

City of High Point

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



Meeting Agenda

Monday, June 1, 2015

5:30 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[150183](#)

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.

[150184](#)

High Point Realtors Association - Update

Mr. Cam Cridlebaugh will be in attendance to update the City Council on the High Point Realtors Association.

PUBLIC COMMENT PERIOD

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Persons may speak at this time on any topic that is not listed as a public hearing item on the agenda.

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

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

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

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

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

REGULAR AGENDA ITEMS**FINANCE COMMITTEE - Mayor Pro Tem Davis, Chair**[150185](#)

Public Comments - City of High Point Proposed 2015-2016 Annual Budget

Monday, June 1, 2015 at 5:30 p.m. is the date and time established to receive public comments on the proposed 2015-2016 City of High Point Annual budget.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair[150186](#)

Resolution of Intent - Annexation Case ANX15-05 - Keystone Group, Inc.

Approval of a Resolution of Intent that establishes a public hearing date

of Monday, June 15, 2015 to consider a voluntary contiguous annexation of approximately 0.6 acres, and lying at the southwest corner of Barrow Road and Willard Dairy Road. The property is also known as Guilford County Tax Parcel Guilford 0169950 and 0222141 (portion).

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair

- [150190](#) Amendment to Traffic Schedule - Article P - Four Way Stop at Rotary/Farris
Consideration of a recommendation by the Prosperity and Livability Committee to install a four-way STOP condition at the intersection of Rotary Drive and Farriss Avenue.

GENERAL BUSINESS AGENDA

- [150187](#) Appointment - Tom Van Dessel - HPEDC
Mayor Bill Bencini is requesting City Council confirm the appointment of Tom Van Dessel to the High Point Economic Development Corporation (HPEDC) to replace Lee Boone who is not eligible for reappointment. Appointment to be effective July 1, 2015 and expire June 30, 2017.
- [150188](#) Change in City Council Meeting Schedule
Due to summer schedules, Council is requested to consider a change in the Regular Meeting schedule to cancel the August 3, 2015 meeting.
- [150189](#) Approval of the Minutes of Previous City Council Meetings
Community Housing & Neighborhood Development Committee; May 12 @ 10:00 a.m.
Finance Committee; May 14 @ 4:00 p.m.
Regular Council Meeting; May 18 @ 5:30 p.m.

ADJOURNMENT

EXTRA MILE

911 Center-Steve Lee, David Wilson, Theresa Varner, Kevin Knight, Amanda Honeycutt, Thomas Hackworth, Tammy Dyles

On September 11, 2014 a witness called saying she had just observed 2 black males wearing masks run into the Dollar Tree on Eastchester Drive. carrying a long rifle. She then stated that the suspects ran out of the store and she thought they had robbed the store and gave a description of the vehicle. Earlier that morning, the 911 Center had received a bulletin from Davidson County about the Dollar General Store in Thomasville being robbed in the same manner. Within minutes after the call, Officer Jeffrey Crouse saw the fleeing vehicle on Eastchester Drive and began chasing it. At one point, Officer Crouse was unable to communicate with the 911 Center because his radio was out of range.. He called the 911 Center on his cell phone, placed the phone on the passenger seat of his patrol car and yelled out his pursuit locations to the telecommunicator who in turn relayed the location information to the police dispatcher and other police units on the street. The pursuit, at speeds of up to 120 mph ended with the suspects wrecking in Forsyth County and running from the wrecked vehicle.

The telecommunicators and others did an excellent job working together as a team, as well as coordinating and relaying information to numerous other agencies. In total,

there were nine surrounding law enforcement agencies as well as numerous HPPD officers involved in the pursuit and subsequent apprehension of two armed robbery suspects.

EXTRA MILE

Todd Dupree- Theatre

Todd not only serves the theatre as the senior technical director, but offers his expertise to many community organizations. Todd offered his services to help the High Point Arts Council get their sound and lighting at Centennial Station fixed and working properly. He also serves as the head of the GTCC Entertainment and Technology Advisory Committee. As part of Todd's duties, he is also serving as the project manager for the multiple updates and renovations to the High Point Theatre. This alone saves the city from having to hire an on-site project coordinator. Todd is also willing to take on extra duties when one of the theatre team goes down, whether it be front of house duties or other technical work. He is the "go to" guy for many of our local organizations.

EXTRA MILE

Tim Brown- information Technology

Approximately 6-8 months ago, Tim Brown stopped to talk with one of our janitors, Tony in the hallway. After a moment or two of speaking, Tim realized that Tony was slurring his speech and became concerned. He convinced Tony to contact the city nurse and she instructed Tony to proceed to the hospital. Upon diagnosis, they determined he was having a stroke. I believe that Tim saved Tony's life by acting quickly on his observations and convincing Tony to seek medical attention.

EXTRA MILE

Gail Adams- Parks & Recreation

Over last fall and into the first of this year, Gail took on the responsibility of processing Brentwood's payroll and handling a lot of our office duties in the absence of our office personnel. Her patience, understanding and due diligence allowed us to function efficiently. During that time, the department adopted a new online payroll system(Sumtotal). Gail is the official timekeeper for the department and responsible for proper coding and correct payment for all HPPR employees. She endured several months of training all managers on the new system and handled issues as they arose. Her professional approach and attitude has allowed all involved with Sumtotal to gain confidence in the system and made us better personnel managers. I admire what she has taken on, accomplished and the manner in which she conducts herself. Gail is well respected within our department and throughout the city.

EXTRA MILE

Jerry Byers & Jodie Pemberton-Public Services

During the month of July 2014, Jodie Pemberton observed that one of his co-workers had not reported to work. Jodie realized that the absence was very uncharacteristic for that employee. He then contacted Jerry Byers, a supervisor in the Stormwater Division. Jerry asked Jodie to call the employee by phone to check on him. The employee answered the phone and appeared to be in great pain and was unable to contact anyone for help. Jerry Byers then got into his truck and drove a short distance to the employees home and took him to the emergency room.

The doctors later told the employee that due to his medical condition, if his co-workers had not checked on him and taken him immediately to the hospital, that he could have died. .

CITY OF HIGH POINT

AGENDA ITEM



Title: Amendment to Article P: Four-Way STOP at Rotary Drive and Farriss Avenue

From: Mark McDonald, Transportation Director

Meeting Date: Monday June 1, 2015

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Exhibit 1: Intersection Map; Exhibit 2: Summary of Traffic Conditions; Exhibit 3: Petition Submitted by Rotary Drive Residents

PURPOSE:

Consideration of a recommendation by the Prosperity and Livability Committee to install a four-way STOP condition at the intersection of Rotary Drive and Farriss Avenue.

BACKGROUND:

Residents along Rotary Drive have expressed concerns about speeding on this street, primarily between Lexington Avenue and Chestnut Drive. In response to these concerns, Transportation staff has collected traffic volume and travel speed data at various locations along the Rotary Drive corridor. This data revealed an average daily traffic (ADT) volume of approximately 3,700 vehicles, with travel speeds through the corridor averaging 34 miles per hour. The 85th percentile speed (the speed at which 85 percent of all traffic is traveling at or below) was 40 mph along the segment between Chestnut Drive and Ray Avenue. This result is consistent and appropriate for the posted speed limit of 35 mph. However, along the segment between Ray and Lexington, where the posted speed limit has been reduced to 25 mph, the 85th percentile speed is also approximately 40 mph. This suggests significant non-compliance with the posted speed limit. Enforcement efforts by the High Point Police Department have been frequent and effective, but generally only produce short-term results.

At the P&L Committee's direction, Transportation staff also screened several intersections along the corridor as possible locations for the implementation of a multi-way STOP condition. Although not intended for speed control, and not recognized by the *Manual on Uniform Traffic Control Devices* (MUTCD) as an effective measure for this purpose, the use of multi-way STOPs has become a relatively low-cost method of addressing the perception of traffic issues in residential areas. They can, however, produce some negative results, such as:

- Increased noise and emissions from vehicle braking, stopping, and acceleration;
- Poor compliance, especially on the approach where motorists would not expect a STOP condition;
- An increase in rear-end collisions;
- Motorist confusion regarding right-of-way (which could also lead to crashes); and
- Increased maintenance of signing and pavement markings.

After this screening, based on a variety of factors including intersection geometry, visibility, roadway grades, spacing from other intersections, and crash histories, it was determined by staff that the two most viable candidates for four-way STOPs along Rotary Drive exist at Farriss Avenue and Westwood Avenue. Since Farriss Avenue lies about half-way through the 25 mph zone, this location seems to be the best overall location for a multi-way STOP condition.

BUDGET IMPACT:

The total cost of materials and labor to implement this traffic pattern change is under \$2,000. New pavement markings would be included in the resurfacing project for Rotary Drive. New signs would be taken from existing inventory and installed by Transportation's Signs & Markings Division.

RECOMMENDATION / ACTION REQUESTED:

Discussion and further direction from Council.



EXHIBIT 1
W. FARRISS AVENUE & N. ROTARY DRIVE

April 23, 2015



Traffic Summary for Rotary Drive, from Chestnut to Lexington

Daily traffic volume averages about 3,700.

Speed limits of 35 mph from Chestnut to Ray, and 25 from Ray to Lexington (established in 1980).

Existing caution beacons at Ferndale; traffic signals at Chestnut and Lexington.

Speed study results from January 2015:

Radar Gun Speed Study:

- 401 Edgedale Drive, existing 25 mph speed limit, 34 mph 85th percentile speed from study

NC 200 Portable Traffic Analyzers:

- 1013 Rotary Drive (near Quaker Lane), existing 35 mph speed limit, 39.9 85th percentile speed from study
- North of Otteray Avenue, existing 25 mph speed limit, 39.5 85th percentile speed from study

Review of crashes from January 1, 2010 to December 31, 2014 along Rotary Drive:

Ray Avenue to Lexington Avenue, 16 crashes

- 4 Ran Stop Sign at Parkway Avenue
- 1 Failed to Yield at Ray
- 1 Deer
- 1 Crossed centerline
- 1 Object in road
- 1 Rear end driveway
- 1 Illegal pass
- 6 Ran off Road (blinded by crew lights, too fast turning, ran off road, took eyes off road, ice, too fast with learner's permit)

Chestnut Drive to Ray Avenue, 11 crashes

- 3 Rear ends
- 3 Failed to Yield at Westwood Avenue
- 2 Failed to Yield at Ferndale
- 1 Deer
- 2 Ran off Road (both alcohol/drugs)

April 23, 2015



Police officers investigating crashes mentioned speeding in only three (3) cases.

More than 40% involved failing to obey an existing stop condition on a side street. For example, there were three crashes at Parkway Avenue involving motorists running the STOP sign on the westbound approach. A new STOP sign and a STOP AHEAD sign will be installed for that approach.

Many crashes are not correctable by a traffic calming countermeasures (slid on ice, illegal pass, deer, etc.).

One crash associated with speeding occurred in the curve north of Ray Avenue. It appears that a chevron sign is missing in this curve; a new sign will be added in the northbound direction, north of Ray Avenue.

Most agencies set speed limits based on the 85th percentile speed, which is the speed at or below which 85 percent of free flowing vehicles are traveling. The 85th percentile speed south of Ray Avenue was just under 40 mph, which is 5 mph or less over the existing speed limit of 35 mph. Based on the speed studies, 35 mph is the appropriate speed limit for that part of Rotary Drive.

The 85th percentile speeds for the section from Ray to Lexington ranged from 34 to 40 mph, or 9 to 15 mph over the posted 25 mph speed limit.

Based on the speed studies and the crash analysis, the recommendation is for the High Point Police Department to provide additional speed enforcement within the 25 mph section of Rotary Drive.

An additional set of 25 mph speed limit signs will also be installed between Ray and Lexington. Orange bars will be added to all 25 mph signs to enhance conspicuity.

MARK MCDONALD

From: RANDY McCASLIN
Sent: Friday, May 29, 2015 3:09 PM
To: MARK MCDONALD
Subject: FW: North Rotary Drive Traffic Calming Petition

FYI

From: GREG DEMKO
Sent: Friday, May 29, 2015 3:08 PM
To: RANDY McCASLIN
Subject: FW: North Rotary Drive Traffic Calming.

From: Jason Oliver Nixon [<mailto:jasnixon@gmail.com>]
Sent: Wednesday, May 27, 2015 11:32 PM
To: BILL BENCINI JR; LATIMER ALEXANDER IV; CYNTHIA DAVIS; JEFFREY GOLDEN; CHRISTOPHER WILLIAMS; ALYCE HILL; JAY WAGNER; JIM DAVIS; JASON EWING; GREG DEMKO
Subject: Re: North Rotary Drive Traffic Calming.

Hello, all!
Making sure you received this.
Many thanks.

Jason Oliver Nixon
Madcap Cottage
www.madcapcottage.com
New York/North Carolina/The World
Instagram: madcapcottage

Global Lifestyle Editor, Delta Sky magazine

1121 North Rotary Drive
High Point, NC 27262
"It's better to be looked over than overlooked."--Mae West

On May 26, 2015, at 7:23 PM, Jason Nixon <jasnixon@gmail.com> wrote:

PETITION TO HIGH POINT CITY COUNCIL

Dear Mayor Bencini and Members of the High Point City Council:

**AS CONCERNED RESIDENTS WHO LIVE ON NORTH ROTARY DRIVE,
WE HAVE ASKED AND NOW PETITION THE CITY TO ADDRESS THE
DANGEROUS, RECKLESS, AND WORSENING TRAFFIC SPEEDING
SITUATION ON OUR STREET FOR THE FOLLOWING REASONS:**

It is time to Slow Down North Rotary Drive.

After several meetings with top city officials, including the Mayor, the Director of the City Transportation Department came back to us with the idea of a 4-way Stop sign at Farriss Avenue and North Rotary Drive.

A Stop sign might be a good start.

But we would ask for a holistic traffic-calming program for the entire street. A 4-way Stop sign seems to be but one part of a larger conversation. We ask for a real fix, not a Band-Aid.

As per the High Point Police Department, there were 10 major reported accidents on North Rotary Drive last year, up from 8 in 2013 and 2 in 2012. In fact, there was a major accident just last week on Hillcrest.

North Rotary is in the middle of a beautiful residential neighborhood; this is a RESIDENTIAL street and not a PASS-THROUGH for speeders.

The street is a DANGER TO PUBLIC SAFETY to our families, pedestrians, bikers, and automobiles.

We have children and pets; we want a safe street where we can feel at home. And this is our home. We live on this street.

We want to be able to walk and enjoy our neighborhood.

We want to feel at ease and at home and not have cars racing up and down our streets at all hours of the day and night.

We want property values to increase and homes to sell. The speeding on North Rotary Drive is often cited as a reason why potential homebuyers choose not to purchase property on our street.

**IN RESPECTFUL ACKNOWLEDGEMENT OF THE ABOVE, WE
SINCERELY REQUEST THAT YOU TAKE IMMEDIATE ACTION TO
PLEASE SLOW TRAFFIC DOWN ON OUR STREET, REMEDY THIS
PUBLIC SAFETY ISSUE, AND MAKE OUR NEIGHBORHOOD A MUCH
MORE PEACEFUL AND INVITING PLACE TO LIVE, WORK, AND PAY
OUR TAXES.**

Jason Oliver Nixon and John Loecke

Dan and Bridgette Riedel

Smedes and Doug Lindner

Aaron Clinard

Elizabeth Harris

Sallie Bardelas

Joann Owings

Jason Oliver Nixon

Madcap Cottage

www.madcapcottage.com

Global Lifestyle Editor, Delta Sky magazine

New York/North Carolina/The World

Tel. 917-513-9143

1121 North Rotary Drive

High Point, North Carolina 27262

Instagram: madcapcottage

If you call me on my cell, it had better be important or you know me. Or you are my mother.

"I used to be Snow White, but I drifted."--Mae West



Shop Our Store
on Istdibs.com

WORKING TOGETHER

Troy Anthony- Parks & Recreation

Troy is exemplary of what customer service and working together stands for within the city's mission. His attitude is outstanding in the work place and he can always be counted on to do what's asked without grievance. He is a strong and silent leader within our division. Strongest attribute is leading by example and encouraging others to do their best. Highly respected throughout our department and the city as a whole. He is truly a person of high quality and someone we all admire.

A handwritten signature in blue ink, appearing to read "Frank", is located below the main text block.

WORKING TOGETHER

Randy Johnson – Parks & Recreation

Randy is in charge of the athletic fields and preparation for all practice game play. He takes immense pride in customer service and strives within his power to have fields prepared and ready for any scheduled play. The crew has to take into consideration weather conditions and work flexible hours to keep game play on schedule. They do not leave until fields are ready for play out of courtesy to those groups who have rented or we have partnered with for programs. Attention to detail is stressed to his crew and they deliver a professional look to all HPPR athletic fields and associated areas. He is a tremendous asset to our department.

WORKING TOGETHER

Mark Walker- Parks & Recreation

Mark is a member of a small crew that is responsible for the maintenance of all parks as well as special events. The crew normally consists of five members. However, due to unavoidable circumstances, and for almost ten months, all responsibilities have been placed on three men which includes Mark. He has to be on-call every three weeks and has taken on more responsibilities with special events which required him to work most weekends, as well as extra duties for routine maintenance requests. He has made himself available to do whatever was needed to meet the needs of the department and has served the citizens and the city well.

WORKING TOGETHER

Larry Pendry- Parks & Recreation

Larry Pendry has a positive 'can-do' attitude towards his work. He is a GREAT team player that strives to provide the best possible service in all that he does. In his position, he works with each and every staff member in the parks division, as well as the other divisions in Parks & Recreation. He also works with the public a great deal. He is always professional, courteous and very thorough. Larry provides great service day in and out and has for many years. He is the "face of Brentwood" to the public and he represents Parks and the City well.

WORKING TOGETHER

Rick Ingram –Parks & Recreation

Rick is a member of a small crew that is responsible for the maintenance of all parks as well as special events. The crew normally consists of five members. However, due to unavoidable circumstances, and for almost ten months, all responsibilities have been placed on three men which includes Rick. He has to be on-call every three weeks and has taken on more responsibilities with special events which required him to work most weekends, as well as extra duties for routine maintenance requests. He has made himself available to do whatever was needed to meet the needs of the department and has served the citizens and the city well.

WORKING TOGETHER

Justin Hix – Parks & Recreation

Justin is a member of a small crew that is responsible for the maintenance of all parks as well as special events. The crew normally consists of five members. However, due to unavoidable circumstances, and for almost ten months, all responsibilities have been placed on three men which includes Justin. He has to be on-call every three weeks and has taken on more responsibilities with special events which required him to work most weekends, as well as extra duties for routine maintenance requests. He has made himself available to do whatever was needed to meet the needs of the department and has served the citizens and the city well.

WORKING TOGETHER

Frank Jacques and Mark Schroeder – IT/Planning & Development

Mark and Frank have been key staff members responsible for analyzing and setting up protocols for the automation of the Planning and Development Department's Accella computer program. The Accella Project (which is still being set-up) will help to provide for a more efficient means of serving Planning Department customers. The end result will be a process that is customer focused; aimed at providing the customer accurate, thorough and timely responses to their permit submittal.

WORKING TOGETHER

R. "Lynn Dodson"- Electric

Lynn Dodson has used ingenuity and foresight to save materials, time and money. By re-wiring countless lights throughout the city, he has added recycled plugs from old lights to facilitate the maintenance and repair of lights. He has developed a method of using 100 watt old ballasts (costing \$67) to replace expensive (\$300) ballasts of the decorative lights in the Heathcliff Development. Both innovations save tremendous amounts of money and time.

These methods of using existing, cheaper and recyclable materials are a result of Mr. Dodson's personal initiative, knowledge and commitment to doing a job above and beyond the stated requirements of his job.

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Contiguous Annexation
Annexation Case 15-05 (Keystone Group, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 1, 2015

Public Hearing: No

Advertising Date: Not applicable

Advertised By:

Attachments: A. Resolution of Intent for Annexation Case 15-05
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a voluntary contiguous annexation request.

BACKGROUND:

Resolution of Intent for Annexation Case 15-05 is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council set a public hearing date of Monday, June 15, 2015, to hear this request.

PUBLISH ONCE: Friday, June 5, 2015

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(Case # ANX 15-05)**

WHEREAS, the City Council has been petitioned to annex the property of Keystone Group, Inc. The proposed annexation site is approximately 0.6 acres, and lying at the southwest corner of Barrow Road and Willard Dairy Road. The property is also known as Guilford County Tax Parcel Guilford 0169950 and 0222141 (portion).

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

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, June 15, 2015, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

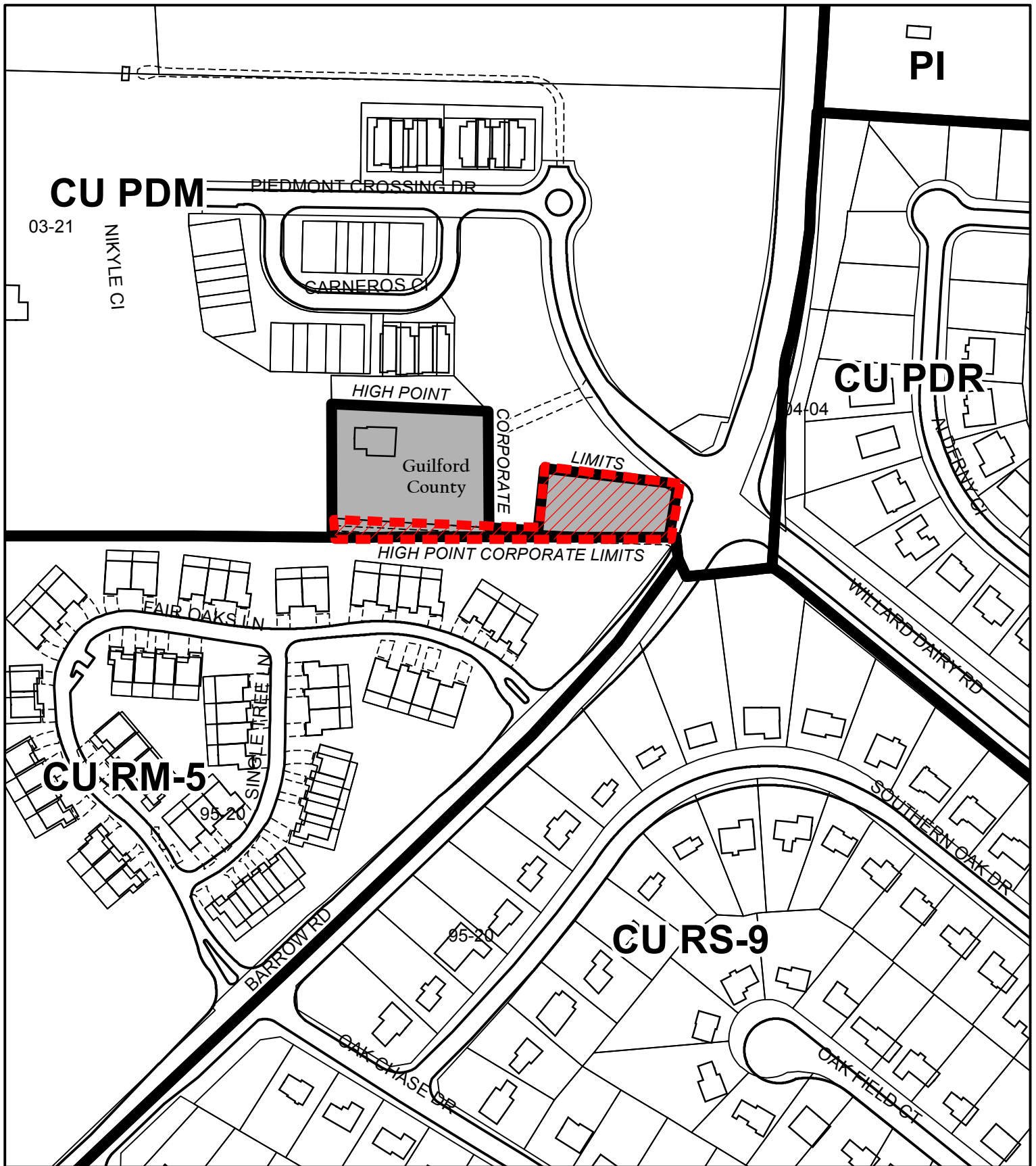
Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or the TDD# (336) 883-8517.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately or on any specified date within six (6) months from date of passage of ordinance.

Further information pertaining to this request is available for public inspection upon request at the Planning and Development Department in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, (336) 883-3328 or FAX (336) 883-3056.

By order of the City Council,
This the 1st day of June, 2015

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST ANX15-05

Applicant: Keystone Group, Inc.
Area: 0.6 acres (approximate)

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

**Planning & Development
Department**

City of High Point

Date: May 8, 2015



Scale: 1"=200'

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2015/pz/anx15-05.mxd

FINANCE COMMITTEE - Mayor Pro Tem Davis, Chair

150185 Public Comments - City of High Point Proposed 2015-2016 Annual Budget

Monday, June 1, 2015 at 5:30 p.m. is the date and time established to receive public comments on the proposed 2015-2016 City of High Point Annual budget.

Chairman J. Davis: Thank you, Mr. Mayor. We have no regular finance items on the agenda tonight. This is the date and the time that was established to receive public comments on the proposed 2015-2016 City of High Point's annual budget. So I'll open the public hearing at this time. Is there anyone here that wishes to speak about the budget?

If you will, state your name and address for the public record please.

My name is Barbara Collins. I live at 107 Crestwood Circle in High Point. I've lived at that address for thirty years. I have actually three questions. Two of them are definitions if you will. Several departments have line items that say miscellaneous, miscellaneous expenditures. What are miscellaneous expenditures? My other question is define for me, and maybe the other citizens, what are unanticipated grants. In my humble opinion, that is almost like saying I am anticipating I'm going to get a big raise so I'm going to buy a huge yacht and guess what? I don't get the raise and what happens to the yacht? So if something is unanticipated, why is it budgeted as revenue? My third point....several departments have not met their objectives. What is being done to assist these departments in achieving their stated criteria? And I will just give one example. Page 117, Solid Waste. Objective: to provide 500 recycling program presentations. Actual FY2014 equaled 73. Actual through December, 2014 equaled 31. Projected FY2015 equals 72. Obviously nowhere close to the stated objective of 500. So, my question is what goals are departments implementing in order to meet these objectives as stated in the budget? Thank you.

Chairman J. Davis: Thank you. Is there anyone else here to speak about the budget? Seeing none, I'll close the public hearing and open it up to the Council if there's any discussion.

Mayor Bencini: I believe this was simply for us to take comments on. Is that correct?

Chairman J. Davis: Well, that is all for Finance.

[end]

ABOVE AND BEYOND

B. Keith Pugh-Engineering Services

Last July, Scott Cherry, a civil engineer with the city and Keith Pugh set out to hike Moore's Wall Loop at Hanging Rock State park. Halfway up the mountain, Scott experienced discomfort and told Keith he needed to rest.. Scott subsequently collapsed and became unconscious. He began to administer CPR and continued to do so for 25 minutes. It was a long time before any other hikers crossed their path, so Keith did all he could to revive Scott. Keith was eventually able to get a cell phone signal and call the visitors station in a plea for medical assistance. Eventually responders arrived and took over. Keith then took the task of alerting Scott's wife and others. As you know, Scott was called home that day. Keith was asked to sing at Scott's service. Keith also decided that while family members were there for the service, he would organize the very hike that he and Scott set out to do that day. Some donning hats that read "Unfinished Business", Keith, Tara, Tara's son (Scott's nephew) and upwards of 10 fellow co-workers completed the hike in honor of Scott. At the location where he had fallen, they placed stone markers with messages to Scott. Keith went on to establish an Annual Walk in Scott's memory that will benefit Wounded Warriors of America, an organization close to Scott's heart, as he had served in the US Navy aboard the USS Downes.

I believe Keith is an asset to the City, to his fellow employees and to the citizens of High Point and exemplifies what you seek in nominees to the HONORS program..

ABOVE AND BEYOND

Alvin "Luke" Privett Public Services

An employee was operating a tub grinder which chips wood into mulch at the City's Ingleside Compost Facility. Piles of debris from the winter's storm created hills more than 30 feet high. As the grinder picked up the piles of brush, a hydraulic line on the machine burst, spraying fluid that caught fire and flames engulfed the machine. The operator was trapped by the flames. A worker who was nearby and driving a loader quickly turned his loader toward the operator. As the operator climbed over the 10 foot high rail of the grinder to get away from the flames, the other worker extended the loader bucket and the operator jumped in. With the tub grinder operator protected from the flames, the rubber-tired loader quickly backed away from the fire. The fire destroyed the tub grinder and also a nearby pickup truck before the firefighters brought the fire under control about 3 hours later.

Luke Privett is credited with saving the life of his co-worker.

ABOVE AND BEYOND

Joyce Cox- Transit Supervisor

Since Joyce has taken the position of Transit Supervisor, she has implemented various types of things for the drivers for safety measures. She has written a test for drivers to renew their minds about how we must be proactive while out driving the city vehicle. She has conducted wheel chair training for old and new employees to ensure the safety of all persons in a wheel chair. During the snow days, she gets up at 3:00 am when most women wouldn't get up and go out to check the streets to make sure it is safe to put our buses out there. She did this on her days off to make sure the driver's safety was protected as well as the city vehicle. This past Christmas, Joyce implemented a Christmas party for staff outside of work. .She wanted to bring the staff together for food, fun and fellowship. We played games, won gifts, she even had a photographer there so that each family could take family portraits.

She goes the extra mile to help. She treats everyone fairly and has changed the morale here in transit.

COMMUNITY HOUSING AND NEIGHBORHOOD DEVELOPMENT COMMITTEE

Chaired by Council Member Golden

May 12, 2015 – 10:00 a.m.

3rd Floor Lobby Conference Room (Fish Bowl)

MINUTES

Present:

Committee Chair Jeff Golden and Committee Member Chris Williams

Absent:

Committee Members Latimer Alexander and Jason Ewing

Also Present:

Council Member C. Davis

Staff Present:

Randy McCaslin, Deputy City Manager; Brent Cole, Assistant City Attorney; Mike McNair, Director of Community Development; Michelle McNair, Community Resource Manager; Toni Jackson, Housing Specialist; Richard Fuqua, Affordable Housing Manager;; Major Larry Casterline, Police Department; Wendy Fuscoe, Core City Administrator; Scott Dingus, Engineering Services; Terry Kuneff, Engineering Services; Tom Vincent, Deputy City Clerk; Lisa Vierling, City Clerk

Others Present:

Jennifer Younger, Citizen

AGENDA ITEMS

1) Update on Southside Housing Project

Mike McNair, Director of Community Development, said he wanted to provide an update on housing projects in Southside and that the department is in the process of changing developers because the current developer would like to focus on some projects in Greensboro. Richard Fuqua, Affordable Housing Manager, said in the near future two new houses would be constructed on George Place. He said they hoped to start the projects in August and they are located at the intersection of George Place and Tryon Street, 809 and 811 George Place. Mr. Fuqua said seven homes in the Master Plan for Southside have been constructed. He said these properties will be offered for sale and for lease-purchase. Mr. Fuqua said the Department had identified the developer and come up with contract language that will be submitted to Council at one of the June meetings. He showed a plan of the area showing houses that had been constructed and the locations of the two proposed houses. Mr. Fuqua also showed floor plans of the houses.

Toni Jackson, Housing Specialist, said the Lease/Purchase program is designed to make potential homebuyers mortgage-ready. She noted they focused on those areas that prevent potential buyers from purchasing the property and designed a very structured program. Ms. Jackson explained the City had a grant to purchase foreclosed properties, rehab the properties and put them on the market. She said potential homebuyers completed the Home Buyer Education Program and that housing counseling was available along with a success coach. The program used a property management firm and income guidelines to make sure the house would be affordable for the buyers. She said the key to the success is the Individual Development Account (IDA) Program. That is a financial literacy program coupled with a money management, budgeting, and savings component. Ms. Jackson showed statistics highlighting the successes of the Lease/Purchase program. Committee Chair Jeff Golden asked if the Extended IDA Participants were people who were not able to purchase after 12 months had their leases extended. Mike McNair said the participants were pre-screened and the program attempts to forecast the people to be mortgage-ready. If at the end of the year the participant is not mortgage-ready, the Department will evaluate why. If the participant failed on something and did not follow through on the program, they will not renew the lease. He explained if it is a situation where it is something out of the participant's control and if the City feels like they can recover they will renew the lease for a short amount of time. Mr. McNair emphasized the City does not want to be in a perpetual rent situation. There was some discussion about how this program differed from Federal lease/purchase programs.

2) Update on Southside Area Footbridge Project

Scott Dingus, Engineering Services, said Mike McNair, the Director of Community Development, asked Engineering to look at this bridge project four or five years ago. Mr. Dingus showed a map with the proposed bridge location and its relation to the flood plain and proposed greenway paths. He showed a schematic of the bridge and explained it had to be 75 feet long to accommodate the flood plain elevation. Mr. Dingus shared photographs of similar bridges and explained how they were manufactured and put in place. Committee Chair Golden asked how long the wood in the bridges lasts and would it need to be replaced. Mr. Dingus said it is possible it would have to be replaced; it should last 20 – 40 years. He added that in 1992 they had placed a bridge at Farriss and have not had to replace that wood. Mr. McNair pointed out the paths are not an either/or situation and both could be accommodated. He added the funding for this came from Neighborhood Stabilization Funds that were generated from the sale of the foreclosed houses Toni Jackson spoke of. Mr. McNair said the objective of program was to invest in the houses in the 27265 zip code and use the resources to make investments in the Core City. Mr. Dingus said they are doing the bid documents now and the bridge takes 12 weeks to fabricate once it is ordered.

3) Update on Safe Schools Sidewalk Project

Terry Kuneff, Engineering Services, said he was asked to give an update to this project since Engineering is designing the project. He said the idea for this and the grant money came from the NCDOT. Mr. Kuneff said the Southwest Renewal Foundation teamed up with the City of High Point Transportation Department to tap into these funds and presented two schools, Oak Hill Elementary and Fairview Elementary, and tried to get \$200,000. NCDOT suggested added

three more schools: Johnston Street Global Studies, Shady Brook Elementary and Triangle Lake Montessori. Mr. Kuneff displayed a map showing the locations of the schools and individual maps for each school showing existing sidewalks and proposed sidewalks.

Committee Member Williams asked about Triangle Lake Montessori and where the sidewalk is extended over to Hickory Chapel. He said if you go farther down you start running into ditches and asked if there was any possibility of work being done there. Deputy City Manager Randy McCaslin said the City was aware of that situation and that is the City's top road project that was not funded as part of the 2004 bonds so that is expected to be on the next bond referendum the City does. He added that staff is looking now to see if there is enough money left over from the previous package to do part of that street. Mr. Kuneff noted they had a design done for Triangle Lake Road out to Baker Road.

Mr. Kuneff said the final plans are being submitted to NCDOT and Henry Moon, the Right-of-Way Agent, is working to secure right-of-ways and easements. He added that an Environmental Consultant has prepared and submitted the environmental documents required for this project. Mr. Kuneff said the next steps are to get final approval from NCDOT, likely June or July, then advertise for bids and then construction can begin in October 2015 and maybe go until June 2016. He said \$500,000 comes from the Federal government and Council has approved \$100,000 from the City.

4) Update on Urban Agriculture Community Gardens

Mike McNair, Director of Community Development, said he would give an update on the West End garden situation. He said in January staff met with the West End Ministries group and they have since submitted a refined plan. Mr. McNair said the West End Ministries had a wide range of support for the project and had the commitment and resources to do this project. Mr. McNair said staff has completed the review and recommend the project goes forward. He added that the land is involved in a bankruptcy proceeding. Deputy City Manager Randy McCaslin explained the City gave the property to a group that was going to build some houses and the group went bankrupt. He said hopefully the City would have the property back by mid-June. Committee Member Williams asked if the City would have to repurchase the land. Mr. McCaslin said the City would have to pay the back taxes and half of that would come back to the City. Council Member Cynthia Davis asked if the City were to give land away and the City went through this same situation, would we put a clause in that if development is not complete within a certain time. Mr. McCaslin said the City probably would not give the land away but instead work out a lease where the City retains ownership. Mr. McNair said once it gets through bankruptcy court the property will be leased to West End Ministries. Mr. McNair said they have a multi-year plan and will be offered annual leases. Council Member Cynthia Davis asked about the annual leases. She said it takes time to prep land for agriculture and instead of one year she would rather see a two year lease. Mr. McNair said their schedule is very segmented and sequential and West End Ministries realizes it is going to take more than a year.

5) Discussion on Dog Tethering

Deputy City Manager Randy McCaslin said this is an issue the Committee briefly talked about previously and the Legal Department provided a copy of Guilford County's tethering ordinance. Committee Chair Golden said there would just be discussion today. Major Larry Casterline, of the Police Department, said the Police Department's concerns were if they jumped into a tethering ordinance it would disproportionately impact some of the poorest communities in the City. He added currently the City was ranked low in food accessibility and it would be tough if extra burdens were added to those people. Major Casterline said 75 – 80% of the poorest folks in the community are renters and they are typically the people that have animals tethered. Those renters have limited abilities to purchase fences and make alterations to properties they do not own. He said the City added an Animal Control Officer to the budget last year and the Department has hired and is now training that individual. The total cost for an Animal Control Officer (ACO) is \$85,000. Major Casterline said they originally asked for two ACOs because of the anticipated workload even without a tethering ordinance. He noted that animal cruelty calls involve a lot of investigation and follow up.

Major Casterline said most animal cruelty calls end up being a difference of opinion between how two people believe a dog should be treated and does not necessarily meet the cruelty to animal ordinance. He added that the Police have not cited anyone this year for cruelty to animals as a result of tethering. Major Casterline said they follow what the City ordinance says when they answer cruelty complaints. They check if the dog has water and food or looks emaciated. He said they talk to the owner, talk to the neighbors and take pictures and see if the complaint is substantiated. Committee Member Williams said the calls and complaints he receives from citizens are more along the public safety line. Council Member Cynthia Davis said the money for the new AOC was allocated last budget and wanted to know how long it took to train the new officer. Major Casterline said the job has to be posted, people have to be interviewed, then the people have to be polygraphed, and the person they hire has to be trained to carry and handle a weapon. He added that it takes a substantial amount of time just like it does to train a Police Officer and the new AOC will be ready in two or three weeks.

Mr. McCaslin asked if the new AOC would allow the hours to be expanded. Major Casterline said the new officer would not cover weekend hours. He said the data showed the schedule the Police Department came up with, 7:00 a.m. to 8:00 p.m., would be adequate. Council Member Cynthia Davis said the last Council specifically talked about the need for an officer on the weekends. Committee Chair Golden said he remembered the concern being on the weekends. Major Casterline said if a call comes in on the weekend that involves public safety a police officer would respond. Mr. Golden said 4% of the police calls had to do with animals and not all of those calls involved tethering. Major Casterline said Animal Control is run by a supervisor at Field Operations South. He noted that supervisor currently has 10 people under his command and the optimum is 6 to 8; and as people are added a supervisor eventually has to be added. Major Casterline said when they originally asked for four additional officers that was not taking into consideration the possible increase in calls if a tethering ordinance was put in place.

Council Member Cynthia Davis said she understood this was up for discussion and the discussion for the weekend person was something the previous Council certainly talked about. She said the phone calls keep coming in about dogs cornering people on their property and the City should come up with something to make people responsible for their dogs and if they are tethered they should be tethered properly. Ms. Davis said there definitely needs to be something for people to follow and make it safer for people who live in the neighborhoods. Deputy City Manager City Randy McCaslin said this would entail changes to the ordinance and asked Major Casterline if he had any suggestions in that regard. Major Casterline said the current ordinance defines cruelty to animals as depriving them of sustenance. He said the City may want to consider "tethering without shelter and water." Major Casterline said typically that is the biggest problem when a dog is tethered. Committee Chair Golden asked if something could be added saying the animals had to be tethered in the back of the house at the center line of the property. Brent Cole, Assistant City Attorney, said the scope was unlimited as to how restrictive or not restrictive the Council wanted to make it. Major Casterline said whatever Council comes up with, the Police Department will enforce it. He added if the Council comes up with length requirements someone will have to measure it. Mr. Cole suggested rather than a specific length for the tether, the ordinance could say that it could not reach to the next property line. Committee Chair Golden said the Committee could compile suggestions and hand it to legal to look at. Mr. McCaslin said if at the next Committee meeting people can bring suggestions and the Legal Department will take them and work with the Police Department.

6) Other Matters

Committee Chair Golden said at the next meeting he wanted suggestions on tethering.

Council Member Cynthia Davis asked if the City could find out what Greensboro is doing in regards to inventorying and inspecting rental properties. She said she had a call yesterday from an individual who had mold growing in their rental unit and she was under the impression that rental properties are being inspected before people move in. Deputy City Manager Randy McCaslin said staff would follow up and find out exactly what Greensboro is doing. He said his understanding was that Greensboro was starting down that road and the General Assembly took the enforcement out of that program. Council Member Cynthia Davis suggested Representative Faircloth could look into at the next General Assembly Session because people are confronting some horrible situations.

Mike McNair, Director of Community Development, said they expect to have the contract ready for the Southside developer and wanted to know if he should bring it to the Council or to the Committee first. Committee Chair Golden said to bring the contract to the Committee on June 9th and then hopefully it could be on the Council Agenda for June 15th.

There being no further business to discuss, the meeting adjourned at 11:10 a.m. upon motion duly made and seconded.

Respectfully Submitted,

Jeffrey Golden, Chairman

Attest:

Thomas Vincent, Deputy City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
MAY 18, 2015 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

MINUTES

ROLL CALL and MOMENT OF SILENCE

Mayor Bencini called the meeting to order and asked for a moment of silence, which was followed by the Pledge of Allegiance.

Upon call of the roll, the following Council Members were present:

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

RECOGNITIONS AND AWARDS

150160

Recognition - HPCAV

On May 1st the HPCAV was presented the FBI Director's Award for Community Outreach. Jim Summey, Chief Marty Sumner, Gretta Bush and other members of HPCAV will be in attendance for City Council recognition.

Major Kenneth Shultz, of the High Point Police Department, and Gretta Bush, of High Point Community Against Violence, were present to recognize High Point Community Against Violence for receiving the FBI Director's Award for Community Outreach. Major Shultz expressed the Police Department's appreciation for the support they have received from High Point Community Against Violence. Gretta Bush said they were proud to represent the City of High Point and to accept this award. Mayor Bencini thanked High Point Community Against Violence for all they have done for the City.

150161

High Point Fire Department - Class 1 ISO Rating

Fire Chief Tommy Reid and other members of the HPFD and city staff will be in attendance to receive a Resolution recognizing them for obtaining the Class I ISO Rating.

Mayor Bencini read the resolution into the record recognizing the High Point Fire Department for obtaining the Class I ISO Rating. Fire Chief Tommy Reid recognized Terry Houk and the Water Department and Steve Lingerfelt and the Communications Department as being an integral part of the receipt of this rating. Chief Reid thanked the City Council and the City Manager for their support.

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Davis, Chair

150162 Resolution - Installment Financing Contract - Fleet Equipment Replacement

Council is requested to adopt a Resolution authorizing the City Manager and Financial Services Director to accept the proposal for the installation financing contract with Bank of America Public Capital Corp., for the issuance of an installment financing contract for the identified 2014-2015 fleet equipment replacement needs.

Adopted resolution authorizing the City Manager and Financial Services Director to accept the proposal for the installation financing contract with Bank of America Public Capital Corporation for the issuance of an installment financing contract for the identified 2014-2015 fleet equipment replacement needs, which is hereby attached in Legistar as a permanent part of these proceedings.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Resolution be adopted. The motion PASSED by a 9 - 0 unanimous vote.

**Resolution No. 1453/15-24
Introduced 5/18/2015; Adopted 5/18/2015
Resolution Book XIX, page 24**

150163 Contract - Asphalt for City Wide Usage

Council is requested to award contract to APAC Thompson Arthur, Inc., in the amount of \$548,300.00 for asphalt for use by all city crews for performing maintenance functions.

Approved contract to APAC Thompson Arthur, Inc., in the amount of \$548,300.00 for asphalt for use by all city crews for performing maintenance functions.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150164 Contract - Concrete for City Wide Usage

Council is requested to award contract to Childers Concrete Co., in the amount of \$92,868.78 for concrete for city-wide requirements.

Approved contract to Childers Concrete Co., in the amount of \$92,868.78 for concrete for city-wide requirements.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150165

Contract - Sidewalk/Curbing Removal & Replacement

Council is requested to award contract to Little Mountain Builders, Inc., in the amount of \$130,617.00 for sidewalk/curbing removal and replacement.

Approved contract to Little Mountain Builders, Inc., in the amount of \$130,617.00 for sidewalk/curbing removal and replacement.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150166

Contract - Gilbert Engineering - Filter Enclosure at Ward WWTP

Council is requested to award contract to Gilbert Engineering Company in the amount of \$462,000.00 for the purchase of Greenleaf Filter enclosure at the Ward Water Treatment Plant.

Approved contract to Gilbert Engineering Company in the amount of \$462,000.00 for the purchase of Greenleaf Filter enclosure at the Ward Water Treatment Plant.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150167

Contract - Polydyne, Inc. - Sludge Thickening Polymer

Council is requested to award contract to Polydyne, Inc. in the amount of \$300,000.00 for the purchase of Polymer for use in the centrifuge dewatering process for Eastside and Westside Wastewater Treatment Plant.

Approved contract to Polydyne, Inc. in the amount of \$300,000.00 for the purchase of Polymer for use in the centrifuge dewatering process for Eastside and Westside Wastewater Treatment Plant.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150168

Sole Source Contract - Clearwater, Inc. - Flow Meters for Sewer Collection System

Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of Teledyne Isco flow meters for use by the Public Services Department from Clearwater, Inc. in the amount of \$32,200.20.

Approved an exception to the bid laws under the "sole source qualification" for the purchase of Teledyne Isco flow meters for use by the Public Services Department from Clearwater, Inc. in the amount of \$32,200.20.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150169

Contract Renewal - McLaurin Transportation & Parking

Council is requested to approve a renewal of the contract with McLaurin Transportation & Parking in the amount of \$2,560,022.00 for the bi-annual Furniture Market transportation management and transportation services for the period of July 1, 2016-2017.

Council Member Cynthia Davis wanted to make Council aware of on page 2 of the contract it said the agreement had been entered into on February 9, 2015 but was coming before Council today. She the City Attorney should look at including some verbiage along the lines of "upon approval of City Council" in the future and wanted that to be on the record. Acting City Attorney Fred Baggett said that language would be acceptable. Mayor Pro Tem Jim Davis said if there was no objections, that verbiage would be added to future contracts. There were no objections.

Approved renewal of the contract with McLaurin Transportation & Parking in the amount of \$2,560,022.00 for the bi-annual Furniture Market transportation management and transportation services for the period of July 1, 2016-2017.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member C. Davis, that this Contract be approved. The motion PASSED by a 9 - 0 unanimous vote.

150170

Transit Operating and Capital Grant Application - Public Hearing

Monday, May 18, 2015 is the date and time established to receive public comments on the filing of the FY2016 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

The public hearing for this matter was held on Monday, May 18, 2015 at 5:30 p.m.

Angela Wynes, Transit Manager, said that since the original publication notice the North Carolina Department of Transportation (NCDOT) informed the City they will be handling the funding the Davidson County so they are no longer a part of the application and now it is just funding for the High Point Transit System. Ms. Wynes said the funds would cover fleet parts replacement, computers, purchasing Para-transit vehicles and planning assistance from the Federal Transportation Administration offered through NCDOT. She noted each of these projects is essential in helping the City's transportation system function, grow and move into the future.

There being no one to speak in favor of or in opposition to this grant, Mayor Pro Tem Jim Davis closed the public hearing.

Council Member Cynthia Davis said he had an extended an inquiry to Angela Wynes in regards to the \$550,000 that was the residual and how that money could be spent in-house. Council Member Cynthia Davis said she wanted to know if that was part of this matter. Ms. Wynes said it is part of but separate. She explained they are in a situation because NCDOT is now handling the 5307 funds for Davidson County and Guilford County the City of High Point now has a little less say in how that money is distributed. NCDOT has determined to give \$90,000 to Davidson County and \$35,000 to Guilford County. Ms. Wynes said the remaining funds would go to PART if there are funds left over depending on whether Council decides they want to take any of the actions for service changes or

expansions. She added that the \$125,000 comes out of this grant. Council Member Alexander noted there was a service provider change having to do with para-transit. Ms Wynes said Guilford County is using their own vehicles for non-Medicaid trips and all of the Medicaid transportation is contracted out. She said it seems to be working fairly for the users.

Adopted the resolution authorizing the filing of the FY2016 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member Alexander, that this Resolution be adopted. The motion PASSED by a 9 - 0 unanimous vote.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair

150171 National Register Nomination for the Pickett Cotton Mills Complex

Council is requested to review, take public comment, and make a recommendation to the NC National Register Advisory Committee as to whether the nomination of the Pickett Cotton Mills Complex, located at 1200 Redding Drive, meets the required criteria for listing in the National Register of Historic Places.

The public hearing for this matter was held on Monday, May 18, 2015 at 5:30 p.m.

Dave Fencl, Senior Planner with the Planning and Development Department, provided an overview of the staff report, which is hereby attached in Legistar as permanent part of these proceedings.

Mr. Fencl noted the building was built in 1911 and exhibits much of the evolution of mill construction in High Point. Except for the loss of the original windows the Pickett Cotton Mills Complex maintains a high degree of integrity in location, setting, design, materials and workmanship. Mr. Fencl said this application would be presented to and reviewed by the North Carolina National Register Advisory Committee on June 11, 2015. The Council is being asked to comment on whether the building meets the requirements for listing in the National Register, to take any public comment and to make recommendation. Council Member Cynthia Davis asked if this was the first time an application had been made for this particular site. Mr. Fencl said he believed it was the first time.

Council Member Wagner asked if anyone wanted to comment on this nomination. There were no comments.

Completed review of the National Register of Historic Places for the Pickett Cotton Mills Complex and recommended that the application be forwarded with support of the City Council.

A motion was made by Council Member Wagner, seconded by Council Member Alexander, that this Nomination be approved. The motion PASSED by a 9 - 0 unanimous vote.

150172 Resolution - Metal Works of High Point - Street Abandonment Case 15-04

A request by Metal Works of High Point to abandon the portion of the Markley Street right-of-way abutting 918, 920 & 928 W. Kivett Drive. In addition, the City of High Point Technical Review Committee is requesting the remaining portion of the Markley Street right-of-way, lying between 1301 W. English Road and 117 Briggs Place, also be abandoned.

The public hearing for this matter was held on Monday, May 18, 2015 at 5:30 p.m.

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

Mr. Shannon explained this request submitted by Metal Works. He said Metal Works is proposing to expand their existing facility and this right-of-way bisects their property and would limit any ability to expand their building or parking. Mr. Shannon said the Technical Review Committee is requesting that an additional portion that does not abut Metal Works property also be abandoned. He explained the vacant private residence has access from Bridge Place and Club Inc. has two existing driveway access points from English Drive. Thus abandonment of this right-of-way would not deprive any property owner of access to their property. Mr. Shannon said Club Inc. did not object to the southern portion of this street abandonment but they did request the northern 200 feet remain open as right-of-way so they could continue to have access to that area. Staff had noted abandonment would not preclude them to continue to use that area. The sanitary sewer, storm and electrical easements will be retained. The Planning and Development Department is recommending this abandonment. This item was reviewed by the Planning and Zoning Commission at their April meeting and they recommended approval by a vote of 6 - 0.

Mayor Pro Tem Jim Davis asked what were the objections of Club Inc. Mr. Shannon said they had expressed concerns that if that northern portion was abandoned it may preclude the ability to still access the property from that portion of the right-of-way. Council Member Alexander noted closing off the right-of-way would help with the problem of people drinking and littering in that area. A discussion followed concerning whether or not Club Inc. would have access to their property from that portion of the right-of-way.

John Bailey, 1301 W. English Rd., said he was a representative of Club Inc. and requested Council did not completely abandon the right-of-way so they would continue to have access.

Jonathan Hall, Metal Works 918 West Kivett, said the crime and the trash is a problem and the company is hoping to expand and enclose that area and make it look nicer. He explained as part of the expansion they will add a truck bay and would need the street abandoned for the trucks to have access.

Approved the abandonment of the portion of the Markley Street right-of-way abutting 918, 920 & 928 W. Kivett Drive.

This resolution was amended to abandon only the southern 2/3 of this right-of-way.

A motion was made by Mayor Pro Tem Davis, seconded by Council Member Davis, that this Resolution be adopted. The motion PASSED by a 9 - 0 unanimous vote.

**Resolution No. 1455/15-26
Introduced 5/18/2015; Adopted 5/18/2015
Resolution Book, XIX, page 26**

150173

Ordinance - Larry Wright - Zoning Case 15-06

A request by Larry Wright to rezone an approximate 0.49-acre parcel from the Limited Office (LO) District to the General Office Moderate-Intensity (GO-M) District. The site is lying along the west side of Westchester Drive, approximately 670 feet south of Coventry Road.

The public hearing for this matter was held on Monday, May 18, 2015 at 5:30 p.m.

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

Mr. Shannon said Larry Wright has submitted the application requesting rezoning of a .4 acre from Limited Office (LO) District to General Office Moderate Intensity (GO-M) District. Mr. Shannon said the applicant proposes to purchase an existing building, renovate it and put a funeral home and crematorium within the building. He noted it is consistent with the Land Use Plan and staff recommends approval of this request. The Planning and Zoning Commission reviewed this application at their April meeting and recommended approval by a vote of 6 - 0.

Mayor Bencini asked if staff was concerned about the area to the north where LO is moving in the direction of GO-M. Mr. Shannon said if those property owners desired rezoning their location on a thoroughfare and the landscaping standards would help for compatibility to the rear.

Judy Stadler, 1012 Wellington Street, said Larry Wright was an established business owner who wanted to buy a vacant building and establish a business that is needed in High Point. Ms. Stadler described the amenities included with the business. She said, although not required, information was sent to property owners within 300 feet of the site and had a neighborhood meeting. Ms. Stadler noted there are other crematories that operate next to residential areas with no comment, the only emission is heat and will conform with local, state and federal environmental regulations. She asked Council to approve this rezoning that is recommended by the adopted Land Use Plan, the staff and the Planning and Zoning Commission.

Larry Wright, 1309 Kensington Drive, said he had been a Funeral Director in High Point for 38 years and was general manager of the large firms here in town. He said he came up with this concept of affordable funerals and looks forward to that and hopes the Council can vote favorably for this rezoning.

Approved the rezoning of an approximate 0.49-acre parcel from the Limited Office (LO) District to the General Office Moderate-Intensity (GO-M) District.

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

**Ordinance No. 7151/15-34
Introduced 5/18/2015; Adopted 5/18/2015
Ordinance Book, XIX, page 34**

150174 Ordinance - Sylvia Kennedy - Annexation Case 15-04 (Executrix for the estate of Helen Ruth Byerly)

A request by Sylvia Kennedy to consider a voluntary non-contiguous annexation of approximate 12.3-acres approximately 950 feet north of W. Lexington Avenue along the east side of Richard Byerly Road and west of Fernley Court.

A motion was made by Council Member Wagner, seconded by Council Member Williams, that this Ordinance be continued to the July 20 Council Meeting. The motion PASSED by a 9 - 0 unanimous vote.

150175 Allegro Investment Properties, LLC - Land Use Plan Amendment Case 15-01

A request by Allegro Investment Properties, LLC to change the Land Use Map classification for approximately 27 acres from Future Growth Area to Low Density Residential. The site is lying north of W. Lexington Avenue and east of Richard Byerly Road.

A motion was made by Council Member Wagner, seconded by Council Member Williams, that this Ordinance be continued to the July 20 Council Meeting. The motion PASSED by a 9 - 0 unanimous vote.

150176 Ordinance - Allegro Investment Properties, LLC - Zoning Case 15-07

A request by Allegro Investment Properties, LLC to rezone approximately 12.3 acres from the Low Density Residential (RS) and Rural Agricultural-3 (RA-3) Districts, both within Davidson County's zoning jurisdiction, to the Residential Single Family-15 (RS-15) District. The site is lying approximately 950 feet north of W. Lexington Avenue, along the east side of Richard Byerly Road and west of Fernley Court. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

A motion was made by Council Member Wagner, seconded by Council Member Williams, that this Ordinance be continued to the July 20 Council Meeting. The motion PASSED by a 9 - 0 unanimous vote.

150177 Appeal of a Technical Review Committee Decision

A request by Allegro Investment Properties, LLC appealing the decision of the Technical Review Committee to uphold subdivision access requirements. This appeal is pertaining to 12.3-acres lying approximately 950 feet north of W. Lexington Avenue along the east side of Richard Byerly Road and west of Fernley Court.

A motion was made by Council Member Wagner, seconded by Council Member Williams, that this Appeal be continued to the July 20 Council Meeting. The motion PASSED by a 9 - 0 unanimous vote.

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair

150178 Municipal Service Districts - Establish Public Hearing Date

Council is requested to establish the date of Thursday, June 18, 2015 at 9:00 a.m. in the City Council Chambers to receive public comments on the designation of four (4) Municipal Service Districts. (1. Downtown, 2. Uptowne 3. Washington Street & 4. South Main Street).

----- Transcript -----

Council Member Ewing: *We have one single item which is for Municipal Service Districts (MSD), establishing a Public Hearing date. I assume everyone had time to look at the four reports that are attached to your agenda. I am going to go ahead and make a motion first and then we can discuss. In two sets, the first motion I would like to move that we direct staff to prepare information for four Municipal Service Districts to include: Downtown, Uptowne, Washington Street and South Main and for each MSD would include a report containing a map of the proposed district showing its proposed boundaries and a statement showing that the proposed district meets the standards set out in NCGS 160A-537 and a plan for providing in the district one or more of the services listed in NCGS 160A-536. And that the Core City Administrator provide required notices in accordance with NCGS 160A-537.*

Council Member Wagner: *Second.*

Mayor Bencini: *A motion and a second. Any further discussion?*

Council Member Cynthia Davis: *Because I am not part of the Prosperity and Livability Committee, through reading the packets I just wanted to ask that Council let me make comments on what I have read and the limited knowledge that I do have to ensure that it may or may not impact that hearing date.*

These areas have already been identified through various plans and do not need to be additionally identified, other than the attempt to use tax payer dollars above and beyond the already available incentives available through our EDC. The city may choose to add to these incentives, on a case by case basis or otherwise, dependent upon job creation and livable wage jobs being created.

The documents mention incentives, but these incentives or grants are not included within the document. The incentives that have been discussed are tax abatement in reverse disguised as a grant to avoid the obvious tax abatement intentions. I am aware that this method has been used by a few cities within North Carolina and there has not been a court case against this method, but just because you go around the mountain to disguise you are still allocating dollars for what is the obviously responsibility of maintenance and up keep by the property owner, by the name of Grant instead of the obvious intent of Tax Abatement.

The proposed incentives discussed through the P&L Committee not included in the packet covers a 5 year period at 100% for year 1, 80% year 2, 60% year 3, 40% year 4 and 20% year 5, which gives back property taxes paid by the owner for such improvements. If you must or we must consider this avenue then consider 50% year 1, 40% year 2, 30% year 3, 20% year 4 and 10% year 5, which allows the city to retain a higher portion of the tax revenues dollars collected on these improved upon properties.

The Facade Grants should be open to the entire city, not just portions of the city, not limited to any one district, if implemented. It should, also, specify an exact amount the city is willing to allow for the purpose within the budget. I do not think that the applicants should be allowed to come back to take advantage of additional funds for 3 years on any additional property, thus allowing opportunities by other interested applicants.

The ability to tax the districts at \$1.50 per \$100 valuation if agreed upon by the majority of those within the district concerns me as well, as some of the owners of these properties may reside outside of the city limits, even out of the country, subjecting them to the decisions of a majority vote, without any real input. How will this vote be taken, at the polls or in council chambers or by petition? Those within the districts not agreeing to the additional tax cannot be excused if they do not want to participate leaving them the option to relocate outside the district, which means selling their property....simply said forcing them out. Let's not forget the Mom & Pop businesses who may want to develop in these districts, as well as limiting the new small businesses and entrepreneur that may desire one of these districts would not be able to compete or successfully grow their business.

Thank you for listening to my thoughts and concerns on this matter.

Council Member Ewing: *If I might address the first part in regards to the Downtown Reinvestment Policy. That is not part of this, that will come at a later time. This has been a result of, the P&L Committee reviewed the Downtown Reinvestment Incentives Policy. It was a dollar amount the previous Council had already allocated, I think it was around \$200,000 for this specific use. In approving or moving the policy forward to Council with the full support of the Committee, we found as it went through our Legal Department that we needed to identify these Municipal Service Districts in order to implement the policy appropriately. And that is what brings us today with these four MSDs. We are sort of in a time constraint because they have to be vetted through a process which we are starting and adopted prior to the start of the fiscal year to enable us to utilize anything in the future. I would say if we move through the process, they get adopted, we will probably see the incentives policy come back up later on this year once we have these in place. But right now that is a separate document that is not attached to the MSDs. These are strictly identifying areas that we can utilize specific incentives for urban redevelopment.*

Mayor Bencini: *This is just geographical demarcation is all it is.*

Council Member Wagner: *There is also a point too, that typically an MSD is associated with an MSD Tax. There is no tax on this. We are just demarking the lines. There is no plan to actually have an additional tax within the Municipal Service District.*

Council Member Cynthia Davis: *Then I would respectfully ask that it be removed from the document itself because that verbiage is within the document that was presented to Council and it should be removed.*

Mayor Pro Tem Jim Davis: We are establishing a Public Hearing and each one of these documents that has been produced talk about no tax, no tax. That leads the public to believe that Council will never institute a tax and I believe that we should have the flexibility, if we issue bonds and things, that we can service that debt by collecting the tax. I think we should have that flexibility. I do not think we are going to get a fair Public Hearing if we don't at least include that verbiage in this so that the public knows there is a possibility. And if you read it, we are tying the next Council and the future Councils to whatever the decision is this Council makes to service those contracts. With our budgets and the way they change and what the State does to us from year to year I think that Council should have the flexibility, if we are going to establish these districts, that they should service the debt by collecting taxes like we do for the Market. So I am not opposed to the four districts but I would like to see the verbiage changed that gives the Council the flexibility.

Council Member Cynthia Davis: I would like to see a more complete package with the incentives laid out within each of the districts so we know what we are talking about. I get the conceptual aspect of it, but because it refers to incentives but then it does not describe what those incentives are, I think it is very cumbersome of us to move forward without actually know what we are talking about in regards to, the mention of them is clearly there, and the date itself gives me pause in regards to the timing of that. Being at 9:00 A.M. on a weekday and some of the citizenry not being able to attend because the work. I would support the hearing date if it were later in the day. I would not hold it up but I would wait for that public comment portion possibly, but I am concerned about some of the aspects that I feel are missing.

Council Member Alexander: The lines of demarcation for these can be changed. And any of the policy or verbiage can be changed. I believe our urgency only is that it has to coincide with the fiscal year. This document is far from complete. If we were in the General Assembly it would be a placeholder bill and that is really all that this is. There will be lots of changes and modifications but we are up against a time constraint and if we are going to put this into effect in the next budget it has to occur, and there has to be thirty days before its approval. That is the only reason it is even on our agenda tonight is because of that budget time. We have discussed it in the Committee and it really is just: get it approved and then modify it. This is not a one-time look at this. Let's get it approved and then let's work on the structure.

Mayor Pro Tem Davis: If we approve it the way it is written tonight and we don't include any verbiage that satisfies me to collect the tax then we cannot do that until next fiscal year so we have tied our hands behind our back this year. Is that what you are saying?

Council Member Cynthia Davis: Will these revisions be made between now and June 18th?

Council Member Alexander: They will be made sometime July, August, September whenever we get around to it.

Mayor Pro Tem Davis: The way I read it the tax has to be established with the calendar year.

Council Member Alexander: There is no tax.

Council Member Ewing: *The 18th of June of not their only opportunity to speak on this. This is an open Public Hearing starting when this motion is adopted until June 18th at 9:00 A.M. The documents are going to be made available online and either at the Clerk's desk or the Core City Administrator. They will be available for review and for public comment that entire time.*

Council Member Wagner: *There are over a thousand notices that are going to be mailed tomorrow to all the property owners plus all the tenants. They are ready to go if Council approves this.*

Council Member Alexander: *The difference is not on what the taxable value of the property is today. It is on the improvement that occurs. So if you have a \$100,000 piece of property that is on the tax books today and you make an investment of another \$100,000 your credit or incentive there is not on what existed, it is only on what you added to it. So you are not reducing the tax that is coming into the City, not by a penny. You are encouraging investment and offsetting the tax on only the improved amount.*

Council Member Cynthia Davis: *Don't you feel that owners of property should maintain their property instead of being incentivized to maintain that which they own? Because it is like owning your own house. For instance, my house is a single-story house, but I lived within this district and I built up a two-story or took the top off one of these buildings and expanded it that is something that I as an owner decided to.*

But I wanted to address on page 23 of the printout on #7 it says "may they exempt certain property and the bid from the district property tax. For example, a residential property, should there be one within these districts. No. Only the General Assembly may exempt or otherwise classify properties subject to property tax." And then it says, "Are there any limits on the bid property tax rate? The bid rate combined with the property tax levied citywide may not exceed \$1.50 per valuation unless approved by a majority of the qualified voters residing in the district." Again my question comes back to that line, how do we determine that? How are the majority determined?

Council Member Ewing: *Fred, can you answer that? What is deemed a qualified voter within the MSD?*

Fred Baggett, Acting City Attorney: *I don't have access to what you are reading from Ms. Davis, but the \$1.50 limitation has been in existence for decades and it is the absolute ceiling for all property taxes. The Municipal Service District laws are saying that whatever you add in the way of a MSD tax, if anything, also cannot exceed \$1.50. The exception to the \$1.50 is if a higher rate is approved by all of the voters in the jurisdiction. I don't understand the district vote. I don't think a Municipal Service District vote can approve a higher rate than \$1.50 for part of the City.*

Council Member Cynthia Davis: *I didn't write it, I'm just reading off of what is provided.*

Fred Baggett, Acting City Attorney: *I don't think that particular angle should drive what you all are thinking about.*

Council Member Alexander: *The issue here is not maintaining property; it is encouraging capital expenditures that dramatically change the property value of a property. So it is not about paint and mowing the grass and fixing the flowers, it is used to stimulate investment, grow the tax base. That is what our job is here, is to encourage growth in the tax base and that is what this does. It encourages growth in the tax base and it is not a penny out of our pocket.*

Council Member Ewing: *And that piece, again, that is not even part of what we are looking at tonight. That is a separate component. That will come down the road.*

Council Member Cynthia Davis: *That is the lacking component that ties it together that should be included because when we mention incentives it should list, for each district, what those incentives are so we can have a clearer picture.*

Council Member Ewing: *And when we review that document we can attach that document to these. But right now incentives, there is nothing that is specified, so we cannot incent it if there is on identified way to do it.*

Council Member Cynthia Davis: *I understand that is not specified. It is implied that there are incentives and without knowing what applies to those districts, because those districts have already been identified. Identified in many, many documents throughout. So I don't see the need to reinvent the wheel without that other piece being inclusive.*

Mayor Pro Tem Jim Davis: *I go back to my objection. Because if you look through that it is highlighted in red, every one of them, saying the City is not assessing a special tax. I think it was done that way on purpose. I think it is misleading the public because we have the option to assess a special tax. Most cities that adopt this do a special tax in those districts. And it gives us the opportunity to issue bonds, with voter approval, and spend big money. That is revenue we are leaving off the table. I have no objection to the four districts, I think they have merit. But I think that since we are binding future Councils to the obligations and decisions we make tonight, because that is what this does, because it says future Councils have to honor the contracts. We should give them the ability to assess a special tax if needed.*

Council Member Ewing: *I think by contracts, maybe Randy you can clarify this, by contracts I believe that means if we move down the road with an incentives policy and we are under contract with a specific property owner that is receiving the incentives, we and future Councils have to abide by that contract through its duration. So if Council decides to change the terms of this agreement, that is grandfathered in because it was a signed contract prior to the changes.*

Mayor Pro Tem Jim Davis: *Earlier today I thought about the ball park that has been in the media. If that ball park was to be built in one of these MSDs and we decided to issue millions of dollars' worth of bonds and the voters approved that, we have to service that debt. Here is an opportunity that we could assess a special tax for that area. That would work. That makes sense to me and I think we are leaving revenue on the table if we do not include the verbiage.*

Mayor Bencini: *I don't think it precludes that. All that we're saying is we are drawing the lines, it is not saying that we never will in the future.*

Mayor Pro Tem Jim Davis: It will preclude us for at least a year, a budget year. Because if we adopt this it takes us through the budget year.

Mayor Bencini: A budget year, it will take us a long time to figure out what we want to do in these districts.

Mayor Pro Tem Jim Davis: I just do not see what the objection is to include a little verbiage in there.

Council Member Ewing: We have \$200,000 the previous Council set aside for this specific type of initiative. There have been programs that have not been successful in the past so if that \$200,000 is completely exhausted by the time we come around to talking about what changes we want to make prior to next budget year then that is a good thing. If we are looking at having to do some sort of bond issuance and assess some of these business improvement districts; but I think at this point we have the dollars set aside for these programs that it would be advisable to put them in motion and we can evaluate it next year.

Mayor Pro Tem Jim Davis: Jason, since you are Chair of the P&L Committee why was the time to put in the verbiage about assessing that the City is not assessing the special tax, what was the reason behind that?

Council Member Ewing: I think that a lot of people associate MSDs and Business Improvement Districts with taxes and I think that was put in there just to emphasize that we are not developing these MSDs for that specific purpose. The MSDs are being built and identified ultimately to create a Downtown Reinvestment Incentives Policy.

Council Member Wagner: If we want to do the policy we have to have the districts.

Mayor Pro Tem Jim Davis: I agree. I think the Districts are a good idea. I just think we need to include some verbiage to protect us in the future if we need to assess a special tax we can.

Mayor Bencini: I don't think the verbiage precludes after it has been established for one year.

Council Member Cynthia Davis: So we could wait a year and bring it back and make sure we work all the kinks out.

Council Member Alexander: Call the question.

Council Member Cynthia Davis: I would like to reiterate what I said earlier that the 9:00 A.M hour is not a convenient time for most of the citizenry that may want to attend.

----- End Transcript -----

A motion was made by Council Member Ewing, seconded by Council Member Wagner, directing staff to prepare information for four Municipal Service Districts.

The motion carried by following by the following 5 - 4 vote:

Aye (5): Mayor Bencini, Council Member Alexander, Council Member Ewing, Council Member Hill, and Council Member Wagner.

No (4): Mayor Pro Tem J. Davis, Council Member C. Davis, Council Member Golden, and Council Member Williams.

A motion was made by Council Member Ewing, seconded by Council Member Wagner, to establish the date and time of Thursday, June 18, 2015 at 9:00 A.M. for the public hearing to receive comments on this matter.

The motion carried by the following 8 - 1 vote:

Aye (8): Mayor Bencini, Mayor Pro Tem J. Davis, Council Member Alexander, Council Member Ewing, Council Member Golden, Council Member Hill, Council Member Wagner, and Council Member Williams.

No (1): Council Member C. Davis.

GENERAL BUSINESS AGENDA

150179 Appointment - Parks & Recreation Commission - Gloria Halstead

Council Member Alexander is requesting that Gloria Halstead be appointed to the Parks & Recreation Commission as his At-Large appointment. Ms. Halstead will be replacing Joe Ellenburg who is not eligible for reappointment. Appointment will be effective immediately and will expire July 1, 2017.

Approved the appointment of Gloria Halstead to the Parks and Recreation Commission.

A motion was made by Council Member Alexander, seconded by Council Member Davis, to approve this appointment to the Parks and Recreation Commission. The motion PASSED by a 9 - 0 unanimous vote.

150182 Appointment - Human Relations Commission - Georgia Nixon

Council Member C. Davis is requesting that Georgia Nixon be appointed to the Human Relations Commission. Ms. Nixon will be filling the Attorney vacancy. Appointment will be effective immediately and will expire May 1, 2018.

Since this matter did not originally appear on tonight's Agenda, motion was made by Council Member Cynthia Davis, seconded by Council Member Williams to suspend the rules to place it on the Agenda for consideration. The motion to suspend the rules carried by a 9 – 0 unanimous vote.

Approved the appointment of Georgia Nixon to the Human Relations Commission.

A motion was made by Council Member Davis, seconded by Council Member Alexander, to approve this appointment to the Human Relations Commission. The motion PASSED by a 9 - 0 unanimous vote.

150180

Presentation of the Proposed 2015-2016 City of High Point Annual Budget

The City Manager will present the proposed 2015-2016 City of High Point Annual Budget to City Council.

City Manager Greg Demko said copies of the Fiscal Year 2016 proposed budget were available for pickup following the meeting. Mr. Demko explained there was a series of meetings scheduled to discuss and refine the budget during the weeks of May 26th and June 1st. He said the budget was a result of strategic meetings over the last several months and addresses many of the goals and concerns expressed during his time as City Manager. Mr. Demko said the budget specifically addresses livability, transparency, accountability and infrastructure improvements. The 2016 budget is \$364,048,404 and the total adjusted budget increase is 1.6%. Mr. Demko explained two large one time items were causing a greater increase: accounting change for the Insurance Reserve Fund Creation and the replacement of 15 transit buses changes the total amount of the budget increase to 6.5%.

Mr. Demko said the budget returns to proactive code enforcement with the addition of 4 full-time code enforcement officers. He added actions were underway to clean the exterior of the Municipal Building and the Library exterior will be cleaned over the July 4th weekend and other city facilities will be cleaned. Mr. Demko said the budget targets and increase to the maintenance of our street and right-of-way landscaping and street sweeping. He added there is an additional \$500,000 for enhanced and new redevelopment efforts for land banking, demolition or other redevelopment and cleanup programs.

Mr. Demko said improved transparency and accountability includes a change to the Public Information Office to expand the program to communications and public engagement with focus to increase the frequency and quality of communications.

Mr. Demko noted the budget also includes a 1% cost of living increase and an average 2% merit increase. He said other key items include: purchase of 3 replacement fire trucks, \$250,000 for changes to City Hall to improve customer service for planning and permitting services, \$300,000 for countywide economic development efforts and an upgrade of the City's 800mhz radio system. Other key budget items are adding wi-fi to certain recreation centers, \$1.4 million for street repair and resurfacing, and \$7 million to replace fleet of 15 transit buses (80% funded by the Federal government). Mr. Demko said this budget recognizes \$800,000 in revenue loss due to the State's elimination of privilege licenses.

Mr. Demko said the increased services would be paid for by the elimination of 12 vacant positions, continuing to offer the early retirement incentive, decreasing the property tax rate and increasing solid waste fees and water, sewer and storm water rates. The next steps are budget work sessions on May 27th and 28th, the Public Hearing on June 1, more work sessions if needed, and budget adoption is scheduled for June 15.

150181

Approval of the Minutes of Previous City Council Meetings

Joint meeting of City Council & P & Z Commission (Update High Point); April 28th @ 3:00 p.m.

Managers Briefing (Short Range Transit); April 30th @ 3:00 p.m.

Finance Committee; April 30th 4:30 p.m.

Manager's Briefing (Public Services); May 4th @ 3:30 p.m.

Regular City Council Meeting; May 4th 5:30 p.m.

Prosperity and Livability Committee; May 6th @ 9:00 p.m.

Approved the minutes of Previous City Council Meetings.

A motion was made by Council Member Davis, seconded by Council Member Ewing, that the minutes from the preceding meetings be approved. The motion PASSED by a 9 - 0 unanimous vote.

ADJOURNMENT

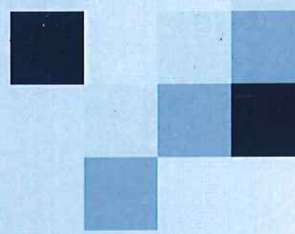
There being no further business to come before Council, the meeting adjourned at 7:02 p.m. upon motion duly made and seconded.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Thomas Vincent
Deputy City Clerk



2015 Report on High Point Region Real Estate Market & Association's Social Responsibility

***By: Cam Cridlebaugh, 2015 President
High Point Regional Association of REALTORS®***



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

2015 Report to City Council

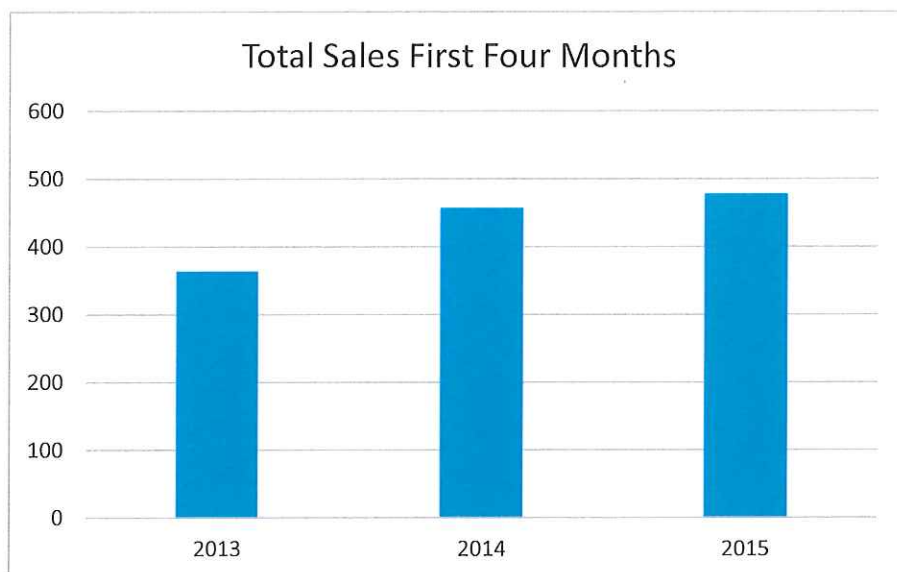
On High Point Region

Real Estate Market + Social Responsibility Programs

My name is Cam Cridlebaugh and I am the President of the High Point Regional Association of REALTORS® for 2015. We have about 500 members engaged in residential and commercial brokerage, property management, appraising for others, home inspecting, and other allied specialty groups. We are in our 92nd year and there are 5 towns in our market: Archdale, High Point, Jamestown, Thomasville, and Trinity.

If there ever was a time to be optimistic and enthusiastic about our region's real estate market it is now. After a 4-5 year slowdown.....actually a recession, the market we experienced in 2013 was the best in 6 years. Then sales the next year were better and **the first 4 months in 2015 outpaced those of last year by 22%.**

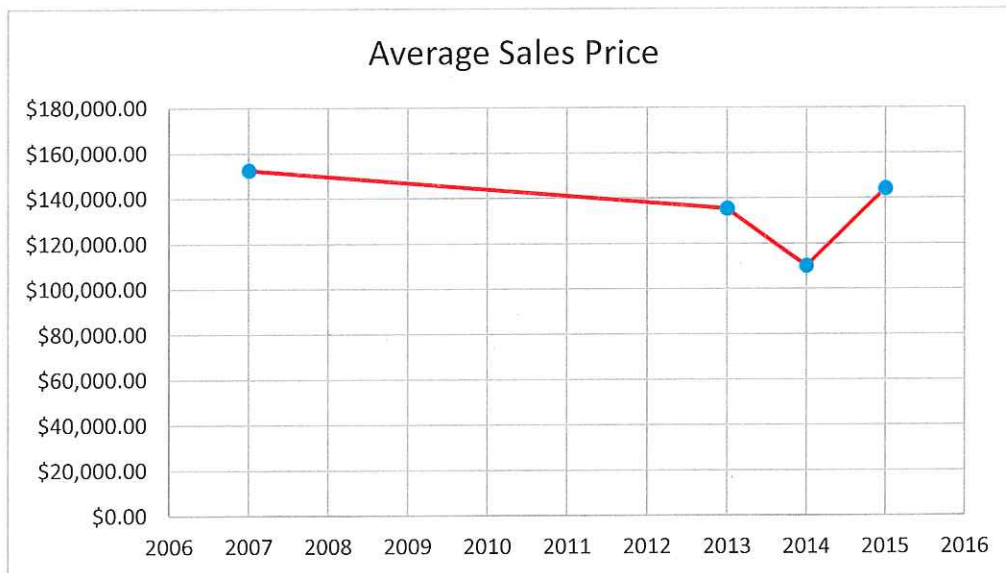
A graphic illustration of sales in the first 4 months of each year shows just how significant the improvement has been:



We see steady increases of 26% between '13+'14, 5% between '14 + '15, and a whopping 31% between '13 + '15.

So we've proved that real estate market activity is greatly improving. Now let's look at escalating house values. Everyone knows where we've been and what happened to house values once the housing bubble burst.

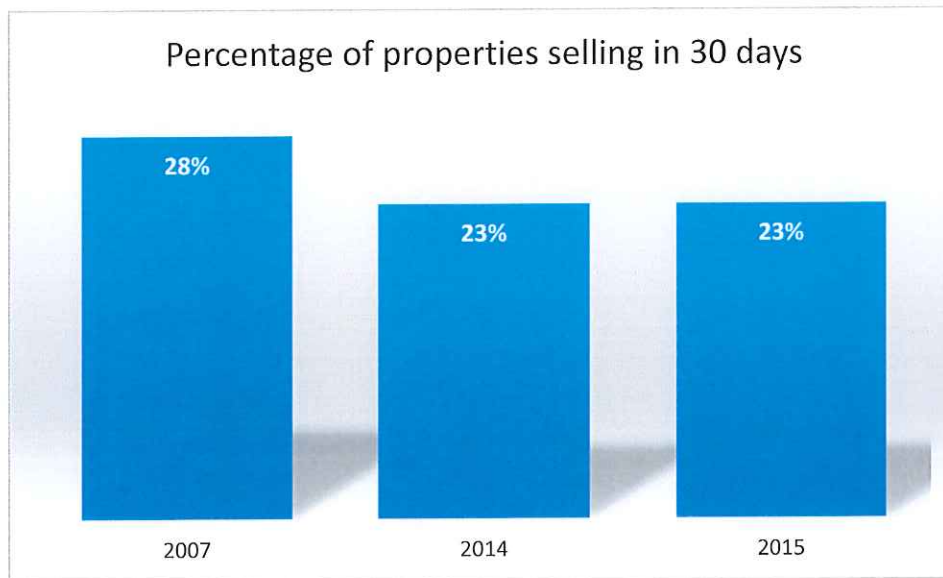
A 15-20% decrease in house values between 2007 (start of downturn) and 2013 (start of uptick) has been steadily whittled down to 5% today. In comparing dollar values we find:



Prices might not see the rapid, almost artificial escalation of the early to mid-2000s, but sooner or later we'll return to market conditions where we see a 5-10% yearly appreciation for any housing investment. Unless the bottom falls out there will be a period of stability and appreciation.

A national trend which has not yet found its way to the High Point region is young people choosing to live downtown close to jobs, transportation, and night life. This probably will take a while to take hold in our area. As these people age it is predicted that the next stage of population growth will center on what is called exurbs.....regions on the outer fringes of the suburbs, Of course that is probably 15-20 years in the future.

Now let's turn attention to another market indicator.....days on market. In 2007 28% of the market was sold within 30 days. For comparison purposes we're going to look at a 3 month period in 2014 versus the same period in '15:



The majority of 2014 and early 2015 saw a concern with inventory of properties for sale. Some reports put it as low as 3-6 months. However, that concern has eased because as the housing market continues to strengthen new home sales have likewise eased the inventory concern. Actually new-home sales increased so much in the first quarter that builders were prompted to step up the pace of construction.

There is still strong pent up demand for new household formations. Because of our recession many extended families had to live together. And even though the recession is “officially over” its effects linger and there is still a significant amount of ‘group living’. With the economy continuing its healing process many once in a group living arrangement are seeking independence and living on their own is a step in the right direction.

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

- Housing must be available immediately when a company is relocating to the High Point area.
- A healthy real estate market should be able to give those wanting to form their household a choice between purchasing and renting.
- High Point’ average occupancy rate is between 94%-97%.

- Also, rentals for corporate executives now has its own term “executive rentals”. High dollar properties that don’t sell as quickly as the owner expects are prime candidates for an executive rentals database. Within our REALTOR® Family that is being discussed and promoted.

Housing’s Economic Impact

A formula developed by the National Association of REALTORS® says that based on the number sales since our 2014 Report to you:

- We have created more than 500 new jobs.....
- Over time the region will realize 25 -40 Million in capital infusion.

A caveat is that the lingering effects of the recession has resulted in a delay over seeing these.

Predictions for a Healthy Real Estate Market

- Sales will remain strong for at least 3-5 years because of pent up demand for household formation due to young adults trying to become independent now after having to live with parents as a result of the recession.
- For this reason the rental market will remain strong because some folks prefer the relative flexibility of the rental life style. They need life style choices.
- There will be a 4-6 % increase in values this year, with additional appreciation based on then current economic conditions.
- Value stabilization.
- Continuation of relatively inexpensive mortgage money, although rates will continue to increase.
- Decrease in foreclosures as economy heals and stabilizes.
- Continued availability of mortgage money if borrower can prove he/she is credit worthy
- Movement towards this becoming a seller’s market because:
 - Increasing mortgage rates
 - Slowly increasing inventory
 - Increasing prices
 - Pent up demand for household formation
- New-Home construction is predicted to continue up-ward trend.

Social + Civic Responsibility

The REALTOR® Association takes very seriously our corporate civic and social responsibility. We make a concerted effort to be a good corporate citizen. Our Association has accepted its accountability to our members' communities for the social, ethical, and principled effects of our programming.

As part of our market centric 'Voice for Real Estate' name tag we consciously, aggressively, and enthusiastically identify partnerships and alliances that allow us to join forces with business, legislative, and education communities to find solutions to real estate related challenges.

A positive environment breeds respect, success and group effort in the workplace and in the communities in our market area. Some of our Annual REALTOR® Family activities include:

- 3 Blood Drives.
- Food Drive (20,000 items) to support area food banks.
- Members and community donate non-perishable items for care packages to send to our troops overseas. To date more than 4000 bags sent.
- Host 200-300 area youth to an afternoon of America's Traditional Pastime.....baseball!
- Our Yong Professionals Network started a program of collecting used cell phones which are sold and the proceeds are used to purchase phone cards so our soldiers overseas can call home.
- Scholarships to:
 - a. Leadership High Point (Chamber of Commerce)
 - b. Central Carolina Regional Leadership Academy
 - c. North Carolina REALTORS®' Leadership Academywith the goal of equipping REALTORS® for excellent leadership, both for REALTOR® Associations and also for leadership within all the communities in our regional market.
- Working with Superintendents of Education, area principals, Housing Authority and Association members through our Education summit program to:
 - Develop a Financial Literacy Module.
 - Identify, coordinate and promote resource sharing to make timely, accurate and easily accessible information the standard.
 - Identify other areas of cooperation, collaboration and involvement.

- Leverage the REALTOR® Seat on the Housing Coalition to maximize stakeholder participation in planning and promoting the Affordable Fair Housing Program.
- Fill the 3 seats appointed to the REALTOR® Association on the UDO Advisory Committee.
- Fill an important role of consulting and oversight of the Human Relations Commission and bring to the table the interactions of 425 REALTORS® and 75 Allied members.
- Participate actively as a stakeholder representing the REALTOR® Family on City Committees dealing with:
 - Theatre Complex
 - Library Grounds
 - Commercial Permitting and Plan Review Process

And

Several things of special note:

- Community Gardening Signature Initiative— our efforts at dealing with High Point's areas of food shortage, with an always sustainable food supply.
- REALTOR® Safety Initiative – major thrust involving agent safety and company safety procedures, aimed at keeping our REALTOR® Family safe.
- Honorary Director Program – bringing in business, legislative and education leaders periodically to keep our Directors updated on area events and where/how our assistance is most needed.
- 1 of 7 national awards presented by the National Association of REALTORS® for Outstanding Community Outreach.
- High Point Convention + Visitors' Bureau highly acclaimed Tourism Partner Award for 2014.
- Helping with the development of High Point's Miracle Field.
- Special commendation from the President of our 33,000 strong N.C. Assn. of REALTORS® for continuing commitment to support High Point and the surrounding area with comprehensive achievements in Social Responsibility programming.

In closing, let me thank you for your time and attention. I think we can all appreciate this wonderful economic news of our greatly improved real estate market and its financial impact and some of our quality of life priorities.

We empathize with you as leaders of local government as you deal with the new horizons of a world of fast-paced change. But please know that we will do everything in our power to advocate for a greater High Point Region and partner with you as is applicable.

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FINANCE COMMITTEE
Chaired by Council Member Cynthia Davis
May 14, 2015 – 4:00 p.m.
3rd Floor Lobby Conference Room

MINUTES

Present:

Committee Members: Cynthia Davis and Chris Williams

Absent:

Committee Chair Jim Davis and Committee Member Alyce Hill

Staff Present:

Greg Demko, City Manager; Jeff Moore, Director of Finance; Eric Olmedo, Budget and Performance Manager; Loren Hill, President, High Point Economic Development Corporation; Jeron Hollis, Public Information; Mark McDonald, Director of Transportation; Carol McDowell, Public Services Assistant Director; Robby Stone, Public Services Assistant Director; Tom Vincent, Deputy City Clerk.

NOTE: As there was not a quorum of the Finance Committee present, no recommendations were made on these items.

AGENDA ITEMS

150169 Contract Renewal - McLaurin Transportation & Parking

Council is requested to approve a renewal of the contract with McLaurin Transportation & Parking in the amount of \$2,560,022.00 for the bi-annual Furniture Market transportation management and transportation services for the period of July 1, 2016-2017.

150170 Transit Operating and Capital Grant Application - Public Hearing

Monday, May 18, 2015 is the date and time established to receive public comments on the filing of the FY2016 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

150162 Resolution - Installment Financing Contract - Fleet Equipment Replacement

Council is requested to adopt a Resolution authorizing the City Manager and Financial Services Director to accept the proposal for the installation financing contract with Bank of America Public Capital Corp., for the issuance of an installment financing contract for the identified 2014-2015 fleet equipment replacement needs.

150163 Contract – Asphalt for City Wide Usage

Council is requested to award contract to APAC Thompson Arthur, Inc., in the amount of \$548,300.00 for asphalt for use by all city crews for performing maintenance functions.

150164 Contract - Concrete for City Wide Usage

Council is requested to award contract to Childers Concrete Co., in the amount of \$92,868.78 for concrete for city-wide requirements.

150165 Contract - Sidewalk/Curbing Removal & Replacement

Council is requested to award contract to Little Mountain Builders, Inc., in the amount of \$130,617.00 for sidewalk/curbing removal and replacement.

150166 Contract - Gilbert Engineering - Filter Enclosure at Ward WWTP

Council is requested to award contract to Gilbert Engineering Company in the amount of \$462,000.00 for the purchase of Greenleaf Filter enclosure at the Ward Water Treatment Plant.

150167 Contract - Polydyne, Inc. - Sludge Thickening Polymer

Council is requested to award contract to Polydyne, Inc. in the amount of \$300,000.00 for the purchase of Polymer for use in the centrifuge dewatering process for Eastside and Westside Wastewater Treatment Plant.

150168 Sole Source Contract - Clearwater, Inc. - Flow Meters for Sewer Collection System

Council is requested to approve an exception to the bid laws under the “sole source qualification” for the purchase of Teledyne Isco flow meters for use by the Public Services Department from Clearwater, Inc. in the amount of \$32,200.20.

Respectfully Submitted,

Tom Vincent
Deputy City Clerk

Cynthia Davis, Acting Chairman