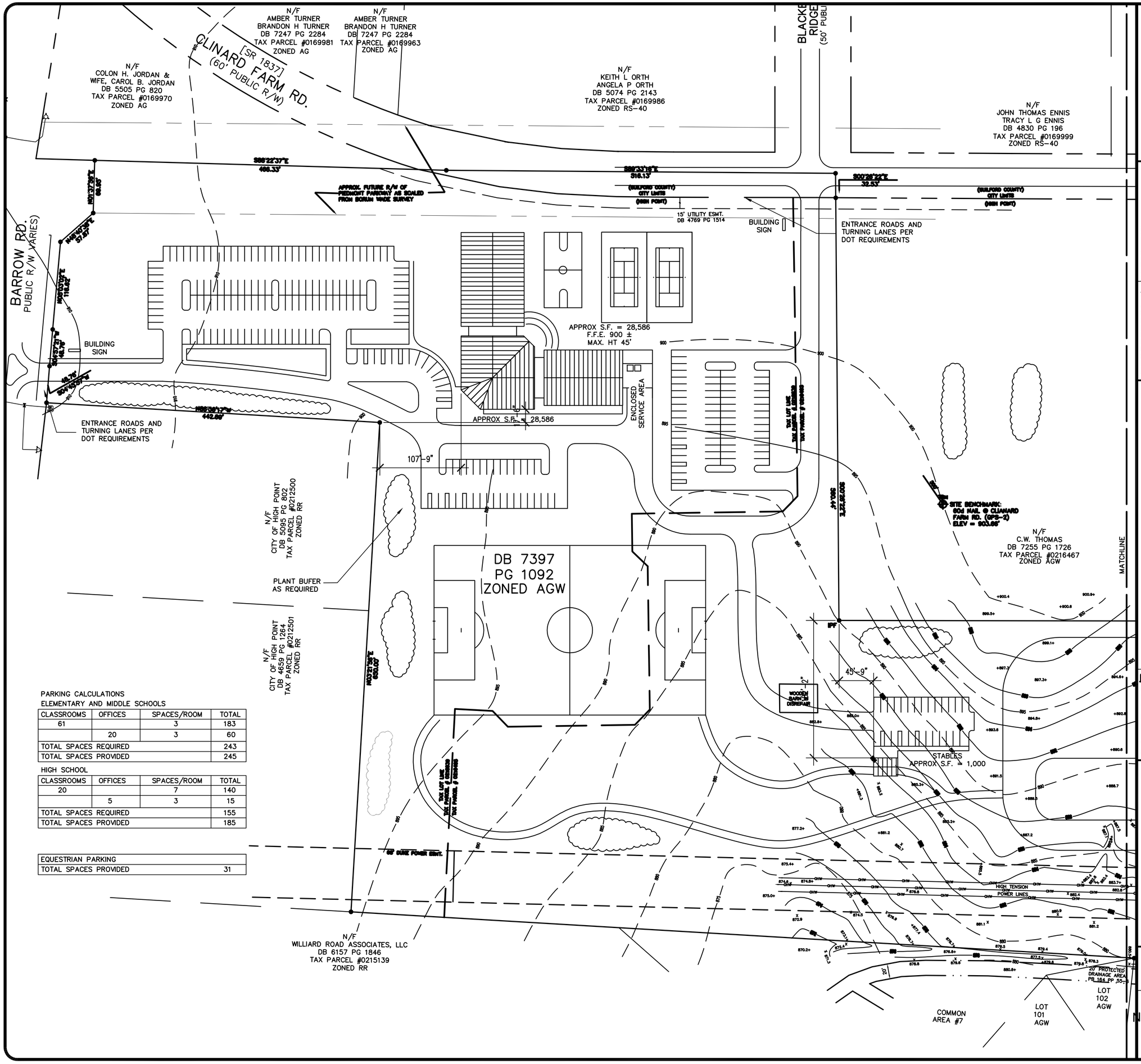
SIGNATURE: _____

80' 0 40' 80' 160'
BAR GRAPH 1 inch = 80 ft.

DATE: 2-19-13
REVISION: 3-6-13

SKETCH PLAN SUBMITTAL
NEW CAMPUS FOR PHOENIX ACADEMY
7861 CLINARD FARMS RD.
HIGH POINT, N.C.

SHEET 1 OF 2



PARKING CALCULATIONS
ELEMENTARY AND MIDDLE SCHOOLS

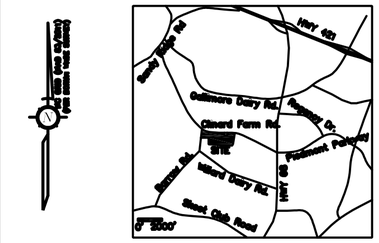
CLASSROOMS	OFFICES	SPACES/ROOM	TOTAL
61		3	183
	20	3	60
TOTAL SPACES REQUIRED			243
TOTAL SPACES PROVIDED			245

HIGH SCHOOL

CLASSROOMS	OFFICES	SPACES/ROOM	TOTAL
20		7	140
	5	3	15
TOTAL SPACES REQUIRED			155
TOTAL SPACES PROVIDED			185

EQUESTRIAN PARKING	
TOTAL SPACES PROVIDED	31

VICINITY MAP



Sacks Surveying & Mapping, P.C.
3309-B Edgefield Road (336) 631-0888
Greensboro, NC 27409 FAX 631-0888
www.sacksurveying.com
FIRM LIC # C-2741

SURVEYOR'S CERTIFICATE:
I, STANLEY ROBERT SACKS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT REFERENCED DATA IS SHOWN PER AN ACTUAL GROUND SURVEY; AND THAT THE TOTAL ACCURACY OF TOPOGRAPHIC DATA CONFORMS TO THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31st DAY OF JANUARY A.D. 2013.
NOT A CERTIFIED DOCUMENT — _____ REGISTRATION NUMBER L-2913
SURVEYOR
UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCES.

NOTES:

THIS SURVEYOR DID NOT PERFORM A BOUNDARY SURVEY IN CONJUNCTION WITH THE PRESENT MAPPING. ALL BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY BORUM WADE ASSOCIATES, P.A., DATED 05 NOVEMBER, 2012, ORIENTED TO PROPERTY MONUMENTATION RECOVERED, AS SHOWN. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710578400-J, EFFECTIVE 16 JUNE, 2007, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL USING TWO ASHTECH PROMARK II GPS RECEIVERS, HOLDING NGS MONUMENT HAZARD FLOOD ZONE. SITE BENCHMARKS WERE ESTABLISHED BY STATIC DIFFERENTIAL GPS METHODS "HAWTHORNE RESET" (ELEV = 890.89') AS A FIXED VERTICAL REFERENCE. THE VERTICAL DATUM IS NAVD 88 WITH A PRECISION OF 0.04' AT THE 95% CONFIDENCE LEVEL. ANY UNDERGROUND IMPROVEMENTS ARE SHOWN BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

LEGEND OF STANDARD SYMBOLS

UTILITY POLE
GUY ANCHOR
LIGHT POLE
ELECTRIC MANHOLE
ELEC. SERVICE/VAULT
ELECTRICAL CABINET
HEATING/AIR UNIT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
TELEPHONE VAULT
CATV SERVICE
CATV VAULT
FIBER OPTIC WARNING POST
GAS VALVE
GAS METER
WATER VALVE
WATER METER
BACKFLOW PREVENTOR
WATER VALVE MANHOLE
FIRE HYDRANT
WELL
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
DRAIN
MONITORING WELL
MAIL BOX
BOLLARD
CONCRETE CATCH BASIN
CAST IRON CATCH BASIN

STORM WATER LINE
SANITARY SEWER LINE
OVERHEAD WIRES
BURIED ELECTRIC LINE
BURIED GAS LINE
BURIED TELECOM. LINE
BURIED WATER LINE
METAL FENCE LINE
WOODEN FENCE LINE
TREE LINE
TEMP. BENCH MARK
DROP INLET w/ GRATE
CONCRETE YARD DRAIN
IPF = IRON PIPE FOUND
RBF = IRON REBAR FOUND
PKF = MARKING NAIL FOUND
XF = CHISELED "X" FOUND
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
DME = DRAINAGE MAINTENANCE & UTILITY EASEMENT
BFE = FEMA BASE FLOOD ELEVATION
FFE = FINISHED FLOOR ELEVATION
H/C = HANDICAP
RCP = CONC. STORM PIPE
CPP = CORRUGATED PLASTIC PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
HT = HIGH-TENSION CURVE
Ch. = CHORD
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SKETCH PLAN SUBMITTAL
NEW CAMPUS FOR PHOENIX ACADEMY
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HIGH POINT, N.C.

SHEET 2 OF 2

Public Services Department

Richard D. McMillan, P.E.
ASSISTANT DIRECTOR

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

DATE: June 4, 2013

TO: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director of Public Services

FROM: Richard D. McMillan, P.E., Asst. Director of Public Services

SUBJECT: Agenda Item – Asphalt Materials for City's Operations

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

> **Consideration and approval for the contract with Sharpe Brothers and Thompson-Arthur Paving for various asphalt products under a unit price contract for the 2013-14 fiscal budget. This contract provides asphalt under unit prices for various City Departments and the contract amount will vary depending on usage.**

The quoted unit prices are for various asphalt materials only – purchased from the plant. Departments will use the supplier closest to their site or is making a specific asphalt product. This material will be used for a number of roadway repairs such as potholes repair, base repairs, paving, utility cuts, parking lots, and others.

This contract will be used by several City Departments. Funding for this contract will vary and be made from operating budgets. Expected usage is expected to be about $519,690.00 for the fiscal year.

If you have any questions, please contact me.

pc: Patty Sykes, Purchasing Director
Michelle Kiefer, Purchasing
File

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: June 17, 2013

BID NO.: 41-052913 CONTRACT NO.: 41-052913 DATE OPENED: May 29, 2013

DESCRIPTION:

Contract for asphalt purchase for use as needed for operational purposes within City Departments – Public Services, Electric, Transportation, etc.

PURPOSE:

This contract allows Public Services divisions and other City Departments to purchase asphalt for their routine operational needs (e.g. – base repairs, patching, pothole repair, minor resurfacing with City crews, utility cuts, parking lot repair, and other).

COMMENTS:

Departments will use the supplier closest to their work site or the supplier that is producing the required material for that repair. This is a City-wide contract for asphalt materials from July 1, 2013 to June 30, 2014.

RECOMMEND AWARD TO: Sharpe Bros. & Thompson-Arthur Paving AMOUNT: Varies

JUSTIFICATION:

Sharpe Brothers and Thompson-Arthur Paving submitted the lowest responsive bids. Both suppliers will supply asphalt materials to the City on a unit price basis. Usage is expected to be $519,690.00 for the fiscal year.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101721	526101			$602,000.00
Other Depts-Varies				
TOTAL BUDGETED AMOUNT				$602,000.00

DEPARTMENT HEAD: Richard D. McMillan — Digitally signed by Richard D. McMillan DN: cn=Richard D. McMillan, o=City of High Point, ou=Public Services Adm., email=richard.mcmillan@highpointnc.gov, c=US Date: 2013.06.06 16:57:31 -04'00' DATE: Jun 6, 2013

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder Sharpes Bros. & Thompso in the amount of $ 602,000.00.

PURCHASING MANAGER: Jeffrey Moore 20130520-143503 — Digitally signed by Jeffrey Moore 20130520-143503 DN: c=Bank of America, o=Bank of America Client Certificate CA - G2, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA:0847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.10 11:38:29 -04'00' DATE: Jun 10, 2013

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20130520-143503 — Digitally signed by Jeffrey Moore 20130520-143503 DN: c=Bank of America, o=Bank of America Client Certificate CA - G2, ou=companyName - High Point, City Of, ou=uniqueID - BANK OF AMERICA:0847, cn=Jeffrey Moore 20130520-143503, email=jeff.moore@highpointnc.gov Date: 2013.06.10 11:38:54 -04'00' DATE: Jun 10, 2013

CITY MANAGER: Strib Boynton — Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US Date: 2013.06.10 11:45:41 -04'00' DATE: Jun 10, 2013

Bid Tabulation
Asphalt Supplier Contract Bid - City Wide
Bid #41-052913

			Sharpe Brothers		Thompson Arthur		Yadkin Valley Paving, Inc	
Description	**Qty**	**Units**	**Unit Price**	**Amount Bid**	**Unit Price**	**Amount Bid**	**Unit Price**	**Amount Bid**
1. Asphalt Conc. Surface Course, Type SF 9.5A	700	Tons	$ 28.00	$ 19,600.00	$ 30.00	$ 21,000.00	$ 30.00	$ 21,000.00
2. Ashalt Conc. Surface Course, Type S 9.5 B	7170	Tons	$ 28.00	$ 200,760.00	$ 30.00	$ 215,100.00	$ 30.00	$ 215,100.00
3. Asphalt Conc. Intermediate Course, Type I 19.0B	1000	Tons	$ 29.00	$ 29,000.00	$ 31.00	$ 31,000.00	$ 32.00	$ 32,000.00
4. Asphalt Conc. Base Course Type B 25.0 B	500	Tons	$ 30.00	$ 15,000.00	$ 31.00	$ 15,500.00	$ 34.00	$ 17,000.00
5. Asphalt Binder For Plant Mix	510	Tons	$ 580.00	$ 295,800.00	$ 575.00	$ 293,250.00	$ 593.81	$ 302,843.10
GRAND TOTAL			**$**	**560,160.00**	**$**	**575,850.00**	**$**	**587,943.10**

HIGH POINT

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

Date: June 17, 2013

To: Mayor and City Council

From: W. Patrick Pate, Assistant City Manager

Re: Contract for BI Suite Software Procurement

The City Strategic Information Technology Plan identified the need for a new land development and permitting system as a key issue for improving the City permitting, inspection and development processes. City Council has previously approved the purchase of the Accela system along with a Laser Fische imaging solution to implement this vision.

The last major software purchase needed for this implementation is the purchase of the Enterprise BI (Business Intelligence) suite from SAP/Dunn Solutions. This system will provide the reporting components for this implemention (i.e. business forms, receipts, analytical reports), the ability to track and analyze performance date, and allow for the future integration of other strategic systems like the Financial/Human Resources ERP system into this software.

Instead of an enterprise reporting solutions, the city has been using individual and more costly individual solutions to report from the software we acquire. This software purchase will be used to provide an enterprise level reporting solution for Accela that we can expand in the future. SAP's software includes the most up to date version of Crystal reports which will not only allow us to achieve our reporting needs for Accela but will allow us to build a reporting and business intelligence platform that we can leverage for our community.

Council is requested at this time to authorize the City Manager to enter into a Software Licensing and Maintenance Agreement with SAP/Dunn Solutions using the existing state contract vendor to lock in the first year costs of $198,142.00. This will be paid for out of funds currently appropriated for this project.

Tom Spencer and I will be available to answer any questions that Council may have on this agenda item.

cc: Strib Boynton, City Manager
Steering Committee

Cover Letter

Tom Spencer
Systems Project Administrator
City of High Point
211 S. Hamilton
High Point, NC 27261

Tom,

Enclosed is our revised proposal and recommendations to support the design and development of the City of High Point's (COHP) Business Intelligence Project with the SAP BI Suite Analytics Edition platform.

It is our understanding that COHP is implementing the Accela Government Software specifically the Accela Land Management offering. This software will interface with an API to SAP's BusinessObjects Crystal Reports, an integral piece of the SAP BI Suite Analytics Edition platform.

This will help COHP create reports for the monitoring, tracking, managing and printing all land use and community development activities including permits; code enforcements; document management; building safety; inspections, investigations, reviews; zoning; project plans; code enforcement; and more. It allows the COHP internal staff, contractors and the City of High Point residents to have access to data, verify activities, and check/print/pay/receive permit status.

Dunn Solutions Group has included within this proposal SAP's BI Suite Analytics Edition product information, software investment, and a **revised 'Work Effort' section derived from a productive meeting with the Systems Project Administration staff on June 7th, 2013**. The revised 'Work Effort' that has been agreed to includes deploying two environments: Development/Test and Production.

On behalf of all of us at SAP and Dunn Solutions Group, we are looking forward to making this a most successful project for you and all at The City of High Point.

Best regards,

Frank Meskowsky

Frank Meskowsky
Senior Account Manager
464 Fayetteville Street
Raleigh, North Carolina 27601
Tel. 919-833-0119 x 112
e-mail: frankm@dunnsolutions.com

Total Expenditures

Software Investment:		
SKU 7011452 / SAP Application Standalone Business Analytics Professional User	10	$7,213.63
SKU 7015516 / BA&T SAP BusinessObjects BI Suite, Analytics Edition	2	$141,066.51
Annual Support		$34,536.86
TOTAL		$182,817.00
Training Investment:	Recommended over a period of time per person	$6,325.00
Services Investment:	60 HOURS @ $150 p/h (best estimate)	$9,000.00