City of High Point

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

Meeting Agenda

Monday, May 2, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor
Monica L. Peters, Mayor Pro Tem
Britt W. Moore (At Large, Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and Michael Holmes (Ward 6)

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

2022-182 **Proclamation - Abay Gidey - Human Relations Commission**

Mayor Jay W. Wagner will recognize Abay Gidey's contribution to the Human Relations Commission and the City of High Point.

Attachments: Proclamation_AbayGidey

2022-183 **Proclamation - Children's Mental Health Month**

Mayor Jay W. Wagner will read a proclamation proclaiming May 2022 as Children's Mental Health Awareness Month in the City of High Point.

Attachments: Children's Mental Health Awareness Month May 2022

2022-184 **Proclamation - Municipal Clerks Week**

Mayor Jay W. Wagner will read a proclamation recognizing the week of May 1-7, 2022, as Municipal Clerks Week in the City of High Point.

Attachments: Municipal Clerks Week 2022

2022-185 **Proclamation - Public Service Week**

Mayor Jay W. Wagner will read a proclamation recognizing the week of May 1-7, 2022 as Public Service Week in the City of High Point.

Attachments: Public Service Week May 2022

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2022-205 **Strategic Plan Update**

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

Attachments: Strategic Update - Code Enforcement Activity Report for April 2022.pdf

PUBLIC COMMENT PERIOD

2022-206

Public Comment Period

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

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

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

FINANCE COMMITTEE - Britt Moore, Chair

2022-186

Contract-Sourcewell - Johnson Controls Security Solutions, LLC - Library Doors-Card Access Upgrade

City Council is requested to award a Sourcewell contract to Johnson Controls Security Solutions, LLC in the amount of $97,705.31 for upgrades to Library emergency exit doors and staff only areas.

Attachments: 1. Contract-Sourcewell – Johnson Controls Security Solutions, LLC – Library Dc

2022-187

Contract - Furniture Market Transportation Grant Agreement - North Carolina Department of Transportation (NCDOT) - Public Transportation Division

City Council is requested to approve a grant agreement with the North Carolina Department of Transportation (NCDOT), Public Transportation Division to annually provide financial assistance to assist with transportation services during each of the bi-annual Furniture Markets and that the City Manager be authorized to enter into a contract with the Department of Transportation and execute all agreements and contracts with the North Carolina Department of Transportation (NCDOT), Public Transportation Division.

Attachments: 2. Contract - Furniture Market Transportation Grant Agreement - North Carolina

2022-188 **Contract-Change Order #2 - Garney Companies, Inc. - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project**

City Council is requested to approve Change Order No. 2 to Garney Companies Inc. in the amount of $119,670.04 for additional construction materials and work outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project.

Attachments: 3. Contract-Change Order #2 – Garney Companies, Inc. - Richland Creek Sewe

2022-189 **Contract - Baker Underground Inc. - Waterview Pump Station Improvement Forcemain Extension Project**

City Council is requested to award a contract to Baker Underground Inc. in the amount of $2,767,305 for the construction of the Waterview Pump Station Improvement Forcemain Extension project and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: 4. Contract – Baker Underground Inc. - Waterview Pump Station Improvement F

2022-190 **Authorize Write-off of Delinquent Utilities Accounts Receivables**

City Council is requested to authorize the Financial Services Director to write-off $839,525 for original billings from the fiscal year 2017-2018.

Attachments: 5. Authorize Write-off of Delinquent Utilities Accounts Receivables

2022-191 **Authorize Write-off of Delinquent Miscellaneous Accounts Receivables**

City Council is requested to authorize the Financial Services Director to write-off $992 for prior years original billings through the fiscal year 2017-2018:

Landfill fees $328.00

Miscellaneous Water & Sewer AR $443.00

Total $992.00

Attachments: 6. Authorize Write-off of Delinquent Miscellaneous Accounts Receivables

2022-192 **Resolution - Sale of City Owned Property - 210 Jay Place, (Parcel No. 192976)**

Council is requested to adopt a resolution accepting the offer of $12,000.00 and authorizing the sale of

property at 210 Jay Place, (Parcel No. 192976) through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: 7. Sale of City Owned Property - 210 Jay Place, (Parcel No. 192976)

2022-193 **Resolution - Donation of Real Property- Estate of John David Haworth, Sr. - 800 Woodbury Street**

City Council is requested to adopt a Resolution to accept the donation of real property located at 800 Woodbury Street, from the Estate of John David Haworth, Sr. (Deceased), contingent upon the City being able to confirm ownership and obtain proper title insurance on the Property.

Attachments: 8. Resolution – Donation of Real Property- Estate of John David Haworth, Sr. –

2022-194 **Easement - North Carolina Department of Transportation (NCDOT) - 4501 Johnson Street**

City Council is requested to approve an easement dedication to North Carolina Department of Transportation (NCDOT) on property owned by the City, located at 4501 Johnson Street for a temporary drainage easement.

Attachments: 9. Easement - 4501 Johnson Street - North Carolina Department of Transporati

2022-195 **Resolution - Sale of City Owned Property - 229 Windley Street, (Parcel No. 175647)**

Council is requested to adopt a resolution accepting the offer of $4,000.00 for a City owned vacant lot located at 229 Windley Street, (Parcel No. 175647) through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: 10. Resolution - Sale of City Owned Property - 229 Windley Street, (Parcel No.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

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

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

Attachments: 900 Anderson Council Packet

2022-199 **Ordinance - Demolition of Dwelling - 1222 Carter Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1222 Carter Street belonging to Syed S. & Rafia S. Mehdi.

Attachments: 1222 Carter St Council Packet

2022-164 **Ordinance - Demolition of Dwelling - 524 Roy Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 524 Roy Avenue belonging to Sonia Elizabeth Portillo.

Attachments: 524 Roy Council Packet2

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair

2022-197 **One High Point Commission - Consideration of Candidates for Appointment**

City Council is requested to consider the One High Point Selection Committee's selected candidates for appointment to the One High Point Commission. The Mayor is requested to establish the time and date for the first meeting of the Commission as per the One High Point Commission Resolution.

Attachments: FINAL Agenda Item - One High Point Commission 25 April 2022 (AutoRecove

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2022-200 **ROW Encroachment - RE-22-0010**

A request by Peters Holdings LLC to install a 4-foot high fence within the Emerywood Drive right-of-way. The site is located at the corner of Forest Hill Drive and Emerywood Drive (909 Forest Hill Drive).

Attachments: RE-22-0010 Final Agenda Packet

C-200

PUBLIC HEARINGS

2022-201 **Ordinance- Wynnefield Properties, Inc. - Zoning Map Amendment 22-06**

A request by Wynnefield Properties, Inc. to rezone an approximate 5.8-acre parcel from a Conditional Use Office Institutional (CZ OI) District and the Residential Single Family - 3 (R-3) District to a Conditional Zoning Office Institutional (CZ OI) District. The site is lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road).

Attachments: Staff Report ZA-22-06

2022-202 **Ordinance- Wynnefield Forward, LLC. - Zoning Map Amendment 22-07**

A request by Wynnefield Forward, LLC to rezone approximately 2.1 acres from the Residential Single Family - 5 (R-5) District and the Office Institutional (OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located east of Carrick Street, between Sunset Drive and W. Ray Avenue.

Attachments: Staff Report ZA-22-07

GENERAL BUSINESS AGENDA

2022-203 **Establish Budget Public Hearing - Monday, May 16, 2022, 5:30pm**

City Council is requested to establish the Budget Public Hearing for Monday, May 16, 2022, at 5:30 pm and establish the following dates for City Council budget work sessions.

Wednesday, May 11, 2022, 3-5 pm
Thursday, May 12, 2022, 3-4 pm (if necessary)
Thursday, May 19, 2022, 3-5 pm (if necessary)
Monday, May 23, 2022, 3-5 pm (if necessary)

Attachments: FY 2022-23 Proposed Budget Presentation

2022-214 **Purchase of Property- 300 A Oak Street and 331 W. Russell Avenue**

Staff recommends City Council approve the purchase of the properties located at 300 A Oak Street and 331 W. Russell Avenue at a purchase price of $3,000,000 and to authorize the mayor to execute the agreement.

Attachments: 300 Oak agenda item.pdf

2022-215 **Grant Project Ordinance Amendment**

Council is requested to approve an ordinance amending the Grant Project Ordinance for the American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds for the purchase of property at 300 A Oak Street and 311 W. Russell Avenue for development of a small-scale manufacturing facility.

Attachments: 300 Oak - Grant Project Ordinance updated.pdf

2022-204 **Minutes To Be Approved**

April 13, 2022 Prosperity & Livability Committee Meeting Minutes @ 9:00 a.m.
April 14, 2022 Finance Committee Meeting Minutes @ 4:00 p.m.
April 18, 2022 Special Meeting Minutes @ 4:00 p.m.
April 18, 2022 Regular Meeting Minutes @ 5:30 p.m.
April 20, 2022 Public Safety Committee Meeting Minutes @ 4:00 p.m.

Attachments: 1. April 13 2022 Prosperity_Livability Committee Meeting Minutes.pdf
2. April 14 2022_Finance Committee Meeting Minutes (2).pdf
3. April 18 2022 Regular Meeting Minutes.pdf
4. April 18 2022 Special Meeting Minutes.pdf
5. April 20 2022 Public Safety Committee Minutes.pdf

ADJOURNMENT

Office of the Mayor
City of High Point
North Carolina

Proclamation…

WHEREAS, good mental health is a key component in a child's healthy development and Children's Mental Health Week provides the opportunity to focus on this important matter, while celebrating the accomplishments and resiliency of children and families affected by mental health concerns; and

WHEREAS, according to the United States Department of Health and Human Services, one in five children is diagnosed with a mental health condition; and

WHEREAS, the Kellin Foundation, as a nationally recognized child mental health center in Guilford County, and partners with Resilience High Point, the Guilford County System of Care Collaborative, the Guilford Child Advocacy Network (CAN), along with dozens of mental health agency partners to promote and educate the community about children's mental health needs and their families, which is fundamental to the future of High Point's well-being; and

WHEREAS, research has shown early identification and appropriate treatment of mental health disorders among children and adolescents provide them better opportunities to lead full and productive lives; and

WHEREAS, children and youth with mental health challenges and their families benefit from access to timely services and supports that are family-driven, youth-guided and culturally appropriate; they also benefit from the integration of behavioral health in primary care, education, and child welfare; and

WHEREAS, it is important that children and adolescents, along with their families and communities, learn about the warning signs of mental health disorders and where to obtain necessary assistance and treatment; and

WHEREAS, it is the community's responsibility to ensure that comprehensive, diverse, and culturally coordinated mental health services are recognized for all children; and

THEREFORE, BE IT RESOLVED that I, Jay Wagner, Mayor of High Point, North Carolina, do hereby proclaim the Month of May as

Children's Mental Health Awareness Month

and call upon the citizens of High Point, to recommit our community to increase awareness and understanding of mental illness, improve the array of mental health services for consumers of all ages, and ensure those who are struggling know they are not alone.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 2nd day of May, 2022.

_____

Jay W. Wagner, Mayor

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

DATE:	May 10, 2022
WBS ELEMENT:	40251.2.1
FA PROJECT:	0710041
TIP/PARCEL:	U-4758
COUNTY:	Guilford
DESCRIPTION:	SR 1818 (Johnson Street)/SR 1850 (Sandy Ridge Road) From SR 1820 (Skeet Club Road) to South of I-40 In High Point

Property Owner Acknowledgement of the Terms for the Voluntary Donation Of Property to the North Carolina Department of Transportation.

The undersigned property owner and/or the undersigned property owner's legal representatives freely acknowledge their desire and willingness to voluntarily transfer their ownership of privately owned real property to the North Carolina Department of Transportation for the benefit of the above sited public transportation project without receipt of just compensation. It is further agreed and acknowledged by the undersigned property owner and/or the property owner's legal representative that the property owner and/or legal representative has been advised that he/she is entitled to have an appraisal made on his/her property to determine just compensation and the owner releases the Department from this obligation and waives any compensation in exchange for the donation of property as right of way in full settlement of his/her claim. The purpose of this document is to ensure compliance under Title 23 of the United States Code of Federal Regulations (CFR), Subchapter H (Right-of-Way and Environment), Part 710 (Right-of-Way and Real Estate), Subpart E (Property Acquisition Alternatives), Subsection .505 (Real Property Donations).

City of High Point

BY: _____
Jay W. Wagner, Mayor of High Point

ATTEST: _____
Lisa B. Vierling, City Clerk

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

Telephone: (919) 707-4360
Fax: (919) 733-1390
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Mailing Address:
NC DEPT. OF TRANSPORTATION
RIGHT OF WAY UNIT
1546 MAIL SERVICE CENTER
RALEIGH, NC 27601

(Official Seal)

AMY HANNAH MYERS
NOTARY
PUBLIC
RANDOLPH COUNTY, NC

North Carolina, Guilford County

I, Amy Hannah Myers, a Notary Public for Guilford County, North Carolina, certify that Lisa B. Vierling personally came before me this day and acknowledged that she is the CLERK of the City of High Point, and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the City of High Point, sealed with its corporate seal, and attested by Lisa B. Vierling as its CITY CLERK.

Witness my hand and official seal this the 10th day of May, 20 22.

Amy Hannah Myers
Notary Public

My commission expires: 4/30/2025

Revenue Stamps $ 0

TEMPORARY EASEMENT

THIS INSTRUMENT DRAWN BY Alan Rothrock CHECKED BY Nancy Protheroe

RETURN TO: Professional Property Services, Inc.
18335 Old Statesville Road
Cornelius, NC 28031

NORTH CAROLINA
COUNTY OF Guilford
TAX PIN & PARCEL & ADDRESS 7803 07 3701 & 171272 4501 Johnson St., High Point, NC

TIP/PARCEL NUMBER: U-4758-180
WBS ELEMENT: 40251.2.1
ROUTE: SR 1818 (Johnson Street)/SR 1850 (Sandy Ridge Road) from SR 1820 (Skeet Club Road) to South of I-40 in High Point

THIS EASEMENT, made and entered into this the _____ day of May 20 22
by and between City of High Point
P. O. Box 230
High Point, NC 27261

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

THAT the GRANTORS, for themselves, their heirs, successors, executors, and assigns, for and in consideration of the sum of $ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors, and assigns, a temporary easement for highway purposes, subject to the terms and provisions hereinafter set forth, over a portion of real property described in deed(s) recorded in Book 5095, Page 107 in the office of the Register of Deeds of Guilford County, said easement being described as follows:

Temporary Drainage Easement described as follows:

Point of beginning being N 26^7'10.1" E, 302.042 feet from -L- Sta 58+00 thence along a curve 79.720 feet and having a radius of 1275.000 feet. The chord of said curve being on a bearing of N 31^29'34.1" E, a distance of 79.707 feet thence to a point on a bearing of N 70^17'43.5" W 14.790 feet thence to a point on a bearing of N 70^17'43.5" W 10.935 feet thence to a point on a bearing of S 31^56'51.1" W 72.318 feet thence to a point on a bearing of S 53^46'2.1" E 25.845 feet returning to the point and place of beginning.

COUNTY: Guilford **WBS ELEMENT:** 40251.2.1 **TIP/PARCEL NO.:** U-4758-180

Said easement widths, station numbers, survey lines and additional easement areas being delineated on that set of plans for State Highway Project 40251.2.1 on file in the office of the Department of Transportation in Raleigh, North Carolina, and also on a copy of said project plans which will be recorded, pursuant to N.C.G.S 136-19.4, in the Office of the Register of Deeds of Guilford County, to which plans reference is hereby made for greater certainty of description of the easement areas herein conveyed and for no other purpose.

This EASEMENT is subject to the following terms and provisions only:

N/A

There are no conditions to this EASEMENT not expressed herein.

TO HAVE AND TO HOLD said temporary easement for highway purposes, subject to the terms and provisions hereinabove set forth, unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the said temporary easement; and that they will warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # 40251.2.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 40251.2.1, Guilford County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

City of High Point

By: _____
Jay W. Wagner, Mayor of City of High Point

ATTEST: _____
Lisa B. Vierling, City Clerk

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

North Carolina, Guilford County

I, Amy Hannah Myers, a Notary Public for Guilford County, North Carolina, certify that Lisa B. Vierling personally came before me this day and acknowledged that she is the CLERK of the CITY OF HIGH POINT, and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the CITY OF HIGH POINT sealed with its corporate seal, and attested by Lisa B. Vierling as its CITY CLERK.

Witness my hand and official seal this the 10th day of May, 20 22.

(Official Seal) AMY HANNAH MYERS NOTARY PUBLIC RANDOLPH COUNTY, NC

_____
Notary Public

My commission expires: 4/30/2025

CITY OF HIGH POINT
AGENDA ITEM

Title: Authorize Write-off of Delinquent Miscellaneous Accounts Receivables

From: Bobby D. Fitzjohn, Financial Services Director

Meeting Date: May 2, 2022

Public Hearing: No

Advertising Date / Advertised By: N/A -

Attachments: N/A

PURPOSE:
The Financial Services Department recommends that the City Council authorize them to write-off the delinquent miscellaneous receivables remaining from several prior fiscal years up to Fiscal Year 2017-2018 from the general ledger for accounting purposes.

BACKGROUND: North Carolina law allows the City to write-off uncollected accounts when they become three years old. It is the City's practice to annually clear the financial records of these outstanding accounts prior to fiscal year end. The City's accounting staff continues to annually review and evaluate the collectability of all outstanding amounts and makes accounting adjustments on the balance sheet.

At recommendation of Financial Services staff, the Public Services Department has changed its credit and billing practices at the landfill and recycling centers which is now reducing any larger balances outstanding for that business line. In accordance with state law, the City is also requesting the write-off of unpaid returned checks that have not been able to be processed otherwise.

BUDGET IMPACT:
These amounts have already been "reserved" at 100% of their value during the audit for fiscal year June 30, 2021. There is no additional impact for the procedural approval to write these amounts off for accounting purposes. Recoveries of prior amounts written off are recognized as income for collections of prior accounts receivable charged off.

RECOMMENDATION / ACTIONS REQUESTED:
City Council is requested to authorize the Financial Services Director to write-off $992 for prior years original billings through the fiscal year 2017-2018:

Landfill fees	$ 328.00
Returned checks	221.00
Miscellaneous Water & Sewer AR	443.00
Total	$992.00

Office of the Mayor
City of High Point
North Carolina

Proclamation...

WHEREAS, public employees are responsible for providing, planning, implementing and responding to public service needs in our community and all people benefit from the public service provided by dedicated public employees; and

WHEREAS, public service is a noble calling where people choose to spend a portion, or all, of their career building community, contributing to the public good, and improving the wellbeing of our communities; and

WHEREAS, this year the employees of the City endured the unprecedented challenges of the global pandemic and economic upheaval, manifested both at work and in community, with health concerns, economic instability, family responsibilities, emotional labor, and workload burdens; and

WHEREAS, public employees persevered to serve the residents of the city, often the same communities they are a part of, while exemplifying consistency, professionalism, and provided continuity of essential City services, all while caring for residents' needs in an unpredictable time; and

WHEREAS, Public Service Recognition Week provides an opportunity to recognize the work and dedication of the people who choose to serve our communities; and

WHEREAS, the employees of the City of High Point are to be recognized for the significant contributions they make and challenges they face each day, commended for their accomplishments, and are offered the sincere gratitude of the Mayor and City Council on behalf of all the people of our great community, for efforts to serve, protect, and promote the health, safety, and welfare of the residents, businesses, and visitors to our community.

THEREFORE, BE IT RESOLVED that I, Jay W. Wagner, Mayor of High Point, North Carolina, do hereby proclaim the week of May 1-7, 2022 as **Public Service Recognition Week** in the City of High Point and encourage all High Point citizens to recognize and honor the contributions and dedication of government employees to our communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 2nd day of May, 2022.

_____

Jay W. Wagner, Mayor

CITY OF HIGH POINT
AGENDA ITEM

Title: FY 2022-23 Proposed Budget Presentation

From: Stephen M. Hawryluk
Budget and Performance Manager

Meeting Date: May 2, 2022

Public Hearing: No

Advertising Date / Advertised By: N/A-

Attachments: None

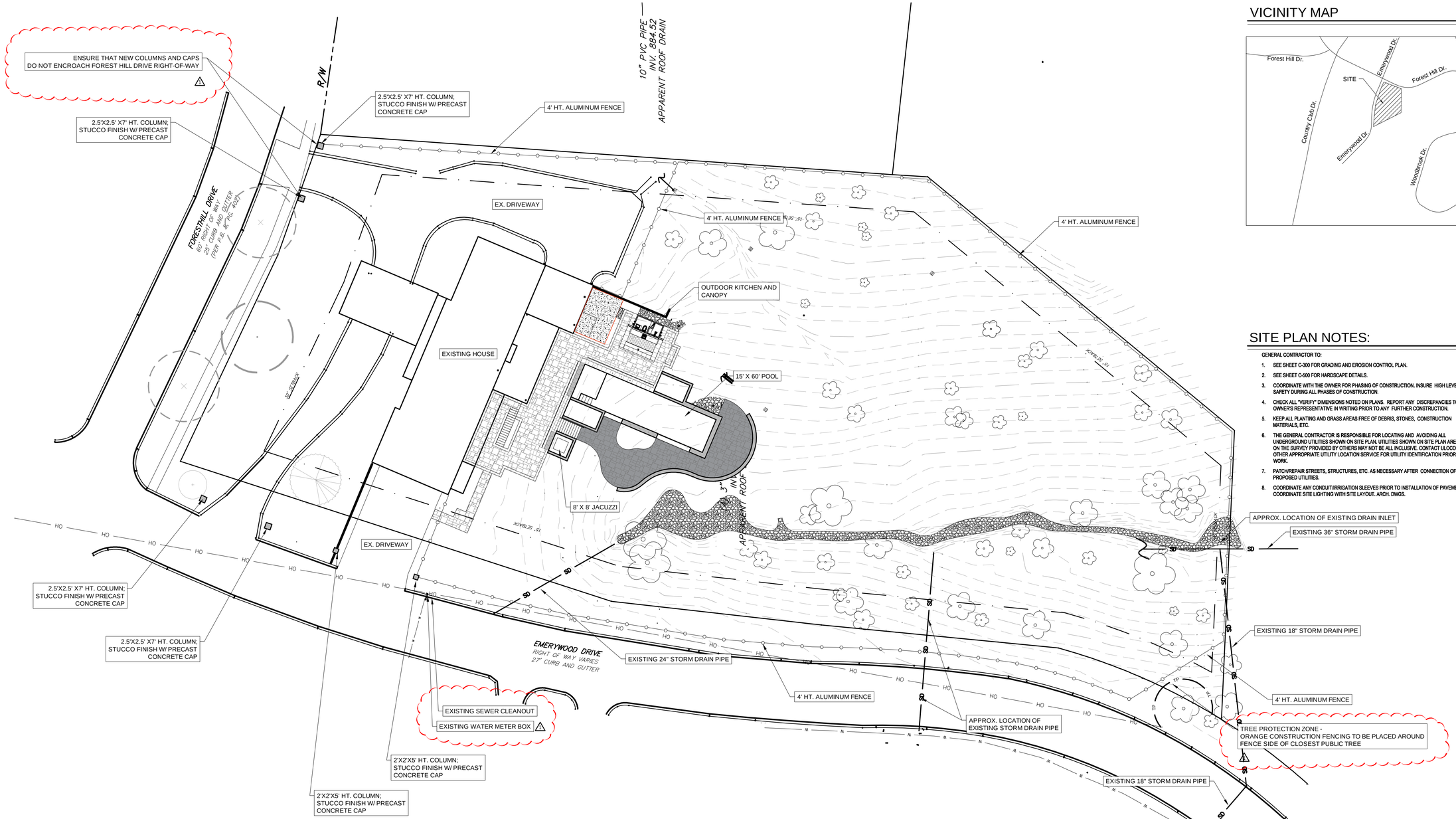
PURPOSE:
Presentation of the proposed FY 2022-23 budget and establishment of public hearing date for Monday, May 16, 2022, at 5:30 pm.

BACKGROUND:
Budget and Evaluation staff, in conjunction with the Mayor and City Council, City Management, and City Departments have prepared the proposed FY 2022-23 budget.

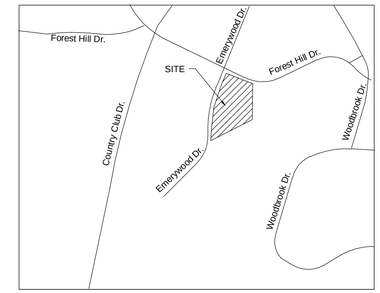
BUDGET IMPACT:
N/A

RECOMMENDATION / ACTIONS REQUESTED:
Staff recommends and asks the City Council to establish the Budget Public Hearing for Monday, May 16, 2022, at 5:30 pm and establish the following dates for City Council budget work sessions.

Wednesday, May 11, 2022, 3-5 pm
Thursday, May 12, 2022, 3-4 pm (if necessary)
Thursday, May 19, 2022, 3-5 pm (if necessary)
Monday, May 23, 2022, 3-5 pm (if necessary)



VICINITY MAP



SITE PLAN NOTES:

GENERAL CONTRACTOR TO:

1. SEE SHEET C-300 FOR GRADING AND EROSION CONTROL PLAN.
2. SEE SHEET C-500 FOR HARDSCAPE DETAILS.
3. COORDINATE WITH THE OWNER FOR PHASING OF CONSTRUCTION. INSURE HIGH LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.
4. CHECK ALL "VERIFY" DIMENSIONS NOTED ON PLANS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
5. KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES SHOWN ON SITE PLAN. UTILITIES SHOWN ON SITE PLAN ARE BASED ON THE SURVEY PROVIDED BY OTHERS MAY NOT BE ALL INCLUSIVE. CONTACT ULOCO OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK.
7. PATCH/REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
8. COORDINATE ANY CONDUIT/IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT COORDINATE SITE LIGHTING WITH SITE LAYOUT. ARCH. DWGS.

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

811

BEFORE YOU DIG!
CALL 811 N.C. ONE-CALL CENTER
IT'S THE LAW!

SURVEY DISCLAIMER INFORMATION:

1. BOUNDARY & TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
   DAVIS-MARTIN-POWELL AND ASSOCIATES, INC.
   6415 OLD PLANK RD.
   HIGH POINT, NC 27265
   PHONE: (336)886-4821
2. DATUM: NAD83(2011)
   NAVD88

North

20 0 20 40 60

SCALE: 1" = 20'

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

SEALS:

STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1907 04-22-22 RICHARD H. PHILLIPS

PROJECT:

PETERS RESIDENCE
HIGH POINT, NC

CLIENT:
Dr. Lenny Peters
Founder & CEO
Peters Development, LLC
507 N. Lindsay Street
High Point, NC 27262

DATE: 03/25/22
REVISIONS:
1 04/22/22 City Comments

DRAWN: RHP
JOB. NO: 21-174
SHEET TITLE:

OVERALL SITE PLAN

SCALE: 1"=20'
SHEET NO.:
C-2.00

© STIMMEL ASSOCIATES, P.A.

E:\21 - 174\Drawings\CD\21 - 174 CD Plans.dwg : C-200 04/25/22 12:50pm

CITY OF HIGH POINT
AGENDA ITEM

Title: Grant of Easement – Easement Dedication to NCDOT – 4501 Johnson Street

From: JoAnne Carlyle, City Attorney

Public Hearing: Not Required

Attachments: Maps

Meeting Date: Monday, May 2, 2022

Advertising Date: N/A

Advertised By: N/A

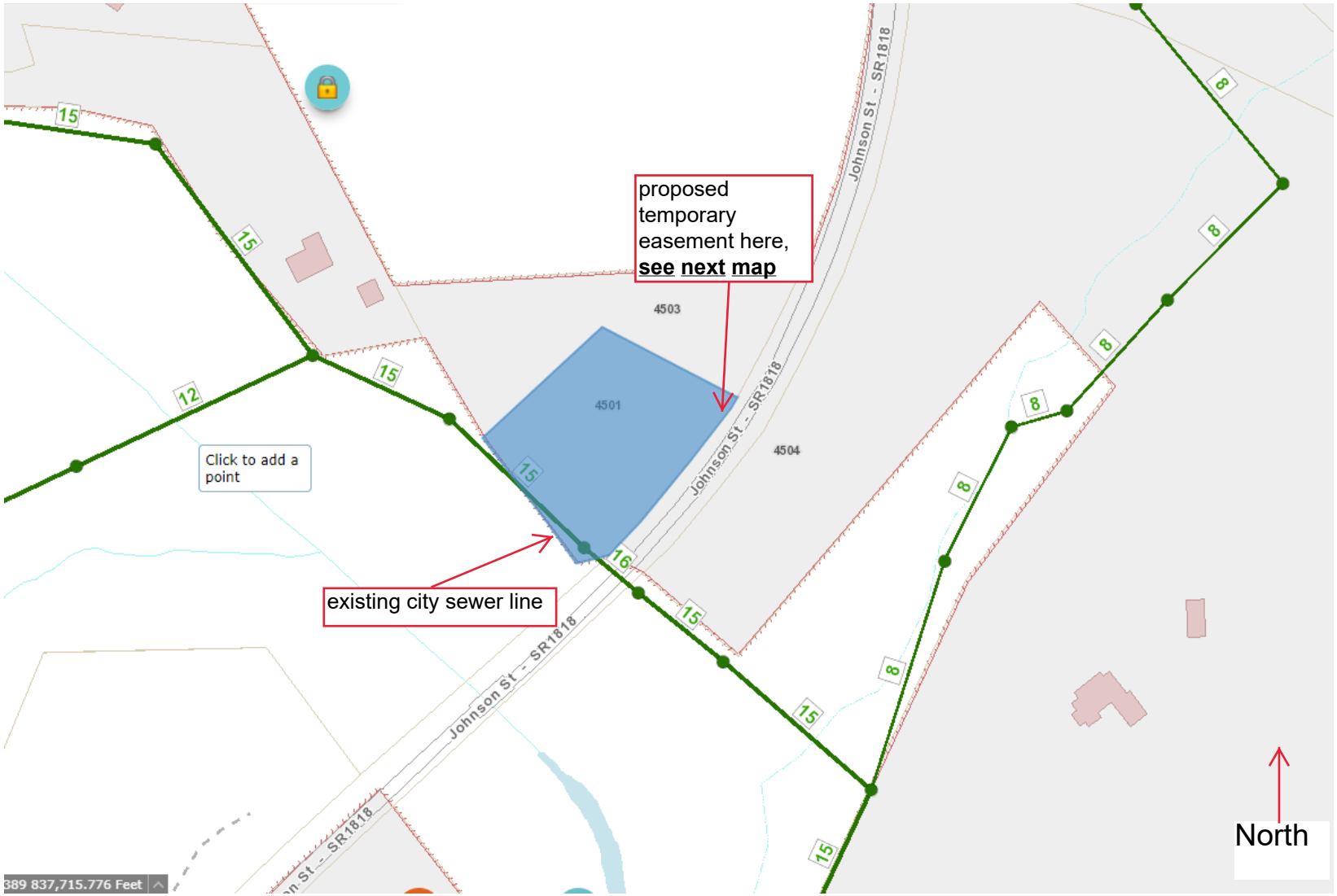
Purpose/Background:

The North Carolina Department of Transportation ("NCDOT") has requested the City to grant them a temporary drainage easement ("TDE") at a corner along the front of a City owned vacant parcel of land located at 4501 Johnson Street (Parcel No. 171272). The TDE is needed for the widening of a portion of Johnson Street and Sandy Ridge Road for extra work area for drainage construction in the existing right of way. The TDE will consist of 1,969 square feet (0.045 acre).

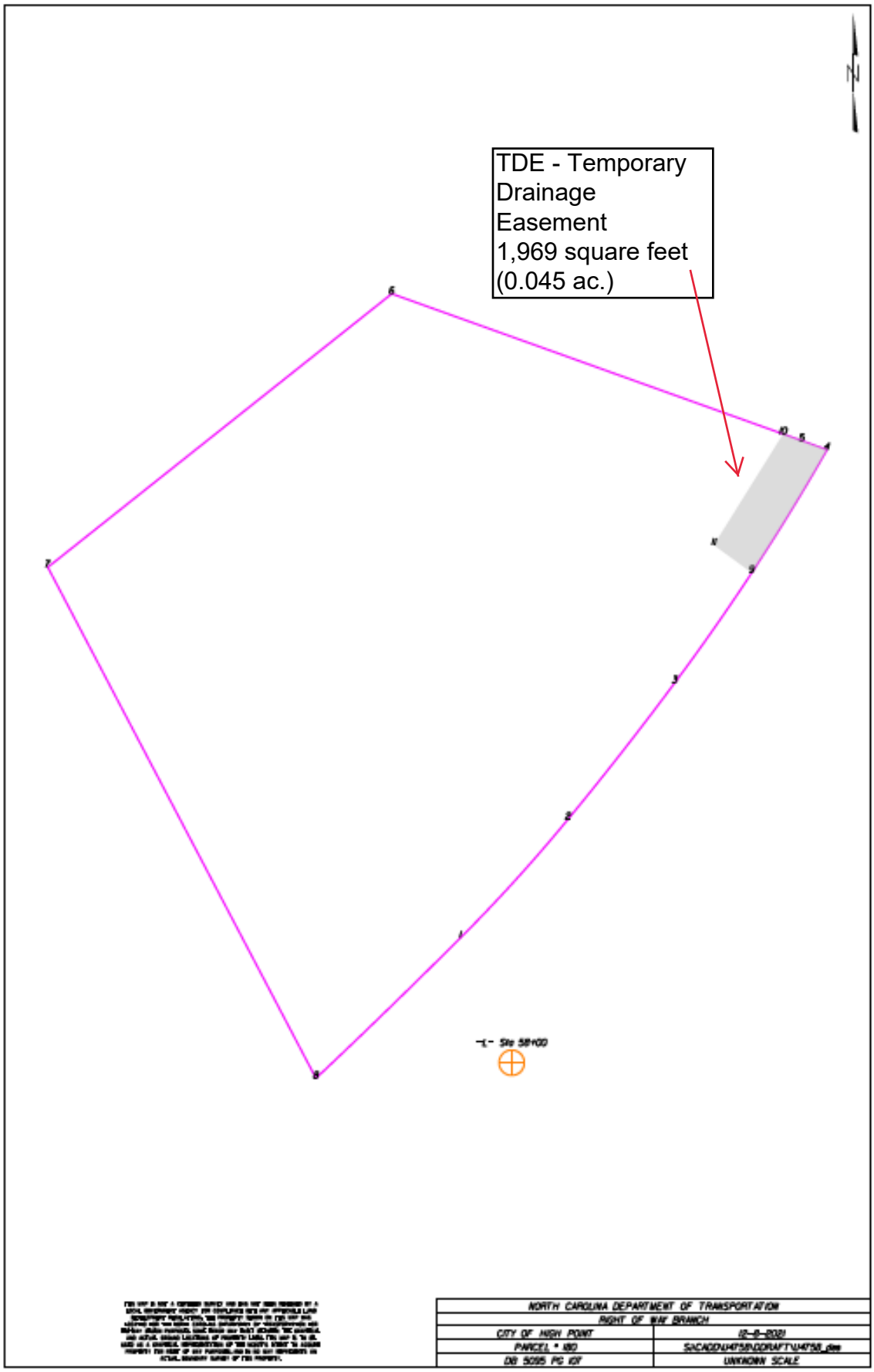
Budget Impact:
No impact.

Recommendation:
Council is requested to approve an easement dedication on property owned by the City, located at 4501 Johnson Street for a temporary drainage easement.

Dedication of temporary easement to NCDOT for Sandy Ridge Rd. / Johnson St. Widening Project
4501 Johnson St. - vacant land



Dedication of Temporary Drainage Easement to NCDOT



**RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING UPSET BID PROCESS FOR CITY PROPERTY
LOCATED AT 210 JAY PLACE, HIGH POINT, NC**

WHEREAS, The City of High Point ("City") owns a vacant lot consisting of approximately 6.973 square feet (0.16 acre) in size identified as Parcel No. 192976, 210 Jay Place, High Point, North Carolina ("Property"); and

WHEREAS, North Carolina Statute §160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, Farzana Nasir has offered a bid of $12,000 and paid the amount of $600.00, the required five percent (5%) deposit on their offer;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of High Point, North Carolina:

1. Authorizes sale of the Property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property, the amount of the offer, and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day notice period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first $1,000.00 of that offer and five percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The city will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that:

- the City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed; and
- the buyer must pay with cash at the time of closing.

8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate city officials are authorized to execute the instruments necessary to convey the property to Farzana Nasir.

Adopted this the 2nd day of May, 2022.

Mayor Jay W. Wagner

Lisa B. Vierling,
High Point City Clerk

RESOLUTION TO ACCEPT THE DONATION OF REAL PROPERTY FROM THE ESTATE OF JOHN DAVID HAYWORTH, SR. TO THE CITY

WHEREAS, the Administrator of the Estate of John David Haworth, Sr. (Deceased) desires to donate to the City of High Point a vacant lot located at 800 Woodbury Street, (Parcel No. 174681) ("Property") which parcel consists of approximately 7,405 square feet (.17 acre); and

WHEREAS, ownership of this Property would be beneficial to the City and its citizens; and

WHEREAS, the High Point City Council finds that it is appropriate to accept said donation contingent upon completion of a title search confirming ownership interests and the allowing the City to obtain proper title insurance on said Property.

NOW, THEREFORE, BE IT RESOLVED BY THE HIGH POINT CITY COUNCIL AS FOLLOWS:

The donation of Property by the Estate of John David Hayworth, Sr. (Deceased) is hereby accepted contingent upon the completion of a title search confirming ownership and interests in the Property and the City being able to obtain proper title insurance on said Property.

Adopted this the 2nd day of May, 2022.

Mayor Jay W. Wagner

ATTEST:

Lisa B. Vierling,
MMC City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: Contract/Johnson Controls – Library Door Card Access Upgrade

From: Lorrie Russell, Library Assistant Director

Meeting Date: 5/2/22

Public Hearing: N/A

Advertising Date N/A
Advertised By: N/A

Attachments: Quote from Johnson Controls

PURPOSE:
The Library is in need of an upgrade to our emergency exits, and access to our staff only areas. Using this quote from Johnson Controls allows us to use the Sourcewell Contract already in place and gives us a significant discount on this upgrade.

BACKGROUND:
The current emergency exits have a 15 second delay on the doors. This was implemented in 1992 as a theft deterrent. In this current climate of active shooters, it is no longer feasible for us to have someone stand and hold the bar for 15 seconds when attempting an emergency escape. By upgrading to this system, we can allow immediate egress from the building, and also ensure that staff only areas are more easily accessible when needed at the same time. The quoted amount of the upgrade is $97,705.31 including the discounts from the Sourcewell Contract.

BUDGET IMPACT:
The current State Aid to Public Libraries Grant will cover the full amount of the upgrade.

RECOMMENDATION / ACTION REQUESTED:
The Library recommends upgrading the current door access system through Johnson Controls and the Sourcewell contract.

Johnson Controls

Johnson Controls Security Solutions, LLC
Government Technologies

Sourcewell Awarded Contract
Contract # 031517-TIS

For Billing/Invoice questions - 1-800-428-7124 option 5
For Service/Technical questions - 1-800-428-7124 option 3

City of High Point
901 N Main St
High Point, NC, 27262
Sourcewell Member #18103

Sourcewell Schedule Price Quote
CONTRACT #030421-TIS
Contract Modification 4.1.22

Return Purchase Order & Proposal to the Local Account Manager listed below. Thank you!

Local Account Mgr: Nicole Rea
Local Account Mgr Phone: 540 379 7741
Local Account Mgr Email: nicole.rea@jci.com

Proposal Prepared by:

SLG Sales Support

Proposal Date: **04/20/22**
Proposal Name: City of High Point Library ACS-INT_1-6QQ0M2T
Compass Estimate #: **1-6QQ0M2T**
Proposal Expires: **07/19/22**

Installation Charges:

Sourcewell Schedule Products	$52,121.56
Sourcewell Installation Labor	$36,692.32
Sourced or "Open Market" Goods	$9,878.35
Installation Charge Summary:	**$98,692.23**
SW-MN Project Discount (OVER $40,000):	**-$986.92**
Revised Total Installation Charge Summary:	**$97,705.31**

Annual Services:

Sourcewell Service	**Advanced Option**	2nd Year - Annual Maintenance Charges (One-Year warranty on Equipment and Labor was included for first year)	$9,655.32
		Annual Service Charge Summary:	**$9,655.32**

Additional Notes:

Note #1: Rates assume that neither the Davis Bacon Act ("DBA"), nor any other Prevailing Wage Act ("PWR") applies. If this is incorrect, please advise in writing before submittal of a purchase order and provide the applicable prevailing wage determination and we will provide a revised quote.

Note #2: This proposal DOES NOT include any applicable Local, State, or Federal taxes.

Note #3: Customer to provide Power and Telco Communications.

Note #4: Price includes a One Year Warranty on Material and Labor.

Note #5: Any award resulting from this proposal that is over $10,000 or over 30 days from start to completion will be eligible for progress billing.

Note #6: Please include Sourcewell Contract Number 031517-TIS on your Purchase Order.

Johnson Controls

Sourcewell Awarded Contract
Contract # 031517-TIS

City of High Point
High Point, NC, 27262

Qty.	Model	Description	Sourcewell Net Price Each	Sourcewell Net Price Extended
2	USTAR016	ISTAR ULTRA,16 READERS,W/ ENCL	$6,787.08	$13,574.16
2	USTAR008	ISTAR ULTRA,8 READERS,W/ ENCL	$5,080.11	$10,160.22
4	PSX-150-E1-D8P	PSX 150W PSU W/E1 ENCL,14x12,8 OUT	$473.54	$1,894.16
3	MAXIMAL33D	12VDC@6A/24VDC@6A, 16 PTC OUT	$838.88	$2,516.64
1	AL600ULACMCB	6 A 12/24VDC UL SPLY W/ACM8CB	$325.67	$325.67
16	477967		$15.16	$242.56
37	40NKS-00-000000	SIGNO 40,BLK/SLVR,PIG,CRD PFL STD,MA RDY,FMT:ASP10022,WIEG,3	$225.41	$8,340.09
17	TREX-XL2	TREX request to exit detector, w/ tamper, piezo, timer and 2 relays, white	$94.20	$1,601.40
34	199-12-W		$18.08	$614.56
15	WAVE2	INDOOR 2 TONE SIREN	$17.05	$255.75
2	01274-001	2N HELIOS IP VERSO MAIN UNIT W/ CAMERA BLACK	$1,123.17	$2,246.34
2	01257-001	2N HELIOS IP VERSO - I\O MODUL	$65.87	$131.73
2	01290-001	2N HELIOS IP VERSO SURFACE INSTALL FRAME FOR 2 MOD BLACK	$76.36	$152.73
2	01386-001	2N HELIOS IP SECURITY RELAY	$115.47	$230.93
1	01668-001	2N INDOOR TOUCH 2.0, POE BLACK	$792.53	$792.53
1	01425-001	2N INDOOR TOUCH DESK STAND BLACK	$83.98	$83.98
7000	454932APR	18-6C+18-4C+16-2C+22-4C STR BC FOIL SHDS LSPVC JKT VIO COMP CMP 500' RL	$1.20	$8,400.00
850	454644APRL	18-4C STR BC FRPVC FRPVC JKT VIO CMP OR CL3P 75C 500' BOXES	$0.26	$221.00
150	454644APRL	18-4C STR BC FRPVC FRPVC JKT VIO CMP OR CL3P	$0.26	$39.00
330	740051	18-6C STR BC FRPVC FOIL SHD FRPVC JKT BLU	$0.40	$132.00
170	740051	18-6C STR BC FRPVC FOIL SHD FRPVC JKT BLU	$0.40	$68.00
250	2412-500FT06	23-4P UTP-CMR SOL BC CAT6 2412 PE/PVC BLUE	$0.20	$49.06
250	2412-500FT06	23-4P UTP-CMR SOL BC CAT6 2412 PE/PVC BLUE	$0.20	$49.06
		Sourced OR "Open Market"Goods		
1	TS-18	ACC MOM DOOR RELEASE ACC0018	$69.36	$69.36
	Sub-Contractor	Sub-Contractor Materials	$7,690.18	$7,690.18
1	Misc	Miscellaneous Materials (EMT/Flex,Box Fittings, Box Tampers, ETC.)	$2,118.81	$2,118.81

SOURCEWELL Installation Labor

	Installation Labor, Programming and Testing	$36,692.32
	Total	**$98,692.23**

DEPARTMENT RECOMMENDATION

Informal Bid(s)

DEPARTMENT: COUNCIL DATE:

BID #: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
			TOTAL BUDGETED AMOUNT	

DEPARTMENT HEAD: DATE:

PURCHASING MANAGER: DATE:

FINANCIAL SERVICES DIRECTOR: **($30,000 - $89,999)** DATE:

CITY MANAGER: **($90,000+)** DATE:

FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
April 14, 2022 – 4:00 p.m.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

CALL TO ORDER
Chairman Moore called the meeting to order at 4:04 p.m.

Following roll call by Chairman Moore, the following Committee Members were **Present (3):**

Chairman Britt W. Moore
Committee Member Monica Peters
Committee Member Michael Holmes

Absent:

Committee Member Victor Jones

Staff Members Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Megan Maguire, Assistant City Attorney; Tyler Berrier, Electric Utilities Assistant Director; Bobby Fitzjohn, Financial Services Director; Stephen Hawryluk, Budget Manager; Kevin Rogers, Fleet Services Director; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS

2022-153 **Contract - Jackson Lake Substation Upgrade - Substation Enterprises, Inc., R.W. Chapman & Co., Myers Controlled Power, Birmingham Control Systems, Virginia Transformer Corp.**

City Council is requested to award contracts for five (5) schedules for materials to perform maintenance, upgrade and increase the electric system's capacity at the Jackson Lake Substation.

Schedule I -Substation Structure Substation Enterprises, Inc. $921,718.00

Schedule II - Circuit Switchers R.W. Chapman & Co. $142,825.40
Schedule III - 15 kV Circuit Breakers Myers Controlled Power $205,186.00
Schedule IV - Relay & Control Panels Birmingham Control Systems $185,995.00
Schedule V - Power Transformers Virginia Transformer Corp. $2,250,300.00

Tyler Berrier, Electric Utilities Assistant Director, reported that staff is requesting equipment for the Jackson Lake Substation; provided a brief history regarding the city's substations; said that funds are available in the FY 22-23 Budget; that purchasing this equipment would allow the city to upgrade the existing substation and increase the electric system's capacity; the Purchasing Department solicited bids for the substation structure, circuit switchers, 15 kV Breakers, Relay/Control Panels and Power Transformers to be used at our Jackson Lake Substation; and that staff is recommending that the bid for the five (5) schedules in the amount provided for each; and a contract be awarded to Substation Enterprises, Inc., R. W. Chapman & Co., Myers Controlled Power, Birmingham Control Systems, Virginia Transformer Corp.

Chairman Moore Britt inquired on the bid tabulation information regarding the pricing that was provided by vendors; and inquired if the electrical system (transformer) had any backup in case of a catastrophe. Mr. Berrier explained the bidding process; the reasoning behind the different pricings given by vendors; and said that the city had a spare transformer as a back of plan.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-154 **<u>Contract - Carolina Industrial Equipment, LLC - Bed & Boom Purchase for a 2019 Freightliner M2-10 Leaf Truck</u>**

City Council is requested to award a contract to Carolina Industrial Equipment, LLC in the amount of $55,811.41 for the replacement of the bed and boom of a 2019 Freightliner M2-10 Leaf Truck due to an accident with the Streets Division.

Kevin Rogers, Fleet Services Director, reported that the Streets Division had an accident with a 2019 Freightliner M2-10 Leaf Truck that resulted with damage to the bed and boom; said that the bed and boom would need to be replaced due to extensive damage; the damaged parts are ODB brand and the only dealer in North Carolina was Carolina Industrial Equipment, LLC; the price of $55,811.41 is for the parts, labor, and freight; the estimated delivery was 90-120 days; and that funds are available in 2021-22 budget. Staff is recommending the approval of a contract with Carolina Industrial Equipment, LLC. In the amount of $55,811.41.

Committee Member Holmes asked if the suppliers' locations were limited due to the specialty equipment requested. Mr. Rogers replied, "yes".

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-155 **Contract - Construction Support Services- Contract Administration (CA) and Resident Project Representative (RPR) services provided by Davis-Martin-Powell (DMP) - U-5896 US 29/US 70/Business 85 and South Main Street (SR 1009)**

City Council is requested to approve a proposal from Davis-Martin-Powell (DMP) for Contract Administration (CA) and Resident Project Representative (RPR) for the upcoming NCDOT interchange improvement project at US 29/ US 70/ Business 85 and South Main Street (SR 1009) and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with DMP and for an estimated total of $97,800.

Robby Stone, Public Services Director, reported that the Public Services Department is requesting that City Council approve a proposal from Davis-Martin-Powell (DMP) for Contract Administration (CA) and Resident Project Representative (RPR) for the upcoming NCDOT interchange improvement project at US 29/ US 70/ Business 85 and South Main Street (SR 1009); said that the project would require substantial water and sewer improvements which would be accomplished in conjunction with this NCDOT project; the anticipated timeframe would be a 30-month duration of the project with an estimated cost of $97,800.00; this NCDOT construction project was recently awarded to Boggs Contracting Inc. and construction was anticipated to begin mid-April 2022; and that the funds for this project are available in the FY 2021/2022 budget. Staff is recommending approval of the Contract Administration (CA) and Resident Project Representative (RPR) services provided by Davis-Martin-Powell (DMP) and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with DMP in the amount of $97, 800.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-156 **<u>Contract - City of High Point Streets Resurfacing - Sharpe Brothers, A Division of Vecellio & Grogan, Inc.</u>**

City Council is requested to award a contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of $495,963.58 for the resurfacing and paving of specific City of High Point maintained streets and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Robby Stone, Public Services Director, reported that the annual bids for the street resurfacing project were higher than estimated; worked with management to look at other resources; decided to scale back and hold funds until next year; the City budgets on an annual basis for the resurfacing and paving of City of High Point maintained streets; based on needs, specific streets had been identified to be resurfaced; this resurfacing takes place because deficiencies on a section of roadway are beyond repair of routine maintenance; the list of roads to be resurfaced was generated from a pavement condition survey which was performed every three years that assesses the City's road/pavement ratings; there was a total of four (4) bidders for the advertised project; all original bids were significantly higher than expected due to an increase in pricing of raw materials, fuel/oil, and labor; staff negotiated with the low bidder, Sharpe Brothers, to re-establish pricing for the revised resurfacing list; and that funds for this project are available in the FY 2021-2022. Staff is recommending approval of the contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of $495,963.

Committee Member Peters spoke to the price increase challenges for the liquid asphalt; and asked if the city could save money if they deferred projects. Mr. Berrier said that the cost for equipment and labor played a big part in cost compared to liquid asphalt; and that he did not anticipate reduced prices anytime soon.

Committee Member Peters spoke to complaints voiced from the Swan Lake Community; said that their section of the road was being used to park equipment which caused road deterioration; said that she contacted the community's HOA to discuss the concern; and voiced the need for street repairs located on Westminster Dr. that was not on the list of streets to be resurfaced this year. Mr. Berrier replied that Westminster Dr. was pushed out to be resurfaced in 2023; and explained the decision-making process regarding street resurfacing.

Chairman Moore spoke to the funding challenges faced with other municipalities.

Committee Member Holmes asked if the city ever purchased inventory (liquid asphalt) in bulk while the prices were reduced. Mr. Berrier said that liquid asphalt prices were distributed by the NCDOT monthly; and that staff will continue to monitor prices until they are stabilized.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-157 **Resolution - Grant Application - American Rescue Plan Act (ARPA) - Various Projects - Water-Wastewater-Storm Water Infrastructure**

City Council is requested to adopt a resolution to allow for Public Services to submit applications for grant funding through the Federal American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) for water, wastewater, and stormwater infrastructure.

Robby Stone, Public Services Director, reported that the Public Services would be competing for grant funding for various projects; submission for the grant funding would require the adoption of a resolution; the first round of submittals are due on May 2, 2022, which must contain a copy of the adopted resolution to be considered for funding; the funding opportunities would be through the Federal American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) which is a separate allocation from the ARPA funding previously awarded to the City; explained that application process; said that applications were received twice a year, in the Spring and the Fall; that it was anticipated that a majority of NCDWI's remaining ARPA funds for water and wastewater projects would be distributed as part of the Spring 2022 cycle; the NCDWI's ARPA funds associated with stormwater projects was expected to be distributed in the Fall 2022 cycle; and that there would be no budget impacts anticipated from this resolution. Staff is recommending the adoption of this resolution to allow complete application submittal for various funding opportunities.

Committee Member Peters asked if the grant funding could be used for the city's street resurfacing projects. Mr. Stone replied that he would ask the consultant.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-158 **Contract-Change Order #10 - Samet Corp - High Point Police Department (HPPD)**

City Council is requested to approve Change Order #10 for Samet Corporation in the amount of $65,675 for additional electrical work, detention area benches, landscaping enhancements and plumbing repairs that were not included in the original scope of the project.

Eric Olmedo, Assistant City Manager, reported that this request was to approve the change order with Samet Corporation for the Police Headquarters project; said that Samet Corporation was approved as the Construction Manager at Risk for the Police Headquarters project on March 18, 2019; that a preconstruction agreement for $132,345 was approved by on June 17, 2019; an early construction package for $5,017,482 was approved on October 7, 2019; an additional contract change order on December 16, 2019 for $14,149,734, for a Guaranteed Maximum Price with Samet Corporation of $19,299,561; staff approved a change order which increased the contract in the amount of $70,947.51 on May 27, 2021 for various items that were not included in the original scope of the contract; funds are available in the Police Department capital project; and that the additional $65,675 to be requested to the existing contract amount, for a total contract of $19,436,183.51. Staff is recommending approval for this change order with Samet Corporation in the amount of $65,675.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-159 **Contract - Kone, Inc. - High Point Police Department (HPPD) Headquarters - Elevator Modernization**

City Council is requested to award a contract to Kone, Inc. in the amount of $282,780.18 to modernize two existing elevators at the High Point Police Department (HPPD) Headquarters building at 1730 Westchester Drive.

Eric Olmedo, Assistant City Manager, reported that this request was to modernize the two existing elevators at the HPPD Headquarters building at 1730 Westchester Drive; said that the two elevators were original to the building, which was constructed in 1980; minor upgrades were done to the existing elevators as part of the renovation project, but there was not a full-scale modernization of the mechanical systems; as the units received more use after completion of the renovation, there were numerous maintenance issues; Kone, Inc. had determined that a complete modernization of the units was needed to increase the reliability and safety of the units; some of the upgrades would include replacement of all the existing wiring, conduit and duct from the machine room, new door panels and operating systems, light curtains, guide shoes and power units. Staff is recommending approval of a contract with Kone, Inc. in the amount of $282,780.18.

Committee Member Peters mentioned that the HPPD building was beautiful; and recommended adding plants to buffer the echo sound throughout the building. Mr. Olmedo noted that staff would look into that recommendation.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 18, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

2022-160 **Resolution - Dedicated Medical Center-ChenMed - Building Reuse Grant - 131 Greensboro Road**

City Council is requested to approve a resolution of support for Dedicated Medical Center receiving a $300,000 Building Reuse Grant from the State of North Carolina.

Chairman Moore noted that this item was for informational purposes only.

Eric Olmedo, Assistant City Manager, noted that Sandy Dunbeck, Economic Development Director, was not present today and would be presenting this item at the April 18, 2022 meeting of council; said the this was request was for a resolution of support for a Dedicated Medical Center receiving a $300,000 Building Reuse Grant from the State of North Carolina the Medical Center, a subsidiary of ChenMed, had leased 131 Greensboro Rd. with plans to locate a primary medical care center servicing senior-citizen patients with Medicare Advantage insurance; in doing so, the company would invest $1.7M in upfits and create 30 jobs within the first two years of operation with an average annual salary of $90,339.00.

2022-161 **Resolution - Authorize the Issuance of Series 2022C General Obligation Refunding Bond**

City Council is requested to approve the "Resolution of The City Council of The City of High Point, North Carolina Authorizing the Issuance of a General Obligation Refunding Bond, Series 2022C".

Bobby Fitzjohn, Financial Services Director, noted that this item was for informational purposes only, and would be presented at the April 18, 2022 meeting of council; reported that the proposed resolution, prepared by the City's bond attorneys, provided staff the authorization to issue up to $7,152,000 for refunding the Series 2012 General Obligation Bonds and Series 2012C Refunding General Obligation Bonds; the cash flow savings are in excess of $196,000 over the next 10 years, however the bond can be refinanced anytime in the future without penalty; the final maturity dates would remain the same; said that these were the necessary legal proceedings for the issuance of refunding bonds; that the interest rate refunding savings would be built into the debt service budgets for the General Debt Service Fund and the Stormwater Fund in the 2022-2023 annual budget and successive years; that City Council would be requested to approve the "Resolution of The City Council of The City of High Point, North Carolina Authorizing the Issuance of a General Obligation Refunding Bond, Series 2022C" at the April 18, 2022 meeting of council.

2022-162 **Presentation - Fuel Budget Update**

Staff will present information on the current year's fuel budget, provide comparisons in the price paid for fuel throughout the year, and outline next steps. No action is requested, informational purposes only.

Stephen Hawryluk, Budget and Performance Manager, noted that this presentation was for informational purposes only; said that the City of High Point, in addition to consumers locally and nationwide, was experiencing effects of the increased costs of fuel; the effects on prices due to supply chain issues, staffing shortages, and geo-political crises could not be predicted; since the beginning of the fiscal year, fuel costs had steadily risen, placing unanticipated strain on the fuel budgets for many city departments; staff would present information on the current year's fuel budget, provide comparisons in the price paid for fuel throughout the year, and outline next steps; a budget amendment to cover additional costs for fuel would be forthcoming later this year; and stated that there is no action requested at this time..

COMMITTEE MEMBER COMMENTS

Committee Member Peters encouraged everyone to attend the Blooming Board ribbon cutting for their grand opening today at 5:30 p.m.

Chairman Moore wished everyone a blessed and safe Easter Holiday.

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 4:38 p.m.

Respectfully Submitted,

_____

Britt Moore, Chairman

Attest:

_____

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

"AN ORDINANCE AMENDING THE GRANT PROJECT ORDINANCE OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE AMERICAN RESCUE PLAN ACT OF 2021: CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS FOR THE PURCHASE OF PROPERTY AT 300 A OAK STREET AND 331 W. RUSSELL AVENUE

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The Grant Project Budget Ordinance of the City of High Point for the American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds should be amended as follows:

(A) That the following expenditures be amended as follows:

Government Services	$3,000,000
Unassigned	-3,000,000

Section 2. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict

Section 3. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 2nd day of May 2022

Mayor, Jay W. Wagner

ATTEST

Lisa B. Vierling,
City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: **Change Order No. 2 - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project Garney Companies Inc.**

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

Meeting Date: May 2, 2022

Public Hearing: No

Advertising Date:
Advertised By: N/A

Attachments: Change Order No. 2

PURPOSE:
To approve Change Order No. 2 to Garney Companies Inc. for additional construction materials and work outside of the scope of the original contract.

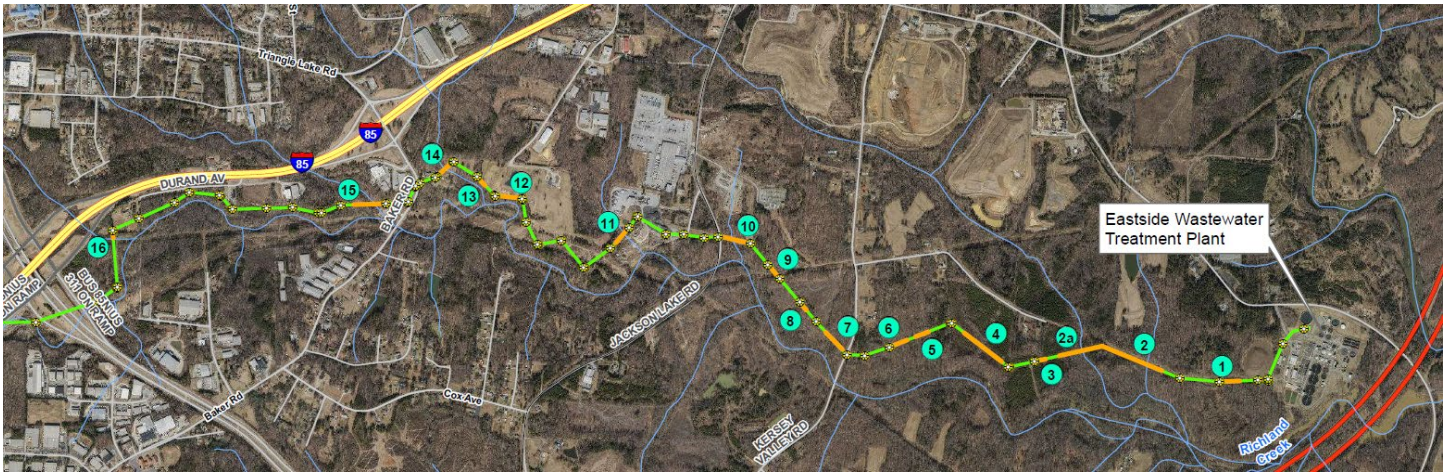
BACKGROUND:
City Council approved the contract for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project to Garney Companies Inc. on August 16, 2021. The amount of the contract is $16,387,400. The Richland Creek Sewer Outfall conveys approximately 5 million gallons per day of sewage to the Eastside Wastewater Treatment Plant. The scope of the project is to replace the 16 aerial crossings (totaling approximately 5,600 feet) with new 48-inch diameter spiral-weld steel pipe (WSP). Change Order No. 1 adjusted the notice to proceed date of the contract with no additional cost.

Change Order No. 2 includes altering the pipe saddle design to materials with shorter lead times and adding additional protective coating on the saddles from the specified red oxide primer to a full 3-part epoxy coating system to match the coating system of the new steel pipe.

BUDGET IMPACT:
Funds for this are available in the FY 2021-2022 budget.

RECOMMENDATION / ACTION REQUESTED:
Public Services is recommending that Council approve Change Order No. 2 to Garney Companies Inc. in the amount of $119,670.04. Upon approval, the new contract amount will be $16,507,070.04.

Picture of an existing saddle along the Richland Creek Outfall



The 16 areal segments of the pipeline

5400 Glenwood Avenue, Suite 400
Raleigh, NC 27612
tel: 919-325-3500

April 21, 2022

Mr. Derrick Boone
Assistant Public Services Director
City of High Point
211 S. Hamilton, Room 206
High Point, NC 27260

Subject: Richland Creek Aerial Sewer Replacement Project – Pipe Saddle Change Order

Dear Boone:

The protective coating on the saddles has been updated from red oxide primer to a full 3-part epoxy coating system to match the coating system of the new steel pipe. This change will allow for an easier application in the field and a consistent coating throughout the installation.

In addition, the original saddle design called for a 316 stainless steel, mirror finish top plate sliding on a Teflon base plate. Due to prolonged lead times for Teflon, it was determined that the Teflon base plate could be eliminated and replaced with an additional piece of 316 stainless steel with a mirror finish. As part of this change in materials, various dimensions for the based plate design were revised.

Garney Construction has submitted a proposal in the amount of $119,670.04 for the changes noted above. After reviewing the contents of this proposal, CDM Smith recommends that the City of High Point accept this proposal.

Sincerely,

Daniel Williams
Construction Manager
CDM Smith Inc.

cc: J. Lapsley
M. Pollard

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 2

Date of Issuance:	April 21, 2022	Effective Date:	April 21, 2022
Owner:	City of High Point	Owner's Contract No.:	01-072821
Contractor:	Garney Construction	Contractor's Project No.:	2356
Engineer:	CDM Smith	Engineer's Project No.:	141904-220453
Project:	Richland Creek Sewer Outfall – Aerial Sewer Pipe Replacement	Contract Name: N/A	

The Contract is modified as follows upon execution of this Change Order:

Description: Change to the sliding saddle design and change of the saddle coating system to a full 3-part epoxy coating system to match the coating system being applied to the new steel pipe.

Attachments: *Garney Construction Invoice No. 1 dated 04/14/2022*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 16,387,400.00	Original Contract Times: Substantial Completion: August 16, 2023 Ready for Final Payment: August 16, 2023 days or dates
[~~Increase~~] [~~Decrease~~] from previously approved Change Orders No.1 to No. 1: $ 0.00	[~~Increase~~] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 1: Substantial Completion: 0 Ready for Final Payment: 0 days
Contract Price prior to this Change Order: $ 16,387,400.00	Contract Times prior to this Change Order: Substantial Completion: August 16, 2023 Ready for Final Payment: August 16, 2023 days or dates
[Increase] [~~Decrease~~] of this Change Order: $ 119,670.04	[~~Increase~~] [~~Decrease~~] of this Change Order: Substantial Completion: 0 Ready for Final Payment: 0 days or dates
Contract Price incorporating this Change Order: $ 16,507,070.04	Contract Times with all approved Change Orders: Substantial Completion: August 16, 2023 Ready for Final Payment: August 16, 2023 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Daniel C. Williams	By:	By: Matthew Jones
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Construction Manager	Title:	Title: Project Manager
Date: 04/21/2022	Date:	Date: 4/21/22

Approved by Funding Agency (if applicable)

By: _____ Date: _____

Title: _____

Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement
City of High Point

Invoice Number: 1 **Date:** 4/14/2022

Description of Change:

Cost change proposal for the alterations of the sliding saddles per submittal comments and manufacturer collaboration.

Change saddle coating from primer to full 3 part epoxy/ poly coating to match pipe coating.

Summary of Costs:

Labor:		$	-
Equipment:		$	-
Material:		$	101,030.00
Allowable Mark-Up:	15%	$	15,154.50
	Subtotal:	$	116,184.50
Subcontractors:		$	-
Allowable Mark-Up:	5%	$	-
	Subtotal:	$	-
Bond & Insurance:		$	3,485.54
Total Requested Change:		**$**	**119,670.04**
Total Requested Days:			**0**

LABOR DETAIL

Invoice Number: 1

Title	Hourly Rate	0-Jan	27-Feb	10-Mar	16-Mar	Total
Senior Manager (CJ)	$ 134.73					$ -
Project Manager (Kyle)	$ 109.26					$ -
Project Engineer (Alex)	$ 101.97					$ -
Superintendent (Pedro)	$ 149.74					$ -
Field Engineer (Cody)	$ 101.97					$ -
Field Engineer (Dane)	$ 101.97					$ -
Field Engineer (Cole)	$ 101.97					$ -
Foreman (John)	$ 58.49					$ -
Lead Hoe (Rito)	$ 64.68					$ -
Excavator Operator (Cody/Steve)	$ 57.04					$ -
Loader Operator (Robert/Joe/Angel)	$ 54.18					$ -
Dozer Operator (Joe)	$ 46.07					$ -
Labor (Robert/Tommie/Joey/Aron)	$ 45.12					$ -
Pipe Layer (Willie/David)	$ 47.97					$ -
						$ -
						$ -
		SUBTOTAL				$ -

EQUIPMENT DETAIL

Invoice Number: 1

1. Contact Stuart Smith in Winter Garden with a detailed list of the equipment rates that you need. His e-mails is ssmith@garney.com and his direct number is 321.221.2832.
2. To correctly quantify the cost of equipment on the time and material work, you must determine the duration of the extra work (Hours, Days, Weeks or Months)
3. Then enter the appropriate quantity in its associated column. Enter the actual Operating Hours the equipment was utilized during the works. The sum of the time the equipment is on site plus the actual utilization time will net the total cost for each piece of equipment

Equipment Description	Monthly Rate	Weekly Rate	Daily Rate	Hourly Rate	Operating Cost / Hr	Hours On Site	Days On Site	Weeks On Site	Months On Site	Operating Hours	EXTENDED COST
JD 350	$ 16,215.00	$ 4,540.00	$ 1,135.00	$ 170.00	$ 76.44						$ -
335 CAT Exc	$ 16,815.00	$ 4,710.00	$ 1,180.00	$ 180.00	$ 70.49						$ -
JD 333 Skid	$ 4,415.00	$ 1,235.00	$ 310.00	$ 47.00	$ 16.20						$ -
624 John Deere Loader	$ 6,190.00	$ 1,735.00	$ 435.00	$ 65.00	$ 32.32						$ -
310 John Deere Backhoe	$ 4,100.00	$ 1,150.00	$ 290.00	$ 44.00	$ 19.93						$ -
4x4 3/4 ton diesel truck	$ 1,505.00	$ 430.00	$ 110.00	$ 17.00	$ 21.30						$ -
										SUBTOTAL	**$ -**

Garney CONSTRUCTION
ADVANCING WATER

MATERIAL & RENTAL EQUIPMENT DETAIL

Invoice Number: 1

Vendor	Invoice #	Description of Purchase	Totals
NWP		As bid price to supply sliding saddle support $4149x118	$ (489,582.00)
NWP		Price for revised sliding support design $4364x118	$ 514,952.00
			$ -
			$ -
NWP		Add 2nd and 3rd coat to saddles	$ 75,660.00
			$ -
			$ -
			$ -
			$ -
		SUBTOTAL	**$ 101,030.00**
	Tax Rate:	**SALES TAX**	**$ -**
		SUBTOTAL	**$ 101,030.00**

Garney CONSTRUCTION
ADVANCING WATER

SUBCONTRACTOR DETAIL

Invoice Number: 1

Vendor	Invoice #	Description of Service	Totals
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		SUBTOTAL	**$ -**

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION…

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and,

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and,

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and,

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and,

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community; and,

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations; and,

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE I, Jay W. Wagner, Mayor of the City of High Point, do hereby proclaim the week of May 1-7, 2022 as

PROFESSIONAL MUNICIPAL CLERKS WEEK

And further extend appreciation to our Professional Municipal Clerk, Lisa Vierling and our Professional Municipal Deputy Clerk, Mary S. Brooks and to all Professional Municipal Clerks for the vital services they perform and the exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 2nd day of May 2022.

_____

Jay W. Wagner, Mayor

Legislative File #2022-199

Ordinance No. 7819/22-46

ORDINANCE

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

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

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

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

PROPERTY LOCATION	OWNER (S)
1222 Carter St.	Rafia S.Medhi 4627 Hidden Harbor Ln. Raleigh, NC 27615

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

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

Adopted by City Council,
This the 2nd day of May, 2022

Lisa B. Vierling, City Clerk

City Clerk's Office

Lisa B. Vierling
CITY CLERK

NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 2, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7819/22-40, page 136, Legislative File No. 2022-199 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 3rd day of May 2022.

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 3rd day of May 2022.

AMY HANNAH MYERS NOTARY PUBLIC RANDOLPH COUNTY, NC

Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025

CITY OF HIGH POINT
AGENDA ITEM

Title: Furniture Market Transportation Grant Agreement

From: Angela W Wynes, Transit Manager

Meeting Date: May 2, 2022

Public Hearing: N/A

Advertising Date / N/A
Advertised By:

Attachments:
A. Award Letter
B. Authorizing Resolution

PURPOSE:
The grant agreement provides $1,700,000 in funding to assist with transportation services for the October 2022 and April 2023 Furniture Markets.

BACKGROUND:
The North Carolina Department of Transportation, Public Transportation Division annually provides financial assistance to assist with transportation services during each of the bi-annual Furniture Markets.

BUDGET IMPACT:
This item is a pass-through item and has a neutral impact on the City's FY2023 budget.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the City Manager be authorized to enter into a contract with the Department of Transportation and execute all agreements and contracts with the North Carolina Department of Transportation, Public Transportation Division.

RESOLUTION
AUTHORIZING THE CITY OF HIGH POINT
TO ENTER INTO AN AGREEMENT WITH
THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

A motion was made by _____ (***name and title***) and seconded by _____ (***name and title***) for adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, the **City of High Point** has requested the North Carolina Department of Transportation to assist in the funding of **transportation services for the biennial Furniture Market**; and

WHEREAS, the **North Carolina Department of Transportation** will provide **up to $1,700,000** of the cost of the above described project;

NOW THEREFORE, BE IT RESOLVED that the **City Manager** is hereby authorized to enter into a contract with the Department of Transportation and execute all agreements and contracts with the North Carolina Department of Transportation, Public Transportation Division.

.....

I, **Lisa Vierling, City Clerk** do hereby certify that the above is a true and correct copy of an excerpt for the minutes of a meeting of the **High Point City Council** duly held on the **2nd** day of **May,** 20**22.**

_____
Signature of Certifying Official

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

March 10, 2022

Ms. Tasha Logan-Ford, City Manager
City of High Point
P. O. Box 230
High Point, North Carolina 27261

RE: FY23 Demonstration Grant Program
Project No.: 23-DG-113
WBS Element No.: 36223.13.15.2
Period of Performance: 7/1/2022 – 6/30/2023

Dear Ms. Logan-Ford:

On January 6, 2022, the Board of Transportation approved your organization's request for an FY23 Demonstration Grant in the amount of $1,700,000. The agreement to be executed between City of High Point and NCDOT is enclosed. The individual authorized to enter into this agreement for the financial assistance on behalf of your agency will sign the agreement. Please provide a copy of the agreement to all parties that will be involved in the administration of the grant, and request that the agreement be reviewed carefully. Instructions for completion of the grant agreement process are enclosed.

Please refer to Section 6b of the grant agreement that requires sub-recipients to submit monthly or quarterly requests for reimbursement.

If you have any question related to the grant agreement, please contact Myra Freeman, Financial Manager at 919-707-4672 or your assigned Accounting Specialist. In any correspondence, please reference your assigned project number, WBS element, Agreement number and period of performance referenced on this letter.

Sincerely,

Ryan Brumfield
Director

RB\mf
Attachments

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
INTEGRATED MOBILITY DIVISION
1550 MAIL SERVICE CENTER
RALEIGH, NC 27699-1550

Telephone: 919-707-2600
Fax: 919-733-1391
Customer Service: 1-877-368-4968

Website : www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

State Grant Certification – No Overdue Tax Debts or Conflicts of Interest For Grantees

Date: _____

To: [Granting Agency]

Certification:

We certify that, _____, do not have any overdue tax debts, as defined by N.C.G.S. 105-243.1, at the federal, State, or local level. We further certify that we will not use funds awarded by this grant to satisfy any subsequent tax obligations.

Additionally, , _____, do not have any conflicts of interest with any employees of [Granting Agency], or any governing Board as defined by North Carolina G.S.143-6-23(b)(c). We further understand that a false statement made is in violation of N.C.G.S. 143-6-23 and such false statement would be a criminal offense punishable as provided by N.C.G.S. 143C-10-1.

Sworn Statement:

We, _____, certify that we are residents of _____in the State of _____. We also acknowledge and understand that any misuse of State funds will be reported to the appropriate authorities for further action.

_____

Grantee Name

Sworn to and subscribed before me on the day of the date of said certification.

_____ My Commission Expires: _____

(Notary Signature and Seal)

Office of the Mayor
City of High Point
North Carolina

Proclamation...

WHEREAS, Abay Gidey was born in Mekell, Tigray, Ethiopia on September 27, 1967, as the fourth child of Lemlem Gebrezgie and the late Gidey Mengistie; and

WHEREAS, after immigrating to the United States in 1989 amidst the tumultuous Ethiopian Civil War, Abay earned his Bachelor of Science degree in Engineering from North Carolina A&T State University in 1996 and his United States Citizenship in 1997; and

WHEREAS, Abay was a loyal and expert colleague first for Winston-Salem's Carter G. Woodson School as their I.T. Director, where he laid the foundation for their entire computer network, and then, for the next 23 years, for National General Insurance as a Systems Engineer; and

WHEREAS, Abay served for nine years on the City of High Point's Human Relations Commission, being appointed in 2006 by the High Point City Council and serving as the first Commissioner from the City's vibrant Ethiopian community; and

WHEREAS, Abay, who passed away on March 30, 2022, was a loving husband to Genea Dudley Gidey and a caring mentor who was cherished by his family, church, friends, and soccer teammates;

NOW THEREFORE, I, Jay W. Wagner, Mayor of High Point, North Carolina, do hereby commend Mr. Abay Gidey for his years of dedicated service to the City of High Point, and recognize his devotion to his family and his fellow residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 2nd day of May, 2022.

_____

Jay W. Wagner, Mayor

HIGH POINT CITY COUNCIL
SPECIAL MEETING
APRIL 18, 2022 – 4:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

DRAFT

ROLL CALL, and CALL TO ORDER

Mayor Wagner called the Special Meeting to order at 4:00 p.m.

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

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large [not present for first half of Special Meeting, but was in attendance when City Council reconvened the Special Meeting at 5:51 p.m.]; Council Member Cyril A. Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; and Council Member Victor A. Jones, Ward 5 [not present for first half of special Meeting, but arrived at 5:57 p.m. and participated in the second portion of the Special Meeting]; and Council Member Michael A. Holmes, Ward 6 [not present for first half of Special Meeting, but was in attendance when City Council reconvened the Special Meeting at 5:51 p.m.]

Council Member Christopher Williams, Ward 2, was **Absent**

Staff Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Sandy Dunbeck, Director of Economic Development; Sarah Stevenson, Economic Development Manager; Mary S. Brooks, Deputy City Clerk; and Lisa B. Vierling, City Clerk

Others Present:

David Woodard, Poyner Spruill; Bruce Ashley, Fox Rothschild; Patrick and Susan Harman, Hayden-Harman Foundation; Jakki and Corvin Davis, D-Up

PRESENTATION OF ITEMS

2022-177 **North Carolina General Assembly- Short Session Legislative Priorities**

Staff will provide information regarding state level legislative priorities to address legislation with the North Carolina General Assembly during its 2022 short session which begins on May 18, 2022.

In preparation of getting ready for the upcoming Short Session of the North Carolina General Assembly which begins on May 18th, City Manager Tasha Logan Ford provided an

update to City Council to ensure that staff is aware of the legislative priorities that Council would like to be addressed during the Short Session. Madam Manager identified the following two legislative priorities that are on the radar.

1. *Social Districts. Making sure that cities are able to implement those since there has been much discussion and questions about how to implement social districts and the rules/guidelines for social districts.*

2. *Local Act to Amend City Charter regarding some planning and development items. She advised that Representative Faircloth sponsored the bill which is now out of the House and pending in the Senate Rules Committee.*

Manager Logan Ford asked if there were any other legislative priorities of interest to Council that staff should be aware of. She advised that conversations have taken place regarding these items between staff and Fred Baggett, the city's lobbyist at the NC General Assembly; a conference call is planned with the NC League of Municipalities towards the end of April to see if there are any other issues that have come up with other cities; Mr. Baggett will also be providing an update to staff.

Mayor Wagner asked council members to please share any other ideas on the legislative priorities with the staff.

2022-178 **<u>Update- American Rescue Plan Funds</u>**

Staff will provide an update to Council on available American Rescue Plan Funds and solicit

Stephen Hawryluk, Budget & Performance Manager, mentioned the ARPA one-page summary that was placed at the dais. He reported that High Point's total allocation of ARP funds is $22,699,511; half was received a year ago; the remaining half should be received in the next couple of months; the calculation based on the Interim Final Rule was determined to be $12,807,922; the Final Rule made some changes on how the revenue loss numbers could be calculated; it offers discretion for staff to choose between the calendar of fiscal year; allows for the discretion of staff to include utility revenue which was excluded from the Interim Final Rule; staff can include no utility revenue or can include all of it; Financial Services has run the calculations under all the different scenarios and concluded that under the Final Rule, the city's total revenue loss exceeds the total amount; as a result, all of the city's ARPA allocation can be used under the revenue loss category.

Council Member Moore asked staff about the figure for the electric portion. Mr. Hawryluk noted this was inside the number provided; he wasn't sure about the specific number, but could provide the information.

Mr. Hawryluk then provided the spending to date for the ARP funds for the Council approved set of projects approved on February 7, 2022 and listed as Police Services. He explained the allocation for police services reduced the city's administrative burden on the other projects that those funds freed up; the $5.8 million in Police Services freed up dollars that could be used for critical items such as items for the fire department, transportation capital, parks and recreation capital, etc....that were deferred during last year's budget; the remaining unassigned amount of $16,837,426.

Two community input sessions were held on November 16 and November 18, 2021. Some of the broad categories mentioned were employment, housing, community programs/non-profits, education, infrastructure. Mr. Hawryluk stressed these are not indicative of a priority list ranking, but were the general themes received from the feedback of the community input meeting and the feedback from the survey that went out.

Mr. Hawryluk proceeded by identifying a list of Council Priority Projects that have been discussed by Council as follows. He pointed out these are the projects the Council has expressed an interest in but a funding source has yet to be identified.

Project	Amount
Homeless shelter local match (local match for the federal grant that the city has been allocated to receive)	$1,000,000
Recreation and facility enhancements	$5,000,000
Athletic field improvements	$2,000,000
Samet Drive extension (this is only the roadway portion, the utilities portion would be funded through water/sewer/electric funds)	$2,450,700
Targeted neighborhood improvements	$2,500,000
Foxwood Meadows alternate access	$1,100,000
Build Back Better Regional Challenge	$15,752,288
Subtotal-	$15,752,288
Remaining Unassigned Funds	$1,085,138

The following outside funding requests have been received to date.

Project	**Amount**
Building the Best Guilford	$2,500,000
The "Bridge" Proposal	$3,858,000
High point Schools Partnership- Broadband	$30,000
United Way	N/A
Caring Services	N/A
PTA Health Hydration	N/A
Subtotal	$6,388,000

Lastly, Mr. Hawryluk advised that many other jurisdictions have opened up their ARPA funds to an application process and provided some details on what some of the initial steps might look like.

- ✓ *Staff would develop an application similar to the city's annual community agency application used as part of the budget process*

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- ✓ *Applications would be reviewed by the Citizen's Advisory Council*
- ✓ *Recommendations would be brought forward to the City Council*

He went on to say that the applications would include supplemental questions such as how an agency was affected by the COVID pandemic; what kind of sustainable funding they would have in place to ensure sustainable funding after the ARPA funds run out.

At the conclusion of staff's update, Mayor Wagner opened the floor for questions.

Council Member Jefferson inquired about the targeted neighborhood discussion that took place during the August 2, 2021 Community Development Committee. Mr. Hawryluk explained this was for the $2.5 million and the request was up to $25,000 for eligible households in qualified Census tracts to make emergency repairs. Council Member Jefferson asked if that was related to the strategic priority that Council identified in February around targeted neighborhoods. Assistant City Manager Greg Ferguson confirmed it was the portion that came out of the Community Development Department and did not address the big strategic priority which was more along the lines of using data to look at neighborhoods in Census tracts in an effort to eventually choose a neighborhood for a larger project for things such as streetscape, parking, water/sewer, lighting.

City Manager Logan Ford recalled there was also discussion around the identification of an area and whether or not the city makes those investments in the infrastructure (sidewalks, utilities, etc...) and whether it would be visible enough to drive other development so as to see the transformation using those dollars. She also noted there were some different conversations and thoughts about which neighborhood to invest those dollars in.

Mayor Pro Tem Peters pointed out Wards 2 and 3 have been neglected for the longest time. She shared that many people have publicly supported the "Bridge" Proposal that she sees this proposal as being a huge-targeted neighborhood improvement for that area. City Manager Logan Ford relayed this is something that could be looked into and the locations of other requests to see how the city could position and partner. She noted that additional work on the Leonard Street facility would be necessary if it is going to be re-purposed and used for something different and determine if other renovations might be necessary to ensure it becomes a community asset in terms of what is being provided in the space and also what it would look like in that area of the city. She agreed that future conversations would be needed once there is a level of agreement on which way the city would be moving forward, and reiterated that additional research on other neighborhoods of interest is needed to assist in evaluating that part of the process.

Council Member Jefferson shared that the "Bridge" Proposal as well as the Build the Best Guilford proposal were certainly two requests/projects that he would be in favor of and felt other projects on the Council Priorities list could be done with other financing mechanisms such as General Obligation Bonds. Mayor Wagner asked Council Member Jefferson to specifically identify those projects. One example he provided was the Samet Drive extension and noted the return on the investment back to the community, once the project is completed, would pay back the bond and economic benefits such as sales tax, property tax increases, etc....would be realized.

Council Member Moore felt it prudent to understand Council's fiscal responsibilities and noted applications for money/funds do not always show their quantitative return on investment and stressed that Council would have to be prudent moving forward in what the long-term conditions look like for the next year as far as inflationary pressures and other big ticket items/projects that might be necessary and not on the list. Bottomline, he pointed out there is not enough money to cover all the projects.

City Manager Logan Ford suggested it might be worthwhile to look at those three projects and have discussions with the city's financial advisors to get a better understanding of some other bonds or financing that are coming on-line, and this information could be shared with Council. Mayor Wagner agreed and proposed that staff gather that information and bring it back to Council for discussion to come up with a firm list and have a better understanding as to what can be done.

Council Member Jefferson felt in the spirit of coming out of the Pandemic, Council should show the community that Council is aware in terms of healthcare, food insecurity, economic loss, etc...to emphasize that the city is going to back projects that bring economic vitality into the city.

Council Member Moore asked how the revenue loss is defined and calculated in the Final Rule and if the $16.8 million in lost revenue could be applied back. Mr. Hawryluk replied in the affirmative but noted the $16.8 million would have to be applied toward some kind of project. Council Member Moore mentioned the list of ten possible projects and if it would be possible to take the lump sum money and put it against the balance of the ARPA money. Mr. Hawryluk explained it is a snapshot of revenues received over a certain amount of time with an assumed growth factor.

Mayor Wagner asked if there were any additional questions/comments. Hearing none, he announced that Council would now be going into Closed Session and entertained a motion to that effect.

2022-179 **Closed Sessions- Economic Development, Personnel, and Attorney-Client Privilege**

Closed Sessions are needed for the following:

1. Economic Development (pursuant to N.C. General Statute §143-318.11(a)(4);
2. Personnel (pursuant to N.C. General Statute §143-318.11(a)(6); and
3. Attorney-Client Privilege (pursuant to N.C. General Statute §143-318.11(a)(3)

At 4:28 p.m., **Council Member Hudson moved to enter Closed Session for the purpose of economic development (pursuant to N.C. General Statute §143-318.11(a)(4); personnel (N.C. General Statute §143-318.11(a)(6); and attorney-client privilege (N.C. General Statute §143-319.11(a)(3).**

At 5:22 p.m., Council reconvened into Open Session and recessed the Special Meeting in anticipation of the start of the Regular Meeting at 5:30 p.m.

At 5:51 p.m., Council recessed the Regular Meeting and reconvened into Open Session for the Special Meeting to conclude discussion regarding some Closed Session matters.

At 6:20 p.m., Council came out of Closed Session and reconvened into Open Session.

Mayor Wagner announced there would be no action taken as a result of the Closed Sessions.

ADJOURNMENT

There being nothing further to come before Council, the Special Meeting adjourned at 6:20 p.m. upon motion duly made by Council Member Moore and seconded by Council Member Johnson.

Respectfully Submitted,

_____
Jay W. Wagner, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

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PUBLIC SAFETY COMMITTEE

Chaired by Council Member Victor Jones
Members: Jones, Moore, Williams, and Johnson

APRIL 20, 2022 – 4:00 p.m.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

CALL TO ORDER and ROLL CALL

Chairman Jones called the meeting to order at 4:01 p.m.

Following a roll call by Chairman Jones, the following attendance by committee Members was duly noted.

Present:

Chairman Victor Jones, Committee Member Britt Moore, and Committee Member Tyrone Johnson

Absent:

Committee Member Chris Williams

Staff Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Tommy Reid, Fire Chief; Engineer; and Mary S. Brooks, Deputy City Clerk

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *PowerPoint Presentation: Fire Department-2021 Annual Report.*

DRAFT

PRESENTATION OF ITEMS

2022-148 **Presentation-Annual Report-High Point Fire Department**

Staff will give a presentation regarding the High Point Fire Department's Annual Report.

Tommy Reid, High Point Fire Chief, made a PowerPoint Presentation (PPP) regarding the High Point Fire Department's (HPFD) 2021 Annual Report; gave a brief history of the HPFD which was organized in 1890; gave an overview of the administration and support staff as followed: 14 fire stations, 238 total personnel, 214 operations/suppression division, and 24 administration/inspections/fleet/support; spoke to the HPFD's mission, vision, and values that provided direction and guidance for all departments, to ensure that the goals and objectives of the HPFD issued a mission statement that followed the general direction of the City of High Point's (CoHP) mission; said that the HPFD was divided into six divisions: administration, operations, emergency management/safety, fire prevention, training, and technical services; outlined the duties/responsibilities for each division; said that the key offices were fire prevention and community risk reduction that provided education; voiced the need for prevention measures; spoke to request that was received for the hearing impaired (deaf) individuals for special smoke detectors/fire alarms; spoke to the HPFD's programs that were funded by grants; and spoke to the Remotely Operated Vehicle (ROV) that the HPFD would be receiving to help assist the during recover and rescue missions.

Committee Member Jones inquired on the process for the Insurance Services Office (ISO) ratings/score for the HPFD. Chief Reid explained the ISO rating process; said that ratings were based on a scale from 1-10; the score reflected how prepared a community and area was for fires; and that there were other factors that contributed to an area's score.

Chief Reid continued discussion regarding the HPFD's community engagement and outreach; said that feedback from the community was of the utmost importance, and was a direct correlation to the level of planning that went into the HPFD; the goal was to treat everyone the same; gave an overview of the 'Public Safety' citizen/customer survey; said that 91% of residents were satisfied with how quickly fire personnel responded to emergencies, 88% were satisfied with the professionalism of the fire department, 77% were satisfied with the adequacy of fire protection for their property, and 76% were satisfied with how quickly police responded to emergencies. Chief Reid spoke to the external stakeholder group questionnaire that was conducted by the HPFD; said that the survey enabled the HPFD to collect information and feedback to better understand the value and services that were provided for the community; spoke to the HPFD's goals and objectives; gave an overview of the operation data that included: apparatus responses by station from 2016-2021, incident types from 2016-2021, performance measures, response times (90th percentile) from 2015-2021, population size from 2005 (five year increments) projected into 2035. The Office of Emergency Management and HPFD safety developed a disaster resistant community through the total system concept accomplished by developing and updating the city's Emergency Operations Plan; spoke to the fire prevention and community risk reduction; said that the goal was meet 100% of mandated inspections; and concluded with a list of the HPFD's achievements from 2015-2021.

Chairman Jones, and Committee Members Moore and Johnson all voiced appreciation and thanked Chief Reid for all of the efforts from the HPFD.

ADJOURNMENT

Chairman Jones asked if there were any additional comments/questions. Hearing none, the meeting adjourned at 4:56 p.m.

Respectfully Submitted,

_____
Victor Jones, Chairman

Attest:

_____
Mary S. Brooks, CMC
City Clerk

DRAFT

HIGH POINT CITY COUNCIL
REGULAR MEETING
APRIL 18, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

DRAFT

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:33 p.m.

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

> Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5 [arrived at 5:57 p.m.]; and Council Member Michael A. Holmes, Ward 6.
>
> Council Member Christopher Williams, Ward 2, was Absent.

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

> *The Mayor advised that Council met during a Special Meeting held at 4:00 p.m. prior to this meeting and due to time constraints and the scheduled Regular Meeting that was to begin at 5:30 p.m., that meeting was recessed at 5:22 p.m. so Council could begin the 5:30 p.m. session.*
>
> *Mayor Wagner noted there was still one remaining item to be discussed during Closed Session, so Council would recess the Regular Meeting after the ceremonial and public comment portion. Council recessed the Regular Meeting at 5:50 p.m.*
>
> *Council reconvened the Regular Meeting at 6:20 p.m. following the adjournment of the Special Meeting.*

RECOGNITIONS AND PRESENTATIONS

2022-176 **Proclamation - Child Abuse Prevention Month**

Mayor Wagner will read a proclamation proclaiming April 2022 as Child Abuse Prevention Month.

Mayor Wagner read the Proclamation proclaiming April 2022 as Child Abuse Prevention Month into the record.

PUBLIC COMMENT PERIOD

2022-180 **Public Comment Period**

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

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

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

***Billy Queen**, a candidate for Guilford County Sheriff, announced his candidacy; shared that he grew up in Guilford County; started his law enforcement career in High Point; shared a brief history of his career and asked those in the audience to vote for him.*

***Joseph Jackson and Greg Black** addressed Council on behalf of Team Jackson Boxing and Black's Boxing Academy. Mr. Jackson, a professional boxer, shared that he and Coach Greg Black recently opened up a boxing gym at 1190 Eastchester Drive about two weeks ago; that they are trying to give back to the community by teaching the kids to get them out of the streets. They reported they are planning to put in a bid to host the 2023 National Boxing Qualifier in High Point next year; they really didn't have an ask of Council, just bringing awareness to their presence.*

Mayor Wagner welcomed them to High Point and encouraged Mr. Jackson and Mr. Black to get connected with Visit High Point so they can help in coordinating their activities and events in High Point. Council Member Holmes shared that their business happens to be in Ward 6 and that he would also be reaching out to them.

***Jessica Wynn, Abigail Lind, and Kristen Moore**, addressed Council regarding walkability in High Point and what it means to them as young professionals.*

Ms. Wynn expressed strong support behind all of the downtown initiatives that City Council is currently working on. She felt it was important to raise awareness while budget conversations are underway and to remind Council of the importance and walkability and other capital improvements in the downtown area that really reinforces all the hard work that has been put into downtown events.

Ms. Lind shared that they all are involved in the business community and with young professionals organizations; that she currently serves as president of the High Point Jaycees; that they want to get involved in the community as much as possible; their desire is to make the city more walkable and safe between different areas that are growing; expressed excitement about the growth they have seen in the community, neighborhoods in High Point; their desire to work towards making the community better for young professionals and for the future of everyone else coming into the city.

Ms. Moore shared that she moved to High Point from Ohio four years ago and was very surprised to see the lack of walkability in the city based on High Point's population. She advised of her association with the High Point Young Professionals and shared that she currently serves as the vice president of the High Point Jaycees. She expressed excitement about the downtown renovations and felt the food hall will be great to make it walkable for High Point and that it would create more revenue.

Kevin Andrews, from New Jersey, shared that he was previously incarcerated for the past 14 years and has now been out of prison for a year. While in prison, he came up with a workshop, MAD (acronym for Making a Difference). He explained with the skills that he has been blessed with in home improvement work, MAD has turned into Making a Difference in home improvements. He shared his vision of creating a dynamic team with people getting out of prison, realtors, investors, etc.....He mentioned the vacant houses and buildings and believed there was potential to change that. He encouraged everyone present to also make a different and be a part of Making a Difference (MAD).

Mayor Wagner asked if there was anyone else present who would like to speak. Hearing and seeing none, he declared the Public Comment Period closed.

At 5:50 p.m., the Mayor announced that Council would recess the Regular meeting and reconvene the Special Meeting to go back into Closed Session to finish discussion on the remaining closed session matters. He asked everyone but the appropriate staff members to vacate the room.

Note: At 6:20 p.m. Council adjourned the Special Meeting and reconvened into the Regular Meeting.

FINANCE COMMITTEE- CONSENT AGENDA ITEMS - *Britt Moore, Chair*
Committee Members: Moore, Peters, Holmes, and Jones

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, April 14, 2022 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.

Motion by Council Member Moore, seconded by Council Member Holmes to approve all matters on the Finance Committee Consent Agenda. The motion carried by the following unanimous 8-0 vote.

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

Absent (1): Council Member Williams

Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.

2022-153 **Contract - Jackson Lake Substation Upgrade - Substation Enterprises, Inc., R.W. Chapman & Co., Myers Controlled Power, Birmingham Control Systems, Virginia Transformer Corp.**

City Council is requested to award contracts for five (5) schedules for materials to perform maintenance, upgrade and increase the electric system's capacity at the Jackson Lake Substation.

Schedule I - Substation Structure	Substation Enterprises, Inc.	$921,718.00
Schedule II - Circuit Switchers	R.W. Chapman & Co.	$142,825.40
Schedule III - 15 kV Circuit Breakers	Myers Controlled Power	$205,186.00
Schedule IV - Relay & Control Panels	Birmingham Control Systems	$185,995.00
Schedule V - Power Transformers	Virginia Transformer Corp.	$ 2,250,300.00

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of the following contracts for five schedules for materials to perform maintenance, upgrade and increase the electric system's capacity at the Jackson Lake Substation.

Schedules/Materials	Company	Amount
Schedule I- Substation Structure	**Substation Enterprises, Inc,**	$ 921,718.00
Schedule II- Circuit Switchers	**R.W. Chapman & Co.**	$ 142,825.40
Schedule III- 15 kV Circuit Breakers	**Myers Controlled Power**	$ 205,186.00
Schedule IV- Relay & Control Panels	**Birmingham Control System**	$ 185,995.00
Schedule V- Power Transformers	**Virginia Transformer Corp.**	$2,250,300.00

The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-154 **Contract - Carolina Industrial Equipment, LLC - Bed & Boom Purchase for a 2019 Freightliner M2-10 Leaf Truck**

City Council is requested to award a contract to Carolina Industrial Equipment, LLC in the amount of $55,811.41 for the replacement of the bed and boom of a 2019 Freightliner M2-10 Leaf Truck due to an accident with the Streets Division.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract to Carolina Industrial Equipment, LLC in the amount of $55,811.41 for the replacement of the bed and boom of a 2019 Freightliner M2-10 Leaf Truck due to an accident with the Streets Division. The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

2022-155 **Contract - Construction Support Services- Contract Administration (CA) and Resident Project Representative (RPR) services provided by Davis-Martin-Powell (DMP) - U-5896 US 29/US 70/Business 85 and South Main Street (SR 1009)**

City Council is requested to approve a proposal from Davis-Martin-Powell (DMP) for Contract Administration (CA) and Resident Project Representative (RPR) for the upcoming NCDOT interchange improvement project at US 29/ US 70/ Business 85 and South Main Street (SR 1009) and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with DMP and for an estimated total of $97,800.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract with Davis Martin Powell for contract administration (CA) and Resident Project Representative (RPR) for the upcoming NCDOT interchange improvement project at US 29/US 70/Business 85 and South Main Street (SR 1009) and to authorize the appropriate city official and/or employee to execute all necessary documents to finalize the agreement with DMP for an estimated total of $97,800.00. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

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2022-156 **Contract - City of High Point Streets Resurfacing - Sharpe Brothers, A Division of Vecellio & Grogan, Inc.**

City Council is requested to award a contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of $495,963.58 for the resurfacing and paving of specific City of High Point maintained streets and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. in the amount of $495,963.58 for the resurfacing and paving of specific City of High Point maintained streets and to authorize the appropriate city official and/or employee to execute all necessary documents.The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-157 **Resolution - Grant Application - American Rescue Plan Act (ARPA) - Various Projects - Water-Wastewater-Storm Water Infrastructure**

City Council is requested to adopt a resolution to allow for Public Services to submit applications for grant funding through the Federal American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) for water, wastewater, and stormwater infrastructure.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt a resolution to allow for Public Services to submit applications for grant funding through the Federal American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) for water, wastewater, and stormwater infrastructure.The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

Resolution No. 2048/22-22
Resolution Book, Volume XXI, Page 93

2022-158 **Contract-Change Order #10 - Samet Corp - High Point Police Department (HPPD)**

City Council is requested to approve Change Order #10 for Samet Corporation in the amount of $65,675 for additional electrical work, detention area benches, landscaping enhancements and plumbing repairs that were not included in the original scope of the project.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve Change Order #10 to the SAmet Corporation contract for the High Point Police Department renovations in the amount of $65,675.00 for additional electrical work, detention area benches, landscaping enhancements and plumbing repairs that were not included in the original scope of the project. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-159 **Contract - Kone, Inc. - High Point Police Department (HPPD) Headquarters - Elevator Modernization**

City Council is requested to award a contract to Kone, Inc. in the amount of $282,780.18 to modernize two existing elevators at the High Point Police Department (HPPD) Headquarters building at 1730 Westchester Drive.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract to Kone, Inc. in the amount of $282,780.18 to modernize two existing elevators at the High Point Police Department (HPPD) Headquarters building at 1730 Westchester Drive. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

FINANCE COMMITTEE- REGULAR AGENDA ITEMS

2022-160 **Resolution - Dedicated Medical Center-ChenMed - Building Reuse Grant - 131 Greensboro Road**

City Council is requested to approve a resolution of support for Dedicated Medical Center receiving a $300,000 Building Reuse Grant from the State of North Carolina.

Sandy Dunbeck, Economic Development Director, noted that staff is asking the City Council to consider approval of a Resolution of Support for a dedicated medical center that is proposed to receive a $300,000 Building Reuse Grant from the state of North Carolina. They have leased 131 Greensboro Road with plans to locate a primary medical care center servicing senior citizen patients with Medicare Advantage insurance. The company plans to invest $1.7 million in upfits and create 30 jobs within the first two years with an average annual salary of $90,339.00. She noted the grants would be decided upon the week of April 21st.

Council Member Moore, Finance Committee Chairman, pointed out that this would not have any effect on the city's budget.

A motion was made by Council Member Moore, seconded by Council Member Jones, to adopt a Resolution of Support for a Dedicated Medical Center receiving a $300,000.00 Building Reuse Grant from the state of North Carolina. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-161 **Resolution - Authorize the Issuance of Series 2022C General Obligation Refunding Bond**

City Council is requested to approve the "Resolution of The City Council of The City of High Point, North Carolina Authorizing the Issuance of a General Obligation Refunding Bond, Series 2022C".

Bobby Fitzjohn, Director of Financial Services, advised that during last month's meeting, the City Council approved the issuance of the 2022C General Obligation Refunding bonds for a public sale; however, since that time, the market has changed, and the city is actually scheduled to sell the refunding bonds tomorrow for the new money. Staff is proposing a private placement with Pinnacle Bank. This will ensure a savings of nearly $200,000.00 over the next 10 years; refundable, penalty free over the term, so if interest rate environments become more favorable, the city will have the opportunity to refund it again.

He further advised this resolution, once adopted, would replace the last resolution that was adopted.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve the "Resolution of the City of High Point, North Carolina Authorizing the Issuance of a General Obligation Refunding Bond, Series 2022C." The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

-

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

CONSENT AGENDA ITEM

2022-163 **Long Term Tree Plan**

City Council is requested to approve a recommendation from the Prosperity & Livability Committee to establish a long-term, budget funded tree plan with an enhancement to the existing tree replacement budget item to $25,000.

Council Member Hudson, Prosperity & Livability Committee Chairman, personally thanked Andy Piper for his hard work and all the time he has put in helping with the development of a Long-Term Tree Plan. He briefly explained the required criteria for establishment of a Long-Term, Funded Tree Plan. He shared they hope to also establish a program to offer free trees to citizens and staff is asking for $25,000 to be a line item in the city's budget to help establish this program and ensure the success of it.

Council Member Moore asked if the guidelines for the free trees to citizens were still under development. Council Member Hudson stated they were and noted there are non-profits in the city that are interested in using them in the training they do to establish farming and agriculture in the city.

A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to approve a recommendation from the Prosperity & Livability Committee to establish a long-term, budget funded tree plan with an enhancement of $25,000 to the existing tree replacement budget. The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

REGULAR AGENDA ITEMS

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

In the absence of Council Member Williams, Council Member Hudson chaired this portion of the meeting.

2022-164 Ordinance - Demolition of Dwelling - 524 Roy Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 524 Roy Avenue belonging to Sonia Elizabeth Portillo.

Lori Loosemore, Code Enforcement Manager, requested Council place this housing case pending in committee until the first meeting in May because she was just made aware that there is a potential buyer for this property and needs additional time to meet with them tomorrow to find out their plans for the property and the work they plan to do as far as repairing it.

A motion was made by Council Member Hudson, seconded by Council Member Holmes, to place this matter in pending until the May 2, 2022 council meeting. The motion carried by the following unanimous
8-0 vote:

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

Absent (1): Council Member Williams

2022-165 **Ordinance - Demolition of Dwelling - 1402 Ragan Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1402 Ragan Avenue belonging to Joseph White.

Lori Loosemore, Code Enforcement Manager, reported this property was originally inspected on July 30, 2018; a hearing was held on November 14, 2021; there was a problem locating the owner; a hearing was held on September 14, 2021; no one appeared; an order to repair or demolish was issued with a compliance date of February 25, 2022; staff has not heard from anyone regarding this property; delinquent taxes were owed, but have since been paid.

Council Member Hudson asked if there were any questions. Hearing none, he proceeded with the following motion.

A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1402 Ragan Avenue.The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

Resolution No. 2048/22-22
Resolution Book, Volume XXI, Page 93

2022-166 **Ordinance - Demolition of Dwelling - 1227 Greensboro Road**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1227 Greensboro Road belonging to NC Group Capital LLC.

Lori Loosemore, Code Enforcement Manager, reported this property was originally inspected on July 14, 2020; a hearing was held on January 12, 2021; no one appeared for the hearing; an order to repair or demolish was held on January 13, 2021 with a compliance date of February 17, 2021; the current owners purchased this property on July 14, 2021; a Lis Pendens was recorded on December 30, 2020; the inspector spoke to a representative with the company, Joseph Hefet, in November 2021; the company stated they may sell the property and may have plans by an architect to make renovations; they spoke to Mr. Hefet again in December 2021 and staff advised him that they needed to know the plans for the property; staff heard nothing and reached out and left a voice mail on January 28th asking for an update; staff was informed by Mr. Hefet on February 22, 202 that they plan to demolish the property; staff heard nothing and again reached out on March 29, 2022 and was informed that they plan to demolish it and asked for a list of demolition contractors; as of April 7, 2022, no one had applied for a demolition permit.

Council Member Hudson asked if there were any questions. Hearing none, he proceeded with the following motion.

A motion was made by Council Member Hudson, seconded by Council Member Johnson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1227 Greensboro Road. The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

Ordinance No. 7817/22-38
Ordinance Book, Volume XXII, Page 134

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2022-167 **Resolution of Intent-Annexation 22-02**

Approval of a Resolution of Intent to establish a public hearing date of May 16, 2022, to consider a voluntary noncontiguous annexation of multiple parcels, totaling approximately 60 acres, lying in the northwestern portion of the City of High Point's Planning Area along Sandy Ridge Road, Adkins Road and Staples Road. The request consists of:

a. Four parcels, totaling approximately 11.76 acres, lying west of the intersection of Sandy Ridge Road and Gallimore Dairy Road (Guilford County Tax Parcels 170825, 170854, 170866 and 170855);
b. An approximate 12.77-acre parcel lying near the northeast corner of Adkins Road and Staples Road (8702 Staples Road - Guilford County Tax Parcels 170728);
c. An approximate 12.18-acre parcel lying along the south side of Adkins Road, approximately 800 feet east of Staples Road (8423 Adkins Road - Guilford County Tax Parcel 170740);
d. An approximate 18.07-acre parcel lying north of the intersection of Sandy Ridge Road and Sandy Camp Road (2301 Sandy Ridge Road - Guilford County Tax Parcel 170893).
e. An approximate 5.1 acre parcel lying west of the intersection of Adkins Road and Boylston Road (8545 Adkins Road - Guilford County Tax Parcel 171057).

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to adopt a Resolution of Intent establishing a public hearing date of May 16, 2022 to consider a voluntary noncontiguous annexation of multiple parcels as referenced above, totaling approximately 60 acres, lying in the northwestern portion of the City of High Point's Planning Area along Sandy Ridge Road, Adkins Road, and Staples Road. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

Resolution No. 2051/22-25
Resolution Book, Volume XXI, Page 96

2022-168 **ROW Encroachment-RE-22-0009**

A request by Peters Development LLC to install 2 parking lot lights, 2 understory trees, 24 shrubs and 2 fountain grasses within the N Wrenn St right-of-way. The site is located at the corner of N Main St, E Westwood Ave, and N Wrenn St (650 N Main St).

Sam Hinnant, Senior Planner with the Planning and Development Department, advised this is a right-of-way encroachment on N. Wrenn Street for the Peters Development at 650 N. Main Street, at the intersection of Westwood Avenue, N. Main Street, and N. Wrenn Street and is for two understory trees, 24 shrubs, 2 fountain grasses, and variegated liriope in addition to two parking lot lights. He noted the Technical Review Committee has reviewed this request and is recommending approval.

Mayor Wagner asked if there were any questions. Hearing none, he proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to approve Right-of-Way Encroachment (RE 22-0009) with Peters Development LLC to install 2 parking lot lights and other plantings (understory trees, shrubs, and fountain grasses) The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

CONTINUED PUBLIC HEARING

2022-18 **Ordinance- Covelli Enterprise-Zoning Map Amendment 21-31**

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

The public hearing for Zoning Map Amendment 21-31 was held on January 18, 2022, continued to February 7th, continued again to February 21st, continued again to March 21st, and continued again to April 17th.

Herb Shannon, Senior Planner with the Planning and Development Department, advised that he received an email on Friday and they are requesting an additional continuance of the public hearing and were told they needed to have a representative at the meeting to specifically address that.

***Pam Ducat**, representing Panera Bread, argued that point and stated that Mr. Shannon must have misread the email because they were not seeking another continuance because they have now obtained all the necessary signatures for the agreement.*

Mayor Wagner then moved adoption of an ordinance approving Zoning Map Amendment 21-31 to rezone an approximate 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. Council Member Holmes made a second to the motion.

For further discussion, Council Member Jones felt some verification was needed that the contract was signed because there was no representative from Kick Back Jacks present. Mr. Shannon explained that this is a private agreement between the property owners that is separate from the zoning ordinance for that site. A lengthy discussion ensued as to whether or not the email indicated no continuance was needed and they were ready to move forward. Council Member Jefferson asked Mr. Shannon to verify what the email said and Mr. Shannon replied that he did not have any access to his emails in the Chamber. Ms. Ducat found the emails and came to the podium to read the email thread which did indicate that Kim Phillips, the architect, had asked for it to remain on the agenda for consideration. Ms. Ducat pointed out that Tom Mincher and his attorney have been in attendance at all of the meetings and they were not present tonight because they were no longer objecting because the agreement has now been signed by all parties. Council Member Jones stated that Tom Mincher just texted him and clarified that everything was good to proceed with a vote.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to adopt an ordinance approving Zoning Map Amendment 21-31 to rezone an approximate 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District based on the following consistency and reasonableness statement as outlined in the staff report.

"That Zoning Map Amendment 21-31 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-GB District will align with adopted policy guidance documents established for this portion of the City's planning area. Furthermore, the request is reasonable and in the public interest because the requested CZ-GB District is similar to the previous conditional zoning approvals granted in this area."

The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

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PUBLIC HEARINGS

2022-169 **Ordinance- Jennifer McCannon-Zoning Map Amendment 22-02**

A request by Jennifer McCannon to rezone approximately 1.3 acres from a Conditional Use General Business (CU-GB) District to the Residential Single Family - 5 (R-5) District. The site is located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road).

The public hearing for this matter was held on Monday, April 18, 2022 at 5:30 p.m. as duly advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report for Zoning Map Amendment 22-02, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone approximately 1.3 acres located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road) from a Conditional Use General Business (CU-GB) District to the Residential Single Family - 5 (R-5) District.

Mr. Shannon advised the site is within the city's Extra Territorial Zoning Jurisdiction (ETJ) where the county has granted the city zoning and building authority; most of the area has been annexed; it was part of a larger area that was rezoned to support a record store; the use has not been in operation for several decades; the existing single family dwelling on the site is considered a non-conforming use; the applicant is considering a pending sale of one of the homes in the future; thus, the requested rezoning to remove that old commercial zoning and establish an R-5 Residential Single Family - 5 (R-5) District to bring the site into conformance.

The Land Use Plan designates this area for Moderate Density Residential and has been a long-standing island of commercial surrounded by residential uses. This rezoning will bring the site into conformance with the Land Use Plan and surrounding development pattern.Staff is recommending approval. The Planning & Zoning Commission reviewed this matter at their March public hearing and also recommended approval with the adoption of the consistency and reasonableness statement as outlined in the staff report.

At the conclusion of the staff report, Mayor Wagner asked if there were any questions for staff. Hearing none, he opened the public hearing and asked if anyone was present to speak for or against the matter. Hearing and seeing none, the Mayor declared the public hearing closed.

A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt an ordinance providing for the rezoning of approximately 1.3 acres located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road) from a Conditional Use General Business (CU-GB) District to the Residential Single Family -5 (R-5) District based on the following consistency and reasonableness statement as outline in the staff report.

"That Zoning Map Amendment 22-02 is consistent with the City's adopted policy guidance because the requested R-5 District is compatible with the Moderate Density Residential Land Use Plan designation governing this area and it does not conflict with adopted policy guidance. Furthermore, the request is reasonable and in the public interest because the zoning site is surrounded by the R-5 zoning designation and single-family dwellings."

The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-170 **Ordinance- Boys and Girls Club of Greater High Point-Text Amendment 22-02**

A request by the Boys and Girls Club of Greater High Point, Inc to amend Section 4.3.3.A.1 and Table 4.1.9 (Principal Use Table) pertaining to the Major and Minor Assembly use types in the Core City Area.

The joint public hearing for **Text Amendment 22-02 and Zoning Map Amendment 22-05** *was held on Monday, April 18, 2022 at 5:30 p.m.*

Chris Andrews, Interim Director of Planning and Development, explained that he would be providing the presentation for **Text Amendment 22-02** *and Herb Shannon would present the staff report for the accompanying* **Zoning Map Amendment 22-05**.

Mr. Andrews advised this is an application from the Boys and Girls Club of Greater High Point; the applicant desires to amend the Development Ordinance to allow Major assembly uses to reuse the building of a former religious institution; the Residential Single Family - 5 (R-5) District as well as the Residential Multifamily - 16 (RM-16) District permits religious institutions, but no major assembly uses which are assembly uses greater than 15,000 sq. ft.; the site straddles two different zoning jurisdictions.

The applicant is also proposing an exemption to the specific use standards for the reuse of buildings within the Core City, but only within higher intensity multi-family districts; as a result of that and this request, staff has also recommended adding some lower intensity business districts where minor and major assembly uses would be permitted; the Development Ordinance currently permits the reuse of buildings for minor and major assembly uses within the Light Industrial (LI) District within the city, subject to use standards.

Mr. Andrews noted that overall, the proposed amendment is narrow in its focus in requesting that major assembly uses be permitted within existing buildings only within the Core City; the standards and amendments to the permitted uses within this districts helps ensure that assembly uses will continue to be in higher intensity residential and business zoning districts while allowing the reuse of existing buildings; in many cases, these existing buildings may be desirable for reuse as they were previously religious institutions or schools and it would be expected they would have the same type of traffic and usage; this amendment will allow existing buildings to be used in a very similar way, just not religious institutions; staff recommends approval; the Planning and Zoning Commission reviewed this matter at the

March 22, 2022 meeting and also recommended approval of Text Amendment 22-02 by a vote of 5-0 based on statements of consistency and reasonableness as outlined in the staff report.

At the conclusion of the staff report, the Mayor asked if anyone had any questions regarding Text Amendment 22-02 before turning the floor over to Herb Shannon to provide a presentation regarding the accompanying Zoning Map Amendment 22-05.

As to **Zoning Map Amendment 22-05**, *the applicant is requesting rezoning of approximately 1.9 acres located approximately 500 feet west of the intersection of W English Road and Barker Road (300,302,306,307, and 314 Barker Avenue; 1200 Bradshaw Street; and 1217 and 1213 Adams Street) from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District.*

Mr. Shannon noted the applicant has included a Conditional Zoning Ordinance in which they have offered a condition to prohibit multifamily uses on this site. He proceeded to identify the following Key Findings of the request.

- *The rezoning request does not introduce any higher intensity development in this area*
- *The area is within an area where multifamily is already existing and allowed*
- *The applicant is proposing reuse of an existing religious institution (a 25,000 sq. ft. facility)*
- *There are already accessory lots that have parking and recreational facilities*
- *The applicant is proposing to convert the existing church into a Boys and Girls Club, and*
- *Reuse of the current facility to another community-oriented use would be compatible with the area*

As far as mitigation of any impacts, Mr. Shannon advised that they plan to convert the sanctuary to a gym and a large meeting area and noted the applicant could go into more detail regarding the upgrades they plan for the assembly; there is a separate educational wing on the property with existing classrooms and offices that will also be reused, as well as existing, established parking lots; and an outdoor recreational court.

Mr. Shannon advised a key item to note is there were specific neighborhoods that were identified in the policies of the Core City Plan, and this site is located in the West End section of the Core City; that specific section had policies that encourage neighborhood meeting places and social events to help solidify a stronger neighborhood. Thus, the proposal to reuse as an institutional use promotes the policy of the Core City Plan. Staff is recommending approval. The Planning and Zoning Commission reviewed this request at their March public hearing and also recommended approval and offered a consistency and reasonableness statement for Council's consideration which is outlined in the staff report.

At the conclusion of staff's presentation on Zoning Map Amendment 22-05, the Mayor entertained any questions regarding Text Amendment 22-02 or Zoning Map Amendment 22-05. Hearing no questions at this time, he opened the public hearing and invited the applicant or applicant's representative to come forward.

***Tom Terrell**, 529 W. Parkway Avenue, attorney with Fox Rothschild, expressed pleasure to be able to present the request on behalf of the Boys and Girls Clubs of Greater High Point. He recognized Floyd Johnson, who is responsible for the day-to-day operation of the Boys and Girls Clubs and Warren Preston, Bradley Gibbs, and Tom Schaaf, who are board members.*

Mr. Terrell advised that staff has worked very closely with them on this very small, carefully tailored text amendment. He spoke to how this would stabilize neighborhoods to enable churches such as Rankin Memorial to be transitioned to other uses where it makes sense; the church being part of the neighborhood for decades; replacing this institution with something that is appropriate and very similar; how this is an area with a lot of different uses which include Green Street Baptist Church, a soccer field, and allowing the church to be transitioned would help with neighborhood and stability.

At this time, Mr. Terrell turned the presentation over to board members of the Salvation Army Boys and Girl Clubs of Greater High Point.

***Warren Preston**, a long-term board member, shared enthusiasm about this project. He stated that they have had a long-term goal to have their flagship in a High Point facility that they own and explained they do not typically own property, but they use facilities owned by churches and schools and the city. He spoke to this property being perfect for their needs and the kids needs; it could be easily converted for their purposes (administration space, club space, recreation space, a lot of green space, plenty room for a playground, existing basketball courts, plenty of parking, etc....). He shared that they have purchased the property and plan to create a shining star in the struggling neighborhood while watching he enthusiasm grow that this part of the city. He thanked Council for the opportunity to speak and asked for consideration and support of the project.*

***Tom Schaaf**, 157 White Oak Road, chair of the High Point Boys and Girls Club, and member of the Forest Hills Presbyterian Church, shared that he has served for years on the board of directors at Forest Hills and they tried for several years to vet projects to use the space at their own church. He spoke to them housing and cooking for homeless families so the families could all stay together so the males/females/children did not have to be separated; considered duplicating a mission destination site where people would come to High Point, stay at their church, and the youth would go into the neighborhoods to do mission projects in the community; and finally attracted a Boys and Girls Club to use their space. He shared that the Boy Scouts cut a path to their church through the woods to allow the students from Northwood Elementary walkable access to the church.*

He asked Council to support and approve their request for this rezoning change which would allow them to serve hundreds of children at the Rankin Memorial site.

Mayor Wagner shared that he did go out and walk the property; felt it is a perfect location; glad that they seized this unique opportunity; appreciates the vision they have for the site. Mayor Pro Tem Peters stated that she also drove by the property; felt it was a perfect location because it serves the community walking to Ferndale and Central High School; expressed happiness that they found a home; and wished them much success.

Mayor Wagner asked if there was anyone else present who would like to speak. Hearing and seeing none, he declared the public hearing closed and proceeded with the following motions.

<u>Regarding Text Amendment 22-02</u>, Mayor Wagner moved approval of the text amendment to amend Section 4.3.3.A.1 and Table 4.1.9 (Principal Use Table) pertaining to the Major and Minor Assembly use types in the Core City area based on the following consistency and reasonableness states as outlined in the staff report.

"That Text Amendment 22-02 does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the proposed amendment provides increased flexibility of allowable land uses within the City's business and more-intense residential districts in the Core City Area, with uses subject to standards that encourage the reuse of existing buildings and limiting the introduction of a new assembly buildings or uses within established neighborhoods."

The motion was seconded by Council Member Jones and carried by the following 8-0 unanimous vote:

Ordinance No. 7813/22-34
Ordinance Book, Volume XXII, Page 130

Regarding <u>Zoning Map Amendment 22-05</u>, Mayor Wagner made a motion to adopt an ordinance providing for the rezoning of approximately 1.9 acres located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307, 314 Barker Avenue, 1200 Bradshaw Street, 1217 and 1213 Adams Street) from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District based on the following consistency and reasonableness statements as outlined in the staff report.

"That Zoning Map Amendment 22-05 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-RM-16 District does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request would be in the public interest as its primary purpose is to support conversion of a neighborhood church into a neighborhood civic facility that will provide a local service to the people of the community."

Mayor Pro Tem Peters made a second to the motion, which carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

Ordinance No. 7814/22-35
Ordinance Book, Volume XXII, Page 131

2022-171 **<u>Ordinance- Boys and Girls Club of Greater High Point-Zoning Map Amendment 22-05</u>**

A request by the Boys and Girls Club of Greater High Point, Inc. to rezone approximately 1.9 acres from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307 and 314 Barker Avenue; 1200 Bradshaw Street; and 1217 and 1213 Adams Street).

The joint public hearing for this matter and accompanying matter, **Text Amendment 22-02**, *was held on Monday, April 18, 2022 at 5:30 p.m. as duly advertised.*

Note: Please refer to **2022-170 Boys and Girls Club of Greater High Point- Text Amendment 22-02** *for comments made at the joint public hearing.*

Mayor Wagner made a motion to adopt an ordinance providing for the rezoning of approximately 1.9 acres located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307, 314 Barker Avenue, 1200 Bradshaw Street, 1217 and 1213 Adams Street) from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District based on the following consistency and reasonableness statements as outlined in the staff report.

"That Zoning Map Amendment 22-05 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-RM-16 District does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request would be in the public interest as its primary purpose is to support conversion of a neighborhood church into a neighborhood civic facility that will provide a local service to the people of the community."

Mayor Pro Tem Peters made a second to the motion, which carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

Ordinance No. 7814/22-35
Ordinance Book, Volume XXII, Page 131

2022-172 **Ordinance- City of High Point-Zoning Map Amendment 22-04**

A request by the High Point City Council to rezone 475 properties, totaling approximately 137.8 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone 471 parcels, totaling approximately 136.7 acres, from the Residential Multifamily - 16 (RM-16) District to the Single Family Residential - 7 (R-7) District. The parcels are located south of E. Green Drive, along the north and south sides of Kerns Avenue, east of University Parkway and along both sides of Pershing Street/Hines Street and west of Worth Avenue.
b) To rezone four parcels, totaling approximately 1.1 acres, from the Limited Business (LB) District to the Single Family Residential - 7 (R-7) District. The parcels are located at the southwest corner of E. Green Drive and Arch Street.

The public hearing for this matter was held on Monday, April 18, 2022 at 5:30 p.m. as duly advertised.

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

Mr. Shannon explained this is a continuation of the city Planning Department's comprehensive zoning map amendment project and noted for the past several months, staff has been focusing on the downtown area and have broken up the quadrant at the intersection of S. University Parkway and Green Drive and plan to bring each individual quadrant forward so as to not overload their administrative staff. He pointed out this is the last corner in the area for Council's consideration.

This area contains 138 acres in a neighborhood that was established in the 1920s and platted between the 1920s and 19402; it developed as a single-family neighborhood ; according to a street survey conducted by staff in 2020, a majority of the uses were single family, but the zoning is RM-16 (multi-family) and the Land Use Plan designates the area for lower density residential.

Because this area is mostly single-family, staff feels the rezoning would protect the character of that area and staff is recommending rezoning from the RM-16 District to the R-7 District as it more accurately reflects the manner in which this neighborhood has developed. Staff's concern is that someone shoehorning the apartment complex in the middle of an established neighborhood. Mr. Shannon advised that the R-7 District does allow some diversity in housing types; it not only permits single-family, but would also permit duplexes and townhomes with specific development standards. He went on to say that property owners on the outer edges could still request rezoning to multifamily, but would have to have the appropriate buffering, parking, etc.....

Mr. Shannon noted the Planning and Zoning Commission reviewed Zoning Map Amendment 22-04 at their March public hearing and also recommended approval based on the consistency and reasonableness statement as outlined in the staff report. He stated that staff

did send out early notices to the neighbors last Summer and Fall in advance; met with neighborhood organizations; no objections were voiced; fielded 150 phone calls and once explained, all callers were satisfied and in agreement with protecting the single-family character of the neighborhood.

At the conclusion of staff's presentation, Mayor Wagner asked if there were any questions of staff. Hearing none, he opened the public hearing and asked if there were was anyone present who would like to speak in favor of or against this matter. Hearing and seeing none, he declared the public hearing closed and proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that this matter be adopted. The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams
-

Ordinance No. 7815/22-36
Ordinance Book, Volume XXII, Page 132

GENERAL BUSINESS AGENDA

2022-173 **Reappointment - Human Relations Commission - Kim Barker**

City Council is requested to confirm the reappointment of Kim Barker to the Human Relations Commission; appointment to be effective immediately and will expire November 1, 2023.

A motion was made by Council Member Johnson, seconded by Council Member Hudson, to approve the reappointment of Kim Barker to the Human Relations Commission as Council Member Johnson's At Large appointee; appointment to be effective immediately and will expire November 1, 2023. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-174 **Reappointment - Planning & Zoning Commission - Thaddeus Juszczak**

City Council is requested to confirm the reappointment of Thaddeus Juszczak to the Planning & Zoning Commission to be effective July 1, 2022 and will expire on June 30, 2025.

A motion was made by Council Member Holmes, seconded by Council Member Johnson, to approve the reappointment of Thad Juszczak to the Planning and Zoning Commission as Council Member Holmes' Ward 6 appointee; appointment to be effective July 1, 2022 and will expire on June 30, 2025. The motion carried by the following unanimous 8-0 vote:

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

Absent (1): Council Member Williams

2022-181 **Appointment- High Point Housing Authority Board (Gail Tuttle)**

Angela McGill, Executive Director, High Point Housing Authority, is requesting the appointment of Gail Tuttle to the High Point Housing Authority Board. Ms. Tuttle will be filling the unexpired term of Meredith Boger, who has resigned. Ms. Tuttle's appointment will be effective July 1, 2022 and will expire December 2026.

Motion by Mayor Wagner, second by Council Member Hudson to suspend the rules to place this matter on the agenda for consideration. The motion to suspend the rules carried by a unanimous 8-0 vote as follows:

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

Absent (1): Council Member Williams

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the appointment of Gail Tuttle to the High Point Housing Authority Board; appointment to be effective July 1, 2022 and will expire December 22, 2026. The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

2022-175 **Minutes To Be Approved**

March 17, 2022 Finance Committee Minutes @ 4:00 p.m.
March 21, 2022 Special Meeting Minutes @ 3:30 p.m.
March 21, 2022 Regular Meeting Minutes @ 5:30 p.m.
March 23, 2022 Public Safety Committee Minutes @ 4:00 p.m.

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

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

Absent (1): Council Member Williams

DRAFT

Update- Coltrane Project (Blair-Coltrane House)

Council Member Jefferson provided the following update for the Coltrane project:

Council Member Jefferson provided the following updates regarding the Coltrane Project (Blair-Coltrane House):

The city acquired the Blair-Coltrane House several years ago; Historical designation has been approved; historical marker has been erected; area has been cleaned up; working with representatives at the state level in the General Assembly for support; city financed architectural study a couple of years ago; study has been completed; learned what work needed to be done on the house; one of the partners in this effort is the High Point Historic Preservation Society; state awarded them a $250,000 grant in the recent budget for the Blair-Coltrane House; they have started the work in re-engaging with the same architect that worked on the study to look at all the plans needed for the house and moving it forward; their scope of services proposal should be approved soon to actually get the funding; should see some work on the house soon; very exciting vision and future for the house; a number of entities have been involved who have been great collaborators; very appreciative for all their work.

Deputy City Manager Greg Ferguson added that there will need to be some formal agreements between the organizations. The state will have to approve the Historical Society's plan in theory which can then be brought to the City Council. He noted there might be an opportunity for the city to consider a second round of funding if there's an appetite for this type of request to Raleigh.

Mayor Wagner noted the Coltrane House has been a topic of discussion by Council and staff for at least ten years and that it was great to hear the progress being made.

What's Happening in High Point?

- ✓ Baseball game: HPU will be playing NCSU at Rocker's stadium on Wednesday, April 20th.
- ✓ First pitch for the Rockers, Thursday, April 21st.
- ✓ Earth Day Celebration at the stadium on Friday, April 22nd.
- ✓ Edwin Cain will be performing at Ziggy's on Thursday, April 21st.
- ✓ April 21st is the first night of the Catalyst Social District.
- ✓ CivicBrand will have representatives in High Point on Friday, April 22nd.
- ✓ The Grand Opening of the Nido & Mariana Qubein Children's Museum on Thursday, April 28th

DRAFT

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:20 p.m. upon motion duly made by Council Member Moore and second by Council Member Holmes.

Respectfully Submitted,

_____
Jay W. Wagner, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: Waterview Pump Station Forcemain Extension, Bid 17-042022

From: Robby Stone – Public Services Director
Derrick Boone – Public Services Asst. Director
Allan Hicks – Projects Engineer

Meeting Date: May 2, 2022

Public Hearing: N/A

Advertising Date: N/A
Advertised By: N/A

Attachments: Attachment A – Award Recommendation and Bid Tabulation
Attachment B – Project Exhibit Map

PURPOSE:
To contract with Baker Underground Inc. for the construction of the Waterview Pump Station Improvement Forcemain Extension project.

BACKGROUND:
The current Waterview Pump Station was constructed in 2007 to replace an older, smaller station that was to be in conflict with the proposed NCDOT widening of Skeet Club Road. The recent completion of the forcemain replacement (upsize from 10-inch to 16-inch) along Skeet Club Road and the 2017 installation of third pump in the station has provided the ability to increase the firm pumping capacity of the station from 1,550 GPM to approximately 2,500 GPM. However, the current receiving gravity sewer (12" diameter) along Eastchester Drive limits the ability to achieve the station's full pumping capacity.

The proposed project will be to relocate the Waterview forcemain discharge to the Penny Road Outfall (24" diameter), near the intersection of Penny Road and Sunnyvale Drive. The proposed extension will require the installation of approximately 5,545 LF of 16-inch forcemain and approximately 245 LF of gravity sewer, beginning at the intersection of Highway 68/Skeet Club/Wendover Avenue and terminating at the Penny Road Outfall.

There was a total of five (5) bidders for the advertised project. Baker Underground Inc. was the lowest bidder when bids were opened on April 20, 2022.

BUDGET IMPACT:
Funds for this project are available in the FY 2021-2022 budget

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to Baker Underground Inc. in the amount of $2,767,305.00.

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS

April 22, 2022

Re: City of High Point, NC
Waterview Pump Station Improvements
Forcemain Extension
Bid No. 17-042022
DMP Project No. 200077 (BF)

Mr. Derrick Boone, Assistant Director
Public Services Department
City of High Point
PO Box 230
High Point, NC 27261

Dear Derrick:

Bids were received by the Purchasing Department on April 20, 2022 for the above referenced project. A total of five (5) bids were submitted and read, as summarized below.

Bidder	Base Bid	Alternate Bid A1	Alternate Bid A2
Baker Underground, Inc. Kernersville, NC	$ 2,767,305.00	$ 1,800.00	$ 268,800.00
Yates Construction Company, Inc. Stokesdale, NC	$ 3,432,132.68	$ 1,157.70	$ 92,422.40
Breece Enterprises, Inc. High Point, NC	$ 3,650,629.00	$ 1,500.00	$ 143,360.00
State Utility Contractors, Inc. Monroe, NC	$ 4,833,403.00	$ 150.00	$ 26,880.00
Dellinger, Inc. Monroe, NC	$ 5,899,608.00	$ 1,320.00	$ 170,240.00

A detailed tabulation of all bids received is attached.

The Base Bid pricing provides for the installation of PVC pipe for the project. The Alternate Bid pricing requested would provide for the installation of epoxy-lined ductile iron pipe (DIP) in lieu of the base bid PVC. Multiple pipe material options were provided in an effort to secure the most competitive pricing for the project. With the current material supply issues/lead times, the low bidder has indicated that he expects the PVC pipe material can be obtained timelier than the epoxy-lined DIP (August/September vs. November/December). Public Services Department staff has advised that they wish to move forward with the Base Bid (PVC) material.

The lowest bidder, Baker Underground, Inc., is an experienced contractor licensed by the State of North Carolina as an Unlimited General Contractor (License #85066). They have performed several similar projects in North Carolina and are capable of performing the work called for in this project.

It is our recommendation that the City Council award the contract to Baker Underground, Inc. for the Base Bid amount of $ 2,767,305.00.

The original bid documents/submittals will be returned to your office under separate cover for your files.

Please feel free to contact me if you have questions or require additional information.

Sincerely,

DAVIS • MARTIN • POWELL & ASSOCIATES

Ben Palmer, PE

c: File (enc)

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CITY OF HIGH POINT
WATERVIEW PUMP STATION IMPROVEMENTS
FORCEMAIN EXTENSION

BID TABULATION

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
T: 336-886-4821 | F: 336-886-4458 | License: F-0245
6415 Old Plank Road, High Point, NC 27265 | www.dmp-inc.com

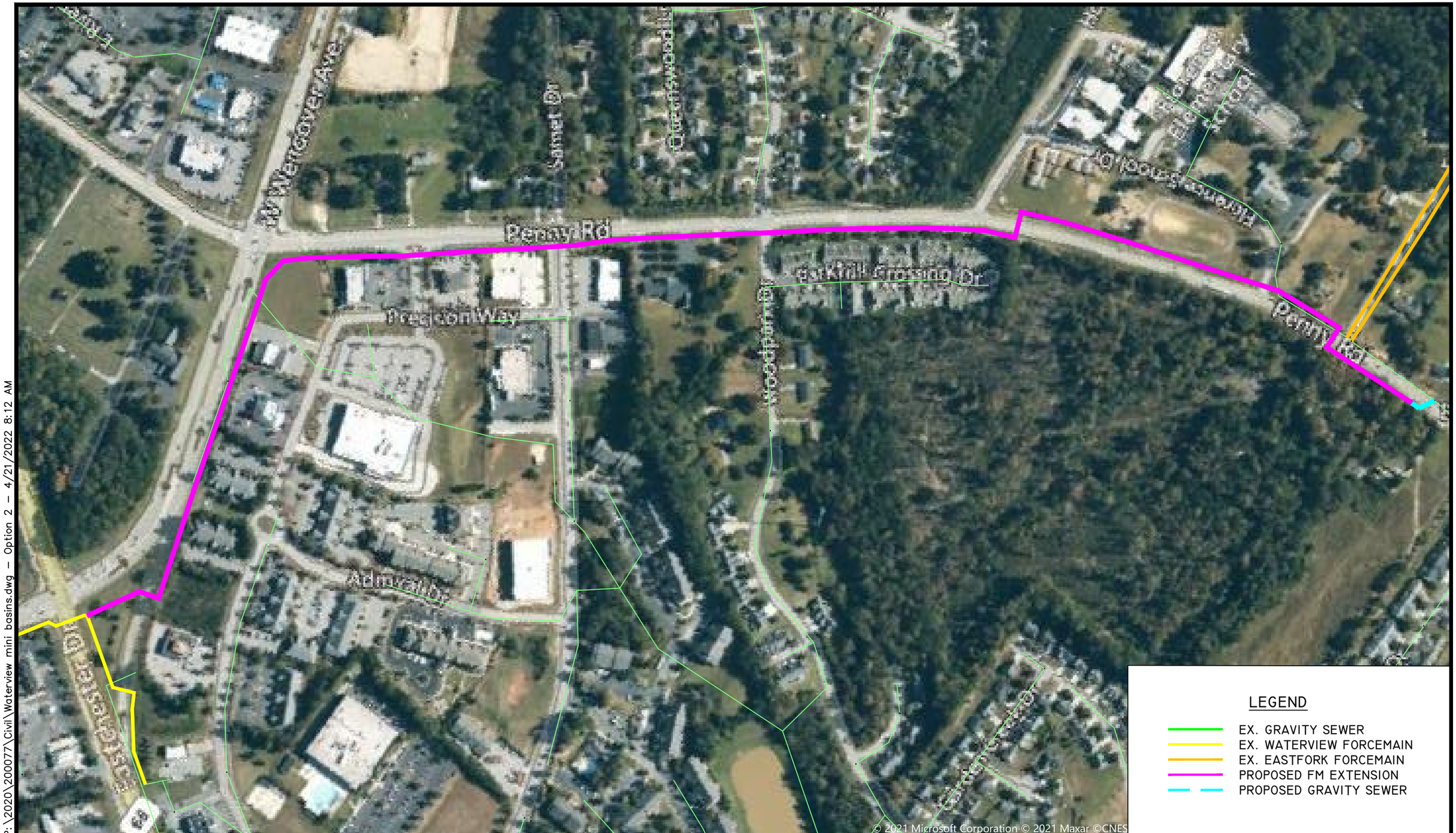
				Baker Underground, Inc. 422 West Mountain St. Ste A Kernersville, NC 27284		Yates Construction Co 9220 NC 65 Stokesdale, NC 27357		Breece Enterprises, Inc. 631 Old Thomasville Road High Point, NC 27260		State Utility Contractors, Inc. 4417 Old Charlotte Hwy Monroe, NC 28110		Dellinger, Inc. PO Box 929 Monroe, NC 28111	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
BASE BID													
1	Mobilization (Max 3% of bid)	1	LS	$82,000.00	$82,000.00	$98,325.00	$98,325.00	$109,000.00	$109,000.00	$145,000.00	$145,000.00	$175,000.00	$175,000.00
2	Clearing & grubbing	1	LS	$60,000.00	$60,000.00	$61,525.00	$61,525.00	$250,000.00	$250,000.00	$70,000.00	$70,000.00	$188,000.00	$188,000.00
3	12" PVC forcemain	30	LF	$180.00	$5,400.00	$148.07	$4,442.10	$200.00	$6,000.00	$410.00	$12,300.00	$290.00	$8,700.00
4	16" PVC forcemain	4,480	LF	$200.00	$896,000.00	$190.74	$854,515.20	$300.00	$1,344,000.00	$425.00	$1,904,000.00	$395.00	$1,769,600.00
5	16" FPVC, installed by HDD	1,065	LF	$400.00	$426,000.00	$460.77	$490,720.05	$805.00	$857,325.00	$1,150.00	$1,224,750.00	$2,000.00	$2,130,000.00
6	8" PVC sanitary sewer (0-8' cut)	90	LF	$150.00	$13,500.00	$258.32	$23,248.80	$100.00	$9,000.00	$540.00	$48,600.00	$120.00	$10,800.00
7	18" PVC sanitary sewer (10-12' cut)	53	LF	$400.00	$21,200.00	$203.95	$10,809.35	$300.00	$15,900.00	$610.00	$32,330.00	$420.00	$22,260.00
8	18" PVC sanitary sewer (12-14' cut)	12	LF	$400.00	$4,800.00	$251.61	$3,019.32	$300.00	$3,600.00	$680.00	$8,160.00	$895.00	$10,740.00
9	18" PVC sanitary sewer, installed in encasement	45	LF	$600.00	$27,000.00	$220.56	$9,925.20	$250.00	$11,250.00	$760.00	$34,200.00	$820.00	$36,900.00
10	24" PVC sanitary sewer (6-8' cut)	54	LF	$500.00	$27,000.00	$621.97	$33,586.38	$350.00	$18,900.00	$740.00	$39,960.00	$670.00	$36,180.00
11	30" Steel Encasement (bore & Jack - in soil)	295	LF	$700.00	$206,500.00	$1,314.16	$387,677.20	$600.00	$177,000.00	$750.00	$221,250.00	$975.00	$287,625.00
12	30" Steel Encasement (Bore & Jack - not in soil)	295	LF	$700.00	$206,500.00	$2,738.78	$807,940.10	$600.00	$177,000.00	$750.00	$221,250.00	$2,050.00	$604,750.00
13	4' dia. Manhole (0-6' cut) precast concrete	1	Ea	$24,000.00	$24,000.00	$10,275.25	$10,275.25	$8,000.00	$8,000.00	$6,500.00	$6,500.00	$7,500.00	$7,500.00
14	5' dia. Manhole (6-8' cut) polymer concrete	1	Ea	$28,000.00	$28,000.00	$20,159.50	$20,159.50	$30,000.00	$30,000.00	$23,000.00	$23,000.00	$20,000.00	$20,000.00
15	5' dia. Manhole (10-12' cut) polymer concrete	2	Ea	$30,000.00	$60,000.00	$27,168.58	$54,337.16	$30,000.00	$60,000.00	$27,000.00	$54,000.00	$21,000.00	$42,000.00
16	5' dia. Doghouse manhole (6-8' cut) polymer concrete	1	Ea	$28,000.00	$28,000.00	$21,913.25	$21,913.25	$25,000.00	$25,000.00	$34,000.00	$34,000.00	$23,000.00	$23,000.00
17	5' dia. Doghouse manhole (12-14' cut) polymer concrete	1	Ea	$32,000.00	$32,000.00	$29,532.00	$29,532.00	$40,000.00	$40,000.00	$50,000.00	$50,000.00	$30,000.00	$30,000.00
18	CAVV in 5' dia. Precast manhole	3	Ea	$20,000.00	$60,000.00	$21,071.17	$63,213.51	$20,000.00	$60,000.00	$22,000.00	$66,000.00	$20,000.00	$60,000.00
19	Tracer wire	5,575	LF	$3.00	$16,725.00	$1.43	$7,972.25	$1.00	$5,575.00	$1.00	$5,575.00	$1.00	$5,575.00
20	Tracer wire access box	5	Ea	$1,000.00	$5,000.00	$258.75	$1,293.75	$500.00	$2,500.00	$200.00	$1,000.00	$230.00	$1,150.00
21	16" DI Fittings	14,500	Lbs	$15.00	$217,500.00	$12.71	$184,295.00	$15.00	$217,500.00	$28.00	$406,000.00	$13.00	$188,500.00
22	16"x16" Tapping sleeve & valve	1	Ea	$36,000.00	$36,000.00	$30,532.50	$30,532.50	$40,000.00	$40,000.00	$41,000.00	$41,000.00	$35,000.00	$35,000.00
23	16" Plug valve & CI box	1	Ea	$20,000.00	$20,000.00	$13,225.00	$13,225.00	$15,000.00	$15,000.00	$27,000.00	$27,000.00	$16,000.00	$16,000.00
24	Trench Rock Removal	200	CY	$80.00	$16,000.00	$80.00	$16,000.00	$80.00	$16,000.00	$80.00	$16,000.00	$80.00	$16,000.00
25	Trench Stabilization Stone	500	Ton	$80.00	$40,000.00	$80.50	$40,250.00	$40.00	$20,000.00	$40.00	$20,000.00	$107.00	$53,500.00
26	Select backfill borrow material	200	CY	$140.00	$28,000.00	$66.70	$13,340.00	$60.00	$12,000.00	$35.00	$7,000.00	$152.00	$30,400.00
27	Driveway and Shoulder Stone	200	Ton	$100.00	$20,000.00	$94.88	$18,976.00	$100.00	$20,000.00	$35.00	$7,000.00	$44.00	$8,800.00
28	Remove & Replace concrete sidewalk	120	SF	$80.00	$9,600.00	$16.68	$2,001.60	$100.00	$12,000.00	$25.00	$3,000.00	$20.00	$2,400.00
29	Remove & Replace concrete curb & gutter	150	LF	$80.00	$12,000.00	$60.03	$9,004.50	$125.00	$18,750.00	$85.00	$12,750.00	$66.00	$9,900.00
30	Remove & Replace asphalt drive	100	SY	$200.00	$20,000.00	$104.65	$10,465.00	$85.00	$8,500.00	$220.00	$22,000.00	$126.00	$12,600.00
31	Remove & Replace asphalt roadway	125	SY	$300.00	$37,500.00	$461.38	$57,672.50	$125.00	$15,625.00	$250.00	$31,250.00	$150.00	$18,750.00
32	Remove existing sewer manhole	2	Ea	$8,000.00	$16,000.00	$1,753.75	$3,507.50	$5,000.00	$10,000.00	$2,500.00	$5,000.00	$1,600.00	$3,200.00
33	Temp. silt fence	4,176	LF	$5.00	$20,880.00	$5.11	$21,339.36	$4.00	$16,704.00	$3.00	$12,528.00	$3.00	$12,528.00
34	Stone outlets in silt fence	21	Ea	$300.00	$6,300.00	$230.00	$4,830.00	$200.00	$4,200.00	$200.00	$4,200.00	$200.00	$4,200.00
35	Erosion Control Matting (as directed by Engineer)	200	SY	$25.00	$5,000.00	$5.52	$1,104.00	$3.00	$600.00	$3.00	$600.00	$2.00	$400.00
36	Inlet Protection (structure or pipe)	3	Ea	$300.00	$900.00	$225.00	$675.00	$300.00	$900.00	$600.00	$1,800.00	$550.00	$1,650.00
37	Seeding & mulching	3.2	Acre	$10,000.00	$32,000.00	$3,276.36	$10,484.35	$4,000.00	$12,800.00	$4,500.00	$14,400.00	$5,000.00	$16,000.00
	TOTAL BASE BID AMOUNT (Items 1-37)				**$2,767,305.00**		**$3,432,132.68**		**$3,650,629.00**		**$4,833,403.00**		**$5,899,608.00**
ALTERNATE BID					**ADD**		**ADD**		**ADD**		**ADD**		**ADD**
A1.	12" DIP (P-401) forcemain	30	LF	$60.00	$1,800.00	$38.59	$1,157.70	$50.00	$1,500.00	$5.00	$150.00	$44.00	$1,320.00
A2.	16" DIP (P-401) forcemain	4,480	LF	$60.00	$268,800.00	$20.63	$92,422.40	$32.00	$143,360.00	$6.00	$26,880.00	$38.00	$170,240.00

NORTH CAROLINA PROFESSIONAL SEAL 25496 04/20/2022 ENGINEER BENJAMIN A. PALMER

THIS IS TO CERTIFY THAT THIS TABULATION IS CORRECT AND A TRUE AND ACCURATE COPY OF THE BIDS SUBMITTED, THIS THE 20TH DAY OF APRIL, 2022.

DAVIS • MARTIN • POWELL & ASSOCIATES

Ben Palmer, PE



DRAWING NAME: P:\2020\200077\Civil\Waterview mini basins.dwg – Option 2 – 4/21/2022 8:12 AM

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245

GRAPHIC SCALE
300 150 0 300 600
1" = 300 FEET

RELOCATE DISCHARGE TO PENNY ROAD

CITY OF HIGH POINT
WATERVIEW PUMP STATION
FORCEMAIN EXTENSION

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish – 524 Roy Ave.**

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 4/18/2022

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:
A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:
A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 524 Roy Ave.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/5/2019. No action occurred by the compliance date of 12/5/2019. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:
Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:
The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	524 Roy Ave.
OWNER:	Sonia Elizabeth Portillo
REASON FOR INSPECTION:	Received complaint from citizen about the house
FIRST INSPECTION: 10/21/2019	Summary of Major Violations 1. Repair or replace roof covering 2. Repair or replace ceiling & wall material throughout 3. Repair or replace siding on exterior 4. Install required plumbing fixtures 5. Repair or replace missing/broken water and drain lines
HEARING RESULTS: 11/4/2019	No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.
ORDER(S) ISSUED: 11/5/2019	Order to Repair or Demolish Date of Compliance12/5/2019
APPEALS:	None
OWNER ACTIONS:	None

ADDITIONAL: Permit RC-20-0696 issued for repairs on 9/17/2020. The inspector spoke with Mr. Portillo (owner's husband) in November and December of 2020, and he indicated they were making repairs. In July of 2021 the inspector advised Mr. Portillo that no inspections had been called in on their permit and that the case may be referred to City Council for demolition if work doesn't progress and pass inspections. The inspector contacted Mr. Portillo again in August of 2021, stressing the importance of performing work, calling in inspections and passing inspections. First inspection was finally requested in October of 2021. January of 2022 the inspector met Mr. Portillo to do an interior inspection of the property, where he determined repairs were not consistently being made on the property, Mr. Portillo was made aware that it would probably go to City Council to request an ordinance for demolition.

ORDINANCE

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

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

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

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

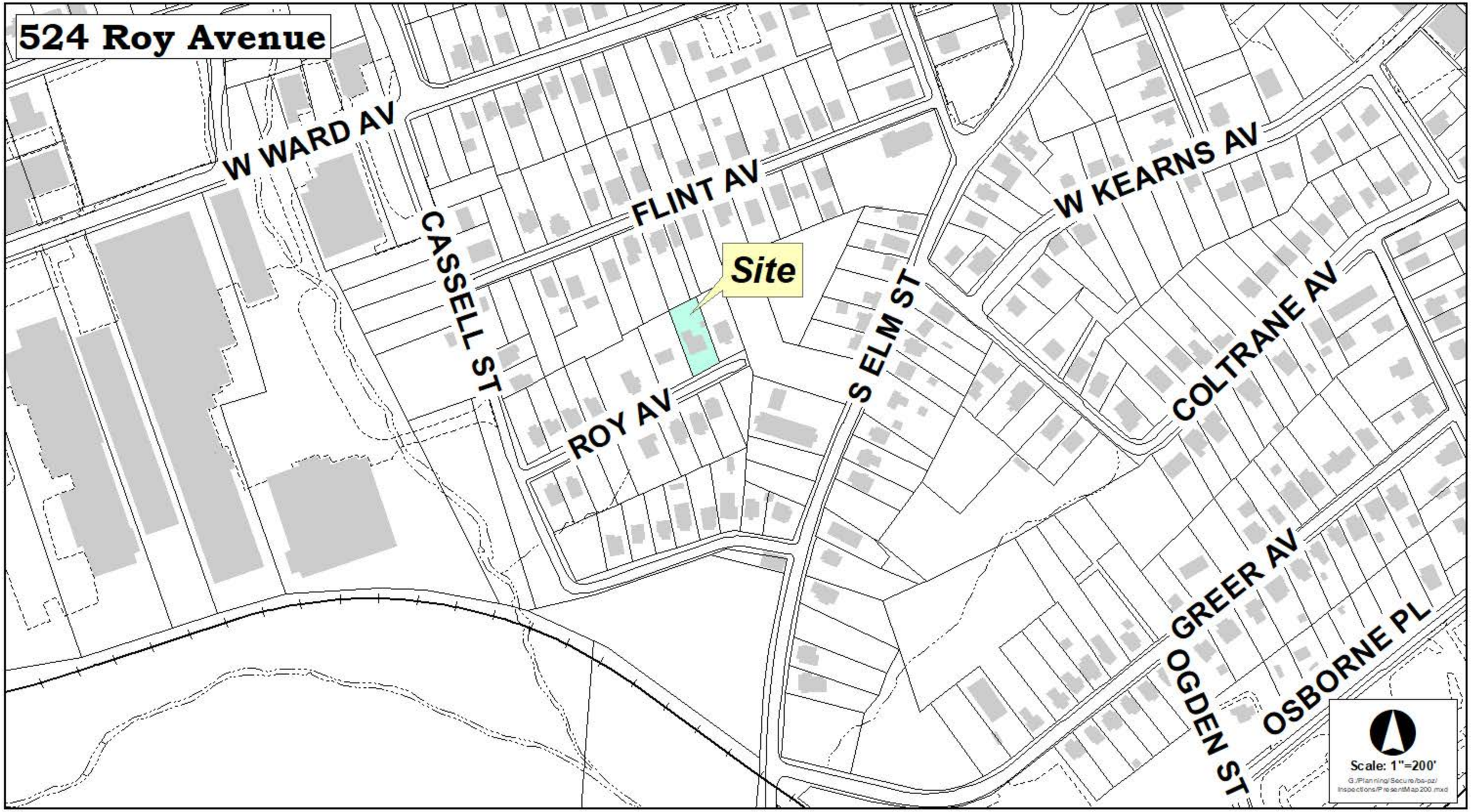
PROPERTY LOCATION	OWNER (S)
524 Roy Ave.	Sonia Elizabeth Portillo 6514 Wisteria Dr. Apt 4 Charlotte, NC 28210

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

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

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

Lisa B. Vierling, City Clerk


524 Roy Avenue
W WARD AV
FLINT AV
CASSELL ST
Site
ROY AV
S ELM ST
W KEARNS AV
COLTRANE AV
GREER AV
OGDEN ST
OSBORNE PL
Scale: 1"=200'
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Builders FirstSource
homeGUARD
07 April 2022

Builders FirstSource
homeGUARD
housewrap by OX
oxep.com
07 April 2022

Builders FirstSource
homeGUARD
housewrap by OX
oxep.com
07 April 2022

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CITY OF HIGH POINT
AGENDA ITEM

Title: Purchase of Property – 300 A Oak Street and 331 W. Russell Avenue

From: Tasha Logan Ford, City Manager

Meeting Date: May 3, 2022

Advertising Date / N/A

Public Hearing: No

Advertised By: -

Attachments:

PURPOSE:
To purchase property at 300 A Oak Street and 331 W. Russell Avenue for development of a Small Scale Manufacturing facility.

BACKGROUND:
The City of High Point is considering the purchase of an anchor space to catalyze its Southwest Quadrant (SWQ) into an advanced small-scale manufacturing (SSM) headquarters providing equitable economic opportunity for residents through entrepreneurship, business scaling and workforce training. This project is the result of the 2019 Next Steps Report by Smart Growth America, a study made possible by an EDA grant.

To reactivate this underinvested neighborhood with a majority-minority population, the 2.6 acres and approximate 64,000 square foot mill building will require some renovation. After building renovation, programming will prepare residents, especially MWBE and BIPOCs, to develop skills, start, and grow businesses. As a placemaking landmark and its proximity along the greenway corridor to be funded as part of the RAISE grant there is potential for this area of the SWQ to again become an increasingly vibrant community with the ingredients for sustainable recovery.

The City has worked in partnership with the Piedmont Triad Regional Council on a Build Back Better grant proposal, and if successful, the grant will help fund upfits to the facility.

BUDGET IMPACT:
The contract is for a purchase price of $3,000,000. A separate budget amendment is included to fund these from American Rescue Plan funds.

RECOMMENDATION / ACTIONS REQUESTED:
City Staff recommends and asks City Council to approve the purchase of the property authorizing the mayor to execute the agreement. Staff also recommends and asks the City Council to approve a budget amendment to fund the purchase from American Rescue Plan funds, which must be approved in a separate action.

"AN ORDINANCE AMENDING THE GRANT PROJECT ORDINANCE OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE AMERICAN RESCUE PLAN ACT OF 2021: CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS FOR THE PURCHASE OF PROPERTY AT 300 A OAK STREET AND 331 W. RUSSELL AVENUE

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The Grant Project Budget Ordinance of the City of High Point for the American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds should be amended as follows:

(A) That the following expenditures be amended as follows:

Government Services	$3,000,000
Unassigned	-3,000,000

Section 2. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict

Section 3. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 2nd day of May 2022

_____
Mayor, Jay W. Wagner

ATTEST

_____
Lisa B. Vierling,
City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title:	**Zoning Map Amendment 22-06** *(Wynnefield Properties, Inc.)*		
From:	Chris Andrews, Interim Planning and Development Director	**Meeting Date:**	May 2, 2022
Public Hearing:	Yes	**Advertising Date:**	April 20, 2022, and April 27, 2022
Attachments:	A. Staff Report B. Zoning Ordinance	**Advertised By:**	Planning & Development

PURPOSE:
A request by Wynnefield Properties, Inc. to rezone an approximate 5.8-acre parcel from a Conditional Use Office Institutional (CZ OI) District and the Residential Single Family – 3 (R-3) District to a Conditional Zoning Office Institutional (CZ OI) District. The site is east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road).

BACKGROUND:
The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:
Speaking in favor of the request was the applicant, Mr. Craig Stone, President of Wynnefield Properties, 5614 Riverdale Drive, Jamestown. He provided an overview of the request and a summary of the neighborhood meeting that was held with surrounding property owners. He also outlined the manner in which he desires to develop the property for a multifamily use and the conditions offered to ensure compatibility with surrounding property owners.

Speaking in opposition to the request was Mr. John Patrone, 4200 Somma Court, High Point. He expressed concerns with the potential building height. He wanted the zoning conditions to restrict the height of buildings to the extent needed to develop as communicated by Mr. Stone at the neighborhood meeting.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***approval*** of this request, as recommended by staff, by a vote of 9-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 22-06 is consistent with the City's adopted policy guidance because the site is within an area along the Skeet Club Road corridor that is classified by the Land Use Plan as Office. The allowable uses and density of the proposed CZ-OI District are supported in adopted policy guidance established for this area. The Commission also stated that the request is reasonable and in the public interest because the requested CZ-OI District does not change allowable development density or allowable uses. Furthermore, conditions offered by the applicant and standards of the Development Ordinance provide greater lighting and landscaping standards and allows development similar to what is permitted on adjacent lands.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING MAP AMENDMENT ZA-22-06
April 26, 2022

Request			
Applicant: Wynnefield Properties, Inc.	**Owners:** Christine Coble		
Zoning Proposal: To rezone a 5.8-acre parcel	**From:**	**CU-OI**	Conditional Use Office Institutional District
		R-3	Residential Single Family – 3 District
	To:	**CZ OI**	Conditional Zoning Office Institutional District

Notices:
- Applicant held a Citizen Information Meeting **(Yes)**
- As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.

Site Information	
Location:	The site is located along the north side of Skeet Club Road, approximately 240 feet west of Fountain Grove Drive (1559 Skeet Club Road).
Tax Parcel Number:	Guilford County Tax Parcel 204491
Site Acreage:	Approximately 5.8 acres
Current Land Use:	One single family dwelling is located on this parcel.
Physical Characteristics:	The site is relatively flat with no noteworthy features.
Water and Sewer Proximity:	Adjacent to the site, within Skeet Club Road, is a 12-inch City water line and a 8-inch and a16-inch City sewer lines.
General Drainage and Watershed:	The site drains in a northerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-OI	Conditional Use Office Institutional District	Single family detached dwellings
South:	CU RM-16	Conditional Use Residential Multifamily-16 District	Assisted living facility
East:	CU-OI	Conditional Use Office Institutional District	Medical office and single family attached (townhome) dwellings
West:	R-3 R-5	Residential Single Family–3 District Residential Single Family–5 District	Single family detached dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has an Office land use classification. This classification includes professional, personal, and business service uses.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping, and service areas. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	Not Applicable
Zoning History:	This zoning site was annexed and obtained its current CU-OI District zoning in 1993 (ZA-93-26). Since 1993, the surrounding lands have been annexed and rezoned with a mixture of residential and office zoning districts. 1. Birchwood cluster home subdivision (to the west): Annexed and zoned R-3 District in 1985. 2. Skeet Club Downs subdivision (to the northwest): Annexed and zoned R-5 District in 1992. 3. Fountain Grove single family and townhome subdivision (to the north and east): Annexed and zoned CU-OI District in 2000. 4. Office (southeast): This parcel was annexed in 1983 and rezoned from residential to its current CU-OI District in 2000. In 2019 and 2020, applications were submitted to rezone this parcel to the CZ-OI District. Those applications were withdrawn.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Skeet Club Road	Major Thoroughfare	245 ft.
Vehicular Access:	Skeet Club Road via private driveway		
Traffic Counts: *(Average Daily Trips)*	Skeet Club Road	17,700 AADT (High Point DOT 2019 trip count)	
Estimated Trip Generation:	An 84-unit multifamily development is proposed. This use is anticipated to generate approximately 530 daily trips *(during a 24-hour time period)*, with approximately 37 AM peak hour trips (6am – 9am) and approximately 45 PM peak hour trips (4pm – 7pm).		
Traffic Impact Analysis (TIA):	**Required**		**TIA Comments**
	Yes	No X	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.

Conditions:	Right-of-Way Dedication: As a part of development permit approval, the property owner shall dedicate fifteen (15) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site for installation of a turn lane. Turn Lane: As part of driveway permit approval, the property owner shall install a right turn lane with appropriate storage and taper.

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20th day of class)	Maximum Design Built Capacity: (2021 – 2022)	Mobile Classrooms:	Projected Additional Students:
Southwest Elementary	759	762	6	23 - 25
Southwest Middle	1,116	1,223	10	12 - 14
Southwest High	1,660	1,506	11	11 - 13
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Built capacity assumes 30 students per core academic classroom and is not inclusive of capacity reduction from programmatic utilization. Overcrowding at Southwest area schools continue to be a concern to Guilford County Schools.				

Details of Proposal

The primary intent of this application is to amend zoning conditions established on the site when it was annexed in 1993. During the early 1990s, this parcel formed the northern boundary of the city limits. At the time the only adjacent development of any intensity was the abutting Birchwood cluster homes single family subdivision to the west. During the past 29 years the city limits have been extended northward to Gallimore Dairy Road and I-40; furthermore, land use policies for this area have changed to support a wide range of professional, personal, and residential uses.

With the surrounding lands now zoned to support a variety of residential and office related land uses and developed with multi-story structures, the applicant desires to have similar land development opportunities granted to this site. Included with this request is a conditional zoning ordinance addressing vehicular access, right-of-way dedication, perimeter landscaping and building height.

Staff Analysis

The zoning site is primarily zoned CU-OI except for a 0.5-acre area zoned R-3, which contains a single-family dwelling. The OI District is established to accommodate a wide variety of office and institutional uses, along with a wide range of residential uses. The maximum density of the district is 16 units per acre. The OI District also allows health care, social service, personal services, and retail uses with size limitations. All these land uses are currently allowed to be developed on the site and this rezoning application does not change any of the current allowable uses. Although the applicant has expressed a desire to construct a multifamily development, which is currently a permitted use, the staff analysis and recommendations take into consideration all the allowable uses permitted in the OI District.

Primary changes proposed by this zoning application, from its 1993 zoning approval, are as follows:

1. Exterior Lighting ***(delete the former condition):*** Lighting was not regulated in 1993, thus a condition was imposed to address exterior lighting impacts. The City of High Point's Development

Ordinance now regulates exterior lighting in a more stringent manner than the current zoning condition. Furthermore, as part of any development approval, a lighting plan is required to be submitted.

Perimeter Landscaping ***(update and upgrade standards):*** Currently, a higher landscaping standard is only required along the western boundary of the site. Below is a summary of current and proposed upgrade of landscaping conditions: (* *Denotes a higher standard than what is required by the Development Ordinance)*

	Current landscaping conditions/ standards *(under current CU-OI zoning)*	**Proposed new landscaping conditions/ standards** *(under new CZ-OI zoning)*
Western Boundary	*Type B perimeter planting yard with minimum width of 30 ft. and opaque fence. 10 trees / 25 shrubs every 100 linear ft. *(NOTE: 30 ft. was the average width under the 1993 ordinance)*	*Type B perimeter planting yard with average width of 25 ft. 10 trees / 25 shrubs every 100 linear ft. *(NOTE: 25 ft. is the average width under the current ordinance)*
Northern Boundary	Type C perimeter planting yard. Average width of 15 ft. 7 trees / 20 shrubs every 100 linear ft.	*Type B perimeter planting yard with average width of 25 ft. 10 trees / 25 shrubs every 100 linear ft.
Eastern Boundary	No landscaping required	*Type C perimeter planting yard. Average width of 15 ft. 7 trees / 20 shrubs every 100 linear ft.
Evergreen Materials	Only required in Type B Yard (50%) (western boundary of site only)	*50% of perimeter landscaping to consist of evergreen plant materials
Tree Preservation	None	*All trees, with a caliper of 6-inches or more, within 20 ft. of the perimeter of the site, shall be preserved.

2. Building height ***(allow same height as abutting residential developments):*** The Development Ordinance permits all abutting lands to develop to a height of 50 feet. Furthermore, the OI District zoning governing the adjacent townhomes and medical office to the east allows a building height of up to 80 feet with increased building setbacks. The applicant proposes to remove the one-story height restriction since the surrounding zoning permits building heights of at least 50 feet.

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

Consistency with Adopted Policy Guidance
Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location and is consistent with the City's adopted policy guidance.
The site is within an area along the Skeet Club Road corridor that is classified by the Land Use Plan as Office. The allowable uses and density of the proposed CZ-OI District are supported by adopted policy guidance established for this area.

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

The requested CZ-OI District does not change allowable development density or allowable uses. Furthermore, conditions offered by the applicant and standards of the Development Ordinance provide greater lighting and landscaping standards and allows development similar to what is permitted on adjacent lands.

Compatibility with Surrounding Areas

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

- ❖ The zoning site is part of a larger 60-acre area classified as Office within the Land Use Plan.
- ❖ The zoning request does not introduce land uses not already allowed on the site.
- ❖ Allowable uses are compatible with the surrounding land uses, which are a mixture of office, life care residential, single family detached, and single family attached (townhome) uses.
- ❖ As conditioned, allowable building height will be the same as permitted on adjacent parcels.
- ❖ As conditioned, higher landscaping standards will apply around the perimeter of the site.

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

Mitigation #1	**Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.**
	❖ Conditions offered by the applicant to provide for a higher perimeter landscaping standard and 50% evergreen plant materials, when no such standards are currently required, will assist in minimizing adverse impact on adjacent lands. ❖ Required standards of the Development Ordinance pertaining to landscaping, screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will further mitigate impacts on adjacent property. ❖ Based on the surrounding public street configuration, access to this site is oriented and limited to Skeet Club Road.
Mitigation #2	**Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.**
	The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Any development with more than 24% impervious coverage is required to install an engineered stormwater control device.

Mitigation #3	**Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.**
	❖ The site is within an area adequately served by City of High Point utilities and municipal services. ❖ All developments in this area obtain their primary access from Skeet Club Road. Any traffic impacts to Skeet Club Road will be mitigated by the recently completed NCDOT widening project that converted this road from two lanes to a four-lane thoroughfare. Furthermore, the applicant will dedicate land to install a turn lane at the entrance to the site.
Mitigation #4	**Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.**
	This zoning request does not change currently permitted uses or density of development, and the applicant has offered conditions pertaining to building height and perimeter landscaping. The combination of the conditions offered by the applicant and standards of the Development Ordinance will mitigate adverse effects to adjacent lands.

Supportive Changes in the Area

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

- ❖ There have been significant changes in this area since this property was initially annexed and granted CU-OI District zoning in 1993. The site is no longer situated at the undeveloped northern greenfield edge of the city limits. Lands along the Skeet Club Road corridor are now situated in the middle of a developed/urbanized area, which is evident by the diversity of residential use types that have been established adjacent to the zoning site.
- ❖ In 1992, adopted policy guidance documents supported Office, Restricted Industrial and Heavy Industrial uses for the zoning site, and for adjacent lands to the north and east. This policy was amended by City Council in 2000 with an update to the Land Use Plan, which pushed industrial land uses further northward and designated the zoning site and adjacent lands for residential and office land uses. The surrounding area has developed into a transitional area adjacent to a major commercial node at the intersection of Eastchester Drive and Skeet Club Road.

Promotes a Preferred Development Pattern

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

The requested CZ-OI District is consistent with the surrounding zoning and development pattern that consists of a mixture of Office Institutional (OI), Transitional Office (TO) and Residential Multifamily – 16 (RM-16) Districts.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 5.8-acre parcel to a CZ-OI District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

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

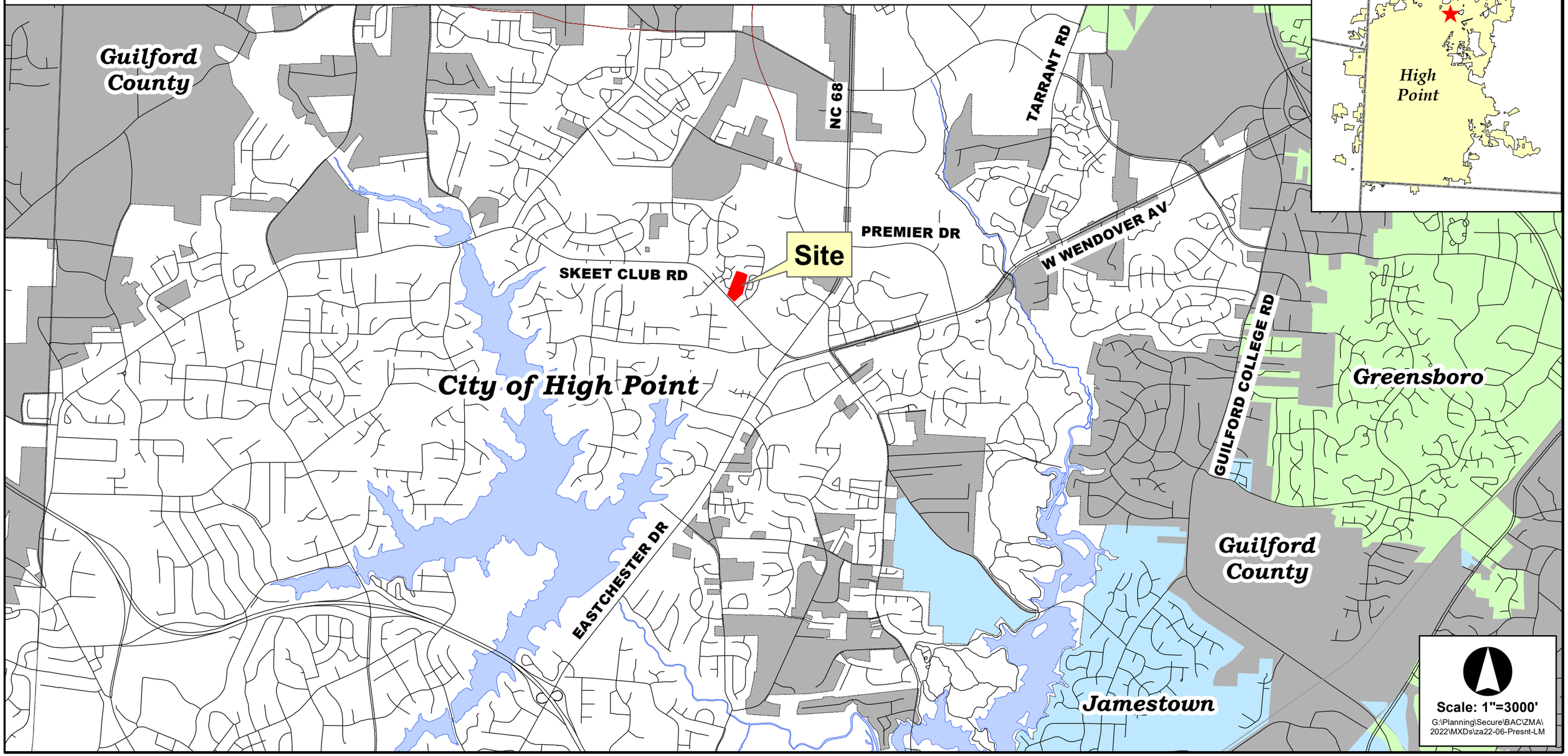
City Council:
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may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

Report Preparation

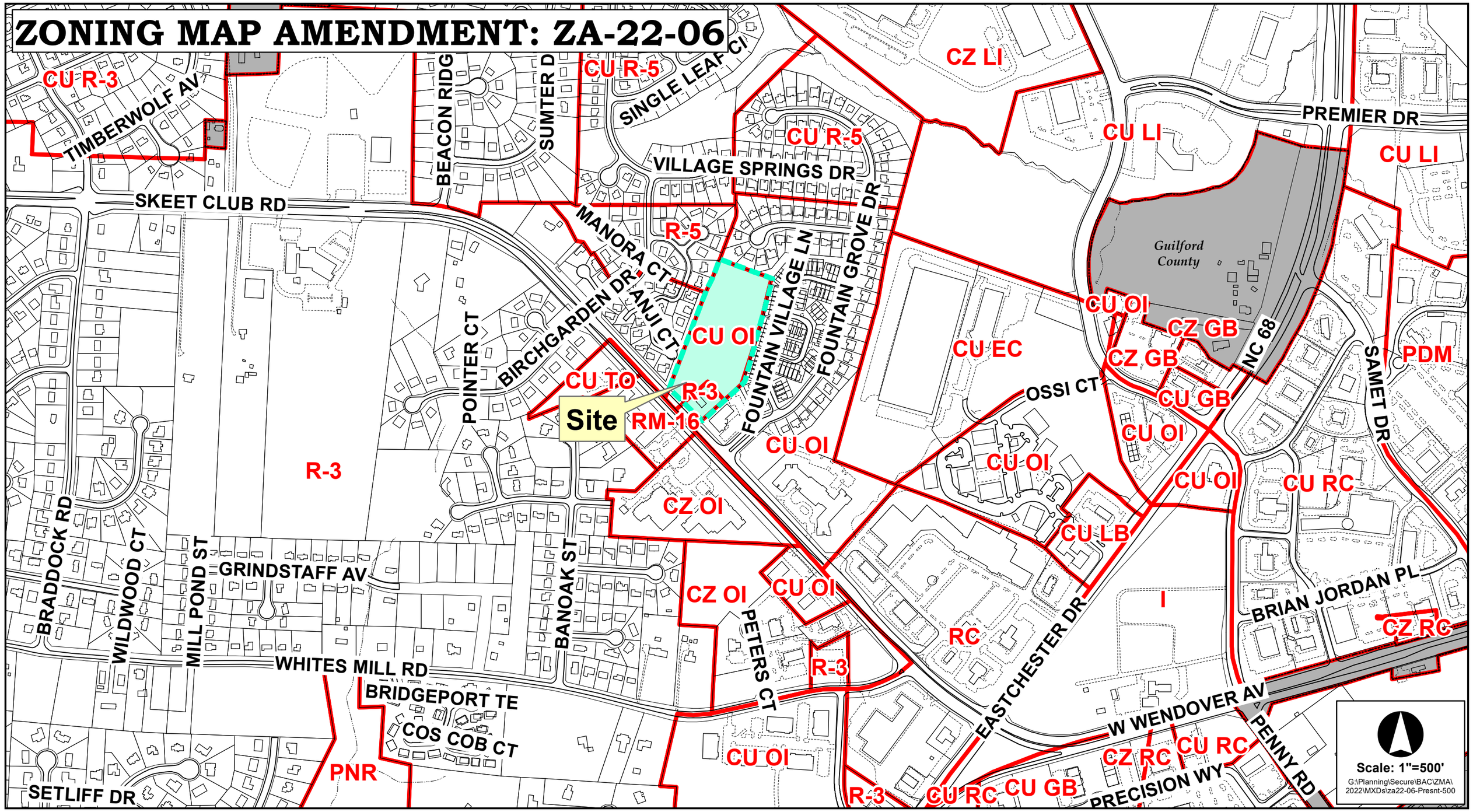
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

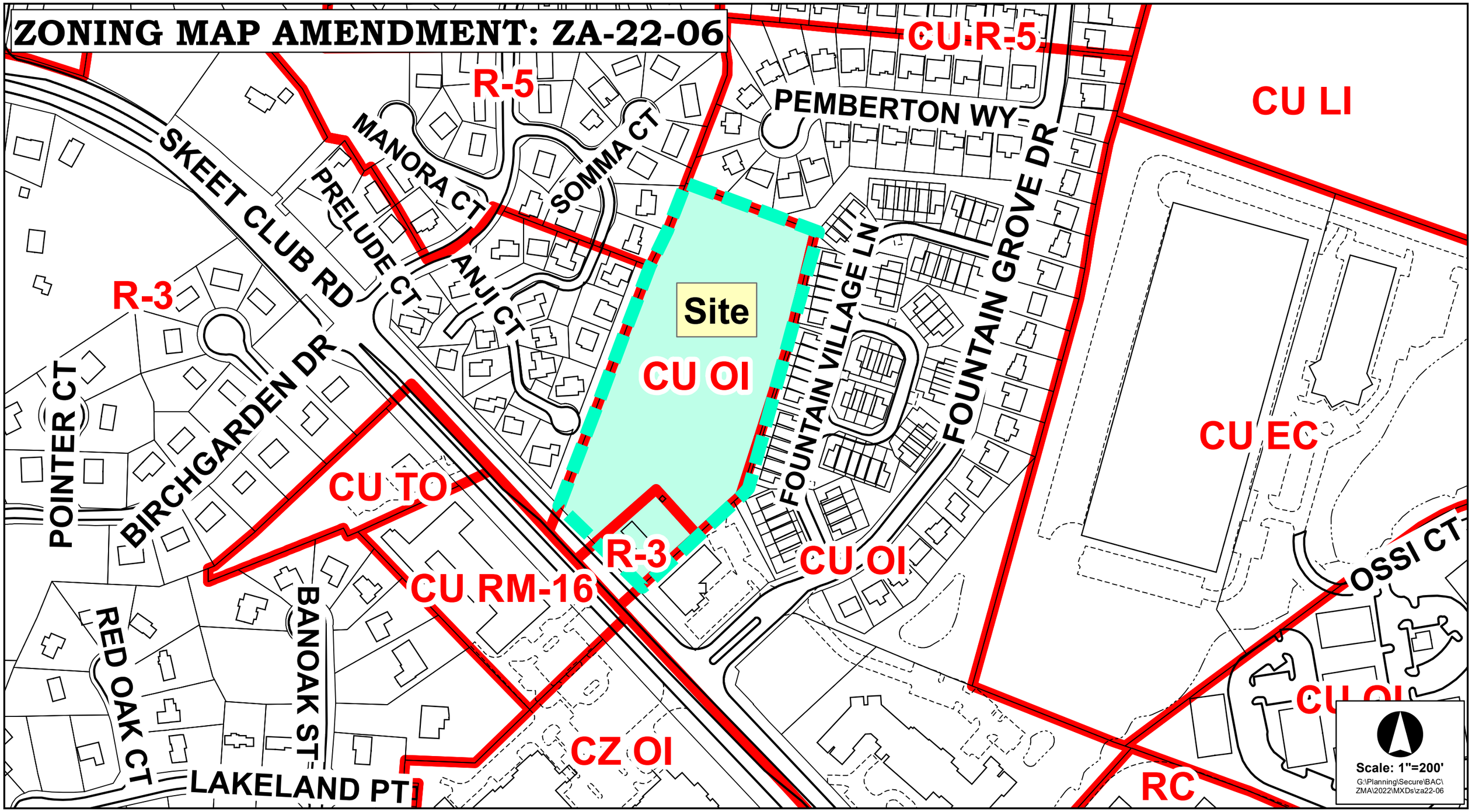
ZONING MAP AMENDMENT: ZA-22-06
Applicant: Wynnefield Properties, Inc.



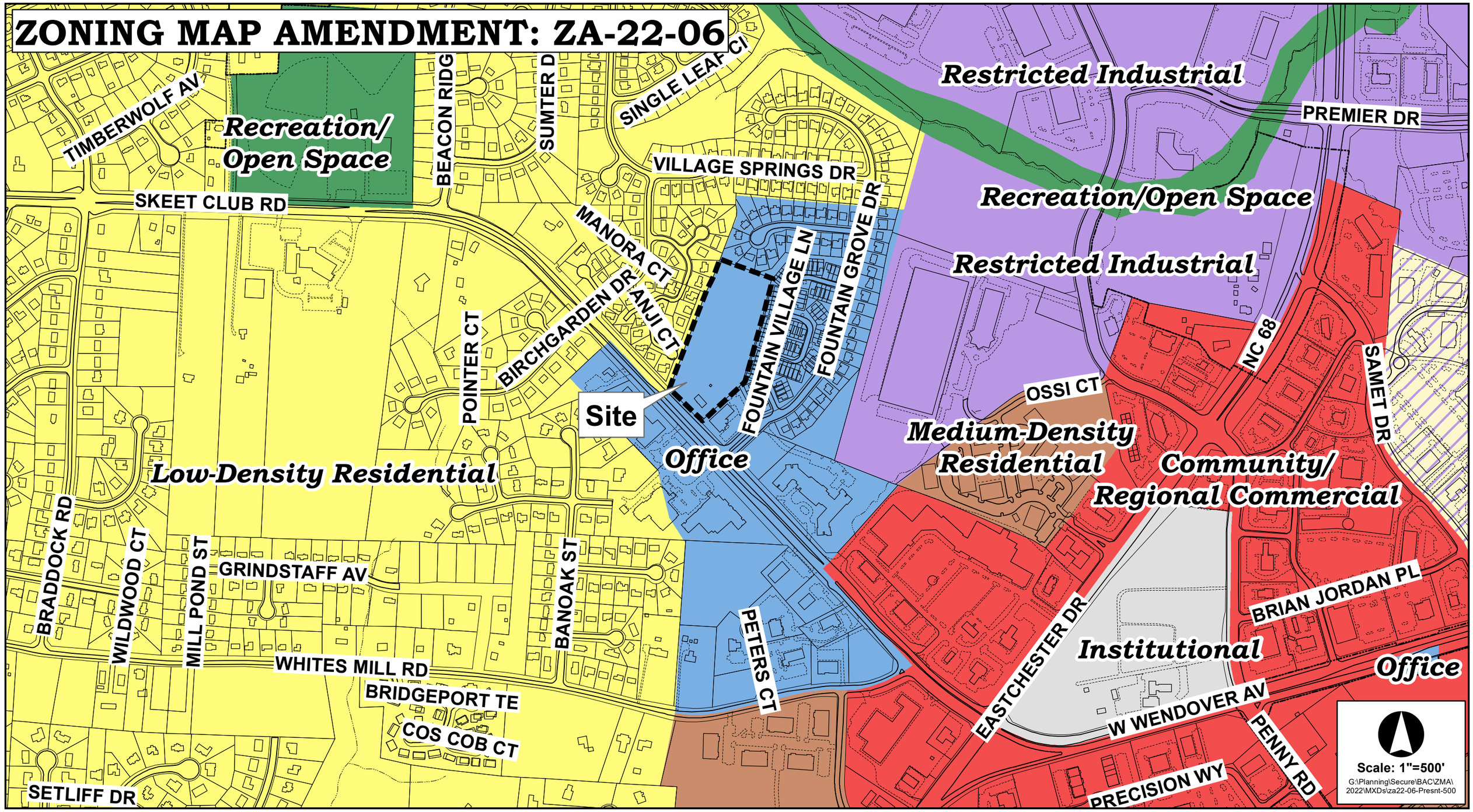
ZONING MAP AMENDMENT: ZA-22-06



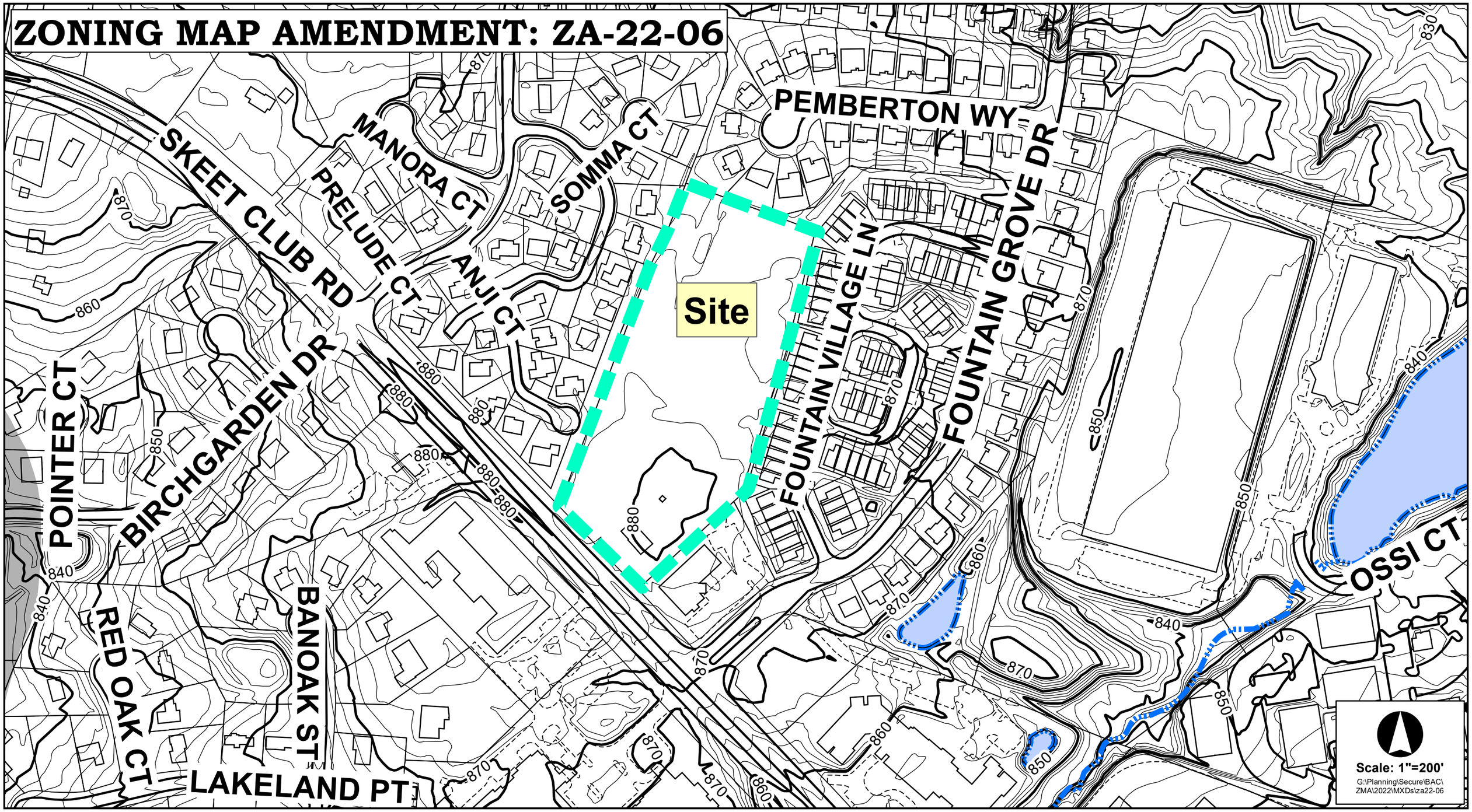
ZONING MAP AMENDMENT: ZA-22-06



ZONING MAP AMENDMENT: ZA-22-06



ZONING MAP AMENDMENT: ZA-22-06



ZONING MAP AMENDMENT: ZA-22-06

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 2, 2022 regarding **Zoning Map Amendment Case 22-06 (ZA-22-06)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 2, 2022**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Office Institutional (CZ-OI) District.** The property is approximately 5.8-acres, lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road). The property is also known as Guilford County Tax Parcel 204491.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES: Any uses allowed in the Office Institutional (OI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Density: A maximum of 84 dwelling units shall be permitted.

2. Building Height Restrictions: Building height shall be restricted to a maximum height of fifty (50) feet.

B. Landscaping, Buffers, and Screening.

1. Perimeter Landscape Yards:
   a) Except for streetyards, perimeter landscape yards shall contain fifty percent (50%) or more evergreen plant materials.

   b) A Type B perimeter planting yard shall be installed along the northern and western boundary of the zoning site.

   c) A Type C perimeter planting yard shall be installed along the eastern boundary of the zoning site adjacent to residential use types.

   d) The above noted standards shall not supersede the installation of more stringent Perimeter Landscape Yard Types were required by the Development Ordinance.

2. Perimeter Vegetation Preservation Area:
   a) Existing trees, with caliper of six (6) inches or more, shall be preserved within twenty (20) feet of the perimeter of the site. This condition shall apply only to where the zoning site abuts a residential use type. This preservation area shall be supplemented, as necessary, to meet landscaping requirements of the Development Ordinance.

   b) The property owner shall be permitted to remove unhealthy vegetation in the twenty (20) foot wide Perimeter Vegetation Preservation Area that may pose a danger to occupants of the site and to abutting property owners. The property owner shall also be permitted to prune existing vegetation within this Perimeter Vegetation Preservation Area to maintain the health of the existing vegetation.

C. Transportation

1. Right-of-Way Dedication: As a part of development permit approval, the property owner shall dedicate fifteen (15) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site for installation of a turn lane.

2. Turn Lane: As part of driveway permit approval, the property owner shall install a right turn lane with appropriate storage and taper.

3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

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

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

SECTION 6.
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **2nd** day of **May, 2022**

By: _____

Jay W. Wagner, Mayor

ATTEST:

_____

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

1559 Skeet Club Road Rezoning Case

Submitted by: Wynnefield Properties, Inc

City of High Point
1559 Skeet Club Road Rezoning Case
Wynnefield Properties, Inc
5.83+/- acres located at 1559 Skeet Club Road, High Point

Report
Citizen Information Meeting
Held March 31, 2022

The meeting was held at the Deep River Recreation Center, 1529 Skeet Club Road, High Point, NC, which is in close proximity to the site. The meeting consisted of neighbors from throughout the community as well as Wynnefield Properties, Inc. representatives. Those in attendance are detailed on the sign in sheet provided at the meeting (ATTACHMENT 1).

Also in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.

A notification letter dated and mailed on February 23, 2022 was sent to 146 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

Wynnefield Properties, Inc. displayed three easels which included a preliminary site plan layout and two photos of existing buildings (Admiral Pointe and Ardsley Commons) to provide examples of the building materials and quality. All presentation easels were 24” X 36”. All three presentation pieces are provided as Attachment 4.

Mr. Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background of Wynnefield Properties, Inc. and the company’s history in development, construction and property management.

After discussing the proposed use and the company’s plans for development on the site, Mr. Stone reinforced the fact that all of the plans currently in place were preliminary

and no development would proceed without approval through all of the appropriate channels with the City of High Point.

The meeting was then opened up to the citizens and attendees for questions/comments:

1. *How many one bedroom and how many 2-bedroom units are being proposed?* We currently have this site designed with 56 1-bedroom and 28 1-bedroom units.
2. *When is the next meeting with the City of High Point?* April 26th at City Hall
3. *Will there be a sidewalk along Skeet Club?* While we do not have it shown on this particular plan, we will incorporate a sidewalk along Skeet Club.
4. *Is the property Income Based housing?* Our site is utilizing the Low Income Housing Tax Credit as a form of financing. This is an income restricted property but is not income based. That means there are income qualification standards for each tenant.
5. *Is the city investing in this community?* At this time there is no city involvement.
6. *There have been examples of 55 and older communities opening up to the entire population after a number of years (when we lived in West Virginia), how do we know you won't do that here?* Our communities are restricted to a LURA and as well as funding conditions that carry this property through a 30-year compliance period. In addition, we will likely re-syndicate at the end of that 30 year period to carry the affordability of the community forward.
7. *If there are problems during construction and once in operation, who can we reach out to?* Mr. Stone and Mr. Ray provided business cards to all in attendance to contact for any reason moving forward.
8. *Do you have a waitlist?* Currently all of our properties (both family and senior) have waitlist for all unit types throughout High Point.
9. *Do you perform background checks?* Our firm performs background checks to include (local, state and federal) criminal checks as well as credit checks to qualify all residents.
10. *Do you have restrictions on how many people can occupy one unit?* Our track record currently includes the property management of nearly 90 communities throughout the state of North Carolina. We have multiple 'checks and balances' in place to monitor the ongoing occupancy of every unit. There is a maximum that the tenants cannot exceed.
11. *How many bathrooms will each unit include?* The units are 1 bed/1bath and 2 bed/2 bath
12. *Can kids move in with their parents?* No - Each tenant would have to abide by the lease and qualify individually as well as a household.

13. *How many parking spaces do you have currently?* We are showing 1 per unit, so 84 total units, for the community at this time. Again, we cannot move forward without the governing agencies sign-off on our plans prior to permit issuance.
14. *You cannot exceed three stories, correct?* That is correct
15. *Have you submitted your site plan to bind the zoning to a site-specific plan?* We have not. Our current rezoning application includes specific conditions that limit the density and height restrictions of the development to 50'.
16. *Would you be willing to add a 2-story maximum to the 50' building height restriction?* We will ask the city to amend our conditions to also include 2-story as a restriction.
17. *Why don't you show fencing around the property?* We do not typically propose adding fencing to the property but instead have added conditions to add to the landscaping and buffering requirements.
18. *Can you relocate the parking, it is all in my back yard?* We will consult with our architects and engineers to determine the best location for parking and the possibility of spreading it out.
19. *You only have one entrance and one exit, is that correct?* We currently have it designed that way, correct. Again, that is an item that must be signed off on by both the state (NCDOT) and local transportation authorities during the plan review period.
20. *Why don't you move the entrance to the other side of the building?* Our plan is in the preliminary stages, so we have proposed this location. Once reviewers provide comments, we'll solidify the location of all entrances.
21. *How are you planning to handle the stormwater runoff?* During both the construction process and the ongoing life of the property there will be a stormwater control device installed on the property which also must pass the city and state standards prior to any construction. During construction and prior to any dirt movement an erosion control plan will be signed off on to prevent any runoff on neighboring properties.
22. *Are you building porches or patios and if not, can you propose that being a condition of your community?* We do not have any porches or patios designed on the units and do not anticipate adding any to our design.
23. *Why did you switch to senior?* For a couple of reasons. First and foremost, it was brought up by the neighbors that it would be a much better fit to the area and we have tried over the last number of years to figure out how to make it work. Additionally, we have noticed the needs over the years with looking at data from our other properties in High Point. So for the market and the need, it was a natural fit.

Following all questions and answers the meeting concluded with Mr. Stone thanking everyone for their time and input in the proposed development. The meeting adjourned around 7:15 pm.

Submitted by

Wynnefield Properties, Inc.

ATTACHMENT 1

Wynnefield Properties, Inc.
Citizen Information Meeting
March 31, 2022 (6:00pm – 8:00pm)
Deep River Recreation Center, 1529 Skeet Club Road, High Point, NC

Name	Address
John + Jodie Burdette	4211 Sunburst Dr. High Point
Marjie + Mike Watson	4216 Birchgarden Dr. High Pt
Michele Rainey	4226 Sunburst D "
Tim Andrew	3719 Village Springs Dr High Pt.
JOHN PATRONE	4200 SOMMA CT. HP
Shane Hill	3967 Fountain Village Ln High Pt.
DIANE DAVIS	3690 Village Spr Dr HP, NC
Linda J NASH	3707 Village Springs Dr. High Pt, 27265
Jackie ASTRUP	3935 Fountain Village Ln HP, NC 27265
Tim INGRAM	4207 SUNBURST DR High Point NC 27265
Angelica Mejia	3927 Fountain village Ln. HP 27265
Parris Chatman	3911 Fountain Village Ln 27265
Sue Elder	4208 Somma Ct.

ATTACHMENT 2

4G PROPERTIES INC
5200 WHEATSHEAF CT
KERNERSVILLE NC 27284

AATHIMANIKANDAN, SIVAKUMAR V;AATHIMANIKANDAN, LAKSHMI SATHIANATHAN
4105 MUCH MARCLE DR
ZIONSVILLE IN 46077

ABIERA, RIGEL B;ABIERA, LOURDES B
3716 PEMBERTON WAY
HIGH POINT NC 27265

ABOUDARA, DEBORAH C;CRAMTON, THOMAS J
1589 SKEET CLUB RD STE 102 137
HIGH POINT NC 27265

ADAMES, ANDRES
1017 MARDI GRAS DR
KISSIMMEE FL 34759

ALSTON, TOWANNA C
3919 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

ALVI, IJAZ HASSAN;IJAZ, AANSA
3938 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

ASTROP, JACKIE S
3935 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BAILEY, ROBIN M
3926 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

BAKOULAS, JOHANNA
3983 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

BASNET, SARITA;KARKI, BHADRI MAYA;BASNET, KRISHNA BAHADUR;POKHAREL, ANISHA;BASNET, PURNA BAHADUR;BASNET, BUDDHA MAYA
3728 PEMBERTON WAY
HIGH POINT NC 27265

BASSOU, MOUNIR;EL-MEKKAOUI, NAIMA
3909 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BEBAWI, MICHAEL S;SAMAAN, AMANI F
3905 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BIRCHWOOD CLUSTER HOMES ASSOCIATION INC
1539 SKEET CLUB RD
HIGH POINT NC 27265

BLACKWELDER, CLYDE S;BLACKWELDER, INGRID O
25762 VIA DEL REY
SAN JUAN CAPISTRANO CA 92675

BOTELLO, ROMAN MARTINEZ;MIGUEL, MARIA DEL ROSARIO RODRIQUEZ
3914 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

BRADLEY, JOHN IV
3707 PEMBERTON WAY
HIGH POINT NC 27265

BRASWELL, GARRY T
4026 BANOAK ST
HIGH POINT NC 27265

BRENT, KATRINA RENEE
3925 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BROOKS, JEANELLE S
3941 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BROWN, PATRICIA OLWEN
2 BELVEDARE RD
NEWTONNARDS N IRELAND BT23 7AX

BURDETTE, JOHN WESLEY;BURDETTE, JOHNNA D
4211 SUNBURST DR
HIGH POINT NC 27265

BYRNES, CELESTE BRADY L/T;SMITH, JAMES BRADY
807 NC HIGHWAY 22 N
RAMSEUR NC 27316

CARBAJAL, ALLAN ALVAREZ;JIMENEZ, ELIZABETH ABANERO
3700 PEMBERTON WAY
HIGH POINT NC 27265

CHAMKASEM, NARONG CO-TRUSTEES;CHAMKASEM, NUTTIYA K CO-TRUSTEES;THE NARONG CHAMKASEM REVOCABLE TRUST
3709 PEMBERTON WAY
HIGH POINT NC 27265

CHANG, CONNIE YULING
3426 SILVERLAKE CT
JAMESTOWN NC 27282

CHATMAN, KARRIS
3911 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

CHAUDHRY, MUHAMMAD IQBAL;CHAUDHRY, AMINA F
4018 BANOAK ST
HIGH POINT NC 27265

CHEATHAM, DAVID WAYNE
4205 SUNBURST DR
HIGH POINT NC 27265

ATTACHMENT 2

CHEN, LIANG QIN
8303 BLUEBIRD DR
BROWNS SUMMIT NC 27214

CHOU, TING-HSI
107 HOLDER CIR
CLAYTON NC 27527

COBLE, MARY CHRISTINE T
1702 HEATHGATE POINT
HIGH POINT NC 27262

COPELAND, JUDY
3978 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

COPPLE, KATHRYN R
4220 SUNBURST DR
HIGH POINT NC 27265

CROTTS, EVELYN
4204 SUNBURST DR
HIGH POINT NC 27265

DAVIS, DIANE C
3690 VILLAGE SPRINGS DR
HIGH POINT NC 27265

DO AMARI, RENATA CASSIA SANCHES;SANTI, GUILHERME DE CARVALHO
3942 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

DOCKERY, SHERRIE
3971 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

DUQUE, CARLOS ARIEL MEJIA;GUTIERREZ, ANGELICA MARIA RAMIREZ
3927 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

ELDER, SUE G
4202 SOMMA CT
HIGH POINT NC 27265

ESTRADA, ELIZABETH;ESTRADA, RUBIELA ZAPATA
3940 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

FALVEY, KITT;GIBBS, JO LINDSEY
3957 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

FAN-PITTMAN, WENLI
4001 TANGLEWILDE ST APT 706
HOUSTON TX 77063

FIELDS, BRUCE A;FIELDS, DAWN M
3922 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

FKH SFR PROPCO D LP ATTN: FIRSTKEY HOMES LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067

FLETCHER, SHANTEL;ROSS, DERRICK
3969 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

FOLEY, AMIE B
4203 SUNBURST DR
HIGH POINT NC 27265

FOUNTAIN GROVE OWNERS ASSOCIATION INC
201 N TRYON ST STE 2050
CHARLOTTE NC 28202

FOUNTAIN GROVE PROPERTIES LLC
2607 BURCH PT
HIGH POINT NC 27265

FREDERICK, HARRY A;FREDERICK, KIMBERLY A
3720 PEMBERTON WAY
HIGH POINT NC 27265

FROMM, MICHAEL J;FROMM, NANCY J
3713 PEMBERTON WAY
HIGH POINT NC 27265

FULCHER, DRURY
3928 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

GIBBS, JUNE C;GIBBS, LAWRENCE E
3933 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

GOSSETT, ALEX DARREL;GOSSETT, MELISSA ANN
4022 BANOAK ST
HIGH POINT NC 27265

GRENNAN, GEORGE J III
964 PENNINGTON DR
LANCASTER SC 29720

HABIB, AMER;HABIB, WAQAR
3692 VILLAGE SPRINGS DR
HIGH POINT NC 27265

HANGER, SOFIA NABIZADEH
4206 SOMMA CT
HIGH POINT NC 27265

HARI, ANITHA;HARI, RAMAKRISHNA
28851 CRUSHER DR
CHANTILLY VA 20152

HARMAN CONSULTANTS INC
4404 BLACKBERRY BROOK TRL
HIGH POINT NC 27265

ATTACHMENT 2

HAZZARD, EDWARD R
3954 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

HCRI NORTH CAROLINA PROPERTIES III LP
550 HERITAGE DR STE 200
JUPITER FL 33458

HCRI SKEET CLUB MANOR PROPERTIES LP
550 HERITAGE DR STE 200
JUPITER FL 33458

HILL, SARAH;HILL, SHANE ANDREW
3967 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

HODGES, MATTHEW
3930 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

HOUSER, RAMONA L
3991 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

INGRAM, TIMOTHY D;INGRAM, JUDY M
4207 SUNBURST DR
HIGH POINT NC 27265

JAYVEER LLC
3012 SYCAMORE POINT TRL
HIGH POINT NC 27265

JOHNSON, MARY JOYCE
PO BOX 2414
JAMESTOWN NC 27282

K & L GROUP INTERNATIONAL LLC
7893 NEWHAVEN DR
OAK RIDGE NC 27310

KAMARA, GIBREEL M
3968 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

KEARNEY, BARNEY D;KEARNEY, JANICE R
3724 PEMBERTON WAY
HIGH POINT NC 27265

KEESE, GEORGE
5402 BEAVER CREEK CT
GREENSBORO NC 27406

LAND, SHERRON G
4212 SUNBURST DR
HIGH POINT NC 27265

LAWSON, DOLORES V
3694 VILLAGE SPRINGS DR
HIGH POINT NC 27265

LE, THAO DOAN;NGUYEN, HUY DINH
3920 FOUNTAIN GROVE DR
HIGH POINT NC 27265

LEE, NANCY
3981 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

LEMASTERS, GRANT
121 PENNY LN
RUCKERSVILLE VA 22968

LESTER, KIMBERLY;LESTER, MICHAEL DAVID
3705 PEMBERTON WAY
HIGH POINT NC 27265

LEWIS, LINDA K
3932 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

LITTLE, PERRY P
628 WASHINGTON ST
HIGH POINT NC 27260

LIU, JESSICA K
3710 PEMBERTON WAY
HIGH POINT NC 27265

LOPEZ, SUSANNE ALVAREZ
4229 SUNBURST DR
HIGH POINT NC 27265

MAINS, ALICE;BALLARD, HARRY
3963 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MALLAMPATI, BALA KOTESWARA RAO
3924 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

MANJUNATHA, GAUTHAM JAKKENAHALLI
3903 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MARIN, ORLANDO ELIECER;MARIN, MARIA A
3704 PEMBERTON WAY
HIGH POINT NC 27265

MATHEWSON, BETSY
1603 ANJI CT
HIGH POINT NC 27265

MAXIE, ALLISON M
3907 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MCCUTCHEON, MOLLY HANNAH
3937 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

ATTACHMENT 2

MCDONALD, JEANETTE L
4205 SOMMA CT
HIGH POINT NC 27265

MEHTA, PARSHWA V;SHAH, ARPITA
3953 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MONTGOMERY, MARK;MONTGOMERY, LISA
4202 SUNBURST DR
HIGH POINT NC 27265

MYERS, BRENDA P
4201 SOMMA CT
HIGH POINT NC 27265

NGUYEN, BACH
3913 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

NGUYEN, PHUONG B;TRAN, PHUONG N
3112 CRANBERRY RIDGE DR
HIGH POINT NC 27265

NGUYEN, THI DINH
3910 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

NORIEGA, HEIDI FRANCESCA;OLAZABAL, GERALD QUIROZ
3951 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

OCEAN SHORES LLC
4024 FOUNTAIN GROVE DR
HIGH POINT NC 27265

PANDA PANDA INC
163 SAWGRASS LN S
LEXINGTON NC 27295

PATEL, JAYESH KESHAVLAL;SHAH, SONAL PRATIK
3923 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

PATRONE, JOHN
4200 SOMMA CT
HIGH POINT NC 27265

PERILLO, TIFFANY E
3 ULSTER CT
COMMACK NY 11725

POOL, MEGAN S
1609 ANJI CT
HIGH POINT NC 27265

POUDYAL, RITESH;POUDYAL, MUNA S
3970 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

PRATT, JESSE JAMES
3950 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

PRICE, RICHEL
4227 SUNBURST DR
HIGH POINT NC 27265

PURCELL, CINDY F
4215 SUNBURST DR
HIGH POINT NC 27265

QIAN, FANG;XIE, ZHIJIAN
700 NUMBER TEN WAY
OAK RIDGE NC 27310

RAINEY, MICHELE CRAWFORD
4226 SUNBURST DR
HIGH POINT NC 27265

RAJPUTANA LLC
5221 HELSLEY CT
SUMMERFIELD NC 27358

RENNIE, BRIAN BERKLEY
3908 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

RENYONG, AN;ZHANJUN, JIANG
700 NUMBER TEN WAY
OAK RIDGE NC 27310

RUIZ, JOSE F NAPOL
3987 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SCUTARI, AMY A
3965 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

SHAUGHNESSY, TAMARA GABARD;SHAUGHNESSY, ERIC RICHARD
4213 SUNBURST DR
HIGH POINT NC 27265

SILVERA, BILLIE
3912 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SINGH, KARANVIR
3977 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

SMITH, JULIE
3338 TIMBERWOLF AVE
HIGH POINT NC 27265

SMITH, MARIA ANTOINETTE
3920 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

ATTACHMENT 2

SOTANG, BISHMA
4214 BIRCHGARDEN DR
HIGH POINT NC 27265

SPENCER, JANNIE B
3916 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SPINETTA, JOSE S
4203 SOMMA CT
HIGH POINT NC 27265

SUTHERLAND, TERRY WAYNE JR;SUTHERLAND, KYNDAL H
3708 PEMBERTON WAY
HIGH POINT NC 27265

TATE, ANGELICA
3947 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

TATE, CATHY HULIN
1606 ANJI CT
HIGH POINT NC 27265

TAYLOR, BENNIE M;TAYLOR, JOYCE A
4204 SOMMA CT
HIGH POINT NC 27265

TERENTIEVA, OLGA
3730 PEMBERTON WAY
HIGH POINT NC 27265

TERRY, GEORGE C
1836 BUXTON WAY
BURLINGTON NC 27215

THAPA, CHHABI;THAPA, SUNITA
3732 PEMBERTON WAY
HIGH POINT NC 27265

THAPA, MAHENDRA;THAPA, NIRU THAPA
3696 VILLAGE SPRINGS DR
HIGH POINT NC 27265

TO, DONG NGOC
4125 TECUMSEH ST
HIGH POINT NC 27265

TRUONG, GAI THI;VO, LUONG;VO, THUY PHUONG
3711 PEMBERTON WAY
HIGH POINT NC 27265

TUCK, ASHLEY CAMILLE
3972 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

VEACH, NORMAN W;VEACH, SAUNDRA M
4210 BIRCHGARDEN DR
HIGH POINT NC 27265

VERNON, WESLEY KENNARD
1610 ANJI CT
HIGH POINT NC 27265

VIEWMONT INVESTMENT LLC
757 VIEWMONT DR
ASHEBORO NC 27205

WATKINS, ARTHUR LEE JR
3945 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

WATSON, MARJORIE W;WATSON, MICHAEL K
4216 BIRCHGARDEN DR
HIGH POINT NC 27265

WIGGINS, JIMMY H JR
1604 ANJI CT
HIGH POINT NC 27265

WILLIAMS, BARBARA A
3943 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

WILLIAMS, MONICA L
3946 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

WOODILLA, CLAIRE
4224 SUNBURST DR
HIGH POINT NC 27265

YANG, SHUBO;JIANG, YUHONG
3944 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

YOUNG, TRACEY LA-SHON;LEO, BARRY LAWRENCE
3997 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

ZHANG, MENGHAO
3934 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

ATTACHMENT 3

Wynnefield Properties

March 23, 2022

Re: Property located at 1559 Skeet Club Road

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm dedicated to developing and managing quality "Class A" housing throughout the state of North Carolina. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 5.83 acre site located at 1559 Skeet Club Road, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 84 unit senior property will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years experience will provide assurance of a well-maintained community.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Thursday, March 31, 2022 at 6:00pm located at the Deep River Recreation Center (1529 Skeet Club Road, High Point, NC). This meeting is open to the public and your participation is encouraged.

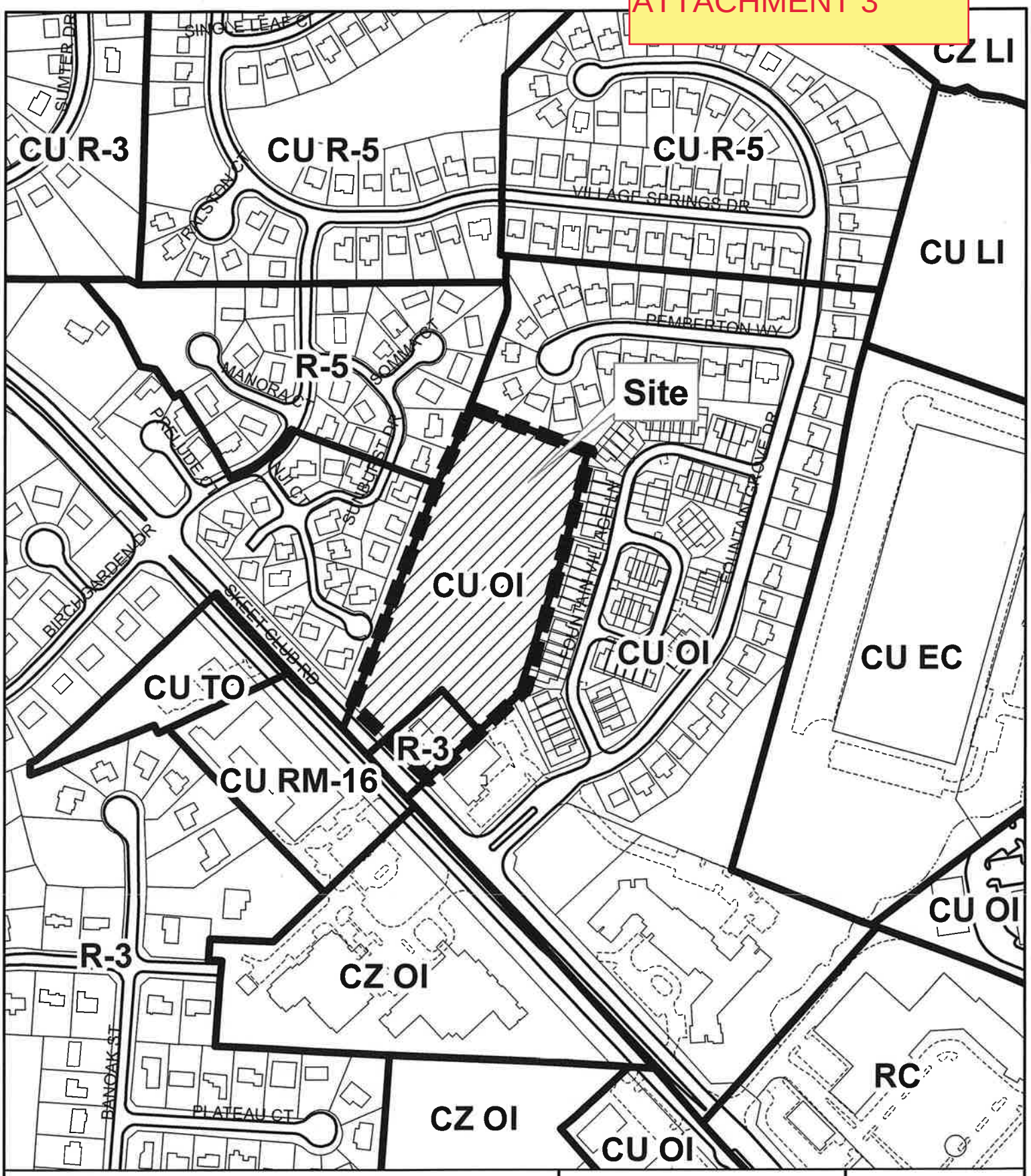
We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,

Davis Ray

PO BOX 395 Jamestown, NC Phone: 336-454-6134
Fax: 336-454-6190

ATTACHMENT 3



ZONING MAP AMENDMENT ZA-22-06

From: Conditional Use Office Institutional, and Residential Single Family-3

To: Conditional Zoning Office Institutional

Existing Zoning Boundary

Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2022\MXDs\za22-06-NM

ATTACHMENT 3

City of High Point

Citizen Information Meetings

Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person fling an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

ATTACHMENT 3

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17

ATTACHMENT 4

WALNUT RIDGE

HIGH POINT, NC

REQUIRED AMENITIES:

- A INDOOR/OUTDOOR SITTING AREAS - (W/ MIN. 1 BENCH, 3 LOCATIONS)
- B MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C GAZEBO

ADDITIONAL AMENITIES:

- D COVERED DRIVE-THRU AT ENTRY
- E EXERCISE ROOM (W/ NEW EQUIPMENT)
- F RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

SITE INFORMATION:

SITE:	5.83 +/- ACRES
DENSITY:	14.41 UNITS/ACRES
BUILDINGS:	(1) 2-STORY APARTMENT BUILDINGS
SPRINKLERS:	13R
PARKING SPACES:	84 SPACES REQUIRED @ 1 SPACES / UNIT + 3 ADDITIONAL SPACES FOR VISITORS 87 SPACES PROVIDED
ZONING :	CONDITIONAL USE - O&I AND R-3
SETBACKS:	FRONT = 30' SIDE = 15' REAR = 15'

SITE NOTES:

- NO RETAINING WALLS ANTICIPATED
- NO FLOOD PLAIN LOCATED ON SITE.

UNIT INFORMATION:

Unit Type	Unit Heated Area	No. of Units	Heated Total
1 Bedroom (A1)	668	56	37408
2 Bedroom (B1)	975	28	27300
Total		84	64708

ACCESSIBLE UNITS "(a)" OR "(as)": TOTAL OF (10) UNITS
(3) 1-BR UNIT WITH TUB
(2) 1-BR UNIT WITH ROLL-IN SHOWER
(3) 2-BR UNITS WITH TUB
(2) 2-BR UNITS WITH ROLL-IN SHOWER

PROJECT 2018-012
DATE 3-28-2022
DRAWN BY / CHECKED BY JAR
REVISIONS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

WALNUT RIDGE
HIGH POINT, NC

ARCHITECTURAL SITE PLAN

CSP.1

2022 ROUND 1 - PRELIMINARY DRAWING SET

PLOTTED: 3/28/2022 4:37:32 PM - DRAWING: P:\MORGAN\2018-012 GUILFORD CO., NC\DRAWINGS\2022 PRELIM\SHEETS\CSP.1.DWG - PLOTTED BY: JOSHUA RAMIREZ - COPYRIGHT 2022

ATTACHMENT 4

ATTACHMENT 4

FY 2022-23 PROPOSED BUDGET

Stephen M. Hawryluk
Budget & Performance Manager

Budget & Evaluation Division | Financial Services Department

BUDGET OVERVIEW

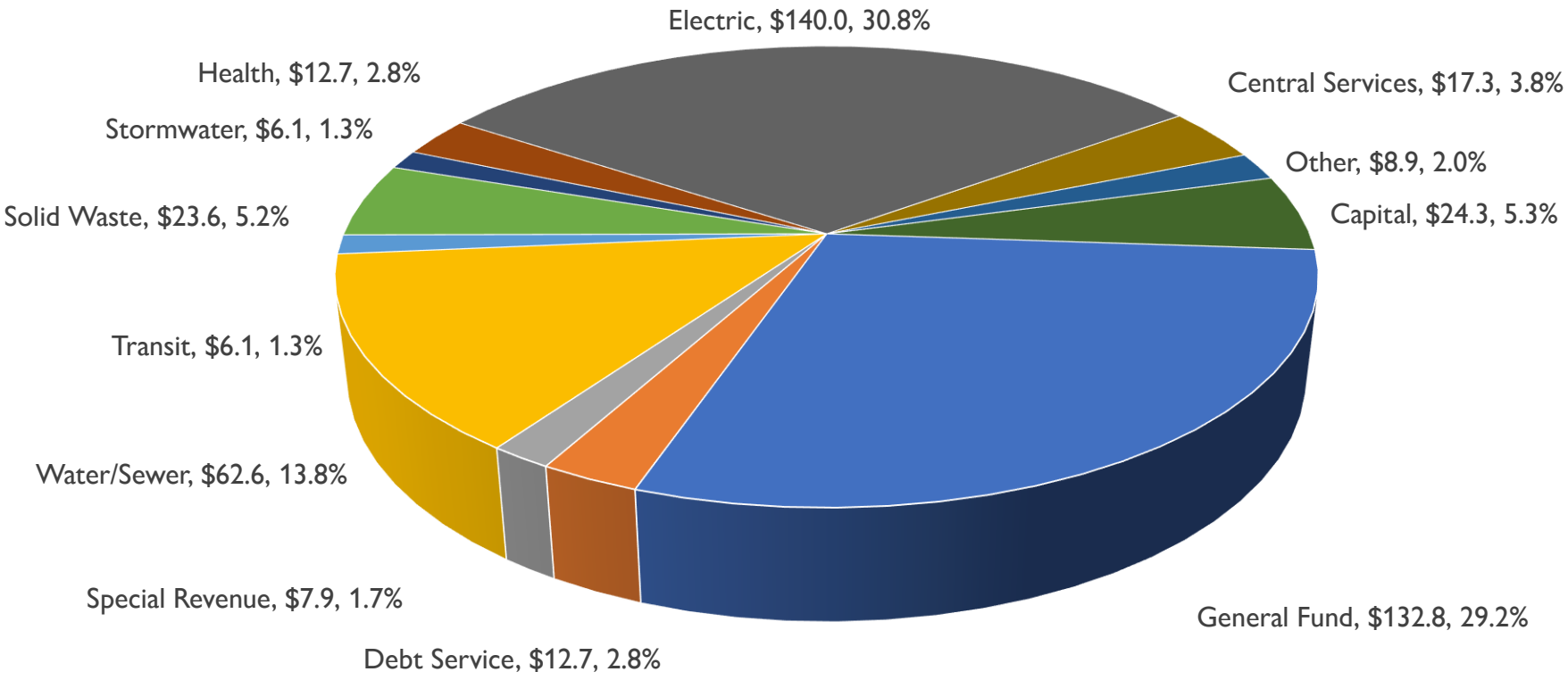
- Budget Context
- Total Budget
  - Revenues
  - Expenditures
- Capital Improvement Plan (CIP)
- Next Steps

BUDGET CONTEXT

- Budget Challenges
  - COVID-19 variants
  - Supply chain
  - Inflation
  - Fuel prices
  - Retention and recruitment
  - Countywide revaluation
  - Continued restoration of budgets to pre-pandemic levels

TOTAL BUDGET: $464.3 M

FY 22-23 PROPOSED BUDGET – ALL FUNDS



REVENUES

Revenues	FY 2021-22 Adopted Budget	FY 2022-23 Proposed Budget	Amount Change	Percent Change
Fund Balance	$17,449,698	$21,926,081	$4,476,382	25.7%
Property Taxes	67,090,592	79,426,917	12,336,325	18.4%
Sales & Use Taxes	33,646,413	36,826,652	3,180,239	9.5%
Intergovernmental Revenues	18,494,377	20,093,449	1,599,072	8.6%
Licenses & Permits	6,056,850	6,328,675	271,825	4.5%
Charges for Service	240,153,925	252,349,693	12,195,768	5.1%
Miscellaneous	8,469,322	10,466,013	1,996,691	23.6%
Reimbursements/Transfers	24,976,912	26,895,846	11,918,934	47.7%
Total - Revenues	**$416,338,089**	**$464,313,326**	**$47,975,237**	**11.5%**

REVENUES

- Reduces the tax rate by 3 cents to 61.75 cents per $100 of valuation
- Proposed 4% increase in water/sewer rates
- Fee schedule changes
  - Parks and Recreation user fees
  - Fire inspection, permit, and violations
  - Other (City Clerk, Library, Public Services)
- No increases to the following:
  - Electric rates
  - Stormwater fees
  - Garbage collection fees

REVENUES

- Property Tax Rate
- 1 cent = $1,275,482

Fund	Current Rate	Proposed Rate
General Fund	61.35 cents	58.35 cents
Debt Service	3.40 cents	3.40 cents
Total	64.75 cents	61.75 cents

- Revenue Neutral Tax Rate

Current Tax Base	$10,331,481,566
Current Levy	$66,896,343
Proposed Tax Base	$12,864,013,741
Average growth	1.87%
Revenue neutral tax rate	52.97 cents

REVENUES

- Property Tax Impact

Current Value	Property Tax - Current	New Value (25% growth)	Property Tax - Proposed	Annual Change	Monthly Change
$150,000	$971.25	$187,500	$1,157.81	+$186.56	+$15.55
$200,000	$1,295.00	$250,000	$1,543.75	+$248.75	+$20.73
$250,000	$1,618.75	$312,500	$1,929.69	+$310.94	+$25.91

REVENUES

- Sales and Use Taxes: +$3.18 M
  - Sales tax year-end projections 11.1% above FY 2020-21 (+$2.65 M)
  - FY 2022-23 sales tax +4% above projected year-end

- Intergovernmental: +$1.60 M
  - Transit operating and capital reimbursements: +$732K
  - Powell Bill: +$365K
  - Special Revenue Funds (grants): +$257K

- Charges for Service: +$12.2M
  - Water/Sewer: +$5.6 M
  - Electric: +$3.2 M
  - Other (Central Services, Health, Solid Waste, etc.): +$3.4 M

EXPENDITURES

Expenditures	FY 2021-22 Adopted Budget	FY 2022-23 Proposed Budget	Amount Change	Percent Change
Personnel Services	$141,434,811	$154,333,690	$12,898,879	9.1%
Operating	172,194,726	181,485,396	9,290,670	5.4%
Capital Outlay	30,091,244	41,821,215	11,729,971	39.0%
Debt Service	31,043,041	32,144,679	1,101,638	3.5%
Reimbursements	13,706,688	15,066,043	1,359,355	9.9%
Contingency	1,150,000	1,150,000	0	0.0%
Subtotal – Expenditures	**$389,620,510**	**$426,001,023**	**$36,380,513**	**9.3%**
Interfund Transfers	$26,717,579	$38,312,303	$11,594,724	43.4%
Total - Expenditures	**$416,338,089**	**$464,313,326**	**$47,975,237**	**11.5%**

EXPENDITURES

- Personnel Services: +$12.9 M
  - FY 2021-22 salary changes: $3.2 M
    - 2.5% Cost of Living Adjustment (COLA)
    - Increase to minimum $15/hour rate of pay
  - FY 2022-23 proposed salary changes
    - Average 3% mid-year merit pay adjustment ($1.86 M)
    - Increased city match for 401K/457 contributions from 1% to 3% (effective January 1, 2023) ($786K)
    - Increased employer contribution to the Local Government Employees' Retirement System (LGERS) ($2.03 M)
    - Increased employer costs to city health plan (no increase to employee contribution) ($1.64 M)

EXPENDITURES

- Benefits Changes
  - Several benefits changes researched
    - Benefit to employees
    - Fiscal impact
    - Comparison with other municipalities
  - City match to 401K/457 contributions
  - Paid parental leave
  - Employee health clinic

EXPENDITURES

- Municipal Comparisons – Employee Benefits

Municipality	401K/457 Match	Automatic?	Paid Parental Leave	Employee Health Clinic
Charlotte	3.00%	Yes	6 weeks	Yes
Raleigh	3.00%	No	8 weeks	Yes
Greensboro	3.25%	Yes	6 weeks	Yes
Durham	5.00%	Yes	12 weeks	No
Winston-Salem	2.00%	Yes	12 weeks	Yes
Fayetteville	1.00%	No	None	No
Cary	5.00%	Yes	6 weeks	No
Wilmington	4.50%	Yes	6 weeks	Yes
Concord	3.50%	Yes	None	Yes
High Point (proposed)	3.00%	No	None	No

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY

EXPENDITURES

- New positions – 11 full-time and 3 part-time

Department	Position	FY 2022-23 Cost
City Attorney's Office	Assistant City Attorney (2)	$228,238
City Attorney's Office	Paralegal	60,956
Fire	Battalion Chief (2)	137,158
Electric	Power Line Technician	68,606
Water/Sewer	Water Plant Supervisor	121,792
Solid Waste	Grounds Maintenance Supervisor	86,219
Solid Waste	Groundskeeper (PT) (3)	140,075
Solid Waste	Solid Waste Manager	129,231
Solid Waste	Assistant Superintendent	110,173
Stormwater	Stormwater Superintendent	121,259
	Total Cost – All Funds	**$1,203,707**

EXPENDITURES

- Other positions proposal – 9 full-time and 2 part-time titles added within the General Fund
- Vacant positions will be identified and repurposed
- Lessen fiscal impact
- No further add to FTE count

Department	Position
Financial Services	MWBE Coordinator
Engineering Services	Engineering Project Manager
Police	Building Maintenance Technician
Police	Community Outreach Coordinator
Parks and Recreation	Groundskeeper
Parks and Recreation	Park Attendant (2)
Library	Groundskeeper
Library	Librarian
Planning and Development	Senior Planner

EXPENDITURES

- Operating: +$9.29 M
  - Fuel
    - Departments: $1.95 M
    - Fuel for Inventory: $1.85 M

Month/Year	Cost of Regular Unleaded
Spring 2021	$1.61/gallon
Fall 2021	$2.16/gallon
February 2022	$2.49/gallon
March 2022	$3.16/gallon

  - Fleet charges – additional vehicle and rolling stock replacement: $1.1 M
  - Utilities (electric, water, phone lines, natural gas, etc.) : $709K
  - Inflationary increases (supplies, chemicals, etc.): $833K

EXPENDITURES

- Capital and Capital Outlay: +$11.7 M
  - Capital Outlay
    - Restores fire apparatus replacement program
      - Dive Truck: $100,000
      - Engine: $751,400
    - Additional fleet vehicle/rolling stock replacement: $1,000,000

  - Capital
    - Restores general capital: +$2.55
      - $1,422,000 funded by general fund
    - Electric: +$2.84
    - Water/Sewer: +1.74 M
    - Other (Transit, Solid Waste, Stormwater): +$2.33 M

CAPITAL IMPROVEMENT PLAN (CIP)

- Proposed FY 2022-23 Capital Projects

Fund	Amount
General Capital	$2,547,000
Water/Sewer	10,343,350
Electric	11,340,000
Transit	1,496,875
Solid Waste	5,929,000
Stormwater	1,350,000
Total	**$33,006,225**

NEXT STEPS

- Wednesday, May 11, 2022, 3-5 pm – Budget Work Session
- Thursday, May 12, 2022, 3-4 pm – Budget Work Session (if necessary)
- Monday, May 16, 2022, 5:30 pm – Public Hearing at City Council meeting
- Thursday, May 19, 2022, 3-5 pm – Budget Work Session (if necessary)
- Friday, May 23, 2022, 3-5 pm – Budget Work Session (if necessary)

QUESTIONS?

CITY OF HIGH POINT
AGENDA ITEM

Title: Resolution Sale of City Owned Property – 229 Windley Street

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, May 2, 2022

Public Hearing: Not Required

Advertising Date: N/A

Advertised By: N/A

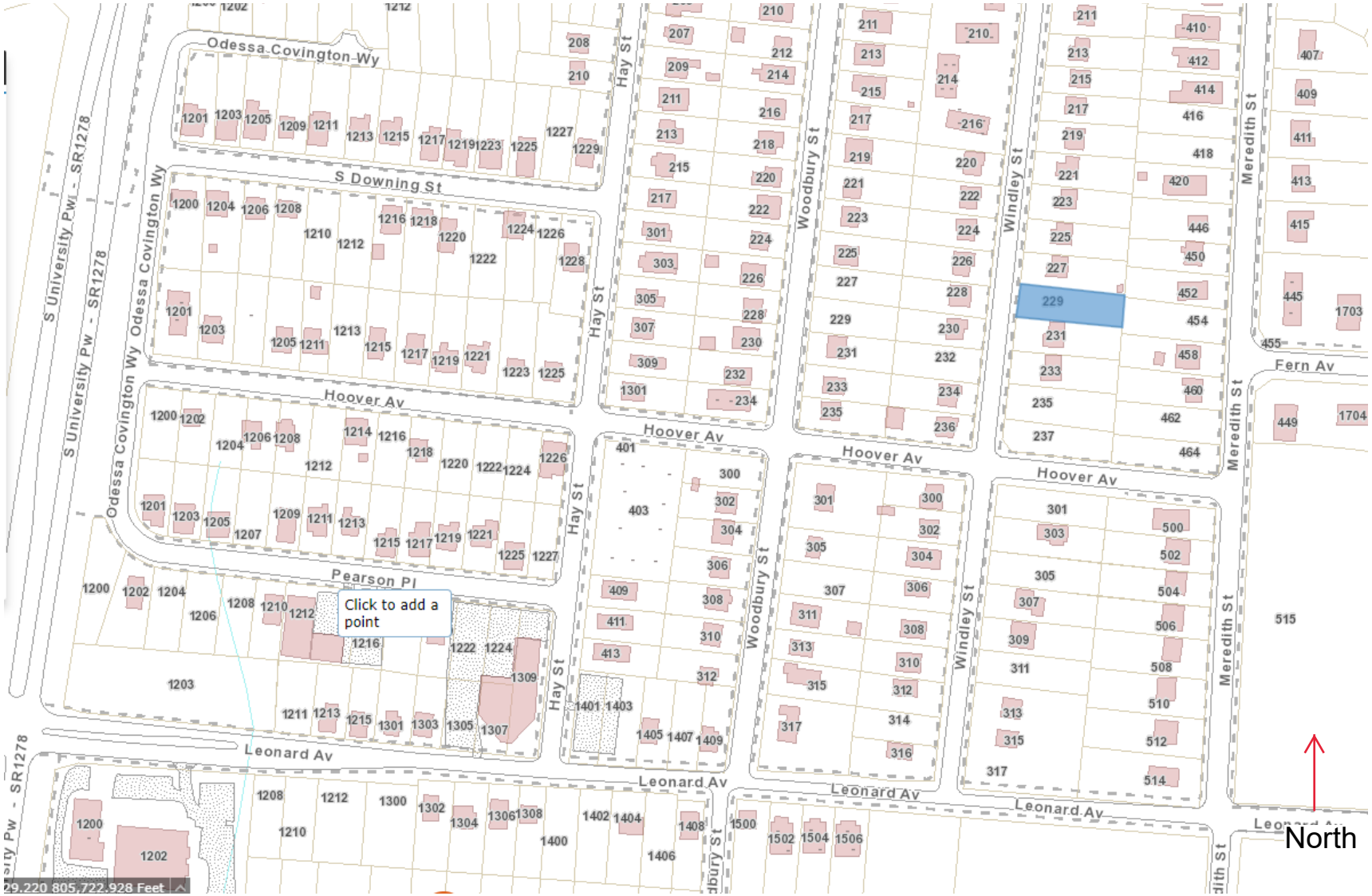
Attachments: Resolution

Purpose/Background:
Assemblies of Christ Church Ministries has offered a bid of $4,000.00 for a City owned vacant lot located at 229 Windley Street, (Parcel No. 175647) ("Property"). The Property is approximately 7,841 square feet (0.18 acre) in size.

Budget Impact:
N/A

Recommendation/Action Requested:
Council is requested to adopt a resolution accepting the offer of $4,000.00 and authorizing the sale of the Property is through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Sale of City Property - 229 Windley Street - vacant lot



RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING UPSET BID PROCESS FOR CITY PROPERTY
LOCATED AT 229 WINDLEY STREET, HIGH POINT, NC

WHEREAS, The City of High Point ("City") owns a vacant lot consisting of approximately 7,841 square feet (0.18 acre) in size identified as Parcel No. 175647, 229 Windley Street, High Point, North Carolina ("Property"); and

WHEREAS, North Carolina Statute §160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, Assemblies of Christ Church Ministries has offered a bid of $4,000 and paid the amount of $200.00, the required five percent (5%) deposit on their offer;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of High Point, North Carolina:

1. Authorizes sale of the Property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property, the amount of the offer, and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day notice period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first $1,000.00 of that offer and five percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The city will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that:

- the City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed; and
- the buyer must pay with cash at the time of closing.

8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate city officials are authorized to execute the instruments necessary to convey the property to Assemblies of Christ Church Ministries.

Adopted this the 2nd day of May, 2022.

_____
Mayor Jay W. Wagner

_____
Lisa B. Vierling,
High Point City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish – 900 Anderson Pl.**

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 5/2/2022

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:
A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:
A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 900 Anderson Pl.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/7/2020. No action occurred by the compliance date of 2/7/2020. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:
Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:
The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	900 Anderson Pl.
OWNER:	Emis Chirinos (purchased 7/14/2020) Lis Pendens recorded 12/19/2019
REASON FOR INSPECTION:	Received complaint from tenant
FIRST INSPECTION: 12/12/2019	Summary of Major Violations 1. Repair or replace rotten/broken floor joists/ledger strips 2. Repair or replace rotten sections on the band around the house 3. Repair or replace rotten window casings 4. Repair or replace rotten rafters & ceiling joists 5. Repair or replace roof sheathing & covering
HEARING RESULTS: 1/6/2020	The owner Judy Martin did appear for the Hearing. Ms. Martin stated she did not have the money to make the repairs but will talk to a contractor and let the inspector know her plans. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.
ORDER(S) ISSUED: 1/7/2020	Order to Repair or Demolish Date of Compliance 2/7/2020
APPEALS:	None
OWNER ACTIONS:	None

ADDITIONAL:

This property was sold to the current owner on 7/14/2020. The inspector spoke with Ms. Chirinos on 10/12/2020, who stated they plan to repair the property and use as their primary residence. The inspector let them know they would need to obtain permits and make progress on the house to keep it from being referred to City Council.

On 10/14/2020, Ms. Chirinos called the Code Enforcement Manager and stated they didn't know there was a housing case on the property when they purchased it. I recommended they seek legal advice for further guidance on their rights. Ms. Chirinos stated they didn't have the money to make the repairs and will try to sell it.

The inspector tried to call Ms. Chirinos on 12/28/2020 and left a voicemail.

The inspector called Ms. Chirinos again on 1/26/2021 and left a message stating the case may be referred to City Council for demolition. She called the inspector back and stated she was at work but would call him back later that day.

On 2/8/2021 and 2/9/2021 the inspector spoke with Ms. Chirinos about the property. She stated they want to make repairs, but they don't have the money. The inspector advised they would need to obtain permits and begin work on the house, in order for additional time to be granted.

On 2/14/2021 the Code Enforcement Manager emailed Robby Stone (then asst. director of Public Services) about a claim Ms. Chirinos made about a stormwater issue causing damage to the house, giving him her name and phone number. Mr. Stone emailed back stating they checked into her concern but did not recognize any stormwater issue that the city would assist with. He did call Ms. Chirinos and left a message along with his name and phone number to contact with any questions.

Owner's obtained permit for repairs – RC-21-0185 issued 3/9/2021.

Inspector met with the owner at the property 12/8/2021, they stated have run out of money and it will be next year before they can began making repairs again. The inspector reminded them that the building inspector made a note on their building permit that they need to call in for electrical and plumbing rough inspections (they called in for a framing inspection but failed due to needing rough inspections for trades).

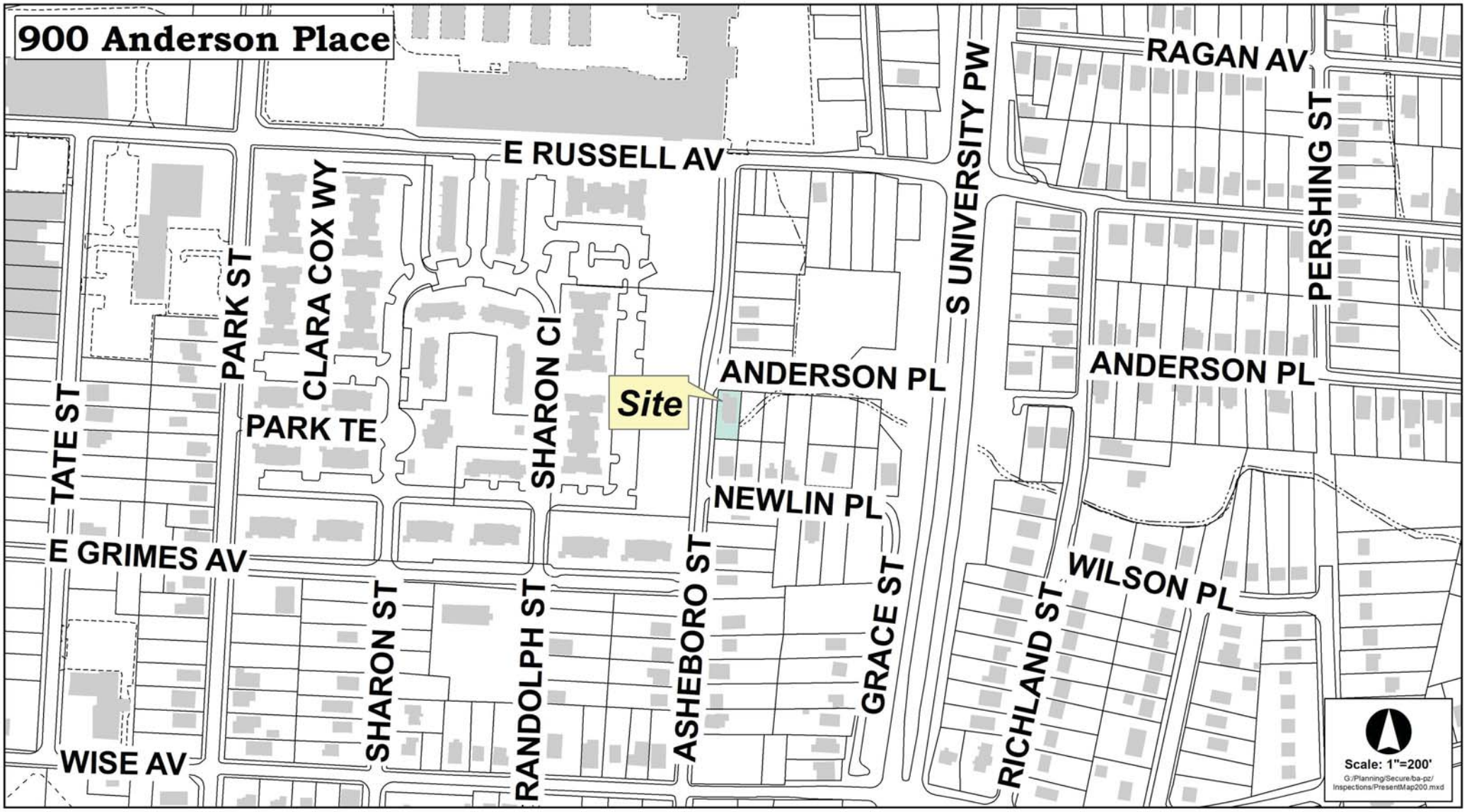
On 1/6/2022, Ms. Chirinos called and spoke with the Code Enforcement Manager asking for 30 days to allow for windows to be put in and plumbing started. She stated the windows were special order and it cost $2,000.00. The extension was granted.

The inspector spoke with Ms. Chirinos on 2/28/2022, who stated she had been trying to get in touch with the plumber and set up a time to make an inspection of the property on 3/2/2022 @ 3:30 pm.

The inspector did miss the appointment with Ms. Chirinos on 3/2/2022.

On 4/7/2022 the inspector tried to reach out to Ms. Chirinos again but left a voice message.

As of 4/22/2022, no inspections have been recorded for RC-21-0185 since 10/04/2021.


900 Anderson Place
E RUSSELL AV
RAGAN AV
S UNIVERSITY PW
PERSHING ST
CLARA COX WY
PARK ST
SHARON CI
ANDERSON PL
ANDERSON PL
Site
TATE ST
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ASHEBORO ST
GRACE ST
RICHLAND ST
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ORDINANCE

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

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

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

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

PROPERTY LOCATION	OWNER (S)
900 Anderson Pl.	Emis Chirinos 1114 Dartmouth St. High Point, NC 27260

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

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

Adopted by City Council,
This the 2nd day of May, 2022

Lisa B. Vierling, City Clerk

07 April 2022

LOWE'S
07 April 2022

07 April 2022

LOWE'S
07 April 2022

April 28, 2022

To: Greg Ferguson, Deputy City Manager

From: Michael E. McNair, Director of Community Development & Housing

Subject: Strategic Update on Code Enforcement Activity for April 2022

This report summarizes Code Enforcement activity for the month of April. During this period Local Codes Enforcement (LCE) staff processed 16 new minimum housing complaints; 113 new public nuisance complaints and collected 225 signs. Additionally, during the month of April:

- LCE staff recorded 19 zoning complaints.
- A total of 57 Public Nuisance cases were abated (5 - City abated and 52 - owner abated).
- 2 inspectors worked on a Saturday morning in April (4/23) and collected 60 signs.
- 3 properties with ordinances passed are in the appeal period. Demolition bids will be requested when appeal period has expired.
- 7 properties have been bid out for demolition.
- There are 6 housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo, 210 Underhill, 1004 Prospect, 524 Cross, 1113 Jefferson and 2206 Gable Way).
- One inspector position remains open.
- During the report period there were 500 total active cases:
    - 253 active minimum housing cases
    - 145 active public nuisance cases
    - 102 active zoning cases

Please see the attachment containing a table summarizing detailed activity and pictures.

Local Codes Enforcement Montly Activity

		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
1. Minimum Housing											
	a. Minimum Housing Complaints	25	17	22	24	25	25	32	23	34	16
	b. Active Minimum Housing Cases	219	223	236	230	213	234	240	245	250	253
	d. Cases Taken Before City Council										
	i. For Demolition	3	1	3	0	3	2	2	3	1	2
	e. City Demolished Houses	5	0	0	1	2	0	0	2	2	1
2. Public Nuisance											
	a. Public Nuisance Complaints (incl. unsecured	120	133	104	59	39	20	34	47	50	113
	b. Active Public Nuisance Cases	185	177	110	82	30	31	38	44	44	145
	c. City abated PN Cases	51	52	53	35	4	9	5	6	6	5
	d. Owner abated PN Cases	158	120	110	65	54	12	18	21	46	52
3. Zoning											
	a. Zoning Complaints (Vehicles, Signs, Banners)	19	23	22	32	17	19	11	18	24	19
	b. Active Zoning Cases	111	132	115	109	103	93	91	95	89	102
	c. Signs collected	217	103	148	314	149	220	421	185	62	225
		TOTAL ACTIVE CASES - 500									

Peanuts
Malt-O-Meal
FRUITY DYNO-BITES
Nutrition Facts

1004

Goodman

CITY OF HIGH POINT
AGENDA ITEM

Title: **Resolution – Acceptance of Donation of Property – 800 Woodbury Street**

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, May 2, 2022

Public Hearing: No

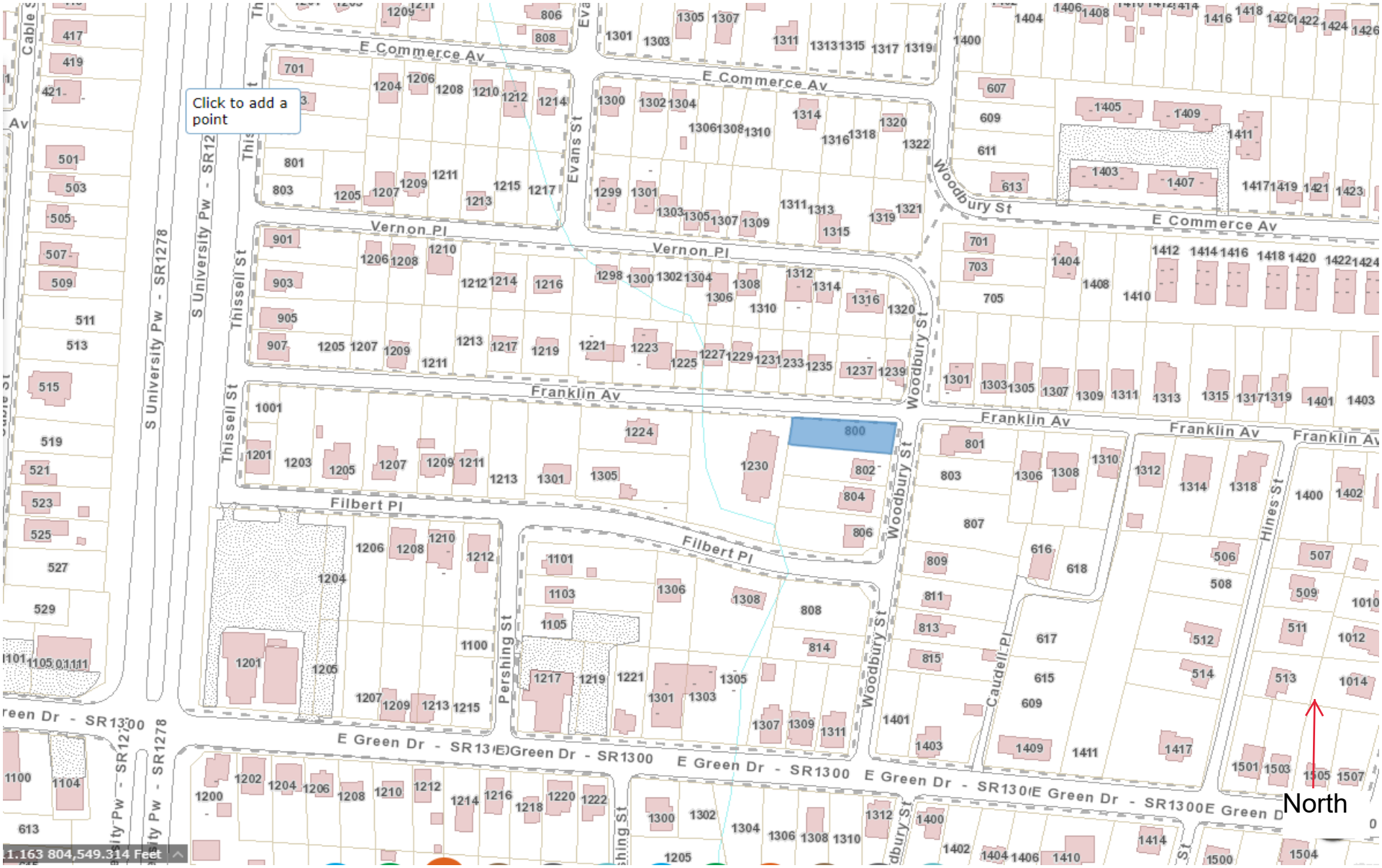
Advertising Date: NA
Advertised By: NA

Attachments: Resolution

PURPOSE/BACKGROUND:
The Administrator for the Estate of John David Haworth, Sr. (Deceased), owner of 800 Woodbury Street (Parcel No. 174681) ("Property") has offered to donate the Property to the City. Council action is necessary to accept the donation. The Property consist of approximately 7,405 square feet (.17 acre).

BUDGET IMPACT:
n/a

RECOMMENDATION / ACTION REQUESTED:
The City Attorney recommends adoption of a Resolution to accept the donation of real property located at 800 Woodbury Street, from the Estate of John David Haworth, Sr. (Deceased), contingent upon the City being able to confirm ownership and obtain proper title insurance on the Property.



Acceptance of Land Donation to the City - 800 Woodbury Street

RESOLUTION TO ACCEPT THE DONATION OF REAL PROPERTY FROM THE ESTATE OF JOHN DAVID HAYWORTH, SR. TO THE CITY

WHEREAS, the Administrator of the Estate of John David Haworth, Sr. (Deceased) desires to donate to the City of High Point a vacant lot located at 800 Woodbury Street, (Parcel No. 174681) ("Property") which parcel consists of approximately 7,405 square feet (.17 acre); and

WHEREAS, ownership of this Property would be beneficial to the City and its citizens; and

WHEREAS, the High Point City Council finds that it is appropriate to accept said donation contingent upon completion of a title search confirming ownership interests and the allowing the City to obtain proper title insurance on said Property.

NOW, THEREFORE, BE IT RESOLVED BY THE HIGH POINT CITY COUNCIL AS FOLLOWS:

The donation of Property by the Estate of John David Hayworth, Sr. (Deceased) is hereby accepted contingent upon the completion of a title search confirming ownership and interests in the Property and the City being able to obtain proper title insurance on said Property.

Adopted this the 2nd day of May, 2022.

_____
Mayor Jay W. Wagner

ATTEST:

_____
Lisa B. Vierling,
MMC City Clerk

RESOLUTION OF HIGH POINT CITY COUNCIL AUTHORIZING UPSET BID PROCESS FOR CITY PROPERTY LOCATED AT 229 WINDLEY STREET, HIGH POINT, NC

WHEREAS, The City of High Point ("City") owns a vacant lot consisting of approximately 7,841 square feet (0.18 acre) in size identified as Parcel No. 175647, 229 Windley Street, High Point, North Carolina ("Property"); and

WHEREAS, North Carolina Statute §160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, Assemblies of Christ Church Ministries has offered a bid of $4,000 and paid the amount of $200.00, the required five percent (5%) deposit on their offer;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of High Point, North Carolina:

1. Authorizes sale of the Property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property, the amount of the offer, and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day notice period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first $1,000.00 of that offer and five percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The city will return the deposit of the final high bidder at closing.

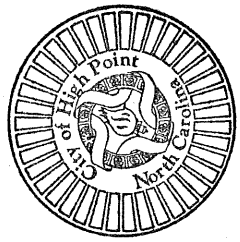
7. The terms of the final sale are that:

- the City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed; and
- the buyer must pay with cash at the time of closing.

8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate city officials are authorized to execute the instruments necessary to convey the property to Assemblies of Christ Church Ministries.

Adopted this the 2nd day of May, 2022.



Mayor Jay W. Wagner

Lisa B. Vierling,
High Point City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: Authorize Write-off of Delinquent Utilities Accounts Receivables

From: Bobby D. Fitzjohn, Financial Services Director
Jeremy Coble, Customer Service Director

Meeting Date: May 2, 2022

Public Hearing: No

Advertising Date / Advertised By: N/A-

Attachments: History of Utilities Receivables Write-offs

PURPOSE:
The Financial Services and Customer Service Departments recommend that the City Council authorize them to write-off the delinquent utilities receivables remaining from Fiscal Year 2017-2018 from the general ledger for accounting purposes.

BACKGROUND:
North Carolina law allows the City to write-off uncollected utility accounts when they become three years old. It is the City's practice to annually clear the financial records of these outstanding accounts prior to fiscal year end. The City's accounting staff continues to annually review and evaluate the collectability of all outstanding amounts and makes accounting adjustments on the balance sheet. Although these amounts are being written off the City's accounting records, the Customer Service Department continues to make efforts to collect these debts via a variety of methods, including our outstanding successes through the NC Debt Setoff Program in connection with our partnership with the NC Department of Revenue which has collected over $4,621,354 in outstanding utility debts since we began that program in 2002.

BUDGET IMPACT:
These amounts have already been "reserved" at 100% of their value during the audit for fiscal year June 30, 2021. There is no additional impact for the procedural approval to write these amounts off for accounting purposes. Recoveries of prior amounts written off are recognized as income for collections of prior accounts receivable charged off.

The City's Customer Services Department's efforts maintained an impressive collection effort which averaged 99.50% for this past year.

RECOMMENDATION / ACTIONS REQUESTED:
City Council is requested to authorize the Financial Services Director to write-off $839,525 for original billings from the fiscal year 2017-2018.

City of High Point
Historical Utilities Charge-Offs

DATE	FISCAL YR	CHG'D OFF AMT	PERCENTAGE	BILLINGS
6/30/2002	1998-1999	$218,381.33	0.23%	$95,526,975.82
6/30/2003	1999-2000	$172,092.40	0.16%	$105,820,760.30
6/30/2004	2000-2001	$177,065.01	0.16%	$107,496,977.06
6/30/2005	2001-2002	$222,393.40	0.20%	$109,521,564.33
6/30/2006	2002-2003	$223,780.98	0.19%	$117,220,626.71
6/30/2007	2003-2004	$263,789.81	0.22%	$119,847,582.87
6/30/2008	2004-2005	$413,510.26	0.34%	$121,248,738.27
6/30/2009	2005-2006	$349,965.32	0.26%	$134,296,214.52
6/30/2010	2006-2007	$400,146.77	0.30%	$134,587,635.64
6/30/2011	2007-2008	$492,965.82	0.34%	$143,939,788.84
6/30/2012	2008-2009	$560,802.18	0.39%	$145,493,985.94
6/30/2013	2009-2010	$619,747.81	0.41%	$150,487,134.99
6/30/2014	2010-2011	$713,557.63	0.44%	$163,525,999.00
6/30/2015	2011-2012	$618,097.37	0.38%	$163,930,969.00
6/30/2017	2012-2013	$659,275.54	0.39%	$169,080,501.52
6/30/2018	2013-2014	$1,288,689.87	0.73%	$176,375,391.00
6/30/2019	2014-2015	$943,526.35	0.52%	$181,107,729.01
6/30/2020	2015-2016	$906,983.01	0.49%	$185,368,859.46
6/30/2021	2016-2017	$834,487.55	0.43%	$191,924,711.45
6/30/2022	2017-2018	$839,525.08	0.43%	$193,929,724.09

CITY OF HIGH POINT
AGENDA ITEM

Title: One High Point Commission

From: Jeron Hollis – Managing Director

Public Hearing: N/A

Meeting Date: May 2, 2022

Advertising Date: N/A

Advertised By: N/A

Attachments:

PURPOSE:
To recommend to City Council the One High Point Selection Committee's selected candidates for consideration and appointment to the One High Point Commission.

BACKGROUND:
On May 17, 2021, James Adams, President of the High Point Branch of the NAACP, requested City Council consider an NAACP resolution regarding reparations for High Point's Black community. On that date, City Council voted to move this item to the Prosperity and Livability Committee.

On Aug. 3, 2021, the Prosperity and Livability Committee heard from Attorney James Mayes and other members of the NAACP, who asked the Prosperity and Livability Committee to endorse the NAACP Reparations Resolution and to endorse the creation of a Reparations Commission. On that date, the Prosperity and Livability Committee recommended both items to the City Council favorably.

On Sep. 20, 2021, City Council considered the recommendations from Prosperity and Livability and decided to form a One High Point Commission and created a workgroup made up of staff, City Council members and NAACP representatives to refine details and specifics on the structure and scope of the commission. The workgroup met on Oct. 12, Oct. 19 and Nov. 30. The resolution was discussed in the workgroup, reviewed by the City's legal department and endorsed by the High Point Branch of the NAACP.

On Feb. 7, 2022, City Council adopted the One High Point Commission Resolution. As established by the resolution, a Selection Committee was formed within thirty (30) days of adoption for the purpose of reviewing candidates for the Commission based on their education, training, activism and relevant experience.

After reviewing all applications, the Committee is recommending the following nine (9) High Point residents be appointed to the One High Point Commission:

- Joseph Alston
- Dawn Alston-Paige
- Lovelle McMichael
- Megan Oglesby
- Dories Patrick
- Janet Riley-Wright
- Robert Sims
- Bridgett Tolliver
- Robert Williamson

Additionally, the NAACP's High Point Branch is recommending the following two names be appointed to the One High Point Commission as their representatives:

- Courtney Alston Wilson
- Charles Hinsley

The Committee is recommending the following two (2) High Point residents be appointed as non-voting alternates to the One High Point Commission:

- Willie Davis
- Constance Reynolds

Lastly, there are two Councilmembers selected to serve on the One High Point Commission:

- Michael Holmes, Ward 6
- Tyrone Johnson, Member At Large

BUDGET IMPACT:
No specified budget impact at this time

RECOMMENDATION / ACTION REQUESTED:
On behalf of the One High Point Commission Selection Committee, staff presents recommended candidates to City Council for consideration and appointment to the One High Point Commission. Per the resolution, staff requests that the Mayor establish the time and date for the first meeting of the Commission.

Prosperity & Livability Committee

Chaired by Councilman Hudson
Committee Members: Hudson, Holmes, Jefferson, and Peters
April 13, 2022 –9 :00 a.m.
3rd Floor, Council Chambers

Minutes

CALL TO ORDER

Chairman Wesley Hudson called the meeting to order at 9:01 a.m. Following a roll call, the following attendance by Committee Members was duly noted.

Present (3):

Chairman Wesley Hudson, Committee Member Monica Peters, and Committee Member Cyril Jefferson

Absent (1):

Committee Member Michael Holmes

Staff Present:

Greg Ferguson, Deputy City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Assistant City Attorney; Ryan Ferguson, Communications Manager; Chris Andrews, Interim Planning Director; Heidi Galanti, Planning Administrator; Robby Stone, Public Services Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *PowerPoint Presentation-Annual Street Resurfacing.*
2. *Handouts: Maps-Catalyst Social District.*

DRAFT

PRESENTATION OF ITEMS

2022-150 **Update-Catalyst Social District**

Staff will be providing an update on the progress of the Catalyst Social District in the City of High Point.

Greg Ferguson, Deputy City Manager, provided the committee with a map that showed the current boundaries for the Catalyst Social District (District); noted that the map did not include private property; said that there would be entry and exit signage located in the right of ways (ROW) of the District that would be used in a variety of ways; the signage would include the rules, logos (designed by Ryan Ferguson, Communications Manager), and a link to the map; said that Visit High Point was working with businesses that were participating on obtaining stickers for their cups that would be used; and recognized Mr. R. Ferguson to further discuss details regarding the placement of the signage.

Mr. R. Ferguson spoke to working with the Transportation Department regarding the placement and posting of the signage for the District; and described where the signs would be located throughout the District to help enforce the boundaries.

Deputy City Manager Ferguson spoke to working with the Public Services Department; said that they would take the lead regarding locating designated areas for the cup receiving stations/trash bins; noted that the cups would not be recyclable; said that the trash bins would be designed where the cups could not be retrieved once disposed of.

Committee Member Peters asked if the same cups could be used in different Districts. Deputy City Manager Ferguson replied, "no", the cup would have to be disposed of once leaving a District. Meghan Maguire, Assistant City Attorney explained the rules for the consumption of open alcoholic beverages in social districts; said that when someone exits an establishment with an alcoholic beverage, that the beverage would have to be poured a special cup (labeled) from that location.

Deputy City Manager Ferguson presented a map that showed the option for an expansion of the District that would extend up Main St, and Wrenn St; the next steps for this option would be for council to approve the amended ordinance, and to add any other provisions, if needed.

Chairman Hudson recommended making the proposed ordinance effective on May 21, 2022, to allow staff to address any issues that may arise.

Committee Member Jefferson voiced the need to address the safety concerns while crossing Main St. before making the proposed ordinance effective by May 21, 2022.

Ms. Maguire advised that staff would have discussions at the General Assembly's short session in June to address some of the ambiguities; said that some things will be out of staff's control; and stated that staff walked/assessed the current District, as far as an safety aspect, looking at ways to improve safety issues.

Committee Member Jefferson inquired on the timeframe needed to address the safety concerns on Main St. before the proposed ordinance would be adopted.

DRAFT

JoAnne Carlyle, City Attorney, advised that staff would continue to monitor the safety concerns on Main St. before moving forward with the proposed ordinance; that the committee can move forward with a favorable recommendation without a specified date; and then place this item on the agenda when ready.

Committee Member Jefferson inquired if there were any plans on improving the safety concerns at the intersection on Main St. Deputy City Manager Ferguson replied that the focus, at this time, was primarily on two areas located on English St. (parallel parking), and in front of Congdon Yards (street parking); that staff would discuss the safety concerns on Main St. afterwards; and assess safety options on Wrenn St., and Main St.

Discussion took place regarding safety options that could be used at the cross walks in the city; and on increasing walkability.

Committee Member Peters moved, with a favorable recommendation to approve the proposed amended ordinance without a timeframe to allow staff to conduct further fact findings on this matter before presenting to council. Committee Member Jefferson made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Hudson, Committee Member Peters, and Committee Member Jefferson

Absent (1): Committee Member Holmes

2022-151 **<u>Discussion-Annual Street Resurfacing</u>**

Staff will be discussing options regarding the projected Annual Street Resurfacing Projects for the City of High Point.

Robby Stone, Public Services Director, made a PowerPoint Presentation (PPP) on the annual street resurfacing; provided a historical background on the street resurfacing process that included bids, street mileage covered, and cost/funding; spoke to projected resurfacing projects; provided a list of options to consider for cost savings that included: removing streets from the current list, seek funding from other sources, postpone resurfacing until October 2022 Powell Bill disbursement, borrow funding and reimburse with October 2022 Powell Bill disbursement and/or defer resurfacing until next year; and gave an overview regarding how the increased fuel prices had an impact on the cost for liquid asphalt.

Mr. Stone continued discussion and provided a list of recommendations as followed:

- *Negotiate bid for the following: Swans Lake Drive, Swansgate, and Arlington Street, and Arlington Street speed humps.*
- *Re-bid remaining 2022 streets and 2023 proposed streets to be completed in Spring 2023. (Contract will be larger due to additional Powell Bill funding, and contract time will be extended to allow ample construction time).*
- *Utilize in-house resurfacing crew for smaller patching jobs throughout 2022.*

Committee Member Jefferson asked if the streets located on Swans Lake Drive were maintained by the city; and asked if the sign located in the development, that was leaning, could be repaired. Mr. Stone replied that Swans Lake Drive streets were maintained by the city; and that staff would look into his request regarding the damaged sign.

Committee Member Peters stated that Overland Ave. was overdue for resurfacing; requested staff to assess that location; and asked for a list of streets to be resurfaced. Mr. Stone acknowledged the streets that needed to be repaired; voiced the need to delay repairs until prices stabilized; and that staff would provide a list of streets to be resurfaced to the committee.

Mr. Stone advised that no action by the committee was needed at this time; and asked for a consensus to move forward with the recommendations provided.

It was the consensus of the committee to allow staff to move forward with the recommendations provided.

2022-152 **Update-Sign Ordinance Re-Write Project**

Heidi Galanti, Planning Administrator with the Planning & Development Department will be providing an update on the Sign Ordinance re-write project.

Heidi Galanti, Planning Administrator, provided an update regarding the timeline for the Sign Ordinance re-write project; stated that a comment section would be available on the city's website mid-May; feedback would be received in mid-June; the public comment period would remain open until the end of June; said that if any changes were needed, that it would be reviewed by the legal department; explained the adoption process for the ordinance; and entertained questions.

Committee Member Peters asked when would the ordinance be ready for adoption. Ms. Galanti replied that it would depend on if any changes would need to be made to complete the adoption process.

ADJOURNMENT

There being no further business to come before the Prosperity & Livability Committee, the meeting was adjourned at 9:44 a.m.

Respectfully Submitted:

_____

Wesley Hudson, Chairman

Attest:

_____

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish – 1222 Carter St.**

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 5/2/2022

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:
A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:
A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1222 Carter St.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/20/2019. No action occurred by the compliance date of 12/23/2019. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:
Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:
The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	1222 Carter St.
OWNER:	Syed S. Medhi (obtained through Last Will & Testament) Rafia S. Mehdi (obtained through QC Deed recorded 12/8/2020) Lis Pendens record on 10/29/2019
REASON FOR INSPECTION:	Received complaint about condition of house
FIRST INSPECTION: 10/22/2019	Summary of Major Violations 1. Repair or replace roof covering 2. Repair or replace electrical panel 3. Repair, replace or install required plumbing fixtures 4. Repair or replace loose/falling ceiling material throughout 5. Repair or replace interior stair steps
HEARING RESULTS: 11/6/2019	No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.
ORDER(S) ISSUED: 11/20/2019	Order to Repair or Demolish Date of Compliance 12/23/2019
APPEALS:	None
OWNER ACTIONS:	None

ADDITIONAL:

Ms. Mehdi was notified along with Mr. Syed Mehdi of the Hearing Notice and the Order to Repair or Demolish. She obtained the property individually through a Quit Claim Deed recorded 12/8/2020.

Lori Loosemore spoke with Mr. Mehdi 11/26/2021 who stated he planned to repair the house. She advised him to stay in touch with the case manager, and as long as repairs were started and consistent the City would work with them, if not then it could be taken to City Council and a demolition ordinance requested.

Owner called about 12/20/2019 and advised the inspector he is getting a contractor and will start work on the property after the holidays. The inspector indicated that repairs were starting on his 1/30/2020 inspection. Other inspections in 2020 by inspector stated work was at a very slow pace.

On 12/30/2020 the inspector noted Mr. Mehdi called and stated his wife is sick and he needs to stay with her all the time, but he has a contractor who is going to pull permits. The inspector contacted the contractor who stated he would not be doing the work for the owner.

On 1/25/2021 a contractor contacted the inspector and stated he would be pulling permits for the owner to make repairs. The inspector spoke with Mr. Medhi on 2/4/2021 who advised his contractor is pulling permits, the inspector let Mr. Medhi know that no permits have been applied for as of that date.

On 12/1/2021 the inspector received a call from Mr. Hakeem who stated he would be purchasing the property and beginning repairs ASAP.

Permit RC-21-0085 was issued on 3/1/2021 to Ansar Malik as the Contractor. No inspections have been requested for this permit.

On 2/2/2022 Mr. Medhi called the inspector and advised he has a contractor going out to give him a quote to make repairs, and requested that we email him a list of the violations.

In preparing this case for Council it was discovered that Ms. Mehdi passed in October of 2021. She did have a Last Will and Testament, leaving this property to her husband, Syed Mehdi. No inspections have been requested for permit RC-21-0085.

There are not any delinquent property taxes.

ORDINANCE

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

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

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

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

PROPERTY LOCATION	OWNER (S)
1222 Carter St.	Rafia S.Medhi 4627 Hidden Harbor Ln. Raleigh, NC 27615

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

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

Adopted by City Council,
This the 2nd day of May, 2022

Lisa B. Vierling, City Clerk

1222 Carter Street
E GREEN DR
HILL ST
RAGAN AV
WESLEY DR
ARCH ST
CARTER ST
Site
WINGATE PL
CLISH PL
BRENTWOOD ST
GARRISON ST
E RUSSELL AV
HINES ST
WORTH ST
APEX PL
WISE AV
Scale: 1"=200'

Wildwood
21 April 2022

21 April 2022

21 April 2022

21 April 2022

PLUS 3
SHEETROCK
UltraLight

CITY OF HIGH POINT
AGENDA ITEM

Title:	**Right-Of-Way Encroachment RE-22-0010** (PETERS HOLDINGS LLC)		
From:	Chris Andrews, Interim Planning & Development Director	**Meeting Date:**	May 2, 2022
Public Hearing:	No	**Advertising Date:**	Not Applicable
Attachments:	A. Staff Report B. Site Location Map C. Exhibit Map	**Advertised By:**	Not Applicable

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PURPOSE:
A request by PETERS HOLDINGS LLC to install a 4-foot high fence and 4 entry columns within the Emerywood Dr right-of-way. The site is located at the corner of Forest Hill Dr and Emerywood Dr (909 Forest Hill Dr).

BACKGROUND:
Staff report and recommendation is enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends approval of Right-Of-Way Encroachment RE-22-0010 with conditions as noted on the Exhibit Map.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

RIGHT-OF-WAY ENCROACHMENT
RE-22-0010
May 2, 2022

Request	
Applicant: PETERS HOLDINGS LLC	**Proposal:** A request by PETERS HOLDINGS LLC to install a 4-foot-high fence and 4 entry columns within the Emerywood Dr right-of-way. The site is located at the corner of Forest Hill Dr and Emerywood Dr (909 Forest Hill Dr).

Adjacent Streets		
Name:	**Classification:**	**R/W Width:**
Emerywood Dr	Local	R/W varies (55 feet ±)

Analysis

The applicant is requesting permission to allow the installation of a 4-foot-high aluminum powder coated fence with 4 entry columns within the Emerywood Dr right-of-way.

The Technical Review Committee (TRC) reviewed this request and determined that the proposed encroachment would not affect public safety or interfere with maintenance needs. The proposed encroachments will be located outside pedestrian and vehicular travel ways. The proposed fence and entry columns would not interfere with the public water and sewer lines, as the water and sewer mains are located on the opposite side of Emerywood Dr. Staff noted that the fence contractor needs to call 811 for utility locates prior to work commencing and contact Engineering Services to reduce potential conflicts with water service laterals or stormwater pipes.

The location map and exhibit map depicting the location of the proposed encroachments are attached.

Recommendation

Based upon TRC's review, the proposed location of the 4-foot-high fence and the 4 entry columns do not hinder public safety or interfere with street or utility maintenance. Staff recommends approval of the requested right-of-way encroachment with conditions as depicted on the easement exhibit drawings.

Report Preparation

This report was prepared by Planning and Development Department staff member Samuel G. Hinnant, CZO, CFM and was reviewed by Christopher Andrews, AICP.

RIGHT-OF-WAY ENCROACHMENT: RE-22-0010

Peters Holdings, LLC
909 Forest Hill Drive

Existing Zoning Boundary
Subject Property Boundary

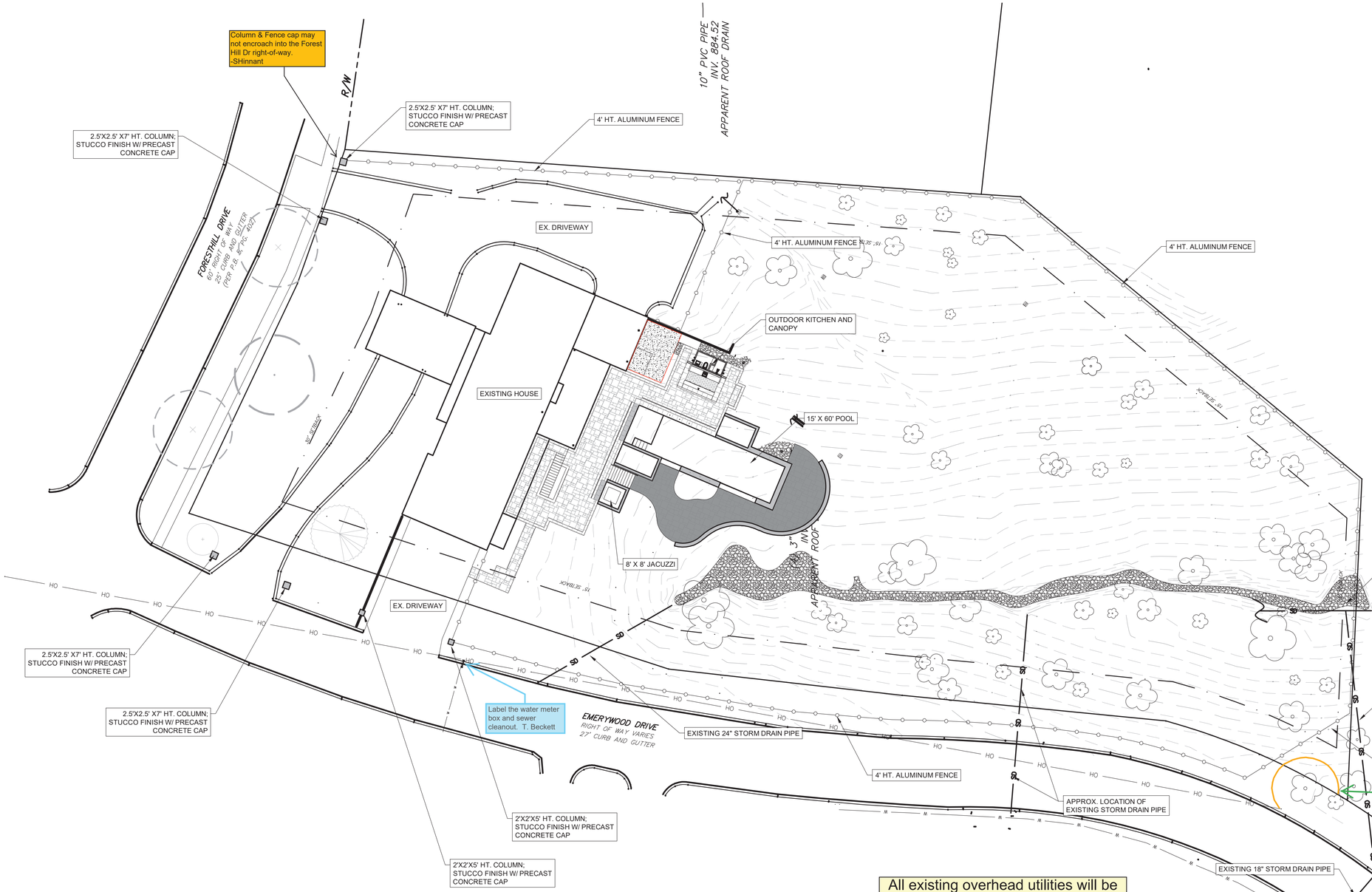
Planning & Development Department

City of High Point

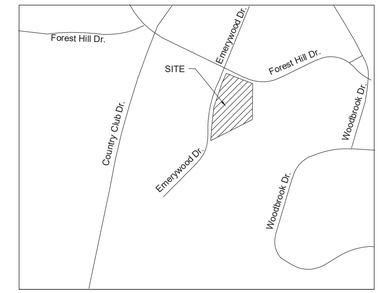
N

Scale: 1"=200'

G:/Planning/Secure/BAC/RWE/2022/MXDs/re22-0010



VICINITY MAP



SITE PLAN NOTES:

GENERAL CONTRACTOR TO:

1. SEE SHEET C-300 FOR GRADING AND EROSION CONTROL PLAN.
2. SEE SHEET C-500 FOR HARDSCAPE DETAILS.
3. COORDINATE WITH THE OWNER FOR PHASING OF CONSTRUCTION. INSURE HIGH LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.
4. CHECK ALL "VERIFY" DIMENSIONS NOTED ON PLANS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
5. KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES SHOWN ON SITE PLAN. UTILITIES SHOWN ON SITE PLAN ARE BASED ON THE SURVEY PROVIDED BY OTHERS MAY NOT BE ALL INCLUSIVE. CONTACT ULOCO OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK.
7. PATCH/REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
8. COORDINATE ANY CONDUIT/IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT COORDINATE SITE LIGHTING WITH SITE LAYOUT. ARCH. DWGS.

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

811

BEFORE YOU DIG!
CALL 811 N.C. ONE-CALL CENTER
IT'S THE LAW!

SURVEY DISCLAIMER INFORMATION:

1. BOUNDARY & TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
   DAVIS-MARTIN-POWELL AND ASSOCIATES, INC.
   6415 OLD PLANK RD.
   HIGH POINT, NC 27265
   PHONE: (336)886-4821
2. DATUM: NAD83(2011)
   NAVD88

North

20 0 20 40 60

SCALE: 1" = 20'

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

SEALS:

STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1907 RICHARD H. PHILLIPS

PROJECT:

PETERS RESIDENCE
HIGH POINT, NC

CLIENT:
Dr. Lenny Peters
Founder & CEO
Peters Development, LLC
507 N. Lindsay Street
High Point, NC 27262

DATE:	03/25/22
REVISIONS:	
DRAWN:	RHP
JOB. NO:	21-174

SHEET TITLE:

OVERALL SITE PLAN

SCALE: 1"=20'

SHEET NO.:

C-2.00

© STIMMEL ASSOCIATES, P.A.

E:\21-174\Drawings\CD\21-174 CD Plans.dwg : C-200 04/08/22 8:39am

CITY OF HIGH POINT
AGENDA ITEM

Title: Resolution Sale of City Owned Property – 210 Jay Place

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, May 2, 2022

Public Hearing: Not Required

Advertising Date: N/A

Advertised By: N/A

Attachments: Resolution

Purpose/Background:
Farzana Nasir has offered a bid of $12,000.00 for a City owned vacant lot ("Property") located at 210 Jay Place, (Parcel No. 192976). The Property is approximately 6,973 square feet (0.16 acre) in size.

Budget Impact:
N/A

Recommendation/Action Requested:
Council is requested to adopt a resolution accepting the offer of $12,000.00 and authorizing the sale of the Property through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Sale of Vacant City Property - 210 Jay Place

RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING UPSET BID PROCESS FOR CITY PROPERTY
LOCATED AT 210 JAY PLACE, HIGH POINT, NC

WHEREAS, The City of High Point ("City") owns a vacant lot consisting of approximately 6.973 square feet (0.16 acre) in size identified as Parcel No. 192976, 210 Jay Place, High Point, North Carolina ("Property"); and

WHEREAS, North Carolina Statute §160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, Farzana Nasir has offered a bid of $12,000 and paid the amount of $600.00, the required five percent (5%) deposit on their offer;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of High Point, North Carolina:

1. Authorizes sale of the Property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property, the amount of the offer, and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day notice period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first $1,000.00 of that offer and five percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The city will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that:

- the City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed; and
- the buyer must pay with cash at the time of closing.

8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate city officials are authorized to execute the instruments necessary to convey the property to Farzana Nasir.

Adopted this the 2nd day of May, 2022.

_____
Mayor Jay W. Wagner

_____
Lisa B. Vierling,
High Point City Clerk

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 2, 2022 regarding **Zoning Map Amendment Case 22-06 (ZA-22-06)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 2, 2022.**

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Office Institutional (CZ-OI) District.** The property is approximately 5.8-acres, lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road). The property is also known as Guilford County Tax Parcel 204491.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES: Any uses allowed in the Office Institutional (OI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Density: A maximum of 84 dwelling units shall be permitted.

2. Building Height Restrictions: Building height shall be restricted to a maximum height of fifty (50) feet.

B. Landscaping, Buffers, and Screening.

1. Perimeter Landscape Yards:
   a) Except for streetyards, perimeter landscape yards shall contain fifty percent (50%) or more evergreen plant materials.

   b) A Type B perimeter planting yard shall be installed along the northern and western boundary of the zoning site.

   c) A Type C perimeter planting yard shall be installed along the eastern boundary of the zoning site adjacent to residential use types.

   d) The above noted standards shall not supersede the installation of more stringent Perimeter Landscape Yard Types were required by the Development Ordinance.

2. Perimeter Vegetation Preservation Area:
   a) Existing trees, with caliper of six (6) inches or more, shall be preserved within twenty (20) feet of the perimeter of the site. This condition shall apply only to where the zoning site abuts a residential use type. This preservation area shall be supplemented, as necessary, to meet landscaping requirements of the Development Ordinance.

   b) The property owner shall be permitted to remove unhealthy vegetation in the twenty (20) foot wide Perimeter Vegetation Preservation Area that may pose a danger to occupants of the site and to abutting property owners. The property owner shall also be permitted to prune existing vegetation within this Perimeter Vegetation Preservation Area to maintain the health of the existing vegetation.

C. Transportation

1. Right-of-Way Dedication: As a part of development permit approval, the property owner shall dedicate fifteen (15) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site for installation of a turn lane.

2. Turn Lane: As part of driveway permit approval, the property owner shall install a right turn lane with appropriate storage and taper.

3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

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

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

SECTION 6.
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **2nd** day of **May, 2022**

By: _____
Jay W. Wagner, Mayor

ATTEST:

_____
Lisa B. Vierling, City Clerk