

City of High Point

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



Meeting Minutes

Monday, November 7, 2011

4:45:00 PM

Council Chambers

*Rebecca R. Smothers, Mayor
Latimer B. Alexander, IV, Mayor Pro Tem
James Corey, Foster Douglas, A.B. Henley, III,
Britt W. Moore, Michael D. Pugh,
Bernita Sims, M. Christopher Whitley*

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE

Note: Council Member Pugh joined the meeting at 5:15 p.m. and Council Member Douglas joined the meeting at 5:20 p.m. after votes were taken on most of the matters. Their votes on the specific matters will be reflected accordingly throughout these minutes.

Present: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Douglas, Council Member Pugh, Council Member Henley, Council Member Whitley and Council Member Corey

Absent: Council Member Alexander

APPROVAL OF THE MINUTES FROM PREVIOUS MEETINGS

The minutes of the following meetings were unanimously approved as submitted upon motion by Council Member Whitley and second by Council Member Corey.

Special Meeting; Monday, October 17th @ 3:00 p.m.

Combined Meeting; Monday, October 17th @ 4:45/5:30 p.m.

Briefing Session; Thursday, October 20th @ 9:00 a.m.

FINAL ACTION TAKEN AT THIS MEETING

At the conclusion of the Committee of the Whole Session, and after all matters were heard by Council, **motion was made by Council Member Pugh, seconded by Council Member Whitley to suspend the rules in order to take final action on these matters at tonight's meeting. The motion carried unanimously. [9-0 vote]**

Motion was then made by Council Member Sims, seconded by Council Member Whitley that all Committee recommendations stand as final action regarding these matters. The motion carried unanimously. [9-0 vote]

PRESENTATION OF ITEMS**FINANCE COMMITTEE - Council Member Alexander, Chair**

Committee Members: Whitley, Smothers and Corey

(Chairman Alexander was absent)

In the absence of Chairman Alexander, Assistant City Manager Pat Pate facilitated the presentation of the items contained on the Finance Committee agenda.

Contract - Bid No. RFQ 54 - Design for a New Boat Dock at City Lake Park**110224**

Council is requested to approve a contract for Bid No. RFQ-54 to provide design services and contract administration services during the construction of a new Boat Dock for City Lake Park. Purchasing and Parks and Recreation recommend that contract be awarded to Westcott, Small & Associates, Inc. in the amount of \$55,000.00 which is the lowest responsible and responsive bidder meeting specifications.

Assistant City Manager Pat Pate reported that this is a contract for design for a new

boat dock at City Lake Park and staff was also asking Council to approve the contract for this bid to provide design services and contract administration services during the construction of the boat dock for City Lake Park and the boat dock actually at Oak Hollow Marina. He noted that Allen Oliver, Director of Parks & Recreation was present to address any questions.

Council Member Corey asked staff about a projected cost for the entire project and Mr. Oliver replied that the budget for the project is \$500,000. Council Member Sims inquired about the location of Wescott and staff explained Wescott was a local Greensboro firm.

There being no further discussion, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation.

Approved the professional services contract with Westcott, Small & Associates, PLLC in the amount not to exceed \$55,000 as the most qualified to complete the requested scope of work.

A motion was made by Council Member Whitley, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Henley, Council Member Whitley and Council Member Corey
Absent: Council Member Alexander, Council Member Douglas and Council Member Pugh

Contract - Sole Source Recommendation - Landfill Scalehouse

110225

City Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Public Services; and approve the acquisition of equipment (concrete deck truck scale) and related installation services from J.A. King & Company in the amount of \$83,225.

Richard McMillan, Assistant Director of Public Services, explained staff would like to maintain the same scale from the same manufacturer using the same load cells and the same electronics. Staff is recommending sole source for the scale because of compatibility issues. He pointed out that J. A. King has always been very quick on service and good about replacing load cells as they go out. He felt this was a very good price from them to purchase one scale and relocate the other and build both pads. Mr. McMillan pointed out it was also beneficial to keep everything under one vendor so if there's one source to go to to fix any problems quickly.

Council Member Henley asked if J. A. King was the exclusive distributor for this particular scale and staff replied that regionally this would be the case. Council Member Moore questioned the electronic compatibility and asked if staff might be familiar with Carlton Scales or any of the other vendors. He felt it would have been worthwhile to contact other vendors to get a price or to see what electronic systems they might be using. Mr. McMillan explained it comes back to one central output panel that the weights, etc.... are read on and it could be problematic when determining the cause for the malfunction (whether it was the scale, electronics,

etc.....) He explained that it would be better to keep everything under one vendor so if there are any problems, they could go to one source to get it fixed quickly.

Chris Thompson, Director of Public Services, clarified that there are two scales at Kersey Valley, one scale at the Riverdale facility and two scales at Ingleside and the city used this same strategy back in the 1990s and when Kersey Valley opened in 1993, they had two scales at this location and actually moved the scale from the old Riverdale site to Kersey Valley in addition to buying a new one there.

Council Member Sims asked what type of guarantee would come with the relocation in terms of the functionality of the scales and staff replied that J.A. King would be responsible for the load cells underneath and would be covered under warranty should they fail and would be replaced.

Mayor Smothers asked if there were any additional questions/discussions. There being none, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation.

Approved an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Public Services Department; and approved the acquisition of equipment (concrete deck truck scale) and related installation services from J. A. King & Company in the amount of \$83,225.

A motion was made by Council Member Sims, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Henley, Council Member Whitley and Council Member Corey
Absent: Council Member Alexander, Council Member Douglas and Council Member Pugh

Contract Extension - Breece Enterprises - General Water and Sewer Improvements Contract - Kensington Drive

110226

Council is requested to approve an extension to the Breece Enterprises contract (ENG-2011-003) for General Water and Sewer Improvements, to allow for construction of a sewer main project on Kensington Drive in the amount of \$103,235.00.

Assistant City Manager Pat Pate reported the contract extension to the Breece Enterprises contract was necessary to do a sewer main project on Kensington Drive in the amount of \$103,235.00.

Keith Pugh, Director of Engineering Services, explained this was actually a sanitary sewer project and not part of a stormwater project and they would basically be doing maintenance and repair to a sanitary sewer line approximately 1,400 feet in length (80 feet of the line would be replaced with the remaining 1,350 feet being sliplined) that was installed in 1951. He informed Council that since the contractor would be going through backyards, they were allowed to adjust the unit price for sliplining from \$32 to \$35 because of the deep terrain of the property and getting the equipment and mobilizing the equipment to do the work.

There being no further discussion, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation.

Approved an extension to the Breece Enterprises contract for general water and sewer main project

A motion was made by Council Member Whitley, seconded by Council Member Sims, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Henley, Council Member Whitley and Council Member Corey

Absent: Council Member Alexander, Council Member Douglas and Council Member Pugh

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE , Council Member Sims, Chair

Committee Members: Alexander, Douglas and Corey

(Douglas and Alexander were absent)

Ordinance - Demolition of Structure - 302 Park Street

110227

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a structure located at 302 Park Street.

Chairwoman Sims reported that staff is requesting Council consider an ordinance to demolish 302 Park Street. The structure has six major violations; 28 minor and suffered structural damage due to a fire. A hearing was held and the owner did not appear. The necessary repair to the dwelling will exceed 50% of the current tax value for the property.

The owner did not appear.

The Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation.

Adopted Ordinance ordering the inspector to effectuate the demolition of a structure located at 302 Park Street.

Ordinance No. 6880/11-61

Introduced 11/7/2011

Adopted 11/7/2011

Ordinance Book Volume XVII, Page 61

A motion was made by Council Member Sims, seconded by Council Member Whitley, that this matter be adopted. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Henley, Council Member Whitley and Council Member Corey

Absent: Council Member Alexander, Council Member Douglas and Council Member Pugh

Update on Meredith Street Apartments

110245

Council to instruct staff to prepare the necessary documents and notifications to proceed with demolition of units at 501-515 Meredith (Meredith Street apartments).

As a result of a request by Council Member Douglas at the last meeting, Katherine Bossi, Local Codes Enforcement Supervisor, updated Council on the status of the Meredith Street Apartments. She noted that no permits have been pulled for these properties and informed Council that Ben Albright, an attorney from Randolph County, was present and representing the property owner, Mr. Schwarz of Schwarz Properties, LLC. Mr. Albright submitted a contract proposal between Schwarz Properties, LLC and Pritchard Construction, Inc. for completion of required repairs for the Meredith Court Apartments (ten buildings and 39 residential apartments). Mr. Albright informed Council that his client would very much like to make the necessary repairs and proposes to do one building a month. He also brought to Council's attention, the recurring problems Mr. Schwarz was having with vandalism and asked if the city could possibly put up some cameras so the police could monitor the neighborhood.

Mayor Smothers informed Mr. Albright that Mr. Schwarz could put up cameras, but at his own expense. She also expressed concerns that Mr. Schwarz proposes to do only one building a month when this has been an on-going issue for over a year. Council Member Douglas agreed and also expressed concerns that a year has already passed and Mr. Schwarz has not pulled any permits, nor has he done anything he promised to do.

Mayor Smothers asked the legal staff if Council accepts Mr. Schwarz's offer to start the repairs, if Council could possibly put a time limit for the repairs to be done on each building and if it is not adhered to, then the contract would be null and void. City Attorney Fred Baggett explained there's no reason for Council to agree to anything and pointed out the Council could hold off on demolition of the building for any period of time.

Ms. Bossi noted the ordinance to vacate was approved last year and expired July 22, 2010 and that was when Community Development stepped in to help relocate some of the tenants that were still in the apartments. She explained the next step in the process, since it has been a year since the ordinance to vacate was adopted, would be for Council to adopt a 90-day ordinance to demolish.

Council Member Pugh asked staff about how cooperative Mr. Schwarz has been since the ordinance to vacate was adopted last year. Ms. Bossi replied that Mr. Schwarz has not made any repairs, but had kept the grass cut and the trash up. Council Member Pugh pointed out the economy could have played a role in why Mr. Schwarz has not made the repairs. Mr. Albright shared that Mr. Schwarz was having a number of issues with financing and he informed him today that he would like Council to give him an opportunity to bring them up to code.

At this time, Council Member Sims moved to instruct staff to prepare the necessary documents and notifications to proceed with demolition of units at 501-515 Meredith (Meredith Street apartments). Council Member Douglas made

a second to the motion.

For further discussion, Council Member Pugh asked how much time Mr. Schwarz would have once the ordinance to demolish is passed and was informed he would have 90 days.

Mr. Albright pointed out that his client has a contract for the repairs to be made in front of Council for consideration. The Mayor explained the year was up last July. Mr. Baggett explained that staff would notify Mr. Schwarz when the case will be presented to Council and he would be given another opportunity to speak to it at that time.

There being no further discussion, the Mayor called for a vote on the motion to **instruct staff to prepare the necessary documents and notifications to proceed with demolition of units at 501-515 Meredith (Meredith Street apartments).** The motion carried by the following 5-3 vote:

A motion was made by Council Member Sims, seconded by Council Member Douglas, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Sims, Council Member Douglas, Council Member Whitley and Council Member Corey
Nay: Council Member Moore, Council Member Pugh and Council Member Henley
Absent: Council Member Alexander

**PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY
COMMITTEE - Council Member Whitley, Chair
Committee Members: Sims, Henley and Moore**

(all were present)

Minor Amendment to Conditional Use Permit 05-10 - SPKA, LLC - White Farm Lane

110228

A request by SPKA, LLC for minor amendments to Conditional Use Permit 05-10 regarding vehicular access, with accompanying revisions to maximum density and to the Unified Development Plan. The site is lying northeast of White Farm Lane and Willard Road.

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

Following the presentation of the staff report, Chairman Whitley opened the floor for comments regarding this matter.

Fred Crawford, III, President of the Whitestone Homes Association, addressed Council. He presented a petition to Council containing twenty signatures from residents of the White Stone subdivision asking Council to block the construction of a roadway from Willard Road directly into the White Stone subdivision. Mr. Crawford informed Council that the residents feared the proposed road would be used as a cut-through their community. He shared that he personally chose to live in this subdivision to get away from noise and traffic and would like to keep it that way.

Mr. Crawford explained that when the petition process started, he understood that staff was in support of the road, but has since discovered this is no longer the case--so he offered support for staff's recommendation.

Chairman Whitley asked if there were any additional comments, there being none, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation.

Approved minor amendments to Conditional Use Permit 05-10 based on the following findings as outlined in the staff report:

1. The request meets the standards to be considered a minor amendment request due to the fact there are no new uses being introduced, no increase in development density and subdivision standards of the Development Ordinance; and
2. The request does not significantly alter initial findings to approve the permit (as a PUD, the proposed revisions to the site design still encourages the innovative arrangement of buildings and open space to provide efficient, attractive and environmentally sensitive design; and
3. The requested amendment will still allow the development to be consistent with the surrounding zoning and development in this area and in compliance with the goals and objectives of the Land Use Plan.

A motion was made by Council Member Whitley, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Pugh, Council Member Henley, Council Member Whitley and Council Member Corey
Absent: Council Member Alexander and Council Member Douglas

Core City Land Use Plan Amendment Recommendations

110229

Council is requested to give staff direction regarding rezoning of specific properties located off High Point Road in the vicinity of the Highway 311 By-Pass interchange as identified in the Core City Land Use Plan Recommendation Report dated September 2011.

Mayor Smothers advised that she asked staff to give an overview of this matter and noted it would be on the Agenda for the next Council meeting.

Lee Burnette, Director of Planning and Development, proceeded to give an overview. He reiterated that the proposal would come before the City Council at the November 21st meeting and it implements several key recommendations that came from the Core City Plan. Basically, the Core City Plan noted that a majority of the Core City neighborhoods were designated and to some degree, zoned for higher intensity use when actually the existing use was much lower in intensity. As a result, recommendations were made to redesignate several of these neighborhoods in the City's Land Use Plan to better align with the policies coming from the Core City Plan.

Mr. Burnette informed Council that these recommendations are being put forth as a result of staff studying these areas over the past year (lot sizes, ownership information, surveying and recording the existing land use on all parcels for recommended changes). He explained that the Core City Land Use Plan Amendment Recommendations dated September 2011 was basically a series of recommendations for land use policy for properties in the Core City Plan that have been identified as having development densities substantially greater than existing development densities in the Core City neighborhoods. Mr. Burnette noted that many of the neighborhood associations representing neighborhoods in this Core City area gave staff input as they went through the process.

Mayor Smothers asked if there were any specific projects or development issues currently in the works that have come to staff's attention that would fall in any of these areas. Mr. Burnette replied that several of these areas would necessitate, at some point in time, some zoning changes and there were a couple of areas containing properties that do have some potential new construction proposals that are inconsistent with the recommended land use pattern. He identified these properties as being in the Five Points area (Presbyterian Home site; Evergreen Nursing home site) and given the vacant status of the buildings, both properties lend opportunity for reuse of the property, particularly due to the location to the interchange with the interstate. He pointed out that the plan recommends that these areas be redesignated from an Institutional designation to a Mixed Use designation which would allow for a mixture of residential as well as commercial uses on the site.

Mayor Smothers asked staff if there might be some way to make sure that the proper development pattern occurs for this property because the Land Use Plan has not yet been amended and she felt there would not be another interchange on I-74 that would have the potential of this particular interchange. Council Member Pugh asked what Council could do to facilitate these changes.

Mr. Burnette replied that Council could direct staff to initiate a zoning amendment on these two properties and his recommendation would be to utilize a multi-family zoning on the property which would enable someone coming forward with a mixture of uses such as allowing commercial on the frontage, etc,.... then they could submit a proposal for Council to add additional sets of uses.

Council Member Pugh then offered a motion to instruct staff to initiate the rezoning process for the two properties along the I-74 interchange discussed at tonight's meeting to reflect the change in the Land Use Plan amendments that have been recommended by the Planning and Zoning Commission. Council Member Sims made a second to the motion.

For further discussion, Mayor Smothers pointed out that by Council initiating the rezoning process, it would give the property owners the opportunity to comment. Mr. Burnette agreed and noted there would be a public hearing before the Planning & Zoning Commission as well as the City Council and the city's standard practice is to identify and send notices to the property owners as well as any property owners located within 300 feet of the surrounding property.

There being no further discussion, the motion carried unanimously. [8-0 vote]
[Mayor Pro Tem Alexander was absent]

A motion was made by Council Member Pugh, seconded by Council Member Sims, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Douglas, Council Member Pugh, Council Member Henley, Council Member Whitley and Council Member Corey
Absent: Council Member Alexander

PUBLIC COMMENT PERIOD - 5:15 P.M.

Residents from Frazier Downs- Airport Concerns

MaryJo Rumbaugh, representing the community at Frazier Downs in High Point, addressed Council in an effort to bring attention to what has happened in their neighborhood in the past seven months. She mentioned the fatal airplane crash into her neighbors home that killed the pilot and the passenger and informed Council that this terrible incident rocked their neighborhood in an incredible way and they don't even feel safe in their homes/neighborhood any more. She stated that she and her neighbors have experienced unrest and are fearful for their lives because of the noise and dangers of the airplanes constantly flying overhead. Ms. Rumbaugh questioned how the City of High Point allowed residential development this close to the airport to start with. Mayor Smothers explained the plans for developing Frazier Downs came in prior to the airport looking at expansion of the noise cone.

Council Member Corey mentioned that he learned from an acoustical engineer that there is a method to soundproof homes lowering the decibel level from 70 to 35, but the question would be who would be responsible for the cost. He informed Ms. Rumbaugh that the FAA and the Piedmont Triad International Airport Authority were the bodies that could take some remedial action. Ms. Rumbaugh noted that although it sounds impossible, she thought it would be a nice option if their subdivision would be bought out.

Kaytrell Yarborough, another resident of Frazier Downs, who resides at 3320 Dairy Point Drive, stated she happened to be one of the victims where the plane hit. She shared that she has been in therapy in these months since the fatal plane crash and has not even been able to sleep at night. She stated the residents in the neighborhood did not ask for this and felt something should be done for their neighborhood, children and for their peace of mind.

Sochan Rumthao, another Frazier Downs resident, 4907 Brian Hollar's Court, addressed Council. He informed Council that the plane crashed into his home and he hopes no one else has to go through a painful experience like that. He stated it was a safety concern and noise issue for him and he didn't want his children to be fearful that it might happen again at any time. He requested the City of High Point seriously look into the neighborhood and make it where they could move somewhere to a safer place.

Mayor Smothers informed the Frazier Downs residents that she would certainly ask Dr. Earl Barbour who serves as High Point's representative on the Piedmont Triad International Airport Authority to set up a meeting with them at a convenient place.

Abandoned/Boarded Up Houses- East Central High Point

Jerry Mingo, President of the Burns Hill Neighborhood who resides at 905 Thissell Street, addressed Council regarding abandoned/boarded up houses in East Central High Point. He explained their neighborhood association was formed in April of 2006 because residents were concerned about the direction their neighborhood was heading with crime and an abundance of sub-standard rental properties, boarded up/vacant houses and overgrown lots. He shared some pictures and specifically mentioned three abandoned houses owned by Hughes Enterprises at 1315, 1317 and 1319 on E. Commerce that have been empty for 15 years. Mr. Mingo also shared results of a study that the neighborhood association conducted about two years ago. They surveyed 641 properties in their neighborhood that showed 183 were homeowners; 310 were rental properties; and 117 were vacant and boarded up properties.

Council Member Pugh asked why these houses have been allowed to stay in this condition without an order to demolish. Katherine Bossi, Local Codes Enforcement Supervisor, explained staff started has looked at some of these properties and has started the process and made inspections. She noted the next step would be for Council to issue a 90-day order to repair or demolish and depending on the actions of the property owner, it would probably be back before Council to adopt an ordinance to demolish in March.

Council Member Pugh was astounded that the city has allowed these properties to sit for all these years. Staff explained that most of these houses were voluntarily boarded up by the property owners and the city doesn't have the ability to inspect them under these circumstances. Council Member Pugh asked what options might be available to Council to do something about boarded up houses that have been sitting for years. City Attorney Fred Baggett explained the city could demolish houses after a year when vacant, but the city was certainly restricted as far as the funding in the demolition budget.

Council Member Douglas asked if there might be a way to expedite the demolition since the houses have been boarded up for 15 years and they are a serious blight on the community. Lee Burnette, Director of Planning and Development, explained that once the property becomes accessible, open or deteriorated, staff could start applying the Public Nuisance and Minimum Housing Code and follow the process set out in the state law and city code. Ms. Bossi explained there were a lot of legal restraints that prevent staff from getting more of this done.

Mayor Smothers asked Ms. Sims if she could possibly discuss this in the Public Safety & Community Development Committee. Council Member Sims stated she would be happy to and reminded Council that about a year ago, there was discussion about trying to put into place a process to gain control of the properties for redevelopment purposes and disagreed with demolishing houses unless something was put back on the property. She pointed out the cost of demolition was quite expensive and an

average demolition cost would be \$3,500-\$4,000. Ms. Bossi noted the cost would be more if asbestos was found in the structures and this would increase the cost to about \$5,500 per single family dwelling for structures this size.

Mayor Smothers felt there should be a plan in place for these situations. Council Member Sims agreed, but asked Council to seriously consider the idea of the city gaining control of the property for redevelopment purposes.

Council Member Pugh asked if the demolitions could possibly be accomplished through housing bonds and the Mayor explained that communities have passed housing bonds before, but pointed out that High Point turned one down. She noted the city could seek special legislation, but it would take determination and money to get anything done.

Council Member Sims asked Mr. Burnette to check with the City of Greensboro since they have an ordinance that does not allow property to stay boarded up over a certain period of time.

Council Member Douglas thanked Mr. Mingo and the Burns Hill Neighborhood Association for all their hard work in gathering the information for the study and commending them for putting these numbers together in an effort to bring more awareness to what's happening in the city.

Council Member Whitley asked Mr. Mingo to please share the results of the new study with Council.

Unity Festival-Washington Street Historic District

Charity Belton, President of the newly formed Washington Street Business Association, explained there were approximately fourteen neighborhood associations from various areas in the city and they were all in support of Burns Hill Neighborhood Association and what they are trying to do as a collective body.

Ms. Belton extended a personal invitation to Council to attend the Washington Street Unity Festival scheduled for Saturday, November 12th from 1:00 - 6:00 p.m. She explained the purpose of the festival is to unify the businesses, churches, community, residents, schools and everyone in the community. Ms. Belton reported that the City Project has been very successful this year in trying to help unify the businesses and that Wendy Fuscoe, _____, has been very instrumental in assisting them with getting assistance from the city, from the High Point CVB, and applying for grants.

Section 8 Housing

Donald Jones, a resident of the Highlands Community, addressed Council. He expressed concerns that people were living in run down, Section 8 houses and felt the city should check these houses before allowing them to be lived in and rented out. Mayor Smothers explained that the Housing Authority has the responsibility for certifying Section 8 housing units and issuing vouchers. Council Member Sims added that they do annual inspections on all Section 8 housing and questioned whether these houses were Section 8 houses.

The Mayor asked Mr. Jones to provide some addresses of the specific locations so this could be checked out.

At this time, Mayor Smothers asked if there were any other citizens present who would like to comment. There being none, the Public Comment period was closed.

PUBLIC HEARINGS ON ITEMS

There were no public hearings scheduled for this meeting.

For Information Only:

Special Recognition

Mayor Smothers recognized Clay Thompson, son of Chris Thompson, Director of Public Services, a student at Ledford High School working on an assignment for his Civics class.

Presentation of Certificates of Civic Commendation

Police Chief Jim Fealy recognized two citizens (Nathan Burleson and Tim O'Connell) and presented Certificates of Civic Commendation to them for coming to the aid of High Point Police Officer Rick Henderson as he responded to a breaking and entering in progress at 611 Davidson Street. As he attempted to handcuff the suspect, the suspect spun around and was able to get Officer Henderson in a headlock causing the suspect's jacket to get caught around Officer Henderson's head and he was unable to breathe. Through a combined effort, Mr. Burleson and Mr. O'Connell along with the victims, Barry Anderson and Eugene Beverly, helped in what could have been a very bad situation. Chief Fealy stated he was absolutely convinced after seeing the car camera video of the incident that these four men potentially saved Officer Henderson from serious injury or perhaps even death and applauded them for demonstrating such great bravery with a willingness to set aside their own personal safety to assist someone that was in dire need of assistance.

[applause/standing ovation]

Update- Meredith Street Apartments

As a result of a request by Council Member Douglas at the last meeting, Katherine Bossi, Local Codes Enforcement Supervisor, updated Council on the status of the Meredith Street Apartments. She noted that no permits have been pulled for these properties and informed Council that Ben Albright, an attorney from Randolph County, was present and representing the property owner, Mr. Schwarz of Schwarz Properties, LLC. Mr. Albright submitted a contract proposal between Schwarz Properties, LLC and Pritchard Construction, Inc. for completion of required repairs for the Meredith Court Apartments (ten buildings and 39 residential apartments). Mr. Albright informed Council that his client would very much like to make the necessary repairs and proposes to do one building a month. He also brought to Council's attention, the recurring problems Mr. Schwarz was having with vandalism and asked if the city could possibly put up some cameras so the police could monitor the neighborhood.

Mayor Smothers informed Mr. Albright that Mr. Schwarz could put up cameras, but at his own expense. She also expressed concerns that Mr. Schwarz proposes to do only one building a month when this has been an on-going issue for over a year. Council Member Douglas agreed and also expressed concerns that a year has already passed and Mr. Schwarz has not pulled any permits, nor has he done anything he promised to do.

Mayor Smothers asked the legal staff if Council accepts Mr. Schwarz's offer to start the repairs, if Council could possibly put a time limit for the repairs to be done on each building and if it is not adhered to, then the contract would be null and void. City Attorney Fred Baggett explained there's no reason for Council to agree to anything and pointed out the Council could hold off on demolition of the building for any period of time.

Ms. Bossi noted the ordinance to vacate was approved last year and expired July 22, 2010 and that was when Community Development stepped in to help relocate some of the tenants that were still in the apartments. She explained the next step in the process, since it has been a year since the ordinance to vacate was adopted, would be for Council to adopt a 90-day ordinance to demolish.

Council Member Pugh asked staff about how cooperative Mr. Schwarz has been since the ordinance to vacate was adopted last year. Ms. Bossi replied that Mr. Schwarz has not made any repairs, but had kept the grass cut and the trash up. Council Member Pugh pointed out the economy could have played a role in why Mr. Schwarz has not made the repairs. Mr. Albright shared that Mr. Schwarz was having a number of issues with financing and he informed him today that he would like Council to give him an opportunity to bring them up to code.

At this time, Council Member Sims moved to instruct staff to prepare the necessary documents and notifications to proceed with demolition of units at 501-515 Meredith (Meredith Street apartments). Council Member Douglas made a second to the motion.

For further discussion, Council Member Pugh asked how much time Mr. Schwarz would have once the ordinance to demolish is passed and was informed he would have 90 days.

Mr. Albright pointed out that his client has a contract for the repairs to be made in front of Council for consideration. The Mayor explained the year was up last July. Mr. Baggett explained that staff would notify Mr. Schwarz when the case will be presented to Council and he would be given another opportunity to speak to it at that time.

There being no further discussion, the Mayor called for a vote on the motion to **instruct staff to prepare the necessary documents and notifications to proceed with demolition of units at 501-515 Meredith (Meredith Street apartments).** The motion carried by the following 5-3 vote:

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:45 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Rebecca R. Smothers, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk