City of High Point

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

Meeting Agenda

Monday, June 2, 2014

5:30 PM

Council Chambers

<u>City Council</u>

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

MISCELLANEOUS

140147 Recognition of Honors Program Recipients
The Human Resources Department will present the certificates to the City of High Point Employees who are recipients of the HONORS Program awards.

FINANCE COMMITTEE - Council Member Moore, Chair

140148 Budget Ordinance Amendment - Market Authority - Occupancy Taxes & Business Licenses
Adoption of an ordinance amending the 2013-2014 Budget Ordinance to appropriate funds received for the Market Authority for occupancy tax and showroom licenses that exceed the adopted budget by an estimated $65,000.00.

140149 Condemnation - Sanitary Sewer Improvements - O'Connor
City Council is requested to authorize the City Attorney's office to institute condemnation proceedings for property located at 3842 North Main Street, belonging to Linda O'Connor. The condemnation is necessary for the Highway 66 Sanitary Sewer improvements project.

Pending Items

140101 Property Tax Early Payment Reduction
City Council is requested to ratify the reduction in the property tax early payment discount rate from 1.0% to 0.5%.

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Council Member Douglas, Chair

140153 Kilby Hotel/First Baptist Church - Update
City Council will be given an update on the status of the demolition of the Kilby Hotel and the First Baptist Church on Washington Street.

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

140110 Ordinance - Annexation Case ANX14-03 - Michael & Tonya Curtis
A request by Michael & Tonya Curtis to consider a voluntary contiguous annexation of approximately 1.6 acres. The area to be annexed is lying along the south side of Tangle Lane, approximately 1,900 feet west of Penny Road. The public hearing on this item was held Monday, April 21st and City Council delayed action at the May 5th meeting to allow the petitioner additional time to consider if he wanted to proceed with the request for annexation or withdrawal of the request.

140143 Ordinance - International Market Centers - Text Amendment Case 14-04
A request to by International Market Centers to amend Section 9-5-16 of the Development Ordinance to allow video wall signs in the Central Business (CB) zoning district. Public hearing on this item was continued to the June 2nd meeting to allow time for written confirmation that the High Point Theatre would have access to this advertising equipment.

PUBLIC COMMENT PERIOD - 6:00 P.M.

PUBLIC HEARINGS - 6:15 P.M.

FINANCE COMMITTEE - Council Member Moore, Chair

140150 Public Hearing - Proposed City of High Point Annual Budget 2014-2015
Monday, June 2, 2014 at 6:15 p.m. and Thursday, June 5th at 9:00 a.m. are the dates and times established to receive public comments on the proposed City of High Point Annual Budget for FY 2014-2015.

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

140111 Boards and Commissions - Vacancy Report
Attached is the current list of vacancies for all Boards and Commissions.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

140151 Minutes to be approved
Finance Committee Meeting: Monday, May 19th @ 4:00 p.m.
Regular Council Meeting: Monday, May 19th @ 5:30/6:15 p.m.

ADJOURNMENT

City Attorney

JoAnne L. Carlyle

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

TO: Mayor and City Council

FROM: JoAnne Carlyle

RE: Condemnation – June 2, 2014 Agenda
Highway 66 Sanitary Sewer Improvements
3842 North Main St.

DATE: May 15, 2014

This is to request authorization to begin condemnation proceedings on the property described in Deed Book 1789, Page 3690 of the Forsyth County Registry located 3842 North Main Street, High Point, NC.

On April 23, 2014 the property owners were mailed a certified letter giving them 30 days notice of our intention to begin condemnation proceedings. A copy of this letter and a map showing the area in question is attached.

I will be glad to answer any questions you may have regarding these properties.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3301 Fax: 336.883.2129
E-mail: joanne.carlyle@highpointnc.gov

City Attorney

JoAnne L. Carlyle

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

April 23, 2014

NOTICE OF CONDEMNATION

Ms. Linda O'Connor
32 Windsor Road
Thomasville, NC 27360

VIA CERTIFIED MAIL
7099 3400 0014 1264 7401

RE: Notice of Intent to Institute Condemnation Proceedings Under G.S. 40A-40.
General Description of property is as follows:
Being a portion of the property described in Forsyth County Register of Deeds Book 1789, Page 3690 situated in Abbotts Creek Township in Forsyth County, and located at 3842 North Main Street, High Point, NC 27265

Dear Ms. O'Connor:

Previously, you have been contacted by representatives of the City of High Point for the purpose of negotiating the purchase of property described above. These representatives of the City have been unable to date to reach an agreement with you on the issue of just compensation for the property.

This letter serves as official notice under Chapter 40A of the North Carolina General Statutes that the City of High Point intends to institute an action to acquire by condemnation the above-referenced real property in which you have or may have an interest. This legal action will not be filed before 30 days from the date of this letter.

The purpose for which a portion of this property is to be condemned is the following public project: Highway 66 Sanitary Sewer Improvements

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883-3301 Fax: 336.883.2179
E-mail: joanne.carlyle@highpointnc.gov

The City has estimated the amount of $14,260.00 to be just compensation for the property.

This is to advise you that we will request City Council to authorize institution of legal proceedings to condemn this property at its regular meeting to be held on June 2, 2014 at 5:30 p.m. in City Council Chambers at 211 South Hamilton Street, High Point, N.C. You are welcome to attend this meeting.

This notice does not constitute a taking or condemnation of any interest in the above-referenced property. No taking will occur until a condemnation action is actually instituted and such will not be instituted for at least thirty (30) days from the date of this notice, but may be instituted at any time after authorization by the City Council. As owners of the property, you have the right to commence an action for injunctive relief and the right to answer the complaint after it has been filed. You are advised to consult an attorney concerning your rights.

We regret that you and officials of the City have been unable to negotiate the purchase of this property interest. If you have any questions, you are welcome to contact me at the address and telephone number set forth below.

Yours very truly,

JoAnne L. Carlyle

JoAnne L. Carlyle
City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Telephone: (336) 883-3301

JLC:drd

EXHIBIT C

RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A PORTION OF CERTAIN PROPERTY IN CONNECTION WITH THE HIGHWAY 66 SANITARY SEWER IMPROVEMENTS.

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire an easement across a portion of the real property at 3842 North Main Street, High Point, Forsyth County, North Carolina.

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

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of $14,260.00;

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

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

   title to a portion of that certain property located at 3842 North Main Street, High Point, described in Deed Book 1789, Page 3690 of the Forsyth County Registry.

2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire an easement across the said portion of property;

3. the Director of Finance is hereby authorized to issue a draft in the amount of $14,260.00 to the Clerk of Superior Court as just compensation to said owners.

Adopted by City Council,
this 2nd day of June, 2014

Lisa Vierling
City Clerk

MAIL TO: DMP, 6415 OLD PLANK RD, HIGH POINT, NC 27265

PLAT BOOK ______ PAGE ______

I, JASON C. MOREHEAD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1789, PAGE 3690); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAD 56.1600).

THIS 29TH DAY OF APRIL, 2013.

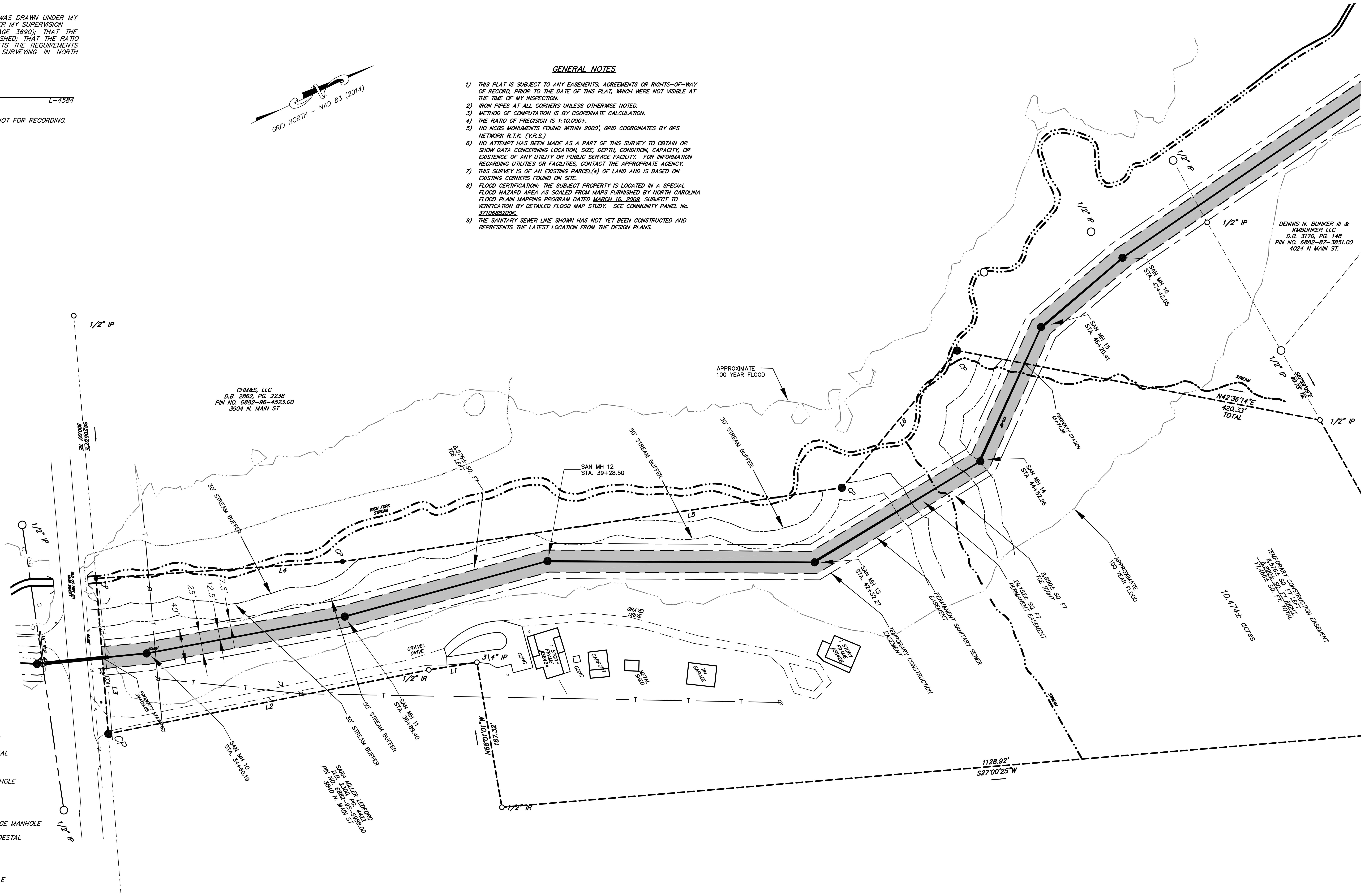
PRELIMINARY

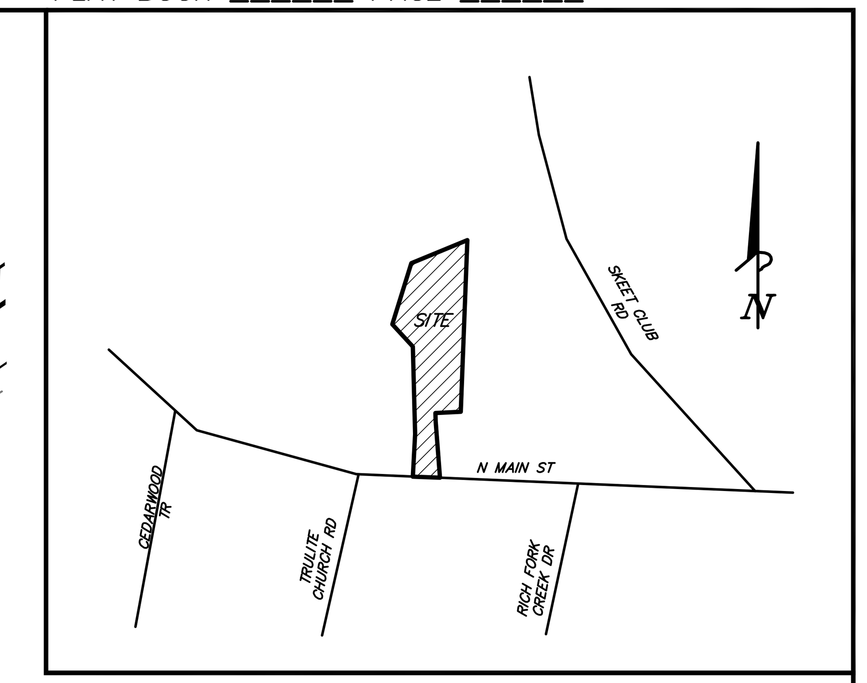
PROFESSIONAL LAND SURVEYOR L-4584

THIS MAP DOES NOT MEET N.C.G.S. 47-30 AND IS NOT FOR RECORDING.

GENERAL NOTES

1) THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD, PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.
2) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
3) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
4) THE RATIO OF PRECISION IS 1:10,000+.
5) NO NCGS MONUMENTS FOUND WITHIN 2000', GRID COORDINATES BY GPS NETWORK R.T.K. (V.R.S.)
6) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING LOCATION, SIZE, DEPTH, CONDITION, CAPACITY, OR EXISTENCE OF ANY UTILITY OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
7) THIS SURVEY IS OF AN EXISTING PARCEL(s) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
8) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED MARCH 16, 2009, SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL No. 3710688200K.
9) THE SANITARY SEWER LINE SHOWN HAS NOT YET BEEN CONSTRUCTED AND REPRESENTS THE LATEST LOCATION FROM THE DESIGN PLANS.





VICINITY MAP
Not to scale

LEGEND

- BENCHMARK
- CATCH BASIN
- CLEAN OUT
- DROP INLET
- ELECTRIC MANHOLE
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HYDRANT
- EXISTING IRON PIPE
- JUNCTION BOX
- LAMP
- MAILBOX
- MONUMENT
- NEW IRON PIPE
- POWER PEDESTAL
- POLE
- SANITARY MANHOLE
- SHRUB
- SIGN
- STORM DRAINAGE MANHOLE
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WELL
- COMPUTED POINT
- ADJOINER LINE
- UTILITY EASEMENT
- FENCE LINE —— X —— X ——
- LINE SURVEYED
- OVERHEAD POWER —— OH —— OH ——
- TELEPHONE LINE —— T —— T ——
- RIGHT OF WAY
- SANITARY SEWER —— S —— S ——
- STORM SEWER
- TREE LINE
- WATER LINE —— W —— W ——
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- 100 YEAR FLOOD
- 30' BUFFER
- 50' BUFFER
- GRAVEL DRIVE

ABBREVIATIONS

IP = EXISTING IRON PIPE
IR = EXISTING IRON ROD
NIP = NEW IRON PIPE
R/W = RIGHT OF WAY
CONC = CONCRETE
FL = FLUSH WITH GROUND
BG = BELOW GROUND
AG = ABOVE GROUND
EPK = EXISTING PK NAIL
NL = NAIL
CP = COMPUTED POINT
PL = PROPERTY LINE
TCE = TEMPORARY CONSTRUCTION EASEMENT
SQ. FT. = SQUARE FEET

Line Table

Line #	Direction	Length
L1	S22°46'46"W	55.40
L2	S20°28'43"W	371.59
L3	N62°46'06"W	177.17
L4	N27°49'07"E	280.97
L5	N23°21'05"E	574.00
L6	N18°14'08"W	203.76

GRAPHIC SCALE
60 30 0 60 120
1" = 60 FEET

CONDEMNATION MAP AND PARTIAL SURVEY FOR THE CITY OF HIGH POINT
PROPERTY OF
LINDA C. O'CONNOR
PIN NO. 6882-96-7661.00
DEED BOOK 1789, PAGE 3690
3842 North Main St.
High Point, North Carolina
Abbotts Creek Township, Forsyth County

OWNER:
Linda C. O'Connor
32 Windsor Rd
Thomasville, North Carolina 27360

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 4-29-14 SCALE: 1" = 60' PROJECT: 120138
SURVEYED BY: SK DRAWN BY: DRW CHECKED BY: JCM

DRAWING NAME: P:\2012\120138\Survey\120138_COND_temp_jcm_C3D13.dwg - 24x36_SURV - 5/16/2014 11:35 AM

North Carolina

Preservation North Carolina

The Historic Preservation Foundation of North Carolina, Inc.

The mission of Preservation North Carolina is to protect and promote buildings, sites, and landscapes important to the diverse heritage of North Carolina.

OFFICES

Briggs Hardware Building Headquarters, Raleigh
919-832-3652

Bellamy Mansion, Wilmington
910-251-3700

Northeast Regional Office, Edenton
252-482-7455

Piedmont Office, Durham
919-401-8540

Western Regional Office, Shelby
704-482-3531

Piedmont Office
3001 Academy Road
P.O. Box 3597
Durham, NC 27702-3597
919-401-8540
cturnerid presnc.org

May 28, 2014

Mayor Bernita Sims and
High Point City Council
211 S. Hamilton St.
3rd Floor, Suite 320
P.O. Box 230
High Point, NC 27260

Dear Mayor Sims and members of High Point City Council,

The Historic Preservation Foundation of North Carolina, Inc. (Preservation NC) is pleased to support the efforts of Community Builders Association to acquire and rehabilitate the historic Kilby Hotel in High Point, North Carolina. This landmark building is an essential element within the Washington St. Historic District and its loss would be a devastating blow to this historic street. We are pleased that an organization such as Community Builders has put forth a proposal that would bring the building back to life in a way that respects the history of the building and responds to the needs of the community.

I had the pleasure of meeting with Jason Scott, President & CEO of Community Builders, and Charity Belton, President of the Washington Street Business Association, on May 28th to discuss Community Builders' plans for the building. I was impressed by how it addressed the structural priorities of the building and its architectural details, while also addressing the economic needs of the City and neighborhood by creating jobs, educational training, and much-needed affordable housing. The plans also fulfill the vision laid out in the High Point-Washington Drive Plan.

The acquisition of the Kilby Hotel by Community Builders and its rehabilitation for such a desirable use is an excellent outcome for this local landmark. Preservation NC has agreed to accept the donation of a preservation easement on the Kilby Hotel when the building is transferred to Community Builders and they are able to move forward with the project by the City. It is also our understanding that Community Builders intends to apply for historic tax credits which would require review of their plans by the State Historic Preservation Office, as well as the National Park Service. As a local landmark, any exterior changes would also be reviewed by the City of High Point's Historic District Commission.

Preservation NC is pleased to be involved in assisting local groups to save the historic Kilby Hotel. It is gratifying to see so many stakeholders involved in such an endeavor. We urge the City of High Point to give this preservation proposal a chance and to support this alternative to demolition, which would only further erode the history of this great neighborhood.

Founded in 1939, Preservation North Carolina's mission is to protect and promote buildings, landscapes and sites important to the diverse heritage of North Carolina. Through our award-winning Endangered Properties Program, Preservation NC acquires endangered historic properties and then finds purchasers willing and able to rehabilitate them. It has saved more than 600 endangered historic properties, generating an estimated $200,000,000 in private investment. Many of the saved properties have truly been community landmarks. Buyers have put these properties into a multitude of new uses, adding millions of dollars to local tax rolls and creating numerous jobs - even in these challenging economic times.

Preservation NC supports the proposal put forth by Community Builders and looks forward to the historic Kilby Hotel being brought back to life in such a positive way.

Sincerely,

Cathleen Turner

Cathleen Turner, Director
Piedmont Regional Office

FINANCE COMMITTEE
MAY 19, 2014 – 4:00 P.M
CITY MANAGER'S CONFERENCE ROOM

MINUTES

PRESENT:
Chairman Moore, Mayor Sims, Council Members Wagner and Davis

OTHERS PRESENT:
Council Members Ewing, Douglas, Golden, Mendenhall and Smothers

STAFF PRESENT:
Strib Boynton, City Manager; Allen Oliver, Assistant City Manager; Randy McCaslin, Assistant City Manager; Jeff Moore, Director of Finance; Eric Olmedo, Budget Officer; Terry Houk, Director of Public Services; Richard McMillan, Assistant Director Public Services; Lee Tillery, Director Parks & Recreation; Police Chief Marty Sumner; Angela Kirkwood, Director of Human Resources; Wendy Fuscoe, Core City Development Director; Loren Hill, Director of Economic Development; Garey Edwards, Director of Electric Utilities; Glenda Barnes, Senior Budget Analyst; Laura Altizer, Budget Analyst; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk, Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:
Pat Kimbrough, *High Point Enterprise*
Jordan Green, *Triad City Beat*

OTHERS PRESENT:
Cindy Davis, Planning & Zoning Commission
Aaron Clinard, Past Chairman of The City Project
Joe Minicozzi, Urban3 LLC (Presentation Economic Impact of Uptowne Improvements)

Presentation – Economic Impact of Uptowne Improvements

Aaron Clinard introduced Joe Minicozzi with Urban3 LLC. Mr. Minicozzi presented to the Council his study of what the economic impact would be for Uptowne if the area is built out as proposed in the Ignite High Point master plan, which concluded that reducing vehicle traffic along N. Main Street from four to two lanes is the first step needed to revitalize the area and reverse declining property values. Mr. Minicozzi felt the road diet could spur enough commercial and residential growth in and around Uptowne eventually to add $2.3 million to the city's tax base. Currently real estate values are trending downward.

Mr. Minicozzi gathered data about current real estate and tax values of Triad properties to project what would happen to property values in Uptowne if it develops in the ways suggested in the plan.

Mr. Minicozzi stated that part of what they are seeing in the Ignite High Point Plan is there is a cultivation of other areas outside of the downtown as well as the downtown. Downtown is valued at about $12 million an acre, and then you see a spine down Main Street to a value of about $1 million an acre.

Mr. Minicozzi stated that the Uptowne area is a transitioning corridor with a wave of commercial development. Mr. Minicozzi stated that one of the assets is the very low values in the Uptowne area, which means it is ripe for redevelopment. There are also 1800 people working in the area within a close walk to the area. There are also about 4,800 people in a 10 minute area of the Uptowne area, which are all consumers. There is about $7,000 to $17,000 of consumer spending per household in the area, but they are spending in other areas. According to the National Board of Realtors about 24% of the population would chose the urbanized product (from the apartment, condo to the attached townhouse) which is the kind of typology projected in the plan, which equals about 26,000 of the High Point population.

Mr. Minicozzi advised that they worked with the assessor for the county to see if it were built what would it be worth with regard to the taxes. They went through the plan and phased in buildings, with larger buildings happening later. By 2026 values should be similar to those in downtown.

Mr. Minicozzi stated that streetscapes were used in Asheville to improve the appearance of streets and make them more pedestrian-friendly, which helped revitalize that city's downtown. Doing this in High Point is one way to entice property owners and developers to make investments in Uptowne. He said $26 million of public investment was made in Asheville's downtown, which has yielded $400 million in tax base growth.

Mr. Minicozzi thanked Council for letting him bring this data before them and challenged Council to bring data to the table to help make better decisions.

Presentation of FY 2014-2015 Proposed Budget

Strib Boynton stated that the budget presented of $341.2 million is $2.1 million less than the current budget.

Eric Olmedo presented a comparison by fund of the proposed budget with the adopted budget of 2013/2014.

- The General Fund has a $7,187,755 decrease due to the transition of the garbage collection service from the General Fund to the Environmental Services Fund ($6.2 million operation). The net decrease to the General

Fund is $3.7 million, which is a general fund subsidy for the next couple of years until the rate is self-sufficient.

- The restatement of cost allocated reimbursements that the State of North Carolina is requiring municipalities to implement has an impact on the Electric Fund and the General Fund. In the past the Electric Fund and the Water & Sewer Fund has paid for portions of the General Fund on a cost allocation reimbursement basis. The Local Government Commission is now requiring the City to show that as an offset of expenditures going forward.
- The facility maintenance costs for the call center have been moved from Central Services Fund into the General Fund.
- The Water-Sewer Fund is showing a $1.8 million increase which is almost exclusively related to increase debt service from the revenue bonds and the bond sale.
- There is a slight decrease in Pay-As-You-Go Water Sewer Capital.
- There is a 1.7% increase in the Electric Fund which is almost entirely related to the increase of wholesale power costs.
- The Mass Transit Fund shows an $811,000 increase, which is related to reappropriating grant funds received from previous years that were unspent.
- The Solid Waste Fund shows an increase of $3.7 million which is the effect of moving garbage collection ($6.2 million) accounting unit to the Solid Waste Fund. The offset is for the Pay-As-You-Go Capital MRF Improvements that were funded in the current year.
- There is a $3.3 million decrease in Storm Water, which is due to the one time improvement for Jacob's Place in this current fiscal year.
- The increase in the Special Grants Fund of $1.8 million is due to three large grants that are proposed for this year, one being a fire grant for $1 million for the self-contained breathing apparatus units, $300,000 for a police grant, and a $200,000 for the increased funding the Furniture Market is getting from NCDOT.
- The CDBG Fund increase of $574,528 is due to a $491,000 increase in the Affordable Housing Program and an increase in Program Administration Fees.

Rate and Fee Changes

The Budget proposes an 8/10 cent tax rate decrease due to the garbage collection transfer from the General Fund to an Enterprise Fund.

There is a proposed 1.8% Electric Rate Increase effective July 1, which mirrors the 1.8% wholesale power increase.

There is a 3% Water and Sewer rate increase effective July 1, 2014.

North Carolina Fiscal Policies and Practices

Effective January 1, 2014 the State broadened the sales tax base of 7% to include a large number of services that were previously exempted, which is having an effect of increased sales tax.

Effective July 1, 2014 the State is eliminating the 3.2% gross receipts tax that the City pays for the purchase of wholesale electric, which means the City will not see revenue it has historically seen in the franchise fees for natural gas and electric.

Effective July 1, 2014 the Local Government Commission had directed municipalities to now show cost allocations between funds as a net expense in the fund where the expense is made. The net effect is to reduce the General Fund and Electric Fund expenditures due to cost allocations.

Budget Highlights

There is a 1% cost of living increase for all eligible employees on July 1 and an average 2% merit increase on eligible employees' anniversary date. This cost of pay plan is $1,165,000 citywide.

There are a number of large capital items for lease purchase in Landfill and Garbage Collection Departments. This is for the replacement of current equipment.

There is still a remaining $1,350,000 in HUD Section 108 loan fund allocation for future core city development.

There is the continued $1,000,000 for pay-as-we-go neighborhood street resurfacing and $2,000,000 for obsolete neighborhood pay-as-we-go water and sewer line replacements.

$415,063 for funding outside agencies is included in the budget.

Upgrades to the High Point Theater in the amount of $95,000 have been included, as well as $75,000 for increased artist fees.

There is continued funding for the Market Authority in the amount of $1,000,000.

Proposed New Positions

There are nine new positions requested in the budget.

- Deputy City Clerk
- Parks Maintenance Crew Supervisor and Groundskeeper
- Animal Control Officer
- Transportation Grant Accountant (funded 50% by MPO)
- Transit Business Program Manager
- Senior Electrical Engineer
- Customer Service Analyst
- Sanitation Equipment Operator

Total costs for the new positions are $484,019.

Proposed Pay As You Go Projects

There are $2,191,070 in pay as you go projects, which includes the $1,000,000 street resurfacing project. There is $4,063,909 in Water and Sewer Fund projects, which includes the $2,000,000 for obsolete water and sewer line replacement. There is $7,104,000 in Electric Fund projects, which includes the Jackson Lake Transformer and the Filter Substation Transformer. There is $1,050,000 in the Landfill Fund, which includes funding for the Kersey Valley Phase V project.

Finance Committee Agenda

140133 **Budget Ordinance Amendment – Piedmont Triad Regional Water Authority**

Adoption of an ordinance amending the 2013-2014 Budget Ordinance to appropriate funds in the amount of $445,560.00 for the Piedmont Triad Regional Water Authority (PTRWA) Hydro Lawsuit Settlement.

There were no questions regarding this matter.

A motion was made by Council Member Moore, seconded by Mayor Sims to forward this matter to Council with a favorable recommendation of adoption. Motion passed unanimously. (Vote 4-0)

140134 **Contract – Bid No. 56 – Voltage Regulators**

Approval of contract awarding Bid No. 56 for the purchase of twenty-one (21) voltage regulators. Purchasing and the Electric Department recommends that contract be awarded to HD Supply in the amount of $263,161.00 which is the lowest responsive and responsible bid meeting specifications.

Garey Edwards advised that the City has three regulators for every circuit, and there are 85 circuits throughout the City. These will replace regulators at five of the substations.

A motion was made by Council Member Moore, seconded by Council Member Wagner, to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously. (Vote 4-0)

140135 **Contract – Arcadis – Country Club/Rockford/Westwood Stormwater Project**

Consideration and approval of contract to ARCADIS G & M of North Carolina, Inc., for the design and construction services of the stormwater improvements on Country Club Drive, Rockford Road and Westwood/Gatewood Avenue. Contract in an amount not to exceed $173,000.00.

Richard McMillan advised that these are actually two projects that have been mostly design, one of which was held up due to right of way issues and a few design issues that needed to be corrected.

A motion was made by Council Member Moore, seconded by Council Member Wagner, to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously. (Vote 4-0)

140146 **Grant Application – Recreational Trails Program Grant – Deep River Greenway**

The Parks and Recreation Department is requesting City Council approval of the filing of the Recreational Trails Program Grant Application to help assist with the construction of the Deep River Greenway.

Council Member Moore asked upon approval of the application how long is it expected to hear back from the application. Lee Tillery advised that he thought they would hear back about the application sometime this summer.

A motion was made by Council Member Davis, seconded by Council Member Wagner, to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously. (Vote 4-0)

140136 **Presentation of the Proposed 2014-2015 City of High Point Annual Budget**

The City Manager will present the proposed 2014-2015 City of High Point Annual Budget to City Council and ask Council to establish public hearing dates to receive comments on the budget for Monday, June 2nd at 6:15 p.m. and Thursday, June 5th at 9:00 a.m.

Strib Boynton advised that Council this is to set the public hearing dates.

A motion was made by Council Member Wagner, seconded by Mayor Sims, to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously. (Vote 4-0)

Report from Police Chief on Heroin Epidemic

Chief Sumner advised that this epidemic is nationwide. There is some heroin in the country that has fentanyl in it. Fentanyl is about forty times more potent than heroin. They do this to increase the effect, but less than 1/10 of a gram of fentanyl can be deadly for most people.

Most of the heroin that comes into the City is brought in from New York, and it is mostly made out of the country.

High Point had 31 overdoses and five deaths occur in this year, compared to 17 overdoses and one death from the entire year last year. Chief Sumner felt the public needed to know there is no safe source for heroin. Chief Sumner stated that from the amount they have seized and the number of people arrested it is not the use is more widespread but it is that there is just more dangerous heroin on the streets right now.

Chief Sumner explained that 25 years ago there were only a couple places in town to get the drug, but now because it is so cheap and readily accessible they are finding it in every part of the city.

ADJOURNMENT
The meeting adjourned at 5:30 p.m. on a motion duly made and seconded.

Respectfully Submitted,

____
Dawn J. Sparks, CMC
Deputy City Clerk

____
Council Member Britt Moore

HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS, HIGH POINT MUNICIPAL BUILDING
MAY 19, 2014 – 5:30 P.M.

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Upon call of the roll, the following Council Members were present. Council Member Douglas offered the invocation; the Pledge of Allegiance followed.

Mayor Bernita Sims, Mayor Pro Tem James Davis (Ward 5), Council Member Rebecca R. Smothers (At-Large), Council Member Britt Moore (At-Large), Council Member Jeffrey Golden (Ward 1), Council Member Foster Douglas (Ward 2); Judith P. Mendenhall (Ward 3); Council Member Jay Wagner (Ward 4), and Council Member Jason Ewing (Ward 6)

CONSENT AGENDA ITEMS

Chairman Moore announced that all matters on the consent Agenda were discussed in a Finance Committee Meeting held at 4:00 p.m. prior to this meeting. The Committee pushed these matters forward with a favorable recommendation for approval/adoption.

Council Member Moore moved to approve these matters. Council Member Mendenhall made a second to the motion, which carried by a 9-0 unanimous vote.

Note: Action on these matters on the Consent Agenda for the Finance Committee will be reflected throughout the minutes as being made and seconded by the same persons.

FINANCE COMMITTEE - *Council Member Moore, Chair*
Committee Members: Wagner, Davis and Sims

(all were present)

140133 **Budget Ordinance Amendment - Piedmont Triad Regional Water Authority**

Adoption of an ordinance amending the 2013-2014 Budget Ordinance to appropriate funds in the amount of $445,560.00 for the Piedmont Triad Regional Water Authority (PTRWA) Hydro Lawsuit Settlement.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

140134 **Contract - Bid No. 56 - Voltage Regulators**

Approval of contract awarding Bid No.56 for the purchase of twenty-one (21) voltage regulators. Purchasing and the Electric Department recommends that contract be awarded to HD Supply in the amount of $283,161.00 which is the lowest responsive and responsible bid meeting specifications.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

140135 **Contract - Arcadis - Country Club/Rockford/Westwood Stormwater Project**

Consideration and approval of contract to ARCADIS G & M of North Carolina, Inc., for the design and construction services of the stormwater improvements on Country Club Drive, Rockford Road and Westwood/Gatewood Avenue. Contract in an amount not to exceed $173,000.00.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

140146 **Grant Application - Recreational Trails Program Grant - Deep River Greenway**

The Parks and Recreation Department is requesting City Council approval of the filing of the Recreational Trails Program Grant Application to help assist with the construction of the Deep River Greenway.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, that the filing of the Recreational Trails Program Grant Application be approved. The motion PASSED by a 9-0 unanimous vote.

140136 **Presentation of the Proposed 2014-2015 City of High Point Annual Budget**

The City Manager will present the proposed 2014-2015 City of High Point Annual Budget to City Council and ask Council to establish public hearing dates to receive comments on the budget for Monday, June 2nd at 6:15 pm and Thursday, June 5th at 9:00 am.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, to establish public hearing dates to receive comments on the FY 2014-2015 Proposed Budget for Monday, June 2, 2014 at 6:15 p.m. and Thursday, June 5, 2014 at 9:00 a.m.. The motion PASSED by a 9-0 unanimous vote.

Pending Items

140101 **Property Tax Early Payment Reduction**

City Council is requested to ratify the reduction in the property tax early payment discount rate from 1.0% to 0.5%.

Note: This matter initially came before Council on April 21, 2014 and at that time, action was taken to table this matter at that time.

COMPREHENSIVE PLANNING COMMITTEE - *Council Member Smothers, Chair*

140137 **Resolution of Intent - Street Abandonment Case 14-03**

Approval of a Resolution of Intent that establishes a public hearing date of Monday June 16, 2014 at 6:15 p.m. to consider a request by the Technical Review Committee to abandon excess right-of-way lying along the north side of Vail Avenue, between George Place and Cassell Street.

Adopted Resolution of Intent establishing a public hearing date of Monday, June 16, 2014 at 6:15 p.m. to consider a request by the Technical Review Committee to abandon excess right-of-way lying along the north side of Vail Avenue, between George Place and Cassell Street.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Resolution of Intent be adopted. The motion PASSED by a 9-0 unanimous vote.

Resolution No. 1378/14-18
Introduced 5/19/2014; Adopted 5/19/2014
Resolution Book, Volume XVIII, Page 100

140138 **Resolution of Intent - Street Abandonment Case 14-04**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, June 16, 2014 at 6:15 p.m. to consider a request by the Technical Review Committee to abandon an unimproved alley lying along the south side of W. English Road, between N. Lindsay Street and Oakwood Street.

Adopted the Resolution of Intent establishing a public hearing date of Monday, June 16, 2014 at 6:15 p.m. to consider a request by the Technical Review Committee to abandon an unimproved alley lying along the south side of W. English Road, between N. Lindsay Street and Oakwood Street.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Resolution of Intent be adopted. The motion PASSED by a 9-0 unanimous vote.

Resolution No. 1379/14-19
Introduced 5/19/2014; Adopted 5/19/2014
Resolution Book,Volume XVIII, Page 101

140139 **Comprehensive Planning Committee - Report of Meeting - May 8, 2014**

Council is requested to confirm receipt of the report from the Comprehensive Planning Committee meeting held Thursday, May 8, 2014 at 9:00 a.m.

Chairwoman Smothers explained a number of recent actions were taken during a Comprehensive Planning Committee meeting held on May 8, 2014, but need to be affirmed by Council because of the rules in place that prohibit action being taken by a Committee.

Washington Street Improvements: *To direct staff to extend the area for streetscape improvements from Gaylord Court to the School and present the additional cost estimates.*

PIT Project: *To direct staff to contact the adjacent property owners for permission, if needed, to make such improvements and upgrades that are requires to ensure the public's safety. The designated amount for this was up to $25,000 and such work might include fencing, drainage issues, and electrical issues.*

Parking Area @ Library : *To seek a redesign of the parking area at the Library by a landscape architect with the aim of making it more attractive while still being user friendly to the Library building. Chairwoman Smothers added that this is not to say that Council totally disregarded what has already been proposed by Freeman-Kennett Architects, but desired an alternate plan for a redesign to try to preserve the parking closer to the building.*

Approval of $35,000 in Non-Profit Funding for City Project (*as recommended by the Non-Profit Funding Review Committee)*

Affirmed actions taken on the preceding matters as recommended by the Comprehensive Planning Committee.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, to affirm the Core City directives as presented by Chairwoman Smothers as a result of a Comprehensive Planning Committee meeting held on May 8, 2014. The motion carried by the following 8-1 vote:

Aye (8): Mayor Sims, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, Council Member Moore, and Mayor Pro Tem Davis

Nay (1): Council Member Wagner

140152 **REORGANIZATION-CITY PROJECT/CORE CITY**

Consideration of reorganization of the City Project/Core City by abolishing the Department of the City Project in the 2014-2015 Budget year and directing the Interim City Manager to develop a job description, pay grade and recommended departmental assignment as a Core City Coordinator which includes any budget amendments that might be necessary by July 21, 2014.

___________________Transcript_________________________

Chairwoman Smothers: Madam Mayor, I would like to ask the Council for a motion to suspend the rules to deal with the issue of the City Project and its organization within City Hall. That was also discussed at the committee meeting.

I move to suspend the rules.

Council Member Douglas*:* **Second.**

Mayor Sims*: A motion and a second to suspend the rules for the purpose of considering an item that is not on our regular agenda, having to deal with the City Project Director. All those in favor, please signify by saying Aye.*

Council Member Wagner*: Can we have any discussion on that motion?*

Mayor Sims*: This motion is to suspend the rules and then the discussion comes after the suspension. So all those in favor of suspending the rules, signify by saying Aye.*

Smothers, Sims, Moore, Golden, Douglas, Mendenhall, Wagner, Davis, and Ewing: Aye.

Mayor Sims*: Any opposed? [none] Motion PASSES. [9-0 vote]*

Chairwoman Smothers*: And I have a motion that the city attorney has reviewed and made some suggestions as to reorganization, so the one I gave to the Mayor is no longer appropriate. And I will make that motion and then we will have the discussion after the motion, if that's in order.*

I move that the Interim City Manager be directed to reorganize the City Project in Fiscal Year 2014-2015 annual budget, which will include developing a job description, grade classification and departmental assignment of the City Project Director by July 1, 2014 with an accompanying budget amendment.

Mayor Pro Tem Davis*:* **Second.**

Mayor Sims*; I have a motion and a second. Is there any discussion?*

Chairwoman Smothers*: I'll give that to the clerk.*

Mayor Sims*: Very well. Go ahead.*

Council Member Wagner*: I don't think this motion, this action right now is proper. As a Council, we were not told this was going to happen tonight, nor were any representatives of City Project told that this was going to happen. They're not here to speak in favor or against it. This comes as a complete surprise and I think that this is a budgetary item that will be more properly handled as part of our budget review process in the coming weeks and taken care of as part of next year's budget. It's just not right to handle it right now without any comment from the public on it and done without the ability of City Project or any of their representatives to even know that it was going to happen.*

Council Member Moore*: I understand what you said there, but if I interpret this right, at this point anyway, it is a continuing process. It's not a final action as far as what it's going to look like through the budget process. So it looks to me like we're just asking the Interim City Manager to relook at some of those things and bring something back to us. Is that correct?*

***Chairwoman Smothers**: It follows up the discussion that took place in the Comprehensive Planning meeting and one that has been on-going for months.*

***Council Member Mendenhall**: I don't think it's anything new. We did talk about it. We talked about the job description. We talked about the placement of the staff position. We talked about all of that at the Committee meeting and members were there.*

***Council Member Moore**: But it's asking for a recommendation to us for the information and what it would look like.*

***Mayor Sims**: No, that's not quite what it says.*

***Council Member Wagner**: That's not what it says?*

***Council Member Ewing**: What was the date?*

***Chairwoman Smothers**: July 21st.*

***Mayor Sims**: The only recommendation.....now I'm looking at the previous motion, I'm not sure because I don't have that in front of me, but it has to do with departmental assignment. But I think the rest of it was pretty clear about what the Interim City Manager was being asked to do.*

***City Attorney JoAnne Carlyle**: I don't want to speak to the intent of your motion; however, I believe it is asking for a recommendation. It's directing the Interim Manager to come back and report on the list that she went through, which would include reclassification of the City Project Director.*

***Mayor Sims**: Read the motion again.*

***City Attorney JoAnne Carlyle**: Reorganize the City Project in the FY2014-2015 annual budget, which includes directing the Interim City Manager to develop a job description, grade classification and departmental assignment of the City Project Director by July 21, 2014 with an accompanying budget amendment.*

***Mayor Sims:** I don't see recommendation anywhere in there.*

***Council Member Moore**: Well right there is the word "recommended."*

***Mayor Sims**: Not that one. Forget that. It's the one she just read.*

***Council Member Golden**: This one is null and void.*

***City Attorney JoAnne Carlyle**: This does not tell him to reclassify. It tells him to take that....and my interpretation is....and, again, it's not my motion, so I don't want to put words in their mouth and if I am, just stop me. But my interpretation of it is it is directing the Interim Manager to do what he/she sees fit with regards to these subjects that have been* *listed. That does include reclassification of the City Project Director, job description, departmental assignment….all of those. They need to report back. I mean they are the ones that the manager has the authority by statute to make those decisions anyway.*

***Council Member Wagner**: So is it a motion where we are telling the manager….we are asking the Interim City Manager to bring us a recommendation? Or is it a motion that is going to….where we are directing the city manager to take specific actions?*

***City Attorney JoAnne Carlyle**: I will look to Ms. Smothers for clarification.*

***Chairwoman Smothers**: I think the very motion itself, if not stated, it is certainly implied that change, if the motion passes, is anticipated. Now, it's left to the Interim Manager to define that change in terms of the reclassification of the job, the job description, as well as salary range and where it would fit within the structure of city government.*

***Council Member Ewing**: We are not making that decision.*

***Council Member Mendenhall**: We are directing him to make those decisions and bring them to us.*

***Council Member Moore**: And bring them to us for approval, right?*

***Mayor Sims**: It doesn't say that. It says as a part of the budget, so once you adopt that….*

***Chairwoman Smothers**: No, Madam Mayor….it will have a budget amendment. That's in the motion.*

***Mayor Sims**: I don't see it bringing a recommendation back to this Council.*

***Mayor Pro Tem Davis**: We've already funded City Project by our vote tonight in the budget. We're just reclassifying a city employee-or the manager is.*

***Chairwoman Smothers**: We're asking the Interim Manager to do that.*

***City Attorney JoAnne Carlyle**: Perhaps you would consider adding the word, "any necessary budget amendments."*

***Chairwoman Smothers**: Well, Ms. Carlyle, I think there's going to be….it's beyond necessary. The budget that we presented tonight has the City Project as a department. There is going to have to be a budget amendment to integrate it into some other department structure.*

***City Attorney JoAnne Carlyle**: If that is indeed what the Interim Manager brings back, which is why I was saying what Mr. Davis just said…I think we've already approved something; therefore, there may be an amendment coming back or there may not be. That's all I was just pointing out. Again, it's not my motion. I'm just throwing that out for a suggestion.*

Council Member Mendenhall*: Well if it's not your motion, how come the motion was reworded?*

City Attorney JoAnne Carlyle*: Because in my legal opinion, Council cannot reclassify the director the way it was worded originally. That is a personnel action, which is by statute done by the authority of the manager.*

Council Member Mendenhall*: But Council can eliminate a department from the budget.*

City Attorney JoAnne Carlyle*: You can abolish an entire department. You can reorganize. You have great latitude there. When it comes to specific personnel and not just as it relates to a budget, you have the right to create. I'll quote you some of it….you have the right to create a department, reorganize the city as far as the chart goes, consolidate offices, positions, boards/commissions, create change them, rename them, but as soon as you step over in dealing with a certain individual or position, it becomes a personnel matter and that is what you hire your manager to do.*

Chairwoman Smothers*: And as I pointed out to Ms. Carlyle, where this gets to be a little bit sticky, is the fact that the department as presented in that budget is but one person. So, are you suggesting then that we just direct the Interim Manager to reorganize the department?*

City Attorney JoAnne Carlyle*: I don't have an answer to that question. Given that it's one individual, I really don't know how you could reorganize it.*

Mayor Sims*: The same way we created it.*

Council Member Mendenhall*: Eliminate it.*

Council Member Golden*: Is it okay for us to give that direction that she made in her motion for him to do that and come back to us?*

City Attorney JoAnne Carlyle*: You, as Council, can reorganize any department, consolidate, abolish, do any of that. It does make it complicated because when we refer to a department here, we're not really referring to a number of individuals. We're referring to one individual. I don't know how you can reorganize an individual.*

Chairwoman Smothers*: There's more in the department than an individual. There's $211,000 in that budget. In that department.*

City Attorney JoAnne Carlyle*: You're absolutely correct.*

Mayor Sims*: So would the appropriate motion be to abolish the department and have the Interim City Manager abolish that particular department and have the entity itself report under or create another position, have them somehow incorporate the Core City Project into another department and be done with it?*

Council Member Mendenhall*: Not the Core City Project.*

***Mayor Sims**: Well the Core City Plan…..there's no such thing as the Core City Project. It doesn't exist. Put the Core City Project or the Core City Plan into another plan and be done with it and however he does it is up to him.*

***City Attorney JoAnne Carlyle**: That would be a proper and legal motion to make.*

***Council Member Wagner**: Well, again, I would just say that no matter what action we take tonight, the people that this is going to most affect have not been told that this was going to happen. They've not been given the opportunity to respond and even all of us here sitting at City Council did not know that this was going to occur tonight. I want to make that perfectly clear. This was not something that….this was something that only a portion of Council has discussed in advance of this meeting and if they're bringing this motion tonight, having not told all of us that this was going to happen and having not given us the opportunity to have the people here that this is going to affect. I don't think that's fair and I don't think that's right.*

***Council Member Mendenhall**: I think this has been discussed. It was discussed in Ms. Smothers' committee meeting. It's been discussed for months, along with the leadership of the City Project and as far as I'm concerned, there's been ample notification that the intent of some members of this Council was to reorganize.*

***Council Member Wagner**: Yeah, but the difference is….if I tell you, you know, one of these days I'm going to punch you in the head, but then I tell you in two seconds I'm going to punch you in the head, that's the difference.*

***Mayor Sims**: The difference is also, Jay, you need to be prepared to get punched in the head at some point in time.*

***Council Member Wagner**: Well, I've been prepared to get punched in the head for a long time.*

***Mayor Sims:** But, I'm just saying that this conversation…..you were at that last meeting. This was probably the crux of just about everything that was discussed.*

***Council Member Wagner**: I know and I wasn't happy about it then either.*

***Mayor Sims:** It was about the City Project, the Core City Plan and how best to have the directives and what comes out of that implemented. So this is not a new discussion.*

***Council Member Wagner**: Well the fact that it was going to happen tonight….*

***Mayor Sims**: I don't think it's fair that not everybody at this table knew about it. I agree with you on that, but it should have been that type of discussion. But, by the same token, it's not new news. None of this is. And it's been played out all over the media and everywhere else over the last few months. This conversation about this position. The conversation about the City Project. All of this. So if there's something else….if you believe that having those individuals in this room is going to change the outcome of whatever it is that's decided, I think they're aware as well that this is what the conversation has been.*

***Council Member Wagner**: I understand that. The fact is that they did not know this was going to happen tonight. There's not been proper communication among this group. This, in my opinion, is an underhanded thing that's going on right now and it's not right. It's not the way we ought to do business together. It's not the way we ought to treat each other as a Council and it's not the way we ought to treat the people in this city that have worked so hard to try to make this happen and exist to help us, okay? It only takes so long for you to get kicked in the head for you to sooner or later figure out who has been kicking you. And I just hope the citizens of this city figure out who is kicking them.*

***Council Member Mendenhall:** Do we need a different motion, Madam Mayor?*

***Mayor Sims**: Well, it's apparent that the motion that was made doesn't fly.*

***Chairwoman Smothers**: Well do you want me to withdraw it?*

***Mayor Sims:** Yes, please.*

***Chairwoman Smothers**: I withdraw it. Who seconded it? Mr. Davis?*

***Mayor Pro Tem Davis**: I think Foster and I both did. Do I need to second your motion to withdraw?*

***Chairwoman Smothers**: No, you just need to agree.*

***Mayor Pro Tem Davis**: I agree.*

***Chairwoman Smothers**: Okay, did you just pass her a motion?*

***Mayor Sims**: Yes.*

***Mayor Pro Tem Davis**: Well, I just put something together based on what the conversation is.*

***Chairwoman Smothers**: Well, then, try yours.*

***Mayor Pro Tem Davis**: What do you think?*

***Mayor Sims**: I think it captures…..don't ask me, ask the attorney.*

Mayor Pro Tem Davis: **I move that this Council abolish the Department of the City Project in the 2014-2015 budget year and direct the Interim City Manager to develop a job description, pay grade and recommended departmental assignment as a Core City Coordinator which includes any budget amendments that might be necessary by July 21, 2014.**

Chairwoman Smothers: **Second.**

***Council Member Ewing**: You're essentially taking two actions, shouldn't there be two separate motions? One to dissolve and one to create?*

***City Attorney JoAnne Carlyle**: Ummm, okay. If you move to abolish the department and you vote in favor of that, the department is gone, right? So at that point, there's no job description. Do you understand what I'm saying?*

***Mayor Pro Tem Davis**: Yeah, but what I was trying to say is he would create a new job description, pay grade because we talked about a Core City Coordinator in the departmental assignment.*

***Council Member Smothers**: That's why I said July 21st as a timeline so there could be that transition.*

***Mayor Pro Tem Davis**: We still need somebody to work across Core City, you know all the different projects.*

***Council Member Golden**: Can we not abolish it and just move it into another department?*

***City Attorney JoAnne Carlyle**: You can do that. You can reclassify it. Reorganize it anyway you see fit.*

***Mayor Sims**: We can? This Council?*

***City Attorney JoAnne Carlyle**: You can as Council.*

***Council Member Mendenhall**: Well I thought that's what our original motion tried to do and you said we couldn't do it.*

***Mayor Sims**: That's what I thought too.*

***City Attorney JoAnne Carlyle**: I apologize if I misunderstood or if I misspoke, but, no, you can abolish it. You can establish one. You can create it. Change the name. Reorganize it.*

***Mayor Sims**: A department?*

***City Attorney JoAnne Carlyle**: A department. The problem being is like Ms. Smothers alluded to earlier that this department has one individual and whether or not that actually creates or…..what happens with whatever you do, looks more and smells more like a personnel action. That's when it gets a little fuzzier and the authority crosses from the Council to the Manager. Does that….I hope I can…I'm trying my best to….*

***Chairwoman Smothers:** The intent is not to abolish the individual. The intent is to change the nature of the job, which hopefully the individual will continue to do. Now, this is where the whole thing gets mired anyway. We get to talking about the individual and not the job itself. So whether you want to….*

***Council Member Ewing**: Would it make more sense to create the Core City Coordinator position and leave it at that and then let the manager deal with the personnel piece of it and we can eliminate it as a budget line item over the next two weeks.*

***City Attorney JoAnne Carlyle**: I really think that's what Mr. Davis' motion does. Is that a good interpretation?*

***Mayor Pro Tem Davis**: That's what I'm trying to attempt.*

***City Attorney JoAnne Carlyle**: I think he's fine doing that because I just wanted to make sure that my interpretation was the same as his.*

***Council Member Mendenhall**: Did Mr. Davis get a second?*

***Chairwoman Smothers**: Yeah, I seconded it.*

***Mayor Sims:** So, is that motion the motion?*

***Council Member Golden**: That motion is the motion.*

***City Attorney JoAnne Carlyle**: That's the motion.*

***Mayor Sims**: Okay. I have a motion and a second that Council abolish the current department of City Project in the 2014-2015 budget year and direct the Interim City manager to develop a job description, pay grade, and recommended departmental assignment for a Core City Coordinator which includes any budget amendments that might be necessary by July 21, 2014.*

Any additional questions/concerns/discussion? All those in favor signify by saying Aye.

***Smothers, Sims, Golden, Douglas, Mendenhall, Davis and Ewing [**7]: Aye.*

***Mayor Sims:** Any opposed?*

***Wagner and Moore**: No. [2]*

***Mayor Sims**: Raise your hand… Noes. The motion passes. [7-2 vote].*

[Council Member Wagner grabs his things and proceeds to leave the dais]

***Chairwoman Smothers**: Would you like to be excused Mr. Wagner?*

***Council Member Wagner**: [inaudible]*

***Chairwoman Smothers**: I didn't hear what he said.*

***Cynthia Davis**: He said he didn't want to be excused.*

***Chairwoman Smothers**: Oh, he didn't want to be excused. Well, there's an item on here under the public hearings that he needs to be excused from because he has a conflict.*

***Mayor Pro Tem Davis**: That applies to me too.*

***Chairwoman Smothers**: Yes Sir. He reminded me of that before we left….*

***Mayor Sims**: Well the public hearings don't start until 6:15. You have finished your portion, is that right?*

***Chairwoman Smothers**: I certainly hope so.*

[end of transcript]

A motion was made by Mayor Pro Tem Davis, seconded by Council Member Smothers, that this matter be approved. The motion carried by the following 7-2 vote:

Aye (7): Mayor Sims, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Mayor Pro Tem Davis
Nay (2): Council Member Wagner, and Council Member Moore

Pending Items

140110 **Ordinance - Annexation Case ANX14-03 - Michael & Tonya Curtis**

A request by Michael & Tonya Curtis to consider a voluntary contiguous annexation of approximately 1.6 acres. The area to be annexed is lying along the south side of Tangle Lane, approximately 1,900 feet west of Penny Road. The public hearing on this item was held Monday, April 21st and City Council delayed action at the May 5th meeting to allow the petitioner additional time to consider if he wanted to proceed with the request for annexation or withdrawal of the request.

Herb Shannon of Planning and Development informed Council that staff did receive an email from the property owner, Mr. Michael Curtis, asking that his annexation request be continued to June 2, 2014 because his attorney could not be present at tonight's meeting.

Continued Annexation Case ANX14-03 to June 2, 2014.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this matter be continued to June 2, 2014. The motion PASSED by a 9-0 unanimous vote.

PUBLIC HEARINGS - 6:15 P.M.

COMPREHENSIVE PLANNING COMMITTEE - *Council Member Smothers, Chair*

140140 **Ordinance - Gary Walter Idol and Pamela Idol - Annexation Case ANX14-04**

A request by Gary Walter Idol and Pamela Idol to consider a voluntary non-contiguous annexation of an approximately 1.5 acre parcel lying along the east side of NC Highway 66, approximately 1,175 feet north of I-74.

Note: Council Member Wagner left the meeting after a vote was taken on **140152 Reorganization- City Project/Core City,** ***but did not ask to be excused.***

Chairwoman Smothers moved to recuse Council Members Wagner and Davis from voting on this matter and related matter **140141 Ordinance- Carolina Investment Properties, Inc.- Amendment to Zoning Case 14-01** ***due to a conflict of interest. Council Member Mendenhall made a second to the motion, which carried unanimously.***

The public hearing for this matter and related matter **140141 Ordinance- Carolina Investment Properties, Inc.- Amendment to Zoning Case 14-01** *was held on Monday, May 19, 2015 at 6:15 p.m.*

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

Following the presentation of the staff report, Chairwoman Smothers opened the public hearing and asked if there was anyone present who would like to comment. There being none, the public hearing was closed.

Abigaile Pittman, 210 Louise Avenue, was present on behalf of Robin Team, Manager of Carolina Investment Properties, who was not able to attend tonight's meeting. She explained Mr. Team could not get a signed contract for the purchase of this property until after action was taken on the first two requests (140066 Ordinance- Richard E. Idol, et al- Annexation Case ANX14-01; and 140068 Ordinance- Carolina Investment Properties, Inc.- Zoning Case 14-01), and this request would add an additional 1.5 acres to the overall acreage. She pointed out that none of the conditions were changed.

Chairwoman Smothers asked if there was anyone else who would like to comment. There being none, she declared the public hearing closed.

Adopted Ordinance providing for the voluntary, non-contiguous annexation of an approximately 1.5 acre parcel lying along the east side of NC Highway 66 approximately 1,175 feet north of I-74.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Annexation Ordinance be adopted. The motion carried by the following 7-2 vote:

Aye (7): Mayor Sims, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Moore
Recused (2): Council Member Wagner, and Mayor Pro Tem Davis

Ordinance No. 1758/14-36
Introduced 5/19/2014; Adopted 5/19/2014
Ordinance Book, Volume XVIII, Page 90

140141 **Ordinance - Carolina Investment Properties, Inc. - Amendment to Zoning Case 14-01**

A request by Carolina Investment Properties, Inc. to amend Conditional Zoning Case 14-01 to:

a. Add approximately 1.5 acres; and
b. Rezone approximately 1.5 acres from a Residential Single Family-20 (RS-20) District, within Forsyth County's zoning jurisdiction, to the Conditional Zoning Light Industrial (CZ-LI) District of Zoning Case 14-01.

The property is lying along the east side of NC Highway 66, approximately 1,175 feet north of I-74 (2775 Highway 66 South). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Note: Council Member Wagner left the meeting at 6:05 p.m., after a vote was taken on 140152 Reorganization- City Project/Core City, but did not ask to be excused.

Chairwoman Smothers moved to recuse Council Members Wagner and Davis from voting on this matter and related matter *140141 Ordinance- Carolina Investment Properties, Inc.- Amendment to Zoning Case 14-01* due to a conflict of interest. Council Member Mendenhall made a second to the motion, which carried unanimously.

The public hearing for this matter and related matter **140140 Ordinance- Gary Walter Idol and Pamela Idol- Annexation Case ANX14-04** was held on Monday, May 19, 2015 at 6:15 p.m.

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

Following the presentation of the staff report, Chairwoman Smothers opened the public hearing and asked if there was anyone present who would like to comment. There being one, the public hearing was closed.

Adopted Ordinance amending Conditional Zoning Case 14-01 to add approximately 1.5 acres, and rezone approximately 1.5 acres from a Residential Single Family-20 (RS-20) District, within Forsyth County's zoning jurisdiction, to the Conditional Zoning Light Industrial (CA-LI_ District of zoning Case 14-01 based on consistency with the City's adopted plans. Additionally, Council finds this action to be reasonable and in the public interest by adopting the statements in the Staff Analysis section of the staff report.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this matter be adopted. The motion carried by the following 7-0 vote:

Aye (7): Mayor Sims, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Moore
Recused (2): Council Member Wagner, and Mayor Pro Tem Davis

Ordinance No. 1759/14-37
Introduced 5/19/2014; Adopted 5/19/2014
Ordinance Book, Volume XVIII, Page 91

140142 **Ordinance - Hartley Ridge, LLC - Zoning Case 14-04**

A request by Hartley Ridge, LLC to rezone approximately 10.6 acres from a Conditional Use Residential Multifamily 12 (CU RM-12) District to a Conditional Zoning Residential Multifamily 12 (CZ RM-12) District. The site is lying south of W. Hartley Drive and east of Ingleside Drive. (Petitioner is requesting that this item be withdrawn)

Note: Council Member Wagner left the meeting at 6:05 p.m. and was not excused. Pursuant to N.C. General Statute 160A-75, although he was not physically present when the vote was taken and did not ask to be properly excused, his vote will be recorded as an affirmative vote.

Chairwoman Smothers pointed out that the applicant has asked that Rezoning Case 14-04 be withdrawn.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Rezoning Case be withdrawn. The motion PASSED by a 9-0 unanimous vote.

140143 **Ordinance - International Market Centers - Text Amendment Case 14-04**

A request to by International Market Centers to amend Section 9-5-16 of the Development Ordinance to allow video wall signs in the Central Business (CB) zoning district. Public hearing on this item was continued to the June 2nd meeting to allow time for written confirmation that the High Point Theatre would have access to this advertising equipment.

Note: Council Member Wagner left the meeting at 6:05 p.m. and was not excused. Pursuant to N.C. General Statute 160A-75, although he was not physically present when the vote was taken and did not ask to be properly excused, his vote will be recorded as an affirmative vote.

The public hearing on this matter was held on Monday, May 19, 2014 at 6:15 p.m.

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

Following the presentation of the staff report, Chairwoman Smothers asked if there were any questions of staff.

Chairwoman Smothers presumed IMC could have additional signs on their other properties. Mr. Robbins explained they could if it is considered a different zoning lot. Staff felt this amendment would address the sign that has already been installed on front of the IMC building and with the specific requirements, they felt the signs would not become a problem for traffic in the area. Staff is recommending approval of the text amendment. Mr. Robbins explained that the Planning and Zoning Commission, at its April 22nd meeting, also recommended approval of the text amendment by a 4-2 vote and the two members that voted in opposition noted concerns as to the fairness of limiting this type of sign only to market showroom uses; they felt they should be allowed in any business in the CB District that would meet the qualifications to use the signs. He further explained staff is of the opinion that it would be good to start with a more restrictive amendment if Council so chooses, but they were not adverse to allowing it throughout the CB District.

Chairwoman Smothers asked if they plan to take down the other signs that cover the IMC building with the passage of this text amendment. Mr. Robbins pointed out all other signs are legal signs and noted due to the size of the building, there is an enormous amount of signage that is permitted under the Development Ordinance, so staff is attempting to limit the size of these signs and only allow one that would be counted within their allotment.

Mayor Pro Tem Davis asked if this would have any effect on the Theatre to put up a sign for advertising purposes since this is a shared building and stated he did not want to restrict the city-owned Theatre from being able to benefit from this sign. Mr. Robbins explained nothing would prohibit the Theatre and IMC from coming up with an agreement to share use of the sign. He asked staff to share some of the concerns that came out of the Planning and Zoning Commission meeting. At this time, Cynthia Davis, Chair of the Planning and Zoning Commission, explained they did not feel like those four weeks used for a test case would be a good example of how these signs would be utilized making their impact uncertain.

Council Member Ewing asked if this sign was put up and used during the last Furniture Market and staff replied in the affirmative. Mayor Sims asked staff if any other business within the Showroom District could put up a similar sign. Mr. Robbins explained any showroom could if they qualify and pointed out those properties located on a corner would be required to abide by a 25-foot separation from the corner. Mayor Sims expressed concerns that these signs could possibly dominate the downtown area. Mr. Robbins noted these are fairly expensive signs and this would be deterrence. She asked staff to share the reason why they felt it should be restricted to showrooms. Mr. Robbins explained staff felt like it would be best to test out regulations in a smaller area, rather than expanding it to other areas which might result in a greater number. He noted that staff is not against opening it up to the CB District if this is what Council desires.

At this time, Chairwoman Smothers opened the public hearing and asked if there was anyone present who would like to comment.

Charity Belton, a resident at 226 Hobson Street, a business owner at Creative Niche, and Event Coordinator/Manager for the Ritz Theatre in the Washington Street area, addressed *council. She expressed concerns that these signs would be restricted to showrooms only and shared that they have already started a fundraiser that would fund a sign for the Ritz Theatre to advertise those who are renting spaces in the Theatre as well as community events. Council Member Mendenhall pointed out that since the Ritz is located on a corner, this could affect placement of a sign. Ms. Belton agreed this is another concern and based on the restrictions, she could not envision another place they could put a sign and she requested Council consider opening it up to businesses other than limiting it to showrooms only.*

Mr. Robbins clarified that the 25-foot separation is from intersecting streets and not the building (i.e. if a building sits in the middle of a block, the sign would have to be 25 feet off the corner of the building.

John Emery, representing IMC at 209 S. Main Street, addressed Council. He explained the sign serves two purposes: one, it is an informational sign for buyers to give them information on food, entertainment, seminar options, etc....; and two, it would create some excitement so they can keep market goers enthusiastic and provide their advertisers an opportunity to get their message out there to increase showroom traffic and build brand awareness. He reported that he has already talked with Dave Briggs, Director of the High Point Theatre, and they have a "hand-shake" agreement that the Theatre can use it anytime it is not being used by IMC. He offered an apology for putting the sign up without a permit, and explained IMC thought the contractor had taken care of it. He noted that as soon as they discovered they did not have a permit, they immediately came to talk with staff and started the process to make it right.

Council Member Moore felt there should be a written agreement between the IMC and the Theatre on opportunities for use of the sign. Mr. Emery felt it would be a great thing for the Theatre to use their sign and noted he absolutely had no issues with that. He stated he did not have any problems with a written agreement. Chairwoman Smothers asked Mr. Emery if IMC would take exception to postponing this matter for a couple of weeks to allow the city to get whatever needs to be done to make it allowable for IMC to promote the Theatre with use of the sign and to take Ms. Belton's concerns into consideration about potentially opening this up to other businesses. Mr. Emery cited no problems with the delay.

Council Member Moore asked how this issue with signage might relate to the recent request that was made by Dan O'Shea with Fairway signs regarding billboard signs. Mayor Sims noted Mr. O'Shea has already provided all the information to the city and it is up to Council as to whether this is something they want to consider. She felt like Mr. O'Shea's request got lost in the shuffle and asked if it might be possible to revisit the whole situation with the billboards in another Comprehensive Planning Committee meeting; Chairwoman Smothers agreed.

Continued the public hearing for this matter to June 2, 2014.

A motion was made by Council Member Smothers, seconded by Council Member Moore, that this matter be continued. The motion PASSED by a 9-0 unanimous vote.

Other Business

Comments by Julius Clark

Council Member Douglas pointed out that there was someone in the audience who would like to address Council. Mayor Sims explained the Council's Public Comment period is generally the 1st Monday of each month. Mr. Julius Clark shared that he may not be at that meeting, so he wanted to take advantage of this opportunity.

Mr. Clark expressed appreciation to each Council Member for their service to High Point. He explained that although he has not agreed with everything that has taken place with this administration, there have been moments that he has experienced disgust, embarrassment and has been downright ashamed of behaviors and decisions that have been made. But through all of this, he has tried to find some common ground of reason for such behavior. He went on to say that it has been an honor and privilege for him to serve on the High Point Preservation Commission these past four years, working beside a fine and capable staff. He mentioned that it has been very gratifying for him to have been afforded the opportunity to preserve High Point's greatest treasure (Rosetta C. Baldwin Museum), but expressed disappointment that he would not be able to see the home of Rosetta C. Baldwin at 1408 R. C. Baldwin Avenue receive the distinction of being on the National Register of Historical Places. He believed this could still happen with Council's assistance and directive.

He stated after watching and reading many of the issues concerning the vision of High Point, he could say the one thing that must remain true is the voice of all the people, not just a few. He commented about the IGNITE High Point and the Core City project plan and asked for clarification of the original intent because there are a lot of areas that represent the core area of High Point. He suggested dropping the 'I" and "G" in IGNITE because the I stands for "individualism" and the "G" stands for "greed" and replacing the "I" and "G" with an "U" for unilateral, representing equal disbursement of service and resource, spelling "UNITE." He shared it is his hope that the current leadership would be looked upon as one of sound, moral principal, uprightness, honesty and sincerity and took an opportunity to thank City Manager Strib Boynton for his many years of service to High Point. He encouraged Council to seriously look at newly appointed Interim City Manager Randy McCaslin as High Point's next city manager because he felt he is very capable of handling the job.

Mr. Clark concluded his comments by mentioning a conversation he had with Lee Burnette, Director of Planning and Development, regarding an issue dealing with Baldwin's Chapel and concerns with the inspectors. He took exception to a remark made by Mr. Burnette and hoped he would revisit the comment.

Request from Council Member Douglas for a Forensic Audit

Council Member Douglas suggested a forensic audit be done of all city departments due to the pending retirement of City Manager Strib Boynton, who has been city manager for over 16 years. He felt it would be good to know what the fiscal condition of the city is in and felt this would ensure a clean and thorough audit for the Interim City Manager and incoming City Manager. He reiterated his concerns as well those of Council Member Golden and Mayor Pro Tem Davis that have been voiced regarding the recent grievance occurring over a review of the P-card usage and felt these items should be thoroughly reviewed for oversight *to ensure a clean and thorough audit of the P-card system. He also noted that the manager's American Express account has yet to be reviewed by City Council full and felt review of those transactions should be cleared through an audit as well to ensure that there is no oversight of city funds as Council is not privy to the city manager's expenditures. He suggested these charges be reviewed by the City Council on a monthly basis.*

Mayor Sims explained that in the past, Council has talked about the ability of the current auditing firm to do this, but it would require instruction by the City Council to make it happen. She asked if there were any additional comments. Council Member Golden stated in his profession, these audits are automatically done with a change in leadership and he just assumed this would be the case for the city. Mayor Sims explained that the city does do a required annual audit regardless of whether there is a change in city managers or not and felt Council could certainly engage the same audit firm to expand the scope of what they are engaged to do. She asked for clarification from staff on this.

Jeff Moore, Director of Financial Services, explained the firm of McGladrey Pullen has been engaged by Council to conduct the Annual Financial and Compliance Audit for FY ending June 30, 2014. He reported that in the course of a recent discussion with the auditors, he shared that he did let them know of Council's concerns and questions regarding the P-card program and let them know there may be a request for some focused investigation into the city's policies and practices. He mentioned the required meeting for the communication between the auditors, executive team, and the governing body has been scheduled for the first week in June. Mr. Moore explained a forensic audit is specifically designed for accounting for transactions, or auditing of transactions with the intent to find a misdemeanor of a fraudulent transaction that has occurred. He noted this would be beyond the scope of what McGladrey has been engaged for and would require the city to negotiate a separate price for it, which is estimated to be around $150,00-$200,000. He pointed out there are other auditing firms that would also be interested in providing this service and if this is the desire of Council, staff would seek proposals and bring that back to Council for action.

Council Member Smothers suggested an invitation be extended to Council Member Douglas and others who might have an interest in attending the meeting with the auditors to express their concerns for a clearer understanding of both their ability and to seek what other guidance they can give. Mayor Sims asked when the meeting would take place and Mr. Moore explained the meeting has been scheduled for Thursday, June 5th at 10:00 a.m. following the public hearing on the budget.

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

140111 **Boards and Commissions - Vacancy Report**

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

Attachments: Vacancy Report

This information is attached for informational purposes only. No action is required on this item.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

140144 **Minutes to be approved**

- Comprehensive Planning Committee Meeting: April 29th @ 8:30 a.m.
- Finance Committee Meeting: Monday, May 5th @ 4:30 p.m.
- Regular Council Meeting: Monday, May 5th @ 5:30/6:15 p.m.
- Comprehensive Planning Committee Meeting: Thursday, May 8th @ 9:00 a.m.
- Community Housing and Neighborhood Development Committee Meeting: Tuesday, May 13th @ 10:00 a.m.

Note: Council Member Wagner left the meeting at 6:05 p.m. and was not excused. Pursuant to N.C. General Statute 160A-75, although he was not physically present when the vote was taken and did not ask to be properly excused, his vote will be recorded as an affirmative vote.

The minutes from the preceding meetings were unanimously approved as submitted. A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that these minutes be approved as submitted. The motion PASSED by a 9-0 unanimous vote.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:15 p.m. upon motion duly made by Council Member Smothers and seconded by Council Member Mendenhall.

Respectfully Submitted,

____
Bernita Sims, Mayor

Attest:

____
Lisa B. Vierling, MMC
City Clerk

Burnie McElrath
627 E Washington St.
High Point NC 27260
June 2, 2014

Jason Scott
President & CEO
Community Builders Association
1750 W. Holt Ave.
Pomona, Ca. 91768

Jason Scott,

Burnie McElrath and Myra Williams owners of The Kilby Hotel are providing this letter of intent to Community Builders Association of California to save the Kilby Hotel.

Burnie McElrath and Myra Williams are gifting the Kilby Hotel property deed to Community Builders Association of California. There will be a preservation easement attached to the property to ensure that the property will remain a historical landmark.

Burnie McElrath

X Burnie McElrath 6-2-14

Myra Williams

X Myra Williams

City of High Point
Budget & Evaluation Office

June 2, 2014

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 $65,000 more than currently budgeted. Because this is a pass-through to the Market Authority under our contract, a budget amendment for $65,000 recognizing the additional funds is attached. Please let me know if you have any questions.

cc: Randy McCaslin
Allen Oliver
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 2013-2014 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 $65,000.

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)	$ 40,000

(B) That the following Market Authority Fund expenditure budget be amended as follows:

Market Authority Expenditures (125514-521199)	$ 65,000

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 2, 2014

The Developer: **Community Builders Association**

The Community Builders Association also known as: Shield of Faith Economic Development, is a 501(c)3 non-profit organization designed to serve the social and economic needs of Community Based Agencies. We provide assistance in the areas of: capacity building, affordable housing and commercial development, fiscal agent partnerships, non-profit law & compliance, standard accounting procedures and community based learning. Our mission is to help bring about neighborhood revitalization to blighted communities, stimulate the economy and improve the quality of life for individuals and families. Below is a summary of our proposed Kilby Hotel Redevelopment Project.

Proposed Kilby Redevelopment Project

We estimate the construction cost needed to Shore up the Building will range from $140,000 - $170,000. There are Funding Foundations that would possibly provide a Construction Loan, based upon the agreement of the Historical Preservation Group that agreed to reimburse us in phases of the construction. Taking into consideration the time required to obtain the necessary permits needed from the City to begin construction, in addition to ordering the necessary building materials: we estimate construction could begin within the next few months and be complete within about 6 months. At the present time we are exploring various development concepts for the Historical Kilby Hotel. We have had discussions about possibly creating a mixed use project consisting of: a **Restaurant of Culinary Arts, Café, Bookstore** and **Cultural Museum**, along with **Affordable Housing - Studio Apartments** on the second and third floors. Since the building will be donated from the Kilby Family to the Community Builders Association, we will seek after Historical Funding and Grants to cover an estimated construction cost of $3.5 MM.

Recommended Improvements

The following improvements are recommended:

- Install new wood upper cornice to match location and design of the original

- Install new windows and doors to match original frame and mullion design

- Adjust second floor square window above arcade; sill to match existing windows, new brick arch window header

- Install new second floor balcony along Hobson Street to match historic balcony

- Install new storefront windows and doors to match original. Include cross hatch pattern at transoms.

- Remove plaster around first floor exterior windows

- Revise corner entrance to a setback entrance to match the design of the original building

- Restore brick facade: repair damages, remove graffiti and remove paint at first floor pilasters

- Replace and/or repair roof to eliminate water infiltration problem

- **Interior renovations include removal and replacement of water damaged ceilings, walls, floors, and staircase to match original conditions. All floors and stairs, both new and existing to remain, should be stabilized and leveled. Repair all worn and damaged interior woodwork to match original conditions.**

Overview

The Kilby Hotel was named after Nannie and John Kilby, who came to High Point to start their lives together in the 1890s. The couple was an early investor in High Point real estate, as they built the hotel and recreation hall for blacks in High Point, which was then operating under Jim Crow laws. Shops were on the first floor, and the nightclub next to the hotel showcased jazz legends like Nat King Cole and, Ella Fitzgerald. The building is on the National Register of Historic Places.

Architecture

The Kilby Hotel was built in Romanesque style in 1913. The round arched windows and decorative bricks are still intact. Decorative wood arches and millwork appear in the interior ballroom and throughout the Kilby. The three-story building was built with twenty-one rooms, each with its own window and access to a central hallway with a shared bathroom. There are a series of "ghosts" of architectural remnants visible on the Kilby Hotel and arcade, including a cornice that can be seen above the third story windows of Washington and Hobson Street, and a second floor balcony, which appears to have existed on the Hobson Street side of the Kilby Hotel.

Building Condition Assessment

There have been some alterations to the structure over the years. In the arcade, there is a second story window alteration, raised wood floors and a drop ceiling addition. The apartments and storefronts have also been altered by their users over the years. The exterior brickwork and some of the architectural features, such as the skylights, are in fair condition. Interior conditions, however, vary from fair to unsafe. A hole in the roof has resulted in water damage on interior ceilings and walls, which has structurally compromised a large amount of the building. Falling ceiling and wall debris makes much of the interior beyond salvaging. Gutting and rebuilding the interior will be necessary.

COMMUNITY BUILDERS

A RESOURCE CENTER FOR FAMILIES & INDIVIDUALS

RESOURCE REFERRALS • HOUSING SERVICES • **JOB SEARCH** • YOUTH MENTORING • **FOOD & CLOTHING** • NEWS ONLINE

"Shield of Faith Economic Development, the founders of the Community Builders Association is a community faith based non-profit organization, providing social services and low-income housing assistance to families and individuals."

Jason K. Scott - President & CEO

Low Income

Housing Complex

Families & Seniors

We currently provide low-income housing to Families and Seniors in our 90 Unit, state-of-the-art, $23.0 million Intergenerational Facility, located in Pomona, California.

• Pages 1 - 2

Resource Referrals

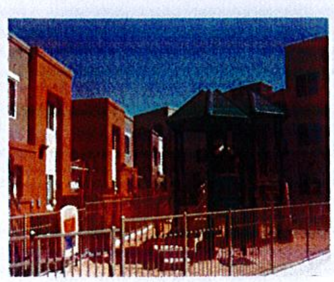
Our Resource Referral Services are designed to help families get connected to Social Service Programs in their area.

• Page 3

ACCESS OUR RESOURCE CENTER

JOIN OUR TEAM OF COMMUNITY BUILDERS **1-800-636-7142**

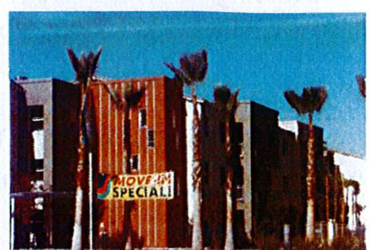
(Left to right) Saki Middleton, Councilman George Hunter, Janette Alexander, Dr. Marty Alexander, Dr. Henry Alexander, James Campbell, Councilman Elliott Roffman, Brian Roberts -Union Bank, Councilwoman Paula Lance.

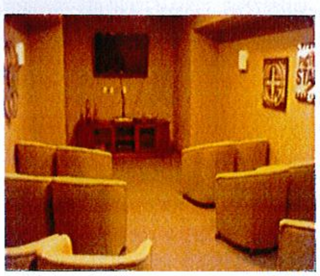


Shield Village & Tivoli Plaza Affordable Intergenerational Housing Project

On June 28, 2007, a ground-breaking ceremony was held commemorating the start of construction on a $23.0 million 90-unit intergenerational facility. This project represents a joint venture between Shield of Faith Economic Development; the founders of the Community Builders Association, The Related Companies, Union Bank and the City of Pomona. Attendees at the ceremony included three members of the Pomona City Council – Councilman George Hunter, Councilman Elliott Rothman and Councilwoman Paula Lantz, Bishop Henry & Pastor Marty Alexander from Shield of Faith Christian Center, Saki Middleton – representing The Related Companies, Brian Roberts from Union Bank, Jason K. Scott and James Campbell, the former President and CEO of Shield of Faith Economic Development. This project is one of many joint venture developments that Related has with faith-based organizations throughout the State of California to develop both affordable and for-sale housing.

The SOFEDC and Related venture brings together a local faith-based organization affiliated with a church that has extensive experience providing social-economic and spiritual service to the community and an experienced private developer that has developed more than 6,000 units of housing in California. Danelian Associates is the project architect. Actual construction on this 90 unit Intergenerational Housing Project started in mid-July of 2007. The project was completed in 2009.



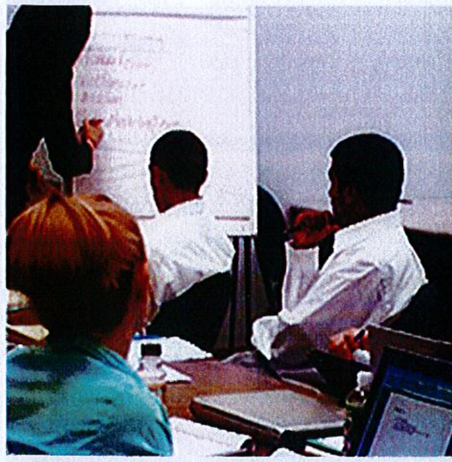


We are expanding our Community Development Resource Center, in our corporate office located at: 1750 West Holt Ave. Pomona, Ca. 91768. Our newly developed Resource Center works collaboratively with several community partners to provide an array of services and activities that are responsive to community identified needs. Our goal is to help individuals and families gain the critical skills and assistance they need to be productive members of society. The process involves a considerable amount of personal development and exploration, identification of needs, interests and capacities, sampling of general vocational skills, work experience and literacy development.

We offer participants the opportunity to identify and pursue viable programs and resources. Our referral services include: linkage to professional services, learning where support resources exist, how to get help for themselves and for family members, senior services, how to locate transitional housing and legal aid services.

The Center provide information and referral services, a food and clothing bank, on the job training & employment services, financial aid processing, homeless referral assistance, health & wellness workshops, youth tutorial services, performing arts training programs and family counseling. Our vision is to develop several Men & Women's Transitional Living Homes, in addition to Homeless Veterans and Family Shelters.

Each week on Sunday morning, participants can register and complete an intake form at our corporate office at 11:00 am. Participants seeking social service assistance will attend a Life Enhancement Workshop until 1:30 pm, then receive access to our complimentary food, clothing and referral services until 6PM.



RESOURCE REFERRALS

Database of Resource Partners

Our Resource Referral Services are designed to provide: linkage to professional services, learning where support resources exist, and how to locate transitional housing and legal aid services. Our goal is to help individuals and families gain the critical skills and assistance they need to be productive members of society.

JOB SEARCH

Staffing Agency Referrals

We provide pre-screened applicants to staffing agencies through our database of qualified job seekers.

We will also provide temporary and permanent job placement to applicants seeking employment through our Community Builders Staffing Agency.

FOOD & CLOTHING

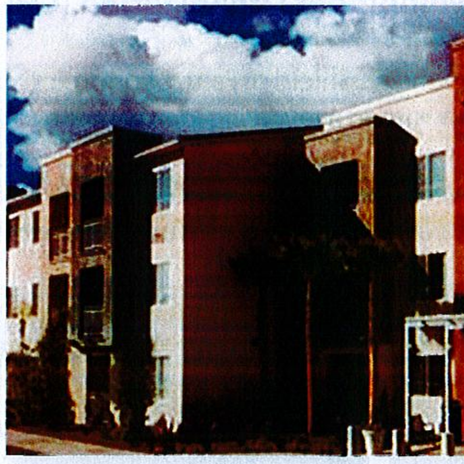
Complimentary Services

Our Community Resoure Center distributes free food to families and individuals. We also provide referrals to various organizations in our surrounding communities that distribute complimentary food and clothing.

While the Board of Directors are very proud of what has been accomplished with our key development partners, we have taken strategic steps to strengthen our position as a leader in community development in the Pomona, San Gabriel & Inland Valleys. As a community based organization, we strive to help keep our youth out of gangs and off of drugs. We hope to accomplish this by providing the best possible support to families in a variety of ways, such as: Youth Mentoring Programs and Parenting Classes that will increase family integration and decrease youth crime, drug use and other destructive behaviors. Through these programs, we hope to promote abstinence among young people in our surrounding communities.

Because the needs of our community are so diverse and widespread, we conclude that our efforts must go beyond housing to address - financial and budgeting issues, family counseling and crisis, youth services, nutrition assistance, health counseling, academic and educational services, and gang prevention, that will ultimately involve the normal range of services that are commonly needed across our nation in urban settings and among at-risk youths and their families.

In light of these realities, we must focus on a wide range of social services which we can provide in partnership with city, state and federal funding sources as well as by drawing upon the resources of private and foundation funding. As of 2010, our young organization has begun to build a solid corporate foundation and establish a positive reputation in the community by developing housing in our immediate area. Our success in this area constitutes a strong foundation that allows for future expansion into a wide range of other kinds of services which will improve our communities.



HOUSING SERVICES

90 Unit Housing Project

We currently provide low-income housing to Families and Seniors in our state-of-the-art $23.0 million Intergenerational facility, located in Pomona, California.

We also provide discounted housing through our Community Housing Development Organization (CHDO) Grant and REO Bank Programs.

YOUTH MENTORING

Guidance for Youth

We developed the Youth Guidance Network - Mentoring Program, an organization designed to help children and teens gain positive guidance, prepare for their future careers and generate funds for college.

COMMUNITY NEWS ONLINE

Inland & San Gabriel Valley

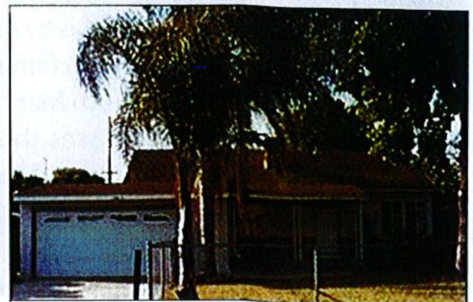
Shield of Faith Community Builders will strive to promote local news as it relates to non-profit organizations, schools and city council projects through our online news media telecast & Community Builders Newspaper.

Community Housing Development Organization (CHDO)

In 2009 the City of Pomona recognized Shield of Faith Economic Development as a Community Housing Development Organization (CHDO) and awarded a revolving loan totaling $825,000 to acquire, renovate and resell foreclosed homes. In recognition of the initial success of our CHDO projects, the City increased the available funding awarded to Shield of Faith Economic Development to a total of $1,166,851. Follow-up case management and a full range of supportive services are made available to residents to further strengthen and support their independent living skills.


647 Pamela Lane Pomona, CA 91766


1152 Orange Grove Ave. Pomona, CA 91766


1411 Ashport St. Pomona, CA 91768

Investors Capital Properties


2476 Moon Dust Drive #C, Chino Hills, CA

Property Details

Acquisition cost: $179,000
Rehabilitation cost: $7,000
Sales price: $280,000
Broker Commissions: (6%)
Closing costs: (2%)
Estimated net proceeds: $257,000
Escrow close date: October 2010

Year built: 1989
Property Type: Condominium
Bedrooms: 2
Bathrooms: 2.5
Square feet: 1152
Lot size: same as above
Contractor: Hammer Construction
Broker/Realtor: Prudential Cal Realty


7402 Cibola Trail. Yucca Valley, CA 92284

Property Details

Acquisition cost: $43,000
Rehabilitation cost: $5,000
Sales price: $78,000
Broker Commissions: (8%)
Closing costs: (2%)
Estimated net proceeds: $3,000
Escrow close date: October 2010

Year built: 1987
Property Type: single family home
Bedrooms: 2
Bathrooms: 1.75
Square feet: 1,020
Lot size: 15,930
Contractor:
Status: Sold
Broker/Realtor: Prudential Cal Realty

Bank REO Program - Donated Properties

10230 Sunset Road. Victorville, CA 92392

Property Details

Acquisition cost: $0 (donated property)
Rehabilitation cost: $9,000
Sales price: $51,500
Broker Commissions: (8%)
Closing costs: (2%)
Estimated net proceeds: $7,500
Escrow close date: November 2010

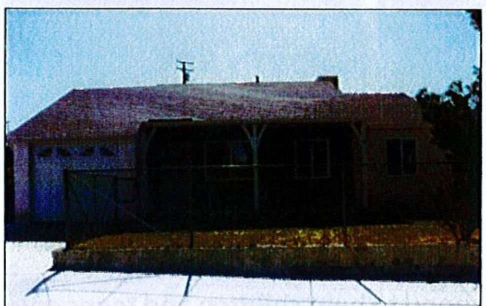
Year built: 1979
Property Type: single family home
Bedrooms: 2
Bathrooms: 2
Square feet: 1,380
Lot size: 89,733 (2.06 acres)
Contractor: Elite Construction
Broker/Realtor: Prudential Cal Realty

13301 Via Real Street. Desert Hot Springs, CA

Property Details

Acquisition cost: $0 (donated)
Rehabilitation cost: $15,000
Sales price: $60,000
Broker Commissions: (8%)
Closing costs: (2%)
Estimated net proceeds: $8,000
Escrow close date: October 2010

Year built: 1979
Property Type: single family home
Bedrooms: 2
Bathrooms: 2
Square feet: 1,039
Lot size: 7,840
Contractor: Hammer Construction
Broker/Realtor: Prudential Cal Realty

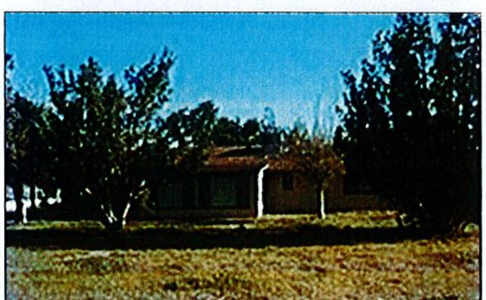


828 Caliente Drive Barstow, CA

Property Details

Acquisition cost: $0 (donation)
Rehabilitation cost: $ 6,000
Sales price: $60,000
Broker Commissions: (8%)
Closing costs: (2%)
Estimated net proceeds: $9,500
Escrow close date: October 2010

Year built: 1951
Property Type: single family home
Bedrooms: 3
Bathrooms: 2
Square feet: 1,136
Lot size: 12,878
Contractor: Hammer Construction
Broker/Realtor: Prudential Cal Realty



16605 Mission Street Hesperia, CA

Property Details

Acquisition cost: $0 (donation)
Rehabilitation cost: $2,500
Sales price: $73,000
Broker Commissions: (8%)
Closing costs: (2%)
Estimated net proceeds: $12,000
Escrow close date: August 2010

Year built: 1978
Property Type: single family home
Bedrooms: 3
Bathrooms: 2
Square feet: 1,242
Lot size: 19,000 (0.44 acres)
Contractor:
Status: Sold
Broker/Realtor: Prudential Cal Realty

Outreach to Homeless & Needy Families

Shield of Faith Economic Development, the founders of the Community Builders Association sponsors Bar-B-Q Gatherings and weekly breakfast events for homeless individuals and families at community parks in Pomona, Ca.

Bar-B-Q & Breakfast for The Homeless - Ganesha Park

At our weekly events, our team of volunteers provide care packages for needy individuals and families, which may include: groceries, clothing, sanitary products, cooking utensils and blankets, in addition to hot meals .

Clothing & Supplies - Needy Family Give Away

Youth Mentoring, Prevention & Early Intervention Programs

Our Youth Guidance Network Division is a mentoring program designed to help children and teens gain positive guidance, prepare for their future careers and generate funds for ***College Savings Accounts***.

Youth Guidance Network - Students from Marshall Middle School & Ganesha High

Our Vision

Shield of Faith Economic Development, the founders of the Community Builders Association is a community faith based non-profit organization, providing social services and low-income housing assistance to families and individuals. Our goal is to actively organize, coordinate and support community efforts and to enhance the stability and well being of individuals and families. We will achieve this mission through:

Community Social Services: To improve the quality of life in the communities we are able to serve. Such an objective is a moral mandate for this organization, We feel a since of obligation to feed the hungry, house the homeless, help mentor children and teens and address the needs of the impoverished and underprivileged.

Community Support: To strengthen the coalition of the various Pomona Valley, Inland Empire and San Gabriel Valley service providers, by responding to a multitude of issues and offering programs within this geographic area, without being limited by funding. Helping to connect people, congregations, community residents, non-profit and for profit organizations by working across traditional boundaries and assess needs and resources, formally and informally, by collecting existing data, asking questions, listening, counting, reporting; looking for gaps in services and supports and opportunities to solve problems.

Housing Development: To increase the supply of affordable housing in the Pomona Valley, Inland Empire and San Gabriel Valley regions, by building and acquiring rental housing for families and individuals with limited incomes and by providing technical assistance to congregations and others interested in developing affordable housing.

Community Building: To build strong communities that foster independence, interdependence and accountability, through the development and support of resident-managed rental cooperatives.

Organizational Effectiveness: To promote good stewardship and strengthen the effectiveness of Shield of Faith Community Builder's programs, by engaging in planning that addresses identified community needs and measures outcomes; implementing sound financial and administrative systems and practices; and nurturing the development of strong staff and volunteer leadership.

Effective Governance: To ensure strong, effective leadership of Community Builders, by maintaining a highly skilled Board of Directors; is our cornerstone for success in building and maintaining a dynamic board that functions in partnership with the board chair, executive director and staff.

Grassroots Advocacy: To advocate for public policies that encourage the creation and preservation of affordable housing and that provide essential services to Pomona Valley, Inland Empire and San Gabriel Valley residents, by mobilizing our network of non-profit organizations, churches and community volunteers, and by collaborating with other affordable housing service provider and advocacy organizations.

Financial Stability: Our Revenue Diversification Committee is charged with the responsibility of exploring new and/or expanded possibilities in the realm of revenue generation.

Community Builders Association & Tri-City
Hamilton & Holt Affordable Housing Project

Project description:

Holt Avenue Family Apartments will be a new construction project of 62-unit low income rental units located at 934 & 942West Holt Avenue in the City of Pomona. The project will be financed with 9% tax credits low interest loans from the Pomona Housing Authority, a long term residual receipts loan from Tri-City Mental Health Authority's (TCMHA) MHSA housing loan account administered by Cal HFA, conventional construction and takeout loans and possible deferred developer fees.

Of the 62 total units, 41 units will be tax credit units (consisting of 22 two-bedroom and 19 two-bedroom apartment units) and the MHSA portion of the project will include 21 units (consisting of 16 one-bedroom apartments and 5 two-bedroom apartment units). John Stewart Company will be the management company for the entire project. Tax credit units will be available to eligible applicants with income limited to between 40- 60% of area median income (AMI) with rents restricted to 30% or less of household income. Rents will be ranging from $734 – 1,272 per unit per month. The remaining units will be set aside for the exclusive use of MHSA eligible TCMHA clients. TCMHA operates on the premise that integrated supportive services combined with permanent supportive housing is the most effective way to reduce homelessness, promote wellness, build resilience and support recovery among people who are homeless living with disabilities including mental illness.

This permanent supportive housing program will combine on and off site services that include but are not limited to, intensive case management and services coordination, benefits advocacy, mental health and substance abuse services, physical health services, as well as occupational and employment services. The target populations for TCMHA units in the project are MHSA eligible Adults, older adults, TAY and families with at least one member meeting MHSA eligibility. MHSA stipulates that those eligible for MHSA funded permanent supportive housing must be homeless, at risk of homelessness, and have been diagnosed with a serious mental illness. Generally, households eligible for residency must have income limited to between 30 - 50% of area median income (AMI) with rents restricted to 30% or less of household income.

All MHSA units are underwritten at SSI income which is estimated to be at $256 per unit per month. There will also be a large community building including leasing office space and meeting facilities. The development will be a combination of two- and three-story structures with lots of usable open space in the common courtyard. The combination of units is intended to create a normalized living community. The community room will have separate offices for the property management company in addition to a small kitchen and central laundry. Property management which will be located on-site will be quick to respond to any tenant concerns or crises. Most services for the TCMHA eligible tenants will be provided within the client apartment or in the community building. Services may also be provided at nearby TCMHA clinical or Wellness Center facilities, or by off-site service provider partners.

LISA VIERLING

From: STRIB BOYNTON
Sent: Monday, June 02, 2014 8:13 AM
To: JOANNE CARLYLE; LEE BURNETTE; EDWIN BROWN; LISA VIERLING
Subject: FW: Kilby Hotel

FYI...the rest of the story.

From: patrickatserve@aol.com [mailto:patrickatserve@aol.com]
Sent: Saturday, May 31, 2014 3:52 PM
To: BERNITA SIMS; BECKY SMOTHERS; Britt Moore; JEFFREY GOLDEN; Foster Douglas; JUDITH MENDENHALL; JAY WAGNER; JIM DAVIS; JASON EWING
Cc: RANDY McCASLIN; STRIB BOYNTON; ALLEN OLIVER
Subject: Kilby Hotel

Dear Council Members,

I wanted to write you concerning a letter from the Hayden-Harman Foundation to Mr. Jason Scott, who will be presenting you with information concerning the renovation of the Kilby Hotel and who will likely be sharing this letter with you. I send this email because I will be out of town on Monday and I want to make sure there is clarity regarding what I said in the letter with respect to the Foundation's role, if any.

I met with Mr. Scott on Thursday, May 29th, regarding the Kilby Hotel. He informed me that it appeared that Preservation North Carolina might be able to provide a grant for the stabilization of the Kilby. This grant, however, would be a reimbursable grant. Mr. Scott inquired if the Foundation would be able to make limited loans to Community Builders as the stabilization was performed. As Preservation NC granted money for work completed, the loaned money would be re-paid to the Foundation. In this manner, the stabilization could be completed as the Foundation made limited loans that would be repaid through the Preservation NC grant.

I informed him that this type of scenario could work. I wrote the letter to indicate our willingness to partner in such a collaboration.

I want to be clear that NO agreement has been discussed, developed or signed between the Foundation, Community Builders, and Preservation NC regarding such an arrangement. I have yet to meet with Preservation NC regarding such a potential collaboration.

I want to emphasize that if all stabilization work has to be completed before the Preservation grant is made, the Foundation will <u>not</u> be a part of such an agreement. If a substantial amount must be loaned at any time for the stabilization effort, the Foundation will <u>not</u> be a part of such an agreement.

The Foundation will <u>not</u> be part of any agreement if it is uncertain whether or not funds can be identified to complete the project. Finally, the Foundation has no interest in making a significant grant toward the Kilby stabilization.

Please call me at 336-508-2703 if you have any questions.

Sincerely,

Patrick H. Harman, PhD
Hayden-Harman Foundation

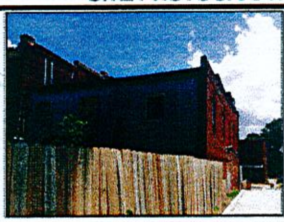
PROPOSED ADDITION & REMODEL FOR:

COMMUNITY BUILDERS
621-627 E. WASHINGTON DR.
HIGH POINT
NORTH CAROLINA - KILBY HOTEL

VICINITY PHOTOGRAPH

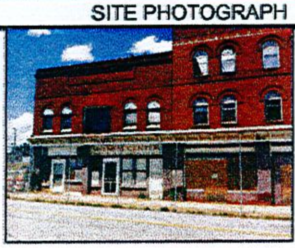
SITE MAP

SITE PHOTOGRAPH

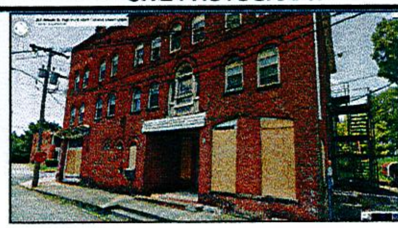


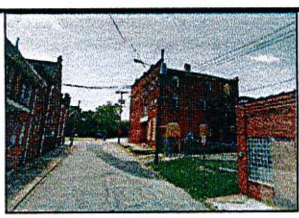
SITE PHOTOGRAPH

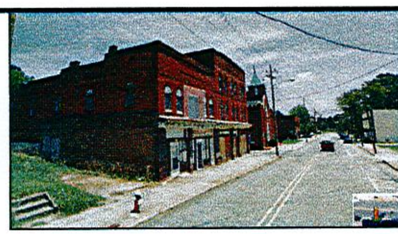
SITE PHOTOGRAPH

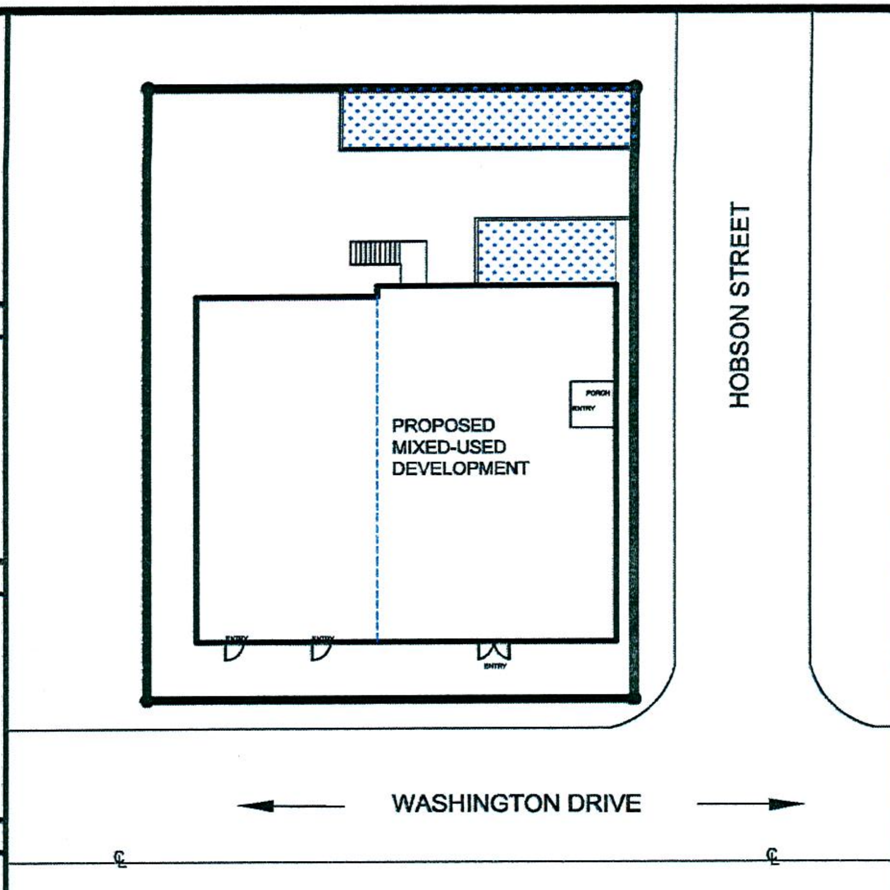


SITE PHOTOGRAPH









EXISTING & PROPOSED SITE PLAN

SCALE: 1"=10'-0"

- PROPOSED STRUCTURE
- CONCRETE
- LANDSCAPE
- PROPERTY LINE
- BUILDING SETBACK LINE
- ELECTRIC
- SEWER
- CENTER LINE

DESIGNER: PRECISION DESIGN

ADDRESS: 4006 ZION LANE CHINO CA 91710 TEL: 909-753-9509

PRECISION DESIGN

CLIENT: COMMUNITY BUILDERS ASSOCIATION

JOB ADDRESS: KILBY HOTEL 627 EAST WASHINGTON DRIVE HIGHPOINT NORTH CAROLINA

JOB TITLE: PROPOSED MIXED USED DEVELOPMENT

DRAWING TITLE: EXISTING & PROPOSED SITE PLAN

REVISION:

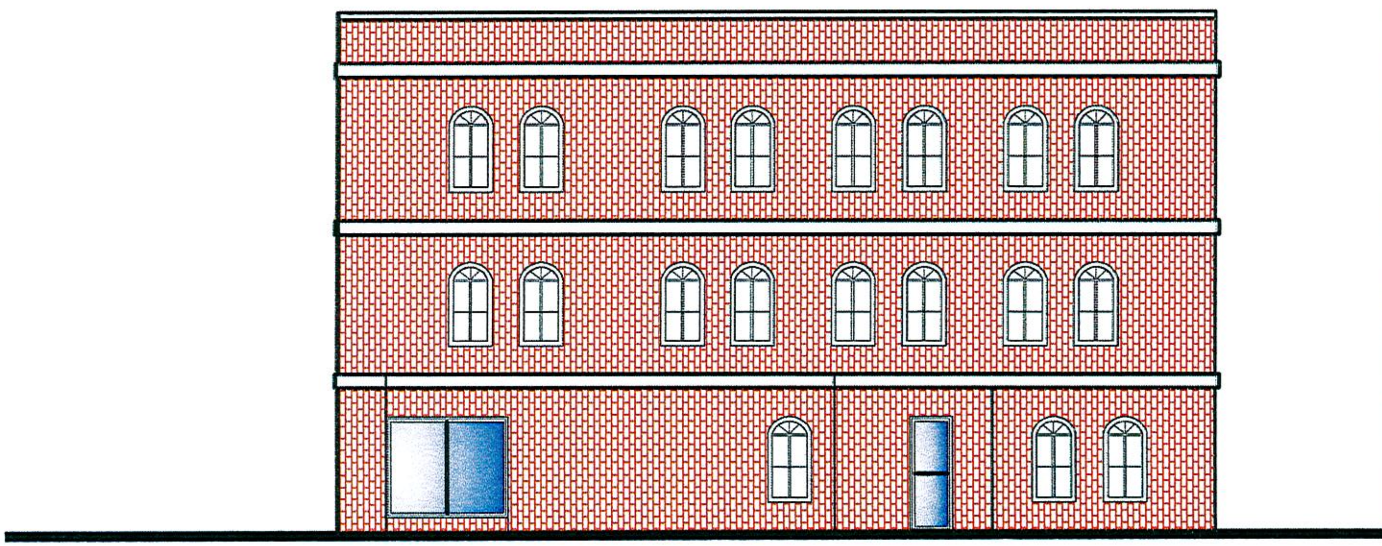
NO.	DATE	ITEM
1	04-29-14	PLAN CHECK
2	06-15-14	PLAN CHECK

PROJECT NO:
DATE:
SCALE:
NAME:
CHECK BY:
SHEET NO:

T-1

FRONT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



RIGHTSIDE EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

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DESIGNER: PRECISION DESIGN

ADDRESS:
4006 ZION LANE
CHINO CA 91710
TEL.: 909-753-9509

PRECISION DESIGN

CLIENT: COMMUNITY BUILDERS ASSOCIATION

JOB ADDRESS:
KILBY HOTEL
627 EAST WASHINGTON DRIVE
HIGHPOINT NORTH CAROLINA

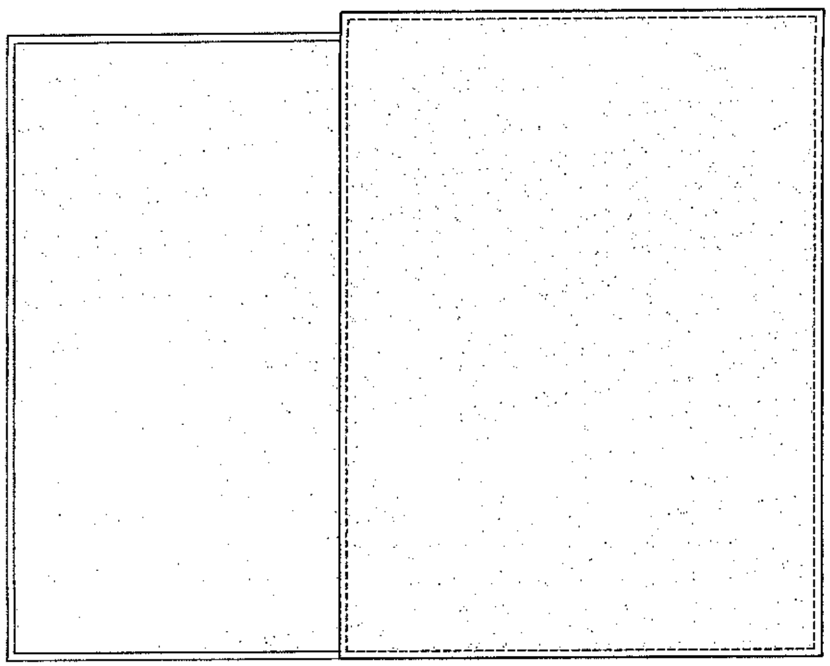
JOB TITLE: PROPOSED MIXED USED DEVELOPMENT

DRAWING TITLE:

REVISION:

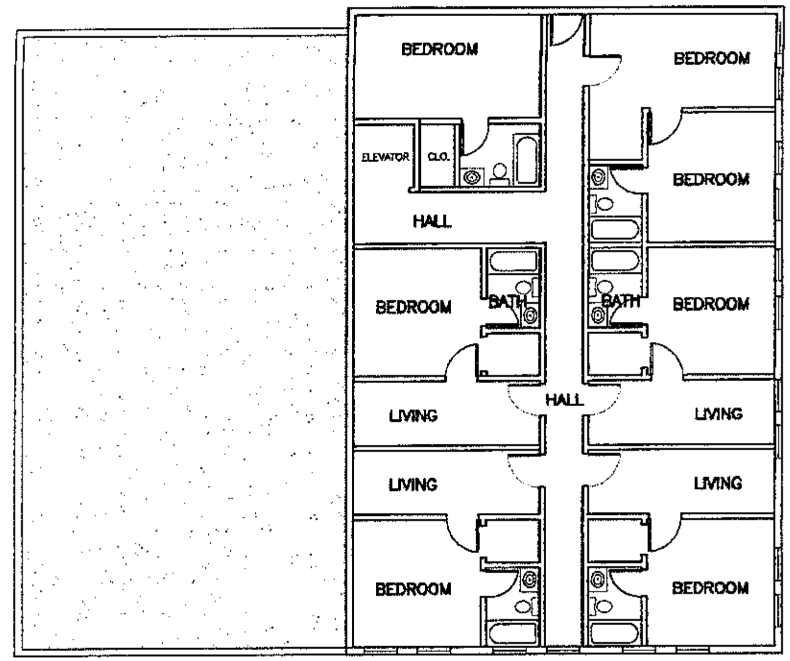
NO.	DATE	ITEM	BY
1	04-28-14	PLAN CHECK	
2	05-15-14	PLAN CHECK	

PROJECT NO:
DATE:
SCALE:
NAME:
CHECK BY:
SHEET NO: A-3



ROOF PLAN

SCALE : 1/4"=1'-0"



THIRD FLOOR PLAN

SCALE : 1/4"=1'-0"

JOB TITLE:
PROPOSED MIXED USED DEVELOPMENT

DRAWING TITLE:
PROPOSED FLOOR & ROOF PLAN

CLIENT:
COMMUNITY BUILDERS ASSOCIATION

JOB ADDRESS:
KILBY HOTEL
627 EAST WASHINGTON DRIVE
HIGHPOINT NORTH CAROLINA

PRECISION DESIGN

DESIGNER:
PRECISION DESIGN

ADDRESS:
4006 ZION LANE
CHINO CA 91710
TEL.: 909-753-9509

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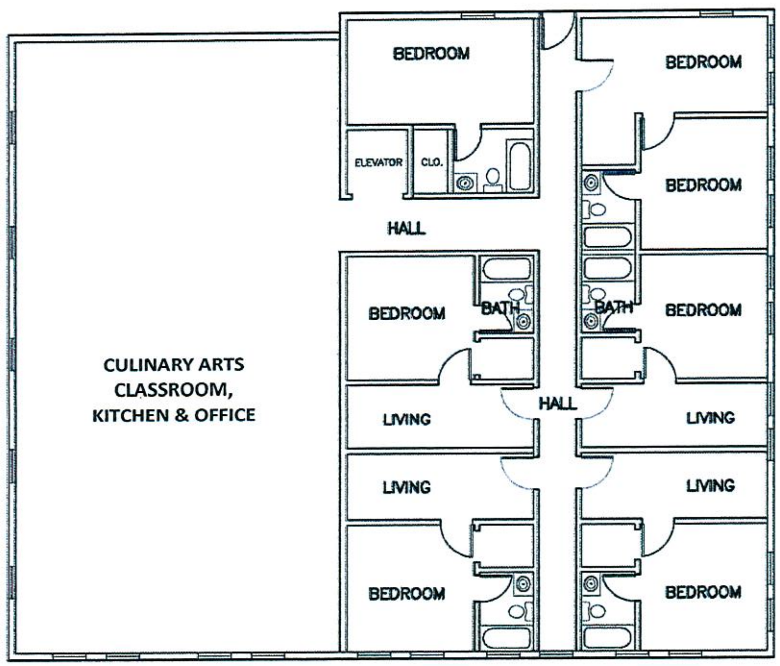
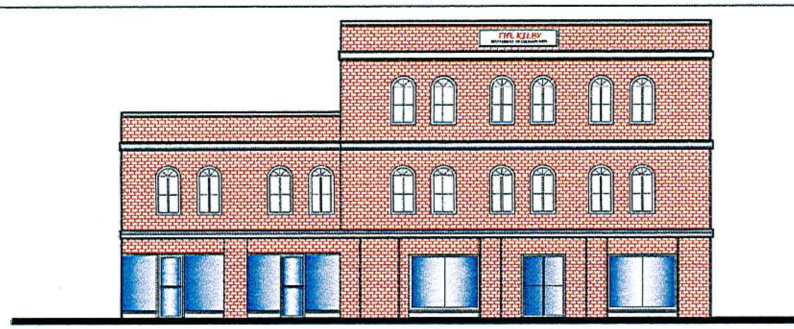
REVISION:

PROJECT NO:
DATE:
SCALE:
NAME:
CHECK BY:
SHEET NO:

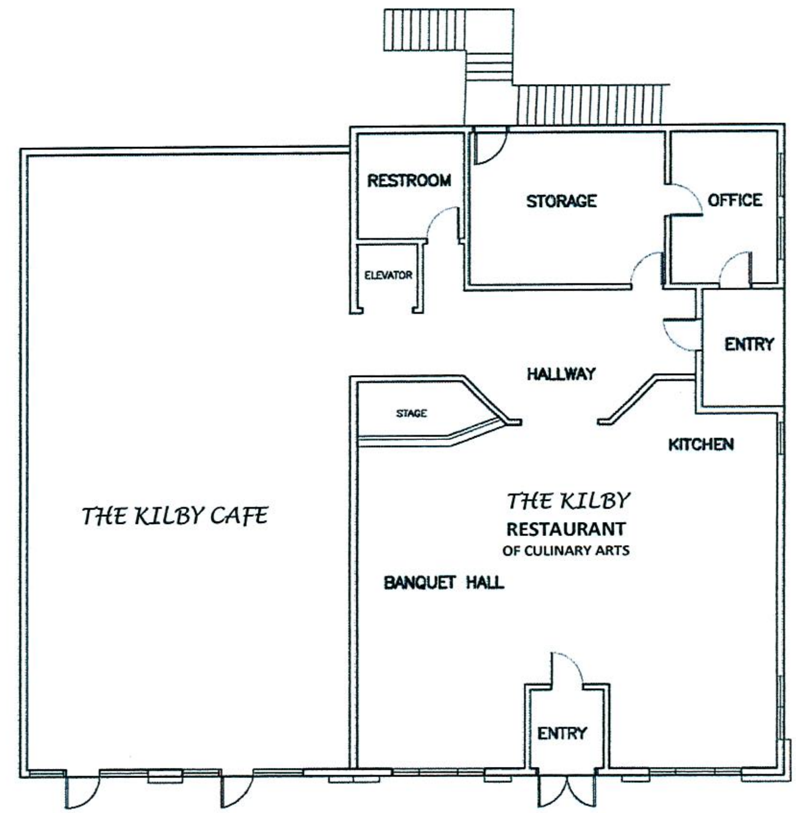
A-2



SECOND FLOOR PLAN
SCALE : 1/4"=1'-0"



FRONT EXTERIOR ELEVATION



FIRST FLOOR PLAN
SCALE : 1/4"=1'-0"

Proposed Project:

THE KILBY

RESTAURANT OF CULINARY ARTS

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DESIGNER: PRECISION DESIGN

ADDRESS: 4005 ZION LANE
CHINO CA 91710
TEL.: 909-753-9509

PRECISION DESIGN

CLIENT: COMMUNITY BUILDERS ASSOCIATION

JOB ADDRESS: KILBY HOTEL
627 EAST WASHINGTON DRIVE
HIGHPOINT NORTH CAROLINA

JOB TITLE: PROPOSED MIXED USED DEVELOPMENT

DRAWING TITLE: PROPOSED FLOOR PLANS

REVISION: NO.	DATE	ITEM	BY
1	04-28-14	PLAN CHECK	
2	09-15-14	PLAN CHECK	

PROJECT NO:
DATE:
SCALE:
NAME:
CHECK BY:
SHEET NO:
A-1