

City of High Point

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



Meeting Agenda

Thursday, October 28, 2021

4:00 PM

3rd Floor Conference Room

Finance Committee

Britt Moore, Mayor Pro Tem, Chair

Committee Members:

Michael Holmes

Monica Peters

Victor Jones

Jay Wagner, Mayor (Alternate)

NOTICE:

Face Coverings (Face Masks) are now required inside all public places/buildings in Guilford County.

The Guilford County Board of County Commissioners in their capacity as the Guilford County Board of Health Re-Instated a Mandatory Mask Policy which will be effective on Friday, August 13th at 5:00 p.m.

The mandate requires that:

(1) Individuals must wear Face Coverings when indoors in all businesses, establishments, and public places.

(2) All businesses, establishments, and public places must require that all persons wear Face Coverings when indoors on their premises.

For additional information on the Guilford County Mask Mandate, please visit: www.guilfordcountync.gov

FINANCE COMMITTEE - Mayor Pro Tem Britt W. Moore, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2021-449](#)

Contract - Breece Enterprises Inc. - Storm Water Maintenance
City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$422,675.00 for personnel, equipment and materials to supplement the Storm Water Services Division in maintenance of existing storm water utilities and completing storm water improvement projects and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [1. Contract - Breece Ent. Inc. - Storm Water Maintenance](#)

[2021-450](#)

Contract - JSmith Civil, LLC - Montlieu Avenue Roadway & Utility Improvements - High Point University (HPU) MOU
City Council is requested to award a contract to JSmith Civil, LLC in the amount of \$7,416,040.00 for streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. including installation of an underground electric ductbank, and replacement of water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [2. Contract -JSmith Civil, LLC - Montlieu Ave Roadway and Utility Improvement](#)

[2021-451](#)

Capital Project Ordinance - Montlieu Avenue Roadway and Utility Improvements Project

City Council is requested to adopt an ordinance to appropriate \$3,708,020 for the Montlieu Avenue Roadway and Utility Improvements project.

Attachments: [2a. Ordinance - Capital Project - Montlieu Ave Roadway and Utility Improvements](#)

[2021-452](#)

Contract - Piedmont Truck Center - Altec Bucket Truck - NC State Contract 070A

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$129,115.80 using NC State Contract 070A, for the purchase of one (1) 2022 Ford F550 truck with an Altec AT40G 40' bucket for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: [3. Contract - Piedmont Truck Center - Altec Bucket Truck](#)

[2021-453](#)

Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck - Sourcewell Contract# 12418TER

City Council is requested to award a contract to Terex Utilities Inc. in the amount of \$349,563.00 using Sourcewell Contract# 12418TER for the purchase of one (1) Freightliner truck with Terex Commander 5048 Digger Derrick for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: [4. Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck](#)

[2021-454](#)

Resolution - Contract - Everbridge Emergency Notification System - City of High Point-City of Greensboro-Guilford County - Interlocal Agreement

City Council is requested to adopt a resolution approving a Memorandum of Agreement with City of Greensboro and Guilford County to renew the three year agreement in the amount of \$40,834 for the Emergency Notification System and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [5. Resolution- Contract - Everbridge Emergency Notification System-City of High Point](#)

[2021-455](#)

Contract Renewal - Microsoft Enterprise Agreement

City Council is requested to approve the renewal of a three year contract in the amount of \$577,331.23 annually for the three year Microsoft Enterprise Agreement which includes the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services and that the appropriate City official be authorized to execute all necessary documents.

Attachments: [6. Contract - Microsoft Enterprise Agreement](#)

- [2021-456](#) Sole Source Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant (WWTP) Primary Sludge Double Disc Pump
City Council is requested to award a Sole Source contract to Penn Valley Pump Co. Inc. in the amount of \$33,840.00 for the purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP).
Attachments: [7. Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant](#)
- [2021-457](#) Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment
City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$218,080.00 for the purchase of Sodium Hypochlorite supply for Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP) and Westside Wastewater Treatment Plant (WWTP).
Attachments: [9. Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment](#)
- [2021-458](#) Contract - Stantec Consulting Services Inc. - Westside Wastewater Treatment Plant Centrifuge Design
City Council is requested to award a contract to Stantec Consulting Services Inc. in the amount of \$286,200.00 for professional engineering services for the final design of the Westside WWTP Sludge Dewatering System Improvements.
Attachments: [10. Contract - Stantec Consulting Services-Westside Wastewater Treatment Plant](#)
- [2021-459](#) Resolution - Triangle Lake Road - Street Abandonments - NCDOT
City Council is requested to adopt a resolution acknowledging the City's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023.
Attachments: [11. Resolution - Triangle Lake Road - Street Abandonments - NCDOT](#)
- [2021-460](#) Contract - Kimley-Horn & Associates, Inc. (KHA) - Triangle Lake Road Improvements Phase 2
City Council is requested to award a contract in the amount of \$1,498,298.77 for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road, from True Lane to M.L. King, Jr. Drive.
Attachments: [12. Contract - Kimley-Horn & Assoc Design Services - Triangle Lake Road Improvements](#)
- [2021-461](#) Capital Project Ordinance - Triangle Lake Road Improvements Phase 2
City Council is requested to approve a capital project ordinance to appropriate \$12,000,000 in 2019 voter approved general obligation bond funds for the Triangle Lake Road Improvements project.
Attachments: [12a. Ordinance - Capital Project - Triangle Lake Road Improvements Phase 2](#)

[2021-462](#)

Budget Ordinance - High Point Public Library - State Library of NC adapts Grant

City Council is requested to approve a budget ordinance to appropriate \$99,996.00 for the State Library of North Carolina Adapts grant for the High Point Public Library.

Attachments: [13. Budget Ordinance - High Point Public Library - State Library of NC Adapts C](#)

[2021-463](#)

Resolution - Condemnation - 1928 Greenstone Place - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice

of Condemnation to the property owner of 1928 Greenstone Place property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000 to the Clerk of Superior Court as just compensation to the property owner.

Attachments: [14. Resolution-Condemnation 1928 Greenstone Place-Foxwoode Meadows S](#)

[2021-479](#)

Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Attachments: [Resolution - Multifamily Housing Revenue Bonds for Daniel Brooks Phase I](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Condemnation – 1928 Greenstone Place

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, November 1, 2021

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Resolution & Map

PURPOSE:

Consideration for the adoption of a Resolution authorizing condemnation to acquire the property located at 1928 Greenstone Place in connection with the Foxwoode Meadows Stormwater Alternate Access Project.

BACKGROUND:

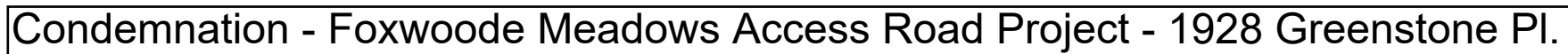
Representatives of the City of High Point have been unable to acquire the needed property by negotiated conveyance. If the City Council adopts this Resolution, the City is required to give a thirty (30) day notice to the affected property owner and any other persons or entities having an “interest” in the property, of the intent to file condemnation action. At the end of the thirty (30) day notice period, the City can file the condemnation action and deposit its estimate of just compensation with the Guilford County Clerk of Superior Court.

BUDGET IMPACT:

The City has estimated the amount of \$190,000 to be just compensation for the property.

RECOMMENDATION / ACTION REQUESTED:

The City Attorney recommends adoption of the Resolution authorizing the City Attorney to give a 30 day Notice of Condemnation to the property owner, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000 to the Clerk of Superior Court as just compensation to the property owner.



**RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A CERTAIN
PROPERTY IN CONNECTION WITH THE FOXWOODE MEADOWS
STORMWATER ALTERNATE ACCESS PROJECT**

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire the real property located at 1928 Greenstone Place, High Point, Guilford County, North Carolina.

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

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$190,000.00;

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

1. the City of High Point shall acquire the real property located at 1928 Greenstone Place, High Point, Guilford County, described in Deed Book 8454, Page 478 of the Guilford County Registry; and
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire said property; and
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$190,000.00 to the Clerk of Superior Court as just compensation to said owner.

Adopted by City Council, this 1st day of November, 2021.

Mayor Jay W. Wagner

ATTESTED:

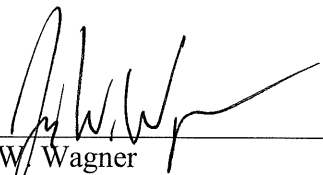
Lisa B. Vierling
City Clerk

**RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF A
MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF GREENSBORO, NC; HIGH PONT, NC; AND
COUNTY OF GUILFORD, NC FOR THE SHARED USE OF
A COMMUNITY NOTIFICATION SYSTEM**

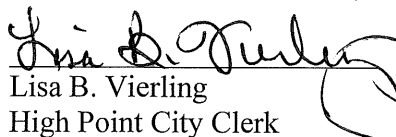
BE IT RESOLVED by the High Point City Council that the attached Memorandum of Agreement between Guilford County, the City of Greensboro, and the City of High Point regarding the establishment of guidelines and funding mechanisms for the shared use of the Community Notification System is hereby ratified as required by N.C.G.S. 160A-461, and the City Manager and the City Clerk are hereby authorized to execute the attached Memorandum of Agreement, on behalf of the City of High Point, subject to a pre-audit certificate thereon by the Finance Director, and approval as to form and legality by the City Attorney. The original contract is incorporated herein by reference.

BE IT FURTHER RESOLVED that this resolution ratifying interlocal cooperation between the City of High Point, the City of Greensboro and the County of Guilford is hereby spread upon the minutes of the High Point City Council.

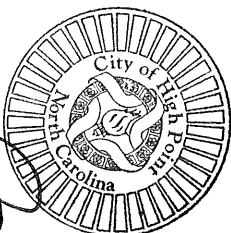
Adopted this the 1st day of November, 2021.



Jay W. Wagner
Mayor



Lisa B. Vierling
High Point City Clerk



CITY OF HIGH POINT

AGENDA ITEM



**Title: Eastside Primary Sludge Pumps
6-Inch Penn Valley Double Disc Pump**

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services
Dawn Molnar- Eastside WWTP Superintendent

Meeting Date: November 1, 2021

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Quote
Attachment B- Sole Source Letter

PURPOSE:

For the sole source purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP).

BACKGROUND:

The Eastside WWTP originally had five Peristaltic Primary Sludge Pumps (PSPs). The peristaltic pumps have been costly to maintain and have difficulty handling the solids loading coming into the plant. The Eastside WWTP researched various types of pumps for handling high solids concentrations and determined that the double disc pump would be the most beneficial in pumping the sludge from the primary clarifiers. The double disc pump design requires minimal maintenance and can pump greater than 5% solids. The Public Services Department has budgeted each year to replace one of the peristaltic pumps with a Penn Valley Double Disc Pump. Since FY 2019/2020, three pumps have been replaced, and this will now be the fourth pump to be replaced.

BUDGET IMPACT:

Funds for this project are available in the FY 2021-2022 budget.

RECOMMENDATION / ACTION REQUESTED:

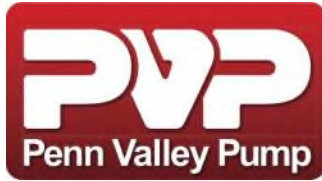
City Council is requested to approve a sole source purchase of \$33,840.00 to Penn Valley Pump, Co Inc.



Existing Primary Sludge Peristaltic Pumps



6" Penn Valley Double Disc Pump that has been installed in the Primary Clarifier Building



Penn Valley Pump Co., Inc.

998 Easton Road • Warrington, PA 18976

Ph: 215-343-8750 • Fax: 215-343-8753

www.pennvalleypump.com

October 11, 2021

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

Subject: Sole Source Letter

Dear Mr. Boone,

We confirm that Penn Valley Pump Co. Inc., located at 998 Easton Road, Warrington, PA is the sole manufacturer for the patented Double Disc Pump technology. The pump is a reciprocating positive displacement pump design based on a non-captive, free-disc technology.

We are the only source provider for new equipment, factory authorized spare parts and repairs for such equipment.

The product is manufactured at our facility in Warrington, PA and all spare parts are kept on the shelf for immediate shipment.

We appreciate your consideration of the above. Please feel free to contact me should there be any questions or additional information be required.

Sincerely,
PENN VALLEY PUMP CO., INC.

Preston Campbell
Vice President – Sales

Cc: File



The World Leader in Free-Disc
Pumping Technology



To: Mike Swan, Chief Operator City of High Point 5898 Riverdale Drive Jamestown, NC 27282	Date: 19/03/2021	Quote No: 21175B
	Project: Eastside WWTP	
	Quoted by: Les Burrage	

Qty	Description	Unit Price	Total Price
	Application: Primary Sludge Transfer, up to 5% solids		
	Duty: 225GPM @ 50ft TDH		
	Suction: Assumed flooded (suction line conditions to be verified)		
	Note, Sludge pump replacement for Pump Number 3.		
1	6" Model 6DDSX107CNU-MK1 Penn Valley Double Disc Pump™ unit: • 6" ASA/ANSI 150# flanged suction and discharge connections • Cast iron housing and neoprene elastomers • Maintain-in-place hinged housing design for ease of maintenance • Two-piece swan neck design with full port rigid clack valve • 10HP, 1160RPM 230-460/3/60 Severe duty, inverter ready motor • 225RPM Max pump speed achieved with V-belt and pulley drive • Suction and Discharge pulsation dampeners, Custom as per Drawing. • 304SS Welded base with OSHA approved guards and covers • Pump and dampeners coated with industrial primer and topcoat • Per drawing PVD769 Side motor mount. CUSTOM DRAWING	\$26,800.00	\$26,800.00
1	Custom direct entry suction connection and 6" flanged spool section to match existing piping centerline height.	\$550.00	\$550.00
1	4" flanged spool piece with approximately w/ 2.5" offset. (Length and offset to be confirmed by field measurement once pump is installed)	\$475.00	\$475.00
1	Model PVP420VSM Suction vacuum switch assembly consisting of: 1" NPT SS316 sensor with EPDM sleeve, NEMA 4X adjustable switch w/ <u>manual reset</u> , set at 10" Hg and 4" (30" Hg - 30psi) SS gauge. Mounts to top of dampener to provide indication of high vacuum condition. (Must be wired back to controls shut pump down upon high pressure)	\$1,150.00	\$1,150.00
1	Model PVP420PSM Discharge pressure switch assembly consisting of 1" NPT SS316 sensor with EPDM sleeve, NEMA 4X adjustable switch w/ <u>manual reset</u> , set at 30psi and 4" (0-100psi) SS gauge. Mounts to top of dampener to provide protection against over pressurization. (Must be wired back to controls shut pump down upon high pressure)	\$1,150.00	\$1,150.00
1	PVP 759-4 GA Ludlow 4" flanged check valves with PVP custom spring assisted assembly, cast iron body	\$1,765.00	\$1,765.00
1	Days of start-up and training services (one-trip)	\$1,300.00	\$1,300.00
1	Estimated transport to site. Estimated weight of shipment is 1,600 lbs.	\$650.00	\$650.00
	Total:		\$33,840.00



The World Leader in Free-Disc Pumping Technology



Commercial Information:

1. Shipment is 6 – 8 weeks after receipt of purchase order or approved submittals.
2. Submittals, if required, are 2 – 3 weeks after receipt of purchase order.
3. Freight terms are F.O.B. Factory, Warrington, PA with freight allowed to jobsite.
4. Terms are Net 30 days after receipt of invoice.
5. Quotation is valid for 120 days from date of issue.
6. Warranty is two (2) years from date of shipment for manufacturer's defects in materials and workmanship.

The following items have not been included:

- Installation
- Foundations, anchor bolts, grouting and foundation design
- Motor starters, Variable Frequency Drives (VFD's) or Controls



Design Notes

- **Suction Piping Design:** It is imperative that the application has a properly designed suction piping system based on the hydraulic conditions. The importance of a properly sized system cannot be over emphasized. Most pump operational problems and pump failures are created by improper suction line conditions. The length and diameter of the suction line along with the static suction conditions must be provided to ensure pump(s) are properly sized. The system must be designed for the maximum flow if multiple pumps will operate simultaneously through common suction piping. PVP will run the appropriate calculations and verify the application.
- **Piping:** All piping should be independently supported near the pump so that pipe strain will not be transmitted to the pump. The use of pipe hangers/supports must rigidly support and laterally brace the piping to prevent pipe movement. Adequate support and bracing close the pump is the best method to prevent pipe movement. We do **NOT** recommend the use of flexible connections/expansion joints on the suction and discharge connections of the pump. Our long-term experience has found these items do not reduce vibration, but rather can allow pipe movement since the connections are not rigid. To maximize the pump's "Maintain-in-Place" design the suction flange should be attached rigidly to the suction piping. The use of slip joints and mechanical pipe joining systems (i.e. Victaulic style) is also highly discouraged. These mechanical systems do not provide the same rigid connections as traditional flanged piping systems. These mechanical systems can be difficult to properly brace leading to pipe vibration issues. If mechanical piping joining systems will be used, the engineer, contractor or owner must ensure the manufacturer's installation method for rigid pipe cutting and coupling connections is strictly adhered to.
- **Check Valves:** The use of check valves is required when there are multiple double disc pumps connected to a common discharge line or the pump will be installed on a common discharge line with other styles of pumps. If a check valve is required for the application, we recommend an elastomer "swing-flex" style. The use of spring or weighted styles should be avoided as they can create vibration, create noise and can begin to leak at the shaft protrusion through the housing over time.
- **Low or No Discharge Head:** Very low or no discharge pressure applications (negative head, downhill flow) may require the introduction of artificial head to ensure proper pump operation and prevent siphoning. The creation of artificial head can be achieved by: 1) elevating discharge piping above suction source high liquid level elevation and installing anti-siphon valve, 2) installing a back-pressure valve as provided by PVP or 3) installing mechanically/pneumatically actuated pinch valves. PVP will verify the requirement for these devices based upon a review of the hydraulic conditions at time of quotation generation.
- **Motors:** Our standard motor is a Toshiba EQP Severe Duty NEMA Premium efficiency. This motor is inverter rated and exceeds NEMA MG31 Part 31 and suitable for 20:1 constant torque turndown range. Motor is suitable for Cl 1, Div 2 GRP A, B, C, D/Zone. Other motors and accessories are available such as: thermal overload, space heaters and motor shaft grounding rings.
- **Controls:** The double disc pump can be operated by a motor starter for constant speed applications or a variable frequency drive (VFD) for variable speed applications. If using a motor starter, we recommend a soft-start feature to allow the pump speed to ramp up to maximum operating speed to minimize start-up pressure spikes. This feature is especially important on long suction and/or discharge lines. If using a VFD (recommended option) the unit must be sized as heavy duty for constant torque applications. This may mean the horsepower of the VFD has to be one size larger than the motor size. A drive that is undersized may experience DC bus issues requiring the addition of dynamic braking resistors.
- **Vacuum and Pressure Switch/Gauge:** You will normally find these items are included in our quotation. The vacuum switch provides indication of a potential clogging issue that can be flushed or cleaned before it is too hard to remove. The discharge pressure switch is required (all positive displacement pumps require one) to prevent pump damage due to over pressurization if the pump is operated against a high pressure line, closed valve or clogged line.



Requisition #

CITY OF HIGH POINT
SOLE SOURCE JUSTIFICATION FORM
(For Items Costing \$10,000.00 or More)
Statutory Reference N.C.G.S. 143-129(e)6

Vendor:

Item(s):

Justification:

Estimated expenditure for the above item(s):

Accounting Unit and Account(s):

CHECK ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE.
ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT DOCUMENTATION.

1. ☒ Performance or price competition for a product are not available.
2. ☒ A needed product is available from only one source of supply.
3. ☐ Standardization or compatibility is the overriding consideration.
4. ☐ The parts/equipment are required from this source to permit standardization.
5. ☐ None of the above applies. A detailed explanation and justification for this sole source request is contained in attached memo and support documentation.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.

Department Head/Authorized Personnel Digitally signed by Derrick Boone
Date: 2021.10.12 14:50:47 -04'00'

Department/Division Date

APPROVAL PROCESS

Purchasing Manager Digitally signed by Erik S. Conti
Date: 2021.10.12 15:19:39 -04'00'

Financial Services Director Digitally signed by Bobby Fitzjohn
Date: 2021.10.12 15:24:55 -04'00'

City Council (\$30,000 – Up)

CITY OF HIGH POINT

AGENDA ITEM



Title: Microsoft Enterprise Agreement

From: Steve Lingerfelt, Director of Information
Technology Services

Meeting Date: November 1, 2021

Public Hearing: No

Advertising Date /
Advertised By: N/A

Attachments: SHI Enterprise Agreement Quote
Formal Bid Recommendation

PURPOSE:

The City needs to renew the Microsoft Enterprise Agreement with the Office 365 component. This is a three year contract.

BACKGROUND:

Information Technology Services is recommending the City of High Point renew the three year Microsoft Enterprise Agreement which includes the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services.

This contract includes the software advantage feature which allows for product upgrades as they are released by Microsoft without any additional cost. This agreement also includes the employee purchase program.

BUDGET IMPACT:

The City of High Point will use existing funds in the FY 2021-22 budget to purchase the Microsoft Enterprise Agreement. The total cost of the agreement is \$577,331.23 annually for three years. This purchase utilizes the North Carolina State contract number 208C pricing.

RECOMMENDATION / ACTION REQUESTED:

The Department of Information Technology Services recommends approval of the contract and that the appropriate City official be authorized to execute all necessary documents.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:



Pricing Proposal
Quotation #: 21006917
Reference #: EA# 89908561
Created On: 9/15/2021
Valid Until: 11/30/2021

City of High Point

Allen Eudy

211 S Hamilton St
High Point, NC 27261
UNITED STATES
Phone: 336-883-3698
Fax:
Email: allen.eudy@highpointnc.gov

Inside Account Manager

James Tsipas

290 Davidson Ave
Somerset, NJ 08873
Phone: 800-211-0831
Fax: 800-211-7954
Email: James_Tsipas@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 AudioConfGCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: LK3-00001 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	85	\$42.24	\$3,590.40
2 Azure prepayment - US Gov Microsoft - Part#: J5U-00001 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	3	\$1,228.50	\$3,685.50
3 CISStedCCore ALNG SA MVL 2Lic CoreLic Microsoft - Part#: 9GS-00135 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	236	\$163.80	\$38,656.80
4 CISStdStdCore ALNG SA MVL 2Lic CoreLic Microsoft - Part#: 9GA-00313 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	88	\$33.58	\$2,955.04
5 EntMobandSecE3FromSAGCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: AAD-32906 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	420	\$73.71	\$30,958.20
6 EntMobandSecE3Full GCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: AAD-32907 Contract Name: Microsoft Software - Enterprise Agreement	30	\$95.33	\$2,859.90

Contract #: 208C
Coverage Term: 12/1/2021 – 11/30/2022
Note: Annual Pricing - Year 1 of 3

7	ExchgSvrEnt ALNG SA MVL Microsoft - Part#: 395-02504 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	3	\$712.53	\$2,137.59
8	M365 E3 FromSA GCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: AAA-11984 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	900	\$295.82	\$266,238.00
9	M365 E3 GCC Unified ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: AAD-34704 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	310	\$353.81	\$109,681.10
10	O365GCCE1 ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: U4S-00002 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	450	\$78.62	\$35,379.00
11	Project Plan3 GCC Shared All Lng Subs VL MVL Per User Microsoft - Part#: 7MS-00001 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	10	\$276.17	\$2,761.70
12	SQLSvrStdCore ALNG SA MVL 2Lic CoreLic Microsoft - Part#: 7NQ-00292 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	60	\$576.58	\$34,594.80
13	VisioPlan2GCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: P3U-00001 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	25	\$138.57	\$3,464.25
14	VSEntSubMSDN ALNG SA MVL Microsoft - Part#: MX3-00117 Contract Name: Microsoft Software - Enterprise Agreement Contract #: 208C Coverage Term: 12/1/2021 – 11/30/2022 Note: Annual Pricing - Year 1 of 3	1	\$1,054.05	\$1,054.05
15	VSProSubMSDN ALNG SA MVL Microsoft - Part#: 77D-00111	6	\$302.21	\$1,813.26

Contract Name: Microsoft Software - Enterprise Agreement
Contract #: 208C
Coverage Term: 12/1/2021 – 11/30/2022
Note: Annual Pricing - Year 1 of 3

16	WinSvrDCCore ALNG SA MVL 2Lic CoreLic	8	\$124.49	\$995.92
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Microsoft - Part#: 9EA-00278
Contract Name: Microsoft Software - Enterprise Agreement
Contract #: 208C
Coverage Term: 12/1/2021 – 11/30/2022
Note: Annual Pricing - Year 1 of 3

*Tax	\$36,505.72
------	-------------

Total	\$577,331.23
-------	--------------

*Tax is estimated. Invoice will include the full and final tax due.

Additional Comments

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Award for Design Services – Triangle Lake Road Improvements, Phase 2

From: Mark McDonald, Transportation Director

Meeting Date: Monday November 1, 2021

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Project Scope of Work and Fee Estimate, Area Map

PURPOSE:

Award of a contract with Kimley-Horn and Associates, Inc. (“KHA”) for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road, from True Lane to M.L. King, Jr. Drive.

BACKGROUND:

This project focuses on an unimproved 1.2-mile segment of Triangle Lake Road. It is a two-lane, ribbon paved roadway, without turn lanes, curb and gutter, sidewalks, or other amenities. Shoulders are narrow and steep, and the road alignment presents both vertical and horizontal challenges. While traffic volumes are only moderate, these deficiencies have contributed to a crash rate that is notably higher than the statewide average for similar roadways. Additionally, there is regular pedestrian activity, and area residents frequently use High Point Transit’s E. Green route.

The project has been a Transportation Department priority for many years. A feasibility study completed in 2009 study identified improvements to enhance safety and mobility, as well as impacts to properties along the road and to several stream crossings and wetland areas. Further investigation and refinement of the design concept completed earlier this year has shown that these impacts may be reduced, but not fully eliminated.

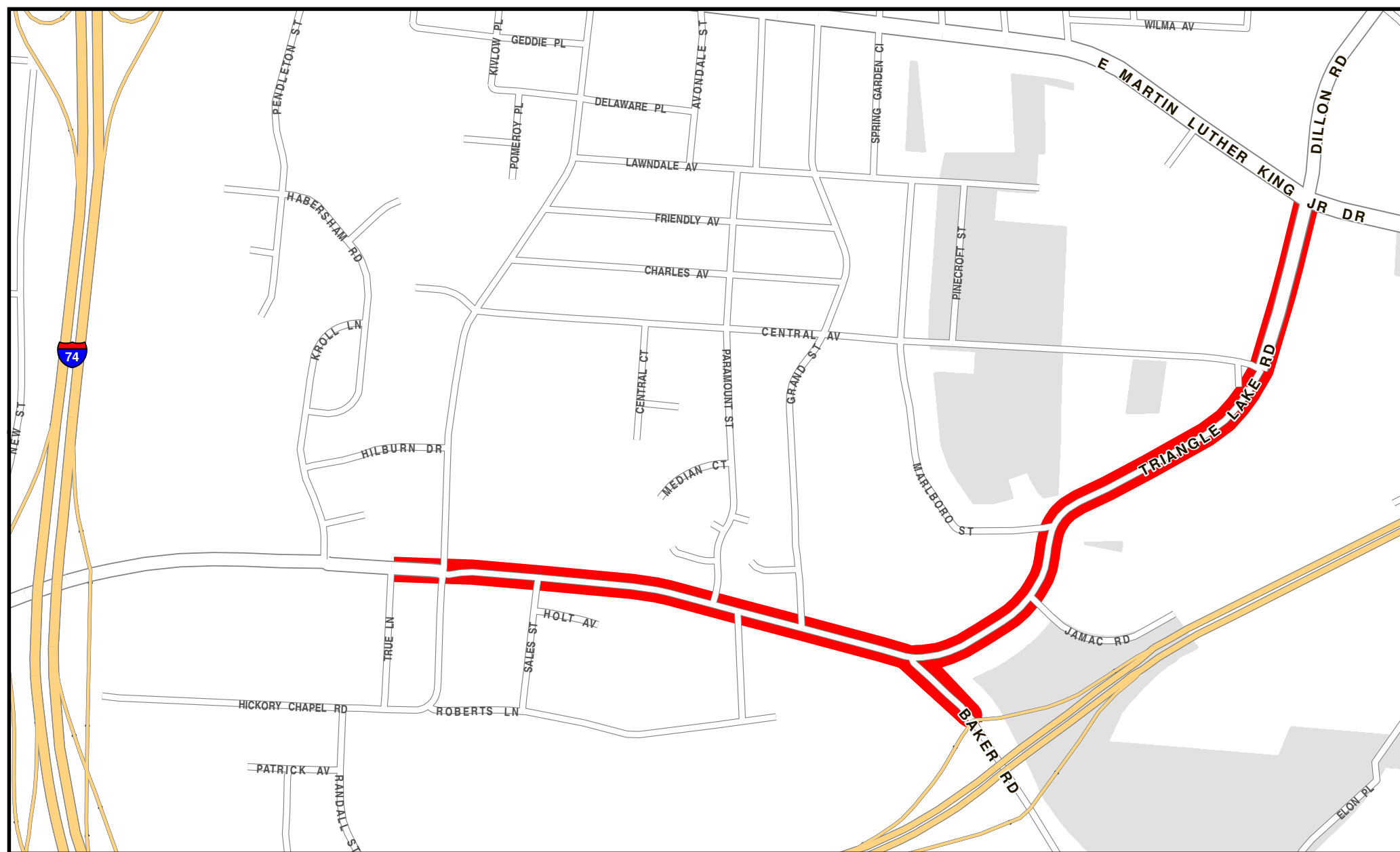
The proposed configuration would include the construction of curb and gutter to improve surface drainage, turn lanes where warranted, sidewalk on both sides, bicycle lanes, and enhanced transit stops. Roundabouts will replace traditional intersections at Hickory Chapel Road and Baker Road, and utility improvements will upgrade aging water and sewer lines. Construction is anticipated in FY 24-25. The estimated project cost is \$15,848,000, inclusive of this contract for design services.

BUDGET IMPACT:

KHA will provide the described professional design services for a lump sum fee of **\$1,498,298.77**. A capital project ordinance amendment following this item appropriates the \$12,000,000 approved for this project in the 2019 bond referendum. Funds for the water and sewer and electric items for this project will be covered by existing capital appropriations and future Capital Improvement Program (CIP) allocations.

RECOMMENDATION / ACTION REQUESTED:

Kimley-Horn and Associates, Inc. is an approved on-call professional transportation planning and engineering services consultant for the City of High Point. The Transportation Department requests City Council’s consideration and award of a contract with Kimley-Horn for the proposed project.

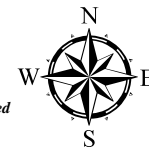


TRIANGLE LAKE ROAD IMPROVEMENT PROJECT



MAP PREPARED BY
CITY OF HIGH POINT MPO
211 S. HAMILTON STREET
HIGH POINT, NORTH CAROLINA 27260
OCTOBER 2021

This map is provided as a public information resource and every reasonable effort has been made to assure the quality of the map. This data information and related graphics are not legal documents and are not intended to be used as such. The City of High Point makes no warranty, express or implied, as to the accuracy, reliability, utility or completeness of this information. The City of High Point assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.





Oct 21, 2021

Mr. Mark McDonald, P.E.

City of High Point
Director of Transportation
211 S. Hamilton
2nd. Floor, Suite 210
High Point, NC 27260

RE: *Final Design services for improvements to Triangle Lake Road in High Point, NC*

Dear Mr. McDonald

We are pleased to present you with the following scope of services for providing Final Design Services for improvements to Triangle Lake Road (SR 1321) in High Point, NC

Kimley-Horn and Associates (the Consultant) understand the City of High Point (the City) would like to undertake final design efforts focused on improving existing Triangle Lake Road (SR 1321) from Hickory Chapel Road (SR 1311) to East Martin Luther King Jr. Blvd. Based on recently completed preliminary design and public involvement and scoping meeting held with City staff on June 2nd. Of this year, we have developed the attached final design scope of services document.

Kimley-Horn has partnered with 3 subconsultants on this project. Each of their scope of services and fee documents are attached as appendices to this contract as noted on the following page.

We appreciate your consideration of this proposal. Please feel free to contact me directly at 919-678-4194 with any questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "M. West", with a long horizontal flourish extending to the right.

Matt West, P.E., AVS
Vice President

INDIVIDUAL PROJECT ORDER NUMBER _____

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of High Point, NC (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated _____, which is incorporated herein by reference.

Identification of Project:

Project Name: Triangle Lake Road Design

KH Project Manager: Matt West

Project Number: 011704004

Project Understanding

Based on the functional design and public involvement completed in 2021, the Consultant understands the City of High Point would like to secure professional engineering services for the development of final design services for improvements to Triangle Lake Road.

We understand the City of High Point will handle all right-of-way and easement appraisals, negotiations, and acquisitions.

The following tasks are included in this scope of services and defined in more detail in the tasks that follow.

- Task 1 – Roadway
- Task 2 – Work Zone Traffic Control
- Task 3 – Pavement Marking and Markers
- Task 4 – Hydraulics
- Task 5 – Erosion Control
- Task 6 - Structures
- Task 7 – Signing
- Task 8 – Signals and Signal Communications
- Task 9 – Natural Environment
- Task 10 – Public Involvement
- Task 11 – Utility Coordination
- Task 12 – Wet Utility Design
- Task 13 – Location Surveys
- Task 14 – Geotechnical
- Task 15 – Bid Phase Services

AN ORDINANCE AMENDING ARTICLE II, MAYOR AND COUNCIL; SECTION 2.2 COUNCIL; NUMBER; TERMS OF OFFICE AND SECTION 2.3 MAYOR; TERM OF OFFICE; DUTIES; OF THE CHARTER OF THE CITY OF HIGH POINT TO IMPLEMENT FOUR-YEAR TERMS FOR THE MAYOR AND MEMBERS OF THE CITY COUNCIL

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of High Point that Article II, Section 2.2 Council; number; terms of office and Section 2.3 Mayor; term of office; duties of the Charter of the City of High Point is amended as follows:

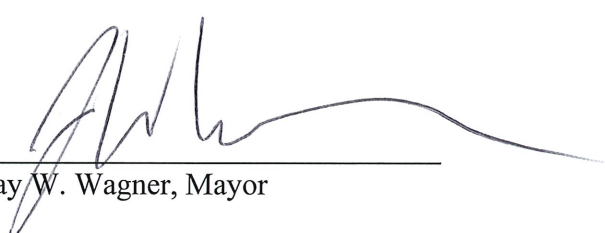
Sec. 2.2. – Council, number; terms of office.

The council shall be composed of eight (8) members, each of whom shall be elected by the qualified voters of the city to serve for a term of ~~two~~ four (24) years in the manner provided by Article III of this charter and the North Carolina General Statutes.

Sec. 2.3 – Mayor; term of office; duties.

- (a) The mayor shall be elected by the qualified voters of the city to serve for a term of ~~two~~ four (24) years, in the manner provided by Article III of this charter.
- (b) The mayor shall preside at meetings of the council and shall have the power to vote on all questions before the council. The mayor shall be the official head and spokesman of the city in acts of ceremony and shall represent the city in matters of governmental affairs.

Adopted by the High Point City Council
this the 1st day of February, 2021.


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Electric Digger Derrick Truck

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: November 1, 2021

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Electric Department has one (1) 2010 Ford F750 with an Adkins Truck body that is in need of replacement due to age, hours, and condition. Using the Sourcwell Contract# 12418TER one (1) Freightliner truck with Terex 5048 Digger Derrick body is being recommended for council approval.

BACKGROUND:

The Electric Department is currently using a 2010 Ford F750 with an Adkins Truck body. The new Freightliner truck with a Terex Commander 5048 digger Derrick body is similar to the ones they are currently using and will meet their needs. The price of \$349,563 is for the truck, training, and delivery. The previous truck sold on Gov Deals for \$25,016. The estimated delivery is 360+ days .

BUDGET IMPACT:

Funds are available in 2021-22 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the new Freightliner truck with a Terex Commander 5048 digger Derrick body from Terex Utilities Inc. Recommendations also includes declaring the old truck as surplus and disposing through the online auction process.





TEREX®

CUSTOMER ORDER ACKNOWLEDGEMENT

Terex Utilities, Inc. - 3140 15th Avenue SE - Watertown, SD 57201 - Phone: 605-882-4000

Date: **9/17/2021** Sourcewell Contract #12418TER
Reference QU14255 C5048
Quote Number: QU15182 Unit: C5048

City of High Point
3524 Triangle Lake Rd
High Point NC 27261
(336) 883-3598
Attention: Kevin Rogers

Sourcewell QU14255 Price: \$229,346

QU15182 Open Market Items: \$120,217

Grand Total Each: \$349,563

Prices are subject to change until shipment. Applicable taxes and surcharges will be added. Taxes, shipping & handling and lead times are estimates and subject to change. Quoted prices are based on total quoted package and subject to change if all items not purchased. All prices quoted are in U.S. dollars unless otherwise specified. Payment by cash or certified check only. Chassis payment is due upon chassis receipt at our facility. Quote withdrawn after 30 days.

Please ensure the accuracy of the specifications and drawings you provide. Changes made after receipt of order may incur additional charges. If you are trading equipment in, you warrant that: You have good title to the trade-in; it is free of all liens and encumbrances; all information you have provided related to the trade-in is true and correct.

Terex purchased chassis through Terex preferred International Dealer will include at no additional cost a special tow package for 12 months/unlimited mileage to nearest International Dealership for a warrantable failure. Coverage limited to \$550 per incident. Roadside assistance call 1-800-448-7825

Terex purchased chassis through Terex preferred Freightliner Dealer will include at no additional cost a special tow package for 12 months/unlimited mileage/KM extended towing coverage \$550 cap FEX applies. Roadside assistance call 1-800-FTL-HELP

Notes:

- 1) Delivery Terms are: CPT Destination
- 2) Terms: Net 30 days
- 3) Delivery days from receipt of order shall be 360+

Buyer hereby agrees to purchase the products in this quotation, subject to acceptance by Seller. Buyer has read and agrees to Seller's Terms and Conditions of Sale.

Terex Utilities Inc.

Nathan Weber
Sales Coordinator

Derek Koontz
Account Manager

 **WARNING** Cancer and Reproductive Harm
www.P65Warnings.ca.gov

Accepted By: _____

PO Number: _____

Quantity: _____

Grand Total: _____

Date: _____



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

CITY OF HIGH POINT

AGENDA ITEM



Title: Capital Project Ordinance – Triangle Lake Road Improvements, Phase 2

From: Stephen M. Hawryluk
Budget and Performance Manager

Meeting Date: November 1, 2021

Public Hearing: No

Advertising Date /
Advertised By: N/A

Attachments: Capital Project Ordinance

PURPOSE:

A capital project ordinance is needed to appropriate \$12,000,000 in 2019 voter approved general obligation bond funds for the Triangle Lake Road Improvements project.

BACKGROUND:

In 2019, voters approved \$22 million in general obligation bonds for streets and sidewalks. This included \$12,000,000 for improvements to Triangle Lake Road.

The Triangle Lake Road Improvements project focuses on an unimproved 1.2-mile segment of Triangle Lake Road. It is a two-lane, ribbon paved roadway, without turn lanes, curb and gutter, sidewalks, or other amenities. Shoulders are narrow and steep, and the road alignment presents both vertical and horizontal challenges. While traffic volumes are only moderate, these deficiencies have contributed to a crash rate that is notably higher than the statewide average for similar roadways. Additionally, there is regular pedestrian activity, and area residents frequently use High Point Transit's E. Green route.

The proposed configuration would include the construction of curb and gutter to improve surface drainage, turn lanes where warranted, sidewalk on both sides, bicycle lanes, and enhanced transit stops. Roundabouts will replace traditional intersections at Hickory Chapel Road and Baker Road, and utility improvements will upgrade aging water and sewer lines. The estimated project cost is \$15,848,000.

The project will be funded by 2019 voter approved general obligation bonds (\$12,000,000), water and sewer capital funds (\$3,098,000), and electric capital funds (\$750,000).

BUDGET IMPACT:

The proposed amendment appropriates the general obligation bonds portion of the project. Debt service payments will be paid out of the City's General Debt Service Fund. Funds for the water and sewer and electric items for this project will be covered by existing capital appropriations and future Capital Improvement Program (CIP) allocations.

RECOMMENDATION / ACTIONS REQUESTED:

The Financial Services Department recommends and asks the City Council to approve the capital project ordinance for the Triangle Lake Road Improvements project.

“AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE
TRIANGLE LAKE ROAD IMPROVEMENTS PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina, that,
pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the
following Capital Project Ordinance is hereby adopted:

- Section 1. The Triangle Lake Road Improvements project focuses on an unimproved 1.2-mile segment of Triangle Lake Road. The proposed configuration would include the construction of curb and gutter to improve surface drainage, turn lanes where warranted, sidewalk on both sides, bicycle lanes, and enhanced transit stops. Roundabouts will replace traditional intersections at Hickory Chapel Road and Baker Road, and utility improvements will upgrade aging water and sewer lines. The project is funded by 2019 voter approved general obligation bonds, water and sewer capital funds, and electric capital funds.
- Section 2. The following revenue is available to the City of High Point:
- | | |
|-------------------------------|--------------|
| 2019 General Obligation Bonds | \$12,000,000 |
|-------------------------------|--------------|
- Section 3. The following amounts are appropriated for the Project:
- | | |
|----------------------|--------------|
| Roadway Improvements | \$12,000,000 |
|----------------------|--------------|
- Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations
- Section 5. Copies of this capital project ordinance shall be made available to the City Manager and the Financial Services Director for direction in carrying out this project."

Adopted by High Point City Council, this the 1st day of November 2021

Mayor, Jay W. Wagner

ATTEST

Lisa B. Vierling,
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Award 2021-005

Storm Water Maintenance 2021-2022 (Bid 8012-101421)

From: Trevor Spencer, Engineering Services Director

Meeting Date:

November 1, 2021

Public Hearing: N/A

Advertising Date:

N/A

Advertised By:

Attachments: N/A

PURPOSE:

The Engineering Services Department recommends approval of contract 2021-005 for Storm Water Maintenance. Staffing shortages coupled with increasing maintenance workload have resulted in the need for contractor assistance. This contract consists of furnishing personnel, equipment, and materials to supplement the Storm Water Services Division in maintenance of storm water utilities and completion of various storm water projects.

BACKGROUND:

On Thursday, October 14, 2021 the City of High Point held the bid opening for Contract ENG-2021-008. Only one bid was received, which came from Breece Enterprises Inc. in the amount of \$422,675.00

This contract has an availability date upon a notice to proceed or execution of contracts by the City of High Point and Breece Ent. Inc., whichever occurs first, with a contract completion date of June 30, 2022.

BUDGET IMPACT:

Funds for this contract are available in the FY 2021-2022 budget.

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department and the Public Services Department recommend approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the contract to Breece Enterprises Inc. in the amount of \$422,675.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **ENGINEERING SERVICES**

COUNCIL AGENDA DATE: **November 1, 2021**

BID NO.: **15-041421** CONTRACT NO.: **2021-001** DATE OPENED: **04/14/2021**

DESCRIPTION:

Montlieu Avenue Roadway and Utility Improvements

PURPOSE:

The proposed project focuses on streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. Work also includes installation of an underground electric ductbank, and replacement of water and sewer utilities.

COMMENTS:

An additional \$1.5 million is estimated for electric utility materials and installation, which will be installed by the City's Electric Utilities Department after the proposed duct bank is completed under this contract.

RECOMMEND AWARD TO: **JSmith Civil, LLC.** AMOUNT: **\$7,416,040.00**

JUSTIFICATION:

Two qualified bids were received at the re-bid opening:
JSmith Civil, LLC. \$7,416,040.00
Yates Construction Co., Inc. \$7,644,048.44

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
401710	533701			2,960,019.37
431799	533701			796,671.00
421779	533701			3,659,349.63
TOTAL BUDGETED AMOUNT				7,416,040.00

DEPARTMENT HEAD: **Trevor Spencer, PE** Digitally signed by Trevor Spencer, PE
Date: 2021.10.19 12:32:27 -04'00' DATE: **10/19/2021**

The Purchasing Division concurs with recommendation submitted by the **ENGINEERING SVC DEPT** and recommends award to the lowest responsible, responsive bidder **JSmith Civil, LLC.** in the amount of \$ **7,416,040.00**.

PURCHASING MANAGER: **Erik S. Conti** Digitally signed by Erik S. Conti
Date: 2021.10.20 08:20:30 -04'00' DATE: **10/20/2021**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2021.10.20 08:53:26 -04'00' DATE: **10/20/21**

CITY MANAGER: **Tasha Logan Ford** Digitally signed by Tasha Logan Ford
Date: 2021.11.02 08:31:56 -04'00' DATE: **11/2/21**

CITY OF HIGH POINT

AGENDA ITEM



Title: Core City Winding Up Agreement and Acceptance of Property

From: Greg Ferguson, Assistant City Manager

Meeting Date: February 1, 2021

Public Hearing: No

Advertising Date / N/A

Advertised By: -

Attachments: Core City CDC Winding Up Agreement
Property Listing & Quit Claim Deed

PURPOSE:

To authorize Core City CDC Winding Up Agreement and to accept properties deeded by the Core City CDC to the City of High Point.

BACKGROUND:

The Board for the Core City CDC met on January the 27th and voted to approve the Winding Up Agreement with the City of High Point.

The Board for the Core City CDC also voted on January the 27th to deed all properties owned by the CDC to the City. Most of these properties will be a return of those which the City had previously deeded to the CDC. However, there are a few properties that the CDC had acquired from outside parties that are included in the proposed transfer. These include 713 W Grimes, 506 Amos and 801 Taylor (small scale manufacturing initiative) and 121 Underhill.

City Council is requested to accept the interest in these properties and take possession upon the recordation of the deed.

BUDGET IMPACT:

Some property maintenance costs until disposal.

RECOMMENDATION / ACTIONS REQUESTED:

Staff recommends and asks the Council to approve the Core City CDC Winding Up Agreement, the land transfers and authorize the appropriate elected official to sign the Agreement and Deed.

CORE CITY CDC WINDING UP AGREEMENT

This WINDING UP AGREEMENT ("Agreement") is dated as of January 27th, 2021 and is entered into by and between Core City CDC, a North Carolina nonprofit corporation ("CDC"), and the City of High Point, a North Carolina municipal corporation ("City").

W I T N E S S E T H:

WHEREAS, CDC was incorporated for the purpose of, among other things, assisting the City in providing low- and moderate-income housing within the City limits; and

WHEREAS, in furtherance of providing low- and moderate-income housing, the City has conveyed real property and provided public funds to CDC; and

WHEREAS, along with other real property it owns, CDC currently retains title and ownership to real property conveyed by the City to CDC, and CDC currently retains a substantial portion of the public funds provided by the City; and

WHEREAS, CDC and the City have determined that it is in their mutual interest to discontinue using CDC as a vehicle for providing low- and moderate-income housing; and

WHEREAS, CDC and the City have determined that it is in their mutual interest that, after CDC fulfills all of its liabilities and obligations, CDC convey to the City title and interest to all real property owned by CDC as well as all other assets, including funds held; and

WHEREAS, after CDC winds up its affairs as contemplated and required by this Agreement, CDC and the City have agreed that CDC should be dissolved as a corporate entity.

NOW THEREFORE, in consideration of the mutual conditions and agreements set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. On or before February 1, 2021, CDC shall, by quit claim deed, convey title to all real property owned by CDC to the City.
2. On or before February 15, 2021, CDC shall fulfill its liabilities and obligations to third parties.
3. On or before March 1, 2021, CDC shall convey its remaining assets, including funds held, to the City.
4. On or before March 15, 2021, CDC shall, pursuant to and in accordance with Article 14 of Chapter 55A of the North Carolina General Statutes, approve and file articles of dissolution with the North Carolina Secretary of State.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their respective officers thereunto duly authorized, as of the date first above written.

[Signature page follows]

Core City CDC

By: _____

Name: _____

Title: _____

CITY OF HIGH PIONT

By: _____

Name: _____

Title: _____

REID	PIN	Complete Name	Location Address	City	Property Description
172312	7800-02-2380	CORE CITY CDC ✓	713 W GRIMES AVE	HIGH POINT	BK2597-58 713 W GRIMES
172654	7800-01-1686	CORE CITY CDC ✓	801 TAYLOR AVE	HIGH POINT	PB 6-137 801 TAYLOR AV
172655	7800-01-1556	CORE CITY CDC ✓	506 AMOS ST	HIGH POINT	1 PB6-137 506 AMOS ST PL6-137
174216	7800-60-7578	CORE CITY CDC ✓	1117 JEFFERSON ST	HIGH POINT	196 PB 7-79 1117 JEFFERSON PL7-79
176062	7800-60-7573	CORE CITY CDC ✓	1119 JEFFERSON ST	HIGH POINT	197 PB7-79 1119 JEFFERSON PL7-79
176492	7800-88-2904	CORE CITY CDC ✓	1608 BOUNDARY AVE	HIGH POINT	130 PB 16-68 1608 BOUNDARY PL16-68
181859	7811-32-7280	CORE CITY CDC ✓	605 RIDGEROCK CT	HIGH POINT	LOT 65 PB5 PB139-32 ROLLING GREEN PL5139-32
181860	7811-32-7182	CORE CITY CDC ✓	603 RIDGEROCK CT	HIGH POINT	LOT 66 PH 5 PB139-32 ROLLING GREEN PL139-32
183758	7811-02-2361	CORE CITY CDC ✓	1108 GORDON ST	HIGH POINT	PB 8-70 1108 GORDON ST
183836	7811-01-3832	CORE CITY CDC ✓	1002 GORDON ST	HIGH POINT	LOT 1 PB7-141 1002 GORDON PL7-141
190684	7800-56-7979	CORE CITY CDC ✓	121 UNDERHILL ST	HIGH POINT	PB 50-74 121 UNDERHILL
193298	7810-09-6400	CORE CITY CDC ✓	1523 WILLARD AVE	HIGH POINT	59 & 60 1523 WILLARD
193317	7810-09-2073	CORE CITY CDC ✓	2111 LITTLE AVE	HIGH POINT	97 & 98 PB14-68 BK1628-317 LITTLE PL14-68
193334	7810-08-0721	CORE CITY CDC ✓	208 MORGAN PL	HIGH POINT	39 PB 12-103 208 MORGAN PL PL12-103
183435	7801-91-7807	CORE CITY CDC ✓	1210 KIMMERY DR	HIGH POINT	TIMOTHY B. APPELGATE ET UX LOB

For questions or to provide feedback regarding the information displayed on this site, contact the Guilford County Tax Department at TAXAPPRAISAL@GUILFORDCOUNTYNC.GOV or call 336-641-4814.

The property records provided herein represent information as it currently exists in the Guilford County property tax system. This data is subject to change daily. Guilford County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

Per North Carolina General Statute 105-285-287 (d), all real property in North Carolina is subject to listing and valuation annually as it exists on January 1. Real Property assessments are based on market values as of the date of countywide reappraisal in 2017.

Prints best in landscape mode

Wednesday January 20, 2021



Real Property Search

[Home](#) [County Home](#) [Tax Dept Home](#) [Tax Bills](#) [Maps](#) [Tax Rates](#)
Search Type: **OWNER** Search Value: **core city cdc**

17 Records Matched Search Criteria

[New Search](#)

REID	PIN	Complete Name	Location Address	City	Property Description
193321	7810-09-5080	CORE CITY CDC ✓	2305 LITTLE AVE	HIGH POINT	2305 AND 2309 LITTLE STREET LOA
225803	7810-08-7909	CORE CITY CDC ✓	2309 LITTLE AVE	HIGH POINT	2305 AND 2309 LITTLE STREET LOC
12					

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Prints best in landscape mode

Wednesday January 20, 2021

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0

REID numbers for each tax parcel are provided in attached Exhibit A

Mail to: Grantee

This instrument was prepared by: Gallimore Levy Chrisawn Gallimore PLLC (Kim W. Gallimore)

THIS DEED made this ____ day of _____ 2021 by and between

GRANTOR	GRANTEE
Core City CDC, a North Carolina non-profit corporation 211 South Hamilton Street High Point, NC 27260	City of High Point, a municipal corporation P.O. Box 230 High Point, NC 27261

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration from Grantee to Grantor, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all of Grantor's right, title, and interest in and to those certain lots or parcels of land situated in Guilford County, North Carolina and more particularly described in attached Exhibit A (the "Property").

None of the Property includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Core City CDC, a North Carolina non-profit corporation

By: _____ (SEAL)
Michael E. McNair, Vice President

State of North Carolina
County of Guilford

I, _____, a Notary Public of the above state and county, certify that Michael E. McNair, Vice President of Core City CDC, a North Carolina non-profit corporation personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: _____

_____, Notary Public

[notarial seal/stamp]

My commission expires: _____

Exhibit A

TRACT 1: REID 172312 Location Address: 713 W Grimes Ave.

BEGINNING at a point in the South line of Grimes Street, in the City of High Point, which point is 235 feet, more or less, Easterly from the Southeasterly intersection of Grimes Street and West Green Street, and which point is 21 feet Easterly from, when measured at right angles thereto, the center line of the present main tract of the High Point, Thomasville and Denton Railroad Company, formerly Carolina and Yadkin Railway Company; thence South 51 ° 30 ' East along the South side of Grimes Street 21.15 feet to an iron spike, Sam Moon's corner; thence South 38 ° 42 ' West 190 feet along Moon's line to an iron pipe in the North side of a ten foot alley; thence North 51 ° 18 ' West along said alley 66.6 feet to an iron pipe, which point is 21 feet Easterly from, when measured at right angles to, the present center line of the said main track of High Point, Thomasville and Denton Railroad Company; thence North 52 ° 12 ' East, parallel with and 21 feet Easterly of said center line of main track 195.5 feet to an iron pipe in the South side of Grimes Street, the point of BEGINNING, containing 8336 square feet.

TRACT 2: REID 172654 Location Address: 801 Taylor Ave.

BEGINNING at the intersection of the West property line of Amos Street and the South property line of Taylor Street, and running thence along the South side of Taylor Street South 81 ° West 68 ½ feet to a point in Rosa W. Redding's line; thence along the Redding line South 9 ° East 150.0 feet to a point; thence along the line of Amos lands North 81 ° East 68 ½ feet to a point on the West side of Amos Street; thence continuing along the West side of Amos Street North 9 ° West 150 feet to the point of BEGINNING, as shown on map made by June A. Johnson, C. E., to which reference is hereby made.

TRACT 3: REID 172655 Location Address: 506 Amos St.

BEGINNING at a point on the West line of Lee Street, which point is distant in a Southerly direction, 150 feet from the point of intersection of said line of Lee Street with the South Line of Taylor Street; thence along said Lee Street, South 3 ° 30 ' West 50 feet to a point; thence North 85 ° West 125 feet to a point; thence North 3 ° 30 ' East 50 feet to a point; thence South 85 ° East 125 feet to the point and place of BEGINNING; said premises being known as the property of Cornelius and Arrillar Cagle, according to a survey made by James A. Johnson, C. E., under the date of November, 1925; and being further known as Lot No. 1, of the Charles L. Amos Lots of the Redding Land, which map is duly recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 6, Page 137.

TRACT 4: REID 174216 Location Address: 1117 Jefferson St. and TRACT 5: REID 176062 Location Address: 1119 Jefferson St.

BEING ALL OF LOT NUMBERS ONE HUNDRED NINETY-SIX (196) AND ONE HUNDRED NINETY-SEVEN (197), as shown on plat entitled "Map of Eastview" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 5, Page 267 and Plat Book 7, at Page 79.

TRACT 6: REID 176492 Location Address: 1608 Boundary Ave.

BEING ALL OF Lot No. 130 of the J.C. Elliott Property, Division No. 2, map or plat of which is duly recorded in Plat Book 16, Page 68, in the Office of the Register of Deeds of Guilford County, N.C. and being known as 1608 Boundary Street, High Point, North Carolina.

TRACT 7: REID 181859 Location Address: 605 Ridgerock Ct. and Tract 8: REID 181860 Location Address: 603 Ridgerock Ct.

BEING all of Lots 65 & 66, Phase 5, Sheet of Rolling Green Estates, a map of which is recorded in Plat Book 139, Page 22 in the Office of the Register of Deeds of Guilford County, North Carolina.

TRACT 9: REID 183758 Location Address: 1108 Gordon St.

BEGINNING at an iron post in the original right of way line of East side of Gordon Street 176 feet north of its intersection with the north line of East Avenue, and running South 85° 53' 30" East 167.91 feet to an iron post; thence North 05° 00' East 60 feet to an iron post; thence North 85° 53' 30" West approximately 167.79 feet to an iron post in the original right of way line on the east side of Gordon Street; thence along said original right of way line, South 5° 5' West 60 feet to an iron post, the point of BEGINNING, according to survey entitled "Property of Roy E. Jones" prepared by Robert P. Guarino, dated June 18, 1952, Job No. 2195, to which reference is hereby made and being known as 1108 Gordon Street, High Point, North Carolina.

TRACT 10: REID 183836 Location Address: 1002 Gordon St.

BEING all of Lot No. 1 of the J. L. Skeen Property as per a map thereof recorded in Plat Book 7, Page 141 in the Office of the Register of Deeds of Guilford County, North Carolina.

TRACT 11: REID 190684 Location Address: 121 Underhill St.

BEGINNING at a point on the West side of Underhill Street, which said point is located 208.25 feet North of the intersection of Underhill Street and E. Washington Drive and said point is in the northern boundary of Astor W. Mitchell's property; thence along Astor W. Mitchell's line North $86^{\circ} 20'$ West 73.56 feet to a point that is common to Astor W. Mitchell's property and Lot 35 b-9 of the map entitled "Property of the Housing Authority of the City of High Point" as recorded in Plat Book 50, Page 74, in the Office of the Register of Deeds of Guilford County, North Carolina; thence along said Lot 35 b-9 North $83^{\circ} 29' 20''$ West 80.86 feet to a point that is on the East side of Eccles Street and is 25 feet from the center of Eccles Street; thence along the East side of Eccles Street North $5^{\circ} 55' 30''$ East 126.73 feet to a point; thence North $30^{\circ} 57' 40''$ West 10.72 feet to a point which along the old property line along the East side of Eccles Street; thence South $70^{\circ} 59' 55''$ East 134.29 feet to a point in the West side of Underhill Street; thence along the West side of Underhill Street South $11^{\circ} 20' 10''$ East 106.25 feet to the point of BEGINNING, according to a survey prepared by Jerry E. Sexton, Land Surveyor, dated September 15, 1988, Job No. 88-853, to which reference is hereby made.

The above described property is conveyed SAVE AND EXCEPT that portion of the above described property shown as Lot 35 b-10 on Exception Map entitled "Property of Housing Authority of the City of High Point, North Carolina", which Exception Map is recorded in Plat Book 50, Page 74, in the Office of the Register of Deeds of Guilford County, North Carolina.

TRACT 12: REID 193298 Location Address: 1523 Willard Ave.

BEING LOT NOS. 59 AND 60 AS SHOWN UPON A MAP OF A SUBDIVISION KNOWN AS GORDON STREET PARK, AS SURVEYED AND PLATTED BY WILLIAM FREEMAN, C.E., IN JUNE 1946, WHICH MAP IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY IN PLAT BOOK 14, PAGE 68.

TRACT 13: REID 193317 Location Address: 2111 Little Ave.

BEING ALL OF LOT NUMBERS NINETY-SEVEN (97) AND NINETY-EIGHT (98), as shown on plat entitled "Gordon Street Park, Property of J. W. Ferrell" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 14 Page 68.

TRACT 14: REID 193334 Location Address: 208 Morgan Pl.

BEING ALL OF LOT NUMBER THIRTY-NINE (39) of the Brockett Farm Subdivision of Hughes Memorial School, as shown on map duly recorded at Book 8056, Page 1 Guilford County Registry.

TRACT 15: REID 183435 Location Address: 1210 Kimery Dr.

BEING all of Lot B on the Exclusion Plat to Adjust Property Line for #1210 and #1214 Kimery Drive, Property of Timothy B. Applegate et ux, as shown on the plat recorded in Book 193, Page 95, in the Office of the Register of Deeds for Guilford County.

TRACT 16: REID 193321 Location Address: 2305 Little Ave.

Being all of New Lot A as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

TRACT 17: REID 225803 Location Address: 2309 Little Ave.

Being all of New Lot C as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

**HIGH POINT CITY COUNCIL
REGULAR MEETING (VIRTUAL)
JANUARY 19, 2021 – 5:30 P.M.
COUNCIL CHAMBERS- MUNICIPAL BUILDING**

MINUTES

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed. www.HighPointNC.gov/VirtualPublicMeeting.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:37 p.m.

The recitation of the Pledge of Allegiance followed a Moment of Silence.

Mayor Wagner called the roll for attendance. The following council members were present (9):

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Britt Moore- At Large (physically present)
Council Member Tyrone Johnson- At Large (physically present)
Council Member Cyril Jefferson- Ward 1 (physically present)
Council Member Christopher Williams- Ward 2 (physically present)
Council Member Monica Peters- Ward 3 (remote participation)
Council Member Wesley Hudson- Ward 4 (physically present)
Council Member Victor Jones- Ward 5 (physically present)
Council Member Michael Holmes- Ward 6 (physically present)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Lee Burnette, Director of Planning & Development; Herb Shannon, Senior Planner- Planning & Development; Chris Andrews, Planning Administrator- Planning & Development; Mike McNair, Director of Community Development and Housing; Sandy Dunbeck, Interim Economic Development Director; Perry Hall, Emergency Manager- High Point Fire Department; Eric Xavier, Assistant Director of IT Services; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated remotely:

Marshall Yandle, Vice President- High Point Economic Development Corporation; Lori Loosemore, Local Codes Manager

Others participating in the meeting remotely were:

Hal Singley, CFO- Fitesa

Ford Graham, - K & L Gates, Counsel for Fitesa

STRATEGIC PLAN UPDATE

2021-18 Council will receive an update on the Strategic Plan from Council Member Williams, Chair of the Community Development Committee.

As part of the Strategic Plan Update, Lori Loosemore, Local Codes Manager, showcased a house at 512 Hines Street and 1200 Crawford Street. Both houses have been repaired/renovated by the property owners and both will be owner-occupied.

For the benefit of the public listening to the meeting, Mayor Wagner explained that these dilapidated houses were repaired by the property owners and pointed out this is a by-product of the city's efforts in blight reduction in High Point, which has proved to have a very positive effect in High Point.

PUBLIC COMMENT PERIOD

2021-17 Public Comment Period

A Public Comment Period will be held on Tuesday, January 19, 2021 at 5:30 p.m.

As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming this meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed www.HighPointNC.gov/VirtualPublicMeeting.

Although the public is unable to physically participate in the meeting, the public can submit comments by

- 1. Calling 336-883-3522 and leaving a message, or by*
- 2. Emailing written comments to publiccomment@highpointnc.gov or by*
- 3. Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.*

All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the January 19, 2021 City Council Meeting. The City of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, January 15 at 5:00 p.m.

Mayor Wagner reported there were no public comments received.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair
Committee Members: Moore, Holmes, Jones, and Peters

CONSENT AGENDA ITEMS

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, January 14, 2021 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 Johnson to approve all matters on the Finance Committee Consent Agenda. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

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.

2021-11

Resolution - Declaration of Surplus Property - Police Canine - Hoss

The High Point Police Department is requesting that City Council declare Canine Hoss as surplus property and adopt a Resolution approving the sale of personal property by private negotiations and sale pursuant to N.C.G.S. 160A-266.

Adopted a Resolution approving the sale of personal property by private negotiations and sale pursuant to N.C. General Statute 160A-266.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, that this resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Resolution No. 1956/21-1

Resolution Book, Volume XXI, Page 1

2021-12 Contract - HH Architecture - High Point City Lake Park Site Master Plan Phase 1

City Council is requested to award a contract to HH Architecture in the amount of \$474,500 to perform construction documentation and bidding services for the High Point City Lake Park Site Master Plan Phase 1 and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved award of a contract in the amount of \$474,500 with HH Architecture to perform construction documentation and bidding services for the High Point City Lake Park Site Master Plan Phase I and authorized the appropriate City official and/or employee to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, that this contract approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-13 Resolution - Donation of Surplus Radio Equipment - Fair Grove Fire Department

City Council is requested to adopt a resolution approving the donation of ten (10) used surplus Motorola XTS 5000 handheld radios to Fair Grove Fire Department and authorize the appropriate city official to execute all necessary documents.

Adopted a Resolution approving the donation of ten (10) used surplus Motorola XTS 50000 handheld radios to Fair Grove Fire Department and authorized the appropriate city official to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, that this resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 1957/21-2
Resolution Book, Volume XXI, Page 2**

2021-14 Contract - Sole Source - Application Support Infor Lawson - RPI Consultants, LLC

City Council is requested to award a contract to RPI Consultants, LLC in the amount of \$175,500.00 for a three (3) year technical support agreement to continue support for the City's ERP application, *Lawson* by Infor and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved award of a contract to RPI Consultants, LLC in the amount of \$175,500.00 for a three-year technical support agreement to continue support for the City's ERP application, *Lawson* by Infor and authorize the appropriate City official and/or employee to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, that this resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-15 Contract - CPM (Civic Platform) Accela, Inc. - High Point Fire Department

City Council is requested to award a contract to Accela, Inc. in the amount of \$233,615.32 for five (5) year license agreement with Accela, Inc. to afford the Fire Department access to the City's CPM application, *Civic Platform* by Accela and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved award of a contract with Accela, Inc. in the amount of \$233,615.32 for a five-year license agreement with Accela, Inc. to afford the Fire Department access to the City's CPM application, *Civic Platform* by Accela and authorize the appropriate City official and/or employee to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, that this resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

PUBLIC HEARINGS**2021-16 Public Hearing - Fitesa**

Tuesday, January 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance based incentives up to the amount of \$342,720.00 for Fitesa for a project at 200 S West Point Avenue and authorize the City Manager to execute a performance agreement with Fitesa containing benchmarks for the company to achieve and a schedule for the payment of incentives.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st 5:30 p.m.

Sandy Dunbeck, Interim Director of High Point Economic Development, recognized Marshall Yandle, Vice President- High Point Economic Development Corporation, who could not be present at tonight's meeting. She expressed pleasure in bringing this proposed Fitesa project before the City Council. She spoke to Fitesa being a Brazilian company with North American headquarters in Simpsonville, SC; advised that Fitesa is considering expanding their business operations in High Point on Westpoint Avenue; that Fitesa announced acquiring Fiber Dynamics at that location in September of 2020; the building and site at 200 Westpoint Avenue is located adjacent to the City's Small Scale Manufacturing Target Area and is also located in one of the City's three Opportunity Zones; and how city staff and others are working to encourage investment and jobs in these areas.

Ms. Dunbeck advised a project such as this by a company such as Fitesa continues to speak to the strengths of High Point and Guilford County as a leader in manufacturing and mentioned Guilford County Economic Development Alliance's tagline , "You can make it here." She noted that High Point has a long history of making products from furniture to buses to socks and food.

Fitesa will be making specialty fabrics to support the healthcare industry. If the company chooses to grow in High Point, they would invest \$18 million in building upfits and machinery/equipment to add two additional production lines. Fitesa proposes to retain all 80 initial positions of Fiber Dynamics and would add 22 new jobs at the facility that would pay from \$15 to \$19 an hour based on the applicant's experience. The building is provided water and sewer service by the City of High Point and is also on the City's electric system.

Ms. Dunbeck reported that Fitesa is also considering their other United States locations in addition to High Point for this proposed facility. They are asking that the City of High Point consider authorizing performance-based incentives for this project, and the High Point Economic Development staff recommends authorizing up to \$342,720 in cash grant incentives for such a project expansion in High Point. The source of funding would be the City's Economic Development Incentive Fund which is funded by General and Electric revenues. Ms. Dunbeck explained that any such incentives would be subject to the company meeting benchmarks spelled out in a performance agreement; payments would be made in installments after the company achieves those benchmarks. Staff is recommending paying this incentive out over three years due to the investment potentially being made in 2021 and the jobs potentially being created in 2021 and 2022. The company expects to make its location decision within the next 30 days as to whether or not to choose High Point.

Ms. Dunbeck recognized company representative and CFO, Hal Singley, and consultant and counsel Ford Graham of K & L Gates, who joined the meeting via Zoom. She then turned the presentation over to Ford Graham.

Mr. Graham expressed appreciation to the City Council for the opportunity to speak regarding Fitesa and its plans to potentially expand its operation in High Point. He provided some background on himself and shared that he is an attorney with K & L Gates and practices economic development law in the Carolinas and across the United States. He shared that he has had the pleasure of knowing Fitesa since they established their first North American operation in 2008 and spoke to it being a great company; how it is growing and would be a great addition to the High Point community. He respectfully brought two things to Council's attention:

1. Fitesa is a privately held company; is a family-owned corporation; and is not a larger publicly traded entity that has federally mandated disclosure requirements.
2. Fitesa operates in a highly, highly competitive environment in which its competition is constantly searching the media and the internet for tidbits of information about what its next move is and what it hopes to gain so it can have a strategic advantage over Fitesa.

Due to these concerns, he stated the presentation will focus on the company and its philosophy and will provide a brief outline of the potential expansion in High Point, but it may be less detailed than what is generally shared in open forums in publicly traded companies. He then turned the presentation over to Hal Singley, Fitesa's North American CFO.

Mr. Singley noted he is in charge of Fitesa's finance function, legal, and IT globally. He shared that he has been with the company for 21 years; 12 years since 2008; and nine years prior on the same site in Greenville working for Fiber Web who was a joint venture partner with Fitesa. He spoke to how Fitesa:

- ✓ Is a leader in one of the world's largest manufacturers of non-wovens;
- ✓ Is a Brazilian company with the largest international footprint;
- ✓ Is privately held with headquarters in Brazil;
- ✓ Has 23 plants in 13 countries and five innovation centers with two in the United States;
- ✓ Focuses on sustainable products in their portfolio, winning several awards from industry for being a green industry organization.

Mr. Singley reported he works out of the Simpsonville, SC office and spoke to Fitesa having several global people and a worldwide headquarters in addition to the North America headquarters. He mentioned the facility that Fitesa purchased in September of 2020 in High Point (the former Fiber Dynamics), a company who had been in High Point for many years. They also have plants in Terraho, Indiana; Green Bay, Wisconsin; and Washougal, Washington; with a huge concentration in Brazil; Lima, Peru; in northern Europe; China; India; and Thailand.

Mr. Singley then provided a brief history on the company and their growth since the company was founded in 1989. He shared that three of their five acquisitions were completed this year in the midst of a Global Pandemic. He spoke to how their values are trust, simplicity, frugality, respect for individuals, transparency, honesty, and integrity and how these values are accomplished with their management practices of meritocracy, empowerment, and responsible autonomy of their employees, teamwork, and employee development. He shared

their main slogan which is "Always doing more and better with less." Fitesa's vision is to be the preferred choice for the supply of non-woven solutions to the global hygiene and health care industries, and to accomplish this, their mission is developing the non-woven solutions of these industries across the globe and building their business on the aligned value of the company and its employees. As such, they are constantly seeking new ways to involve and grow in dynamic and responsible ways.

Regarding the project in High Point, Fitesa is proposing the installation of two machines for providing specialty fabric to the health care industry. Mr. Lingley noted that he was not at liberty to specific details, but mentioned these items are being used in daily lives in the midst of a pandemic. They are proposing to invest \$18 million for the two production machines; and some building upfit; and the creation of 22 additional jobs with the wage rate of \$15 to \$19 per hour.

He thanked Council for their time and expressed excitement about their recent acquisition in High Point.

Ms. Dunbeck thanked both Mr. Singley and Mr. Graham for sharing the information on the proposed project and advised that the High Point Economic Development staff recommends that the City Council consider authorizing up to \$342,720 in performance based incentives for the Fitesa Project and authorize the city manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Following the presentations, Chairman Moore opened the public hearing and asked if there was anyone who would like to speak regarding the request. There being no comments, he explained that the public hearing would remain open for the required 24-hour waiting period before a vote could be taken. The Council will vote on this matter during a Recessed Meeting of City Council on Thursday, January 21, 2021 at 5:30 p.m. Chairman Moore reminded everyone of the process for submitting comments. He thanked Mr. Singley and Mr. Graham for their interest in High Point and expressed excitement about the potential opportunity for Fitesa and for High Point.

REGULAR AGENDA ITEMS

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

Committee Members: Williams, Hudson, Jefferson, and Johnson

2021-19 Ordinance - Demolition of Dwelling - 216 Underhill Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 216 Underhill Street belonging to Heirs of Carol A. Kirby.

Lori Loosemore, Local Codes Manager, provided a brief overview for this property as follows:

First inspection	3/15/2019	
Hearing	1/21/2020	No one appeared for the hearing.
Order to Repair or Demolish	1/23/2020	
Compliance Date	2/27/2020	
Delinquent Taxes	\$12,249	2007-2020

Ms. Loosemore noted this is heir property, so it did have to be advertised in the newspaper. She also reported that no repairs have been made and staff has not heard anything from the property owners regarding this property.

Chairman Williams asked if any comments were received. City Clerk Vierling replied there were no comments received regarding this housing case.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 216 Underhill Street.

A motion was made by Council Member Williams, seconded by Council Member Jefferson, that this Demolition Ordinance be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9):

Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7684/21-1
Ordinance Book, Volume XXII, Page 1**

2021-20

Ordinance - Demolition of Dwelling - 802 S. Elm Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 802 S. Elm Street belonging to Eugene and Cora Lang.

Lori Loosemore, Local Codes Manager, provided an overview of the housing case as follows:

First inspection	4/2/2019	
Hearing	8/29/2019	No one appeared for the hearing.
Order to Repair or Demolish	8/20/2019	
Compliance Date	10/2/2019	
Delinquent Taxes	\$5,147	For 2015-2020

Ms. Loosemore reported that no repairs have been made and that staff has not heard anything from the property owner.

Chairman Williams asked if any comments were received regarding this housing case. The City Clerk replied that no comments were received.

A motion was made by Council Member Williams, seconded by Council Member Holmes, that this ordinance be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7685/21-2
Ordinance Book, Volume XXII, Page 2**

PENDING ITEMS

2020-456 Ordinance - Demolition of Dwelling - 208 Lawndale Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 208 Lawndale Avenue belonging to Margaret Ann Robbins.

A motion was made by Council Member Williams, seconded by Council Member Hudson, to pull this matter out of Pending, remove it from the agenda and refer it back to staff. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-422 Ordinance - Demolition of Dwelling - 711 Hines Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 711 Hines Street belonging to Dolores Lobo Martinez, property deed date 7/19/2019, Lis Pendens record 8/27/2018, Previous owner Isa Irina Reyes-Lobo.

A motion was made by Council Member Williams, seconded by Council Member Hudson, to pull this matter out of Pending, remove it from the agenda and refer it back to staff. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

PLANNING & DEVELOPMENT - Mayor Jay Wagner**2021-21 Resolution of Intent - Annexation 20-08**

Approval of a Resolution of Intent to establish a public hearing date of February 1, 2021, to consider a voluntary annexation of approximately 4.21-acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road. The property is known as Guilford County Tax Parcel 196054 (portion) and 158007 (portion).

Adopted a Resolution of Intent establishing a public hearing date of February 1, 2021 to consider a voluntary annexation of approximately 4.21 acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road, specifically known as Guilford County Ta Parcel 196504 (portion) and 158007 (portion).

Note: Due to a loss of simultaneous connection because of technical difficulties, Council Member Peters, who was participating remotely, was recorded as being absent for the vote on this matter.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, that this resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

Absent (1): Council Member Peters

**Resolution No. 1958/21-3
Resolution Book, Volume XXI, Page 3**

PUBLIC HEARINGS**2021-22 BRC Spirit LLC and BRC Spirit II LLC - Zoning Map Amendment 20-20**

A request by BRC Spirit LLC and BRC Spirit II LLC to rezone approximately 3.6 acres from the Residential Single Family - 3 (R-3) District and a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located west of Eastchester Drive and north of Hilton Court, and addressed as 1801 and 1809 Eastchester Drive.

Mayor Wagner advised that the applicant has requested a continuance of the public hearing for Zoning Map Amendment 20-20 to February 15, 2021 at 5:30 p.m.. He advised that Council would continue to receive comments on Zoning Map Amendment 20-20 up to the February 15, 2021 City Council Meeting and the required 24 hours after the public hearing is held.

Note: Due to a loss of simultaneous connection because of technical difficulties, Council Member Peters, who was participating remotely, was recorded as being absent for the vote on this matter.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, that the public hearing for this matter be continued to February 15, 2021 at 5:30 p.m. as requested by the applicant. Following a roll call vote by Mayor Wagner, the motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Peters

2021-23 Public Hearing: City of High Point - Zoning Map Amendment 20-23

A request by the High Point City Council to rezone 286 properties, totaling approximately 88 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Chatham Wood Apartment complex (856 Lakecrest Avenue), Foxcroft Townhome development (Rockingham Road/James Court), Windchase Townhome development (Windchase Court), Northbridge Townhome development (Northbridge Drive/Northbridge Court), 608 and the southern portion of 610 James Road, 1221 E. Hartley Drive (Journey Church), 2051, 2097 & 2103 Johnson Street and that portion of the 1875 Eastchester Drive parcel lying along the west side of Johnson Street and at the northwest corner of Johnson Street and E. Hartley Drive.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st 5:30 p.m.

The public hearing for this matter was held as duly advertised on Tuesday, January 19, 2021 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning & Development Department, provided an overview of the staff report for Zoning Map Amendment 20-23 which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone 286 parcels totaling approximately 88 acres as part of the City's Comprehensive Zoning Map Amendment project. This request focuses on evaluating various townhomes and multi-family developments near the intersection of Johnson Street and E. Hartley Drive and along James Road. The purpose of the Comprehensive Zoning Map Amendment project is to review and evaluate zoning of land throughout the city; identify areas where zoning is out of sync with the existing land use and inconsistent with land use policies; and to propose changes.

Mr. Shannon advised these various multi-family developments obtained their current zoning approval between 1984 and 2000 under the former Development Ordinance which was replaced by the current Development Ordinance in 2017. Except for three undeveloped parcels and an existing vacant parcel off of James Road, everything in this area has been developed.

Mr. Shannon reported that the 608 and 610 James Road area was rezoned in 2000 to support a proposed 18-unit townhome development. One building on the site is a former daycare center that has been vacant since 2002, which was purchased by a church in 2002. As no development has occurred since the site was rezoned in 2000 and as ample time has passed, staff recommends that area be rezoned from its current RM-16 to the R-3 District. To the south, there is a large area that was rezoned in 1984. The Chatham Wood apartments, Foxcroft Townhome development, Windchase Townhomes, an undeveloped parcel at that northwest corner of Johnson Street and Eastchester Drive highlighted on the map as 2051 Johnson Street and a portion of 1875 Eastchester Drive; this is land that is owned by the City that is associated with Oak Hollow Lake.

At the other intersection, there is an existing church, a small parcel where the City has a pump station and an undeveloped parcel. This area was part of a large rezoning in 1984 which included conditions pertaining to access as far as putting a cul-de-sac at Rockingham Court to the north and James Court and dedicating land for the extension of E. Hartley Drive. Chatham Wood apartments, Foxcroft Townhomes, and Windchase Townhomes have been developed to the north and those road improvements have been completed. There is a church located to the south, a pump station, and an undeveloped parcel.

Staff is recommending this area be rezoned from the Conditional Use RM-16 District to RM-16 as the conditions pertaining to that zoning case have been met.

Mr. Shannon advised that the Northbridge Townhome development obtained zoning approval in 1998, and as with other cases, there were conditions pertaining to dedicating land for the E. Hartley Drive extension and conditions on how access is to be obtained. All of those conditions have been met. Staff recommends that this area be rezoned from the Conditional Use RM-16 District to Rm-16 basically removing those old, obsolete conditions because all of them have been met.

Staff recommends approval of Zoning Map 20-23. The Planning & Zoning Commission reviewed this request at their December meeting and they are also recommending approval by a vote of 9-0. The Commission stated the request is consistent with adopted policy guidance because the proposed zoning map amendments are generally supported by the moderate density and medium density Land Use Map designations for each of these areas as contained on the adopted Land Use Map. The Commission also stated that the request is reasonable and in the public interest as the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts which cannot be amended.

Mr. Shannon reminded Council that they must place into the official record a statement of consistency explaining why the actions are considered reasonable and noted that could be accomplished by considering the statements that were forwarded to the City Council by the Planning & Zoning Commission.

Following the presentation, Mr. Shannon entertained questions.

Council Member Hudson advised that the homeowner at 610 James Road (Tax Parcel 199982) would like this property to stay as it is and not be part of this rezoning. He noted it was rezoned to multi-family in 2000.

Mayor Wagner asked if there was a convenience store on the corner of the property; inquired about the impact on the store; and asked if it would become non-conforming. Mr. Shannon explained that just the southern 50 feet of that parcel is part of the rezoning request and confirmed that it does not split the building. He noted if it is the desire of Council to remove that area, staff would recommend removal of all of the property so it would not leave just a 50-foot sliver of property zoned Conditional Use RM-16.

Mayor Pro Tem Moore asked if it would change anything for the property owner in the future in the case of making changes or selling the property. Mr. Shannon advised that if the property owner desires that portion of the property be used for commercial use, he would be required to submit a zoning map amendment application. Mayor Wagner pointed out the property owner would have to do that anyway because it is not zoned Limited Business. Mr. Shannon agreed and clarified that they would not have commercial zoning either way on that southern 50-feet of property.

The Mayor asked the clerk if any additional public comments were received. The city clerk referenced a public comment that was placed on the dais and received late this afternoon from property owner, Jerry Corns. Council Member Hudson noted Mr. Corns is the owner of the property that was just discussed.

Mayor Wagner then asked if there were any additional questions or comments. Hearing none, he announced that this matter would remain open for the required 24-hour waiting period and that Council would take action on Zoning Map Amendment 202-3 during a Recessed Meeting of City Council on January 21st at 5:30 p.m.

GENERAL BUSINESS AGENDA

PUBLIC HEARINGS

2021-24 Ordinance - Amending Article II Mayor and Council Terms of Office - City of High Point Charter

Monday, January 19, 2021, at 5:30 pm is the date and time established to receive public comments regarding an Ordinance Amending Article II, Mayor and Council, Section 2.2 Council; number; terms of office, and Section 2.3 Mayor; term of office, duties of the City Charter of the City of High Point to correct the language regarding term limits from two years to four years, making it consistent with the language in Article III- Elections, Article 3.1 Method of Election of the City of High Point Charter.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. as duly advertised. Following the public hearing, but not earlier than the next regular

meeting of the Council and not later than 60 days from the date of the hearing, Council may adopt an ordinance to implement these amendments.

The public hearing for this matter was held as duly advertised on Tuesday, January 19, 2021 at 5:30 p.m.

Mayor Wagner advised this is merely a correction of some clerical errors discovered on the Charter Amendment Ordinance that was previously adopted by the City Council on March 19, 2018 regarding changing the terms of the Mayor and City Council from two years to four years. He turned the floor over to City Attorney JoAnne Carlyle to provide an explanation.

City Attorney Carlyle explained there were two sections in the Charter that needed to be changed (Section 2.2 Council terms and Section 2.3 Mayor's term) to make those sections consistent with other charter references in Article III, Elections, Section 3.1- Method of election. She advised this would clarify that the terms of office for the Mayor and City Council are four-year terms and the process would require a public hearing to be held before the City Council. She explained that once the public hearing is held tonight, following the public hearing, but not earlier than the next regular meeting of Council and not later than 60 days from the date of the hearing, Council may adopt an ordinance to implement the amendments, so she is recommending it be placed on the February 1, 2021 Council Agenda for a vote.

Mayor Wagner opened the public hearing and asked if any comments were received from the public regarding this matter. The city clerk reported no comments were received. For the benefit of the public listening to the audio for the meeting, the Mayor explained the process for the public to submit public comments.

REGULAR AGENDA ITEMS

2021-25 Resolution - Guilford County Multi-Jurisdictional Hazard Mitigation Plan

City Council is requested to adopt a resolution to approve the 2020 update to the Guilford County Multi-Jurisdictional Hazard Mitigation Plan.

Perry Hall, Emergency Manager- High Point Fire Department, explained adoption of the Multi-Jurisdictional Hazard Mitigation Plan is required by FEMA and must be done on a countywide basis which includes all cities and towns in a jurisdiction. He advised that a committee was formed about a year and a half ago who met and reviewed the Plan. The Hazard Mitigation Plan identifies what the hazards are within Guilford County; how they can be prevented; and how to handle situations if events occur. Mr. Hall noted that the Guilford County Commissioners approved the Guilford County Multi-Jurisdictional Hazard Mitigation Plan on January 7, 2021; it now requires approval by all of the jurisdictions within Guilford County; and once it is approved by all jurisdictions it is forwarded back to FEMA for adoption. Mr. Hall stressed the importance of adoption of the Hazard Mitigation Plan because of the grant money that is tied to it. Mayor Wagner agreed that it is very important for the City of High Point to be eligible for FEMA funds in the event of a disaster.

Adopted a Resolution approving the 2020 update to the Guilford County Multi-Jurisdictional Hazard Mitigation Plan.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, that this resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-26 The Mercer Group, Inc. - City Manager Position Ad & Timeline

City Council is requested to approve the advertisement and timeline provided by The Mercer Group, Inc. for the purpose of preparing to advertise availability of the City Manager position and recruit actively for candidates.

Mayor Wagner advised this is the proposed timeline that has been submitted by the consultant for the city manager search. He noted that although he believed it does not require Council approval, he is recommending approval because The Mercer Group, Inc. (consultants hired for the city manager search) is asking for approval.

The Mayor asked if there were any questions or comments.

Mayor Pro Tem Moore mentioned there were a few questions concerning the eligibility side of it that he sent in and could not recall getting a reply. Mayor Wagner recalled the question had to do with the number of potential candidates and how many the consultants would bring to the City Council for consideration, but that would be difficult to determine until it is known how big and how qualified the candidate pool is that the consultants will bring to Council. Interim City Manager Randy McCaslin advised that the consultant, Ellis Hankins, did respond to the email.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, that this matter be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-27 Reappointments - Human Relations Commission - Dev Bhandari - Stacy Jones - Sharon McGregor

Council Member Hudson is recommending the reappointment of Dev Bhandari, Council Member Holmes is recommending the reappointment of Stacy Jones, Mayor Pro Tem Moore is recommending the appointment of Sharon McGregor to the Human Relations Commission to be effective immediately and will expire 11/1/2022.

Approved the reappointment of Dev Bhandari and Stacy Jones and the appointment of Sharon McGregor to the Human Relations Commission. Appointment/Reappointments to be effective immediately and will expire 11/21/2022.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, that these appointments/reappointments be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-28 Reappointment - Library Board of Trustees - Rick Cornwell - Dorotea Evans - Bill Philips - Donna Kaiser

Council Member Hudson is recommending the reappointment of Rick Cornwell
Council Member Jones is recommending the reappointment of Dorotea Evans
Council Member Jefferson is recommending the appointment of Bill Philips
Mayor Pro Tem Moore is recommending the appointment of Donna Kaiser
to the Library Board of Trustees to be effective immediately and will expire 10/31/2023.

Approved the reappointment of Rick Cornwell and Dorotea Evans and the appointment of Bill Philips and Donna Kaiser to the Library Board of Trustees. Appointments/Reappointments to be effective immediately and will expire 10/31/2023.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, that these appointments/reappointments be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-29 Reappointment - High Point ABC Board - Ashley Tillery

Mayor Wagner is recommending the reappointment of Ashley Tillery to the High Point ABC Board. Term to be effective 2/8/2021 and will expire 2/8/2024.

Approved the reappointment of Ashley Tillery to the ABC Board. Appointment to be effective 2/8/2021 and will expire 2/8/2024.

A motion was made by Mayor Wagner, seconded by Council Member Jones, that this reappointment be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-30 Minutes To Be Approved

Finance Committee Meeting; Thursday, December 17, 2020 4:00 p.m.
Special Meeting of Council; Monday, December 21, 2020 4:30 p.m.
Regular Meeting of Council; Monday, December 21, 2020 5:30 p.m.

Recessed Meeting of Council; Wednesday, December 23, 2020 5:30 p.m.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jefferson, that the preceding minutes be approved as submitted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

ADJOURNMENT

There being no further business to come before Council, Mayor Wagner asked if there were any objections to recess the meeting. There being none, at 6:29 p.m. the meeting was recessed to Thursday, January 21, 2021 at 5:30 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
(VIRTUAL)
JANUARY 21, 2021 – 5:30 P.M.
COUNCIL CHAMBERS- MUNICIPAL BUILDING**

MINUTES

Note: In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance was not permitted. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed. www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER & ROLL CALL

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

Following a virtual roll call for attendance by Mayor Wagner, the following council members were present:

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Moore- At Large (physically present)
Council Member Tyrone Johnson- At Large (remote participation)
Council Member Monica Peters- Ward 3 (physically present)
Council Member Wesley Hudson- Ward 4 (physically present)
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael Holmes- Ward 6 (remote participation)

The following council members were absent:

Council Member Cyril Jefferson- Ward 1
Council Member Christopher Williams- Ward 2

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Sandy Dunbeck, Interim Director of Economic Development; Jeron Hollis, Director of Communications & Public Engagement; Herb Shannon, Planning & Development; Chris Andrews, Planning & Development; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

PRESENTATION OF ITEMSFinance Committee**2021-16 Public Hearing - Fitesa**

Tuesday, January 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance based incentives up to the amount of \$342,720.00 for Fitesa for a project at 200 S West Point Avenue and authorize the City Manager to execute a performance agreement with Fitesa containing benchmarks for the company to achieve and a schedule for the payment of incentives.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st @ 5:30 p.m.

The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked if any additional comments were received; the city clerk reported there were no additional comments received. The public hearing was closed.

Approved performance-based incentives in the amount of \$342,720.00 for Fitesa for a project at 200 S. West Point Avenue and authorized the City Manager to execute a performance agreement with Fitesa containing benchmarks for the company to achieve and a schedule for the payment of the incentives.

A motion was made by Mayor Wagner, seconded by Council Member Peters, that this matter be approved. The motion carried by the following 6-0 unanimous vote:

Aye (6): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Peters, Council Member Hudson, and Council Member Jones

Absent (3): Council Member Jefferson, Council Member Williams, and Council Member Holmes

Planning & Development

2021-23

Public Hearing: City of High Point - Zoning Map Amendment 20-23

A request by the High Point City Council to rezone 286 properties, totaling approximately 88 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Chatham Wood Apartment complex (856 Lakecrest Avenue), Foxcroft Townhome development (Rockingham Road/James Court), Windchase Townhome development (Windchase Court), Northbridge Townhome development (Northbridge Drive/Northbridge Court), 608 and the southern portion of 610 James Road, 1221 E. Hartley Drive (Journey Church), 2051, 2097 & 2103 Johnson Street and that portion of the 1875 Eastchester Drive parcel lying along the west side of Johnson Street and at the northwest corner of Johnson Street and E. Hartley Drive.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st at 5:30 p.m.

The public hearing regarding this matter was held on Tuesday, January 19, 2021 at 5:30 p.m.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked if any additional comments were received; the city clerk reported that no additional comments were received. The public hearing was closed.

Mayor Wagner made a motion to approve Zoning Map Amendment 20-23 and adopt an Ordinance providing for the rezoning of these 286 properties, totaling approximately 88 acres based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements:

That Zoning Map Amendment 20-23 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are generally supported by the Moderate Density and medium Density Residential land use map designations for each of these areas, as contained in the adopted Land Use Plan. Furthermore, the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts which cannot be amended.

Mayor Pro Tem Moore made a second to the motion.

Council Member Hudson offered a substitute motion to remove the property addressed as 608 - 610 James Road from this request.

Mayor Wagner asked if there was a second to the substitute motion. **The substitute motion failed due to the lack of a second.**

Mayor Wagner then called for a vote on the original motion to adopt an Ordinance approving Zoning Map Amendment 20-23. Following a roll call vote by Mayor Wagner, the motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Jefferson, and Council Member Williams

ADJOURNMENT

There being no further business to come before the City Council, Mayor Wagner asked if there were any objections to adjourn the meeting. Hearing none, the meeting was adjourned at 5:39 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk



**SPECIAL MEETING
of the
FINANCE COMMITTEE
(Virtual Meeting)
Chaired by Council Member Moore
Members: Moore, Holmes, Peters, and Jones
January 7, 2021 – 4:00 p.m.
3rd Floor Council Chambers**

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER

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

Following a virtual roll call by Chairman Moore, the following Committee Members were **Present:**

Mayor Pro Tem Britt Moore, Chairman
Council Member Michael Holmes (remote participation)
Council Member Victor Jones (physically present)
Council Member Monica Peters (physically present)

Other Council Members **Present:**

Council Member Wesley Hudson (physically present)
Council Member Cyril Jefferson (remote participation)

Staff Members Present:

Randy McCaslin, Interim City Manager (physically present); Greg Ferguson, Assistant City Manager (physically present); Eric Olmedo, Assistant City Manager (physically present); Terry Houk, Director of Public Services (remote participation); Robby Stone, Assistant Director of Public Services (physically present); Derrick Boone, Assistant Director of Public Services (remote participation); Mary Brooks, Deputy City Clerk (physically present); and Lisa Vierling, City Clerk (remote participation)

Others Present:

Judy Stalder, TREBIC (physically present); Jim Grdich, Blueridge Companies (remote participation); Marlene Sanford, TREBIC (remote participation); David Michaels, Windsor Homes (physically present); Scott Wallace, Keystone Developers (remote participation); Mark Walsh (physically present); Mark Morgan (physically present)

PENDING ITEMS**2020-528 Resolution- Proposed System Development Fee**

The required public hearing for this matter was held on Monday, December 21, 2020 at 5:30 p.m. At that time, action was taken to refer this matter to the Finance Committee for further discussion regarding adoption of a proposed system development fee assessed by the Water and Sewer Funds according to the provisions of GS 162A, "North Carolina Water and Sewer Authorities Act." Staff recommends the proposed system development fees become effective October 1, 2021.

Chairman Moore acknowledged members of the development community who participated in the meeting. He reported that today's matter deals with the proposed system development fees that will have an impact on the city, the development, and the city's future growth. Chairman Moore advised that the city hired a consultant to conduct a study and the results of the study were presented to the City Council and to members of the community as well. He then asked Public Services Director Terry Houk to provide an overview of the progress/development of the proposed system development fees so far.

Mr. Houk advised that Stantec Consulting did conduct a study; provided a presentation on the proposed system development fees to the City Council on two occasions; came up with recommendations based on the results of the study; provided the information to Council; a public hearing was held before the City Council on the proposed system development fees; and referred the matter back to the Finance Committee for further discussion and evaluation.

Interim City Manager Randy McCaslin advised that the 2017 legislation required that a study be done in order to implement the proposed system development fees; explained that the city currently charges frontage/acreage fees that are not backed up by any study; and reiterated that the city was required to engage a consultant to do the study in order to bring the city into compliance with the 2017 legislation.

Chairman Moore reported that Stantec Consulting presented three methods in which to approach the proposed system development fees as follows:

- 1. Buy-In Method*
- 2. Incremental Cost Method*
- 3. Combined Method*

The consultants are recommending the Combined Method as the approach to take for the proposed system development fees. Chairman Moore spoke to how the study contained lots of benchmarking comparisons to cities equal in size within the State; how the city must make changes in the method it currently has been operating under and move toward the proposed

system development fees as a means to remain competitive and keep in good stead with the development and real estate community which are very, very critical to the city and its future growth.

Mr. Houk addressed the competitiveness of the study with the development community in Winston Salem and Greensboro; spoke to how the range for the proposed SDF are very comparable to the other nearby entities; and how the decision would be totally up to the City Council as to what amount of fees to charge.

At this time, Chairman Moore recognized Jim Grdich, who posed a question to Terry Houk. He asked Mr. Houk to explain the rationale behind what he meant in an earlier statement when he said that the city "can charge" and the basis of the "can." Mr. Houk explained that the study is based on the 10-year Capital Improvement Program (CIP) and capacity that the city currently has, and staff is recommending the "max" amount be charged. Mr. Houk further explained the study recommends the maximum amount the city can charge (based on the 10-year CIP and capacity of the water/sewer system) so the fees are competitive with nearby jurisdictions such as Winston Salem and Greensboro, but pointed out the decision as to exactly what amount to charge would be entirely up to the City Council..

Committee Member Holmes inquired about the calculations used to come up with the fee percentages currently in place. Mr. Houk explained it is based on the capacity and spoke to the process to which the fees were calculated based on the 10-year CIP, meter size, capacity of the water/sewer system, etc..... Committee Member Holmes asked if those numbers are consistent with the High Point CIP and what amount would be needed to move away from the current fee structure which is based on frontage/acreage and asked for clarification that the proposed SDF and study was done based on an analysis for the city's needs. Mr. Houk reiterated the study was conducted based on the city's 10-year CIP; spoke to the big volume of water/sewer projects coming up in excess of \$30 million; and the projections in the CIP being based on projections for expansions/upgrades, expansions with the next phase of the Piedmont Triad Regional Water Authority (PTRWA), and the transmission lines that will have to be installed.

Committee Member Holmes also inquired about the process for engaging the development community regarding any regulatory changes or changes to the fee structures and if they were aware of the 2017 legislation change. Mr. Houk advised that prior to COVID, TREBIC typically held quarterly meetings and things of this nature would be discussed and believed that it was a couple of years ago that this was first mentioned.

At this time, Judy Stalder, representing TREBIC (Triad Real Estate Building Industry Coalition), 115 S. Westgate Drive, Greensboro, stepped up to the podium in response to Committee Member Holmes' inquiries and to clear up a few statements that were made earlier. She acknowledged that TREBIC has no issues with changing the water/sewer fees as they are currently based on frontage/acreage fees to the system development fee because they feel it is a fairer way to charge than the frontage/acreage fees. She noted that when Mr. Houk said the system development fees were calculated on what can be charged, she believed he meant that it was the maximum that could be charged based on the city's water/sewer system and how it is calculated, and that did not necessarily mean that is how much that the city must charge. She pointed out that when the City of Greensboro moved to the system development fee, they remained revenue neutral and they made sure that the same

development and apartment development that was developed under their old fee structure would pay the same amount after they changed to the System Development Fee model; so there was no immediate increase in fees. She wanted to make sure everyone was aware that there does not have to be an immediate increase in fees just because the city can charge those fees.

She questioned the justification for increasing the fees so dramatically and mentioned that she has been asked by TREBIC's members about what the city actually needs versus what the city can actually charge. She also asked if the city has reached out to all stakeholders such as the High Point Realtors and the High Point Builder's Association members because the builders would ultimately be the ones paying the proposed system development fees.

Regarding Ms. Stalder's inquiry about the justification for raising the fee structure, Mr. McCaslin replied that the entire study was based on the CIP and noted the CIP for the next five years reflects \$150 million in system upgrades and this is what the proposed fee is based on. He explained that the frontage/acreage and meter fees currently being charged and collected produce less than 1% of the total revenues for the water and sewer department and he spoke to how the bulk of the rest of it is the maintenance for the existing system, the operation of the existing system, and the future expansion of the system which is paid for by user fees every month based on consumption.

Committee Member Peters asked if the city put in property value comps for the property value differences between some of the other nearby cities to look at that percentage as well. Mr. Houk replied that the property values were not a consideration in the study. Mr. McCaslin explained that property values do not have any bearing on the future capital needs of the water/sewer system and Committee Member Peters advised that it does mean they may can bear the extra expense, whereas, the city's housing market may not be able to. Mr. McCaslin pointed out the city does not have a choice in the matter because these are projects/improvements that must happen in the next five years. He further explained that there are currently two sources of revenues: monthly water/sewer bills from existing users in the system; and the new construction which adds new users in the system. He shared an analogy of the fees to a balloon and noted if the balloon is squeezed on one end, it goes to the other end.

Committee Member Peters then asked Ms. Stalder if she felt the increase in the proposed fees might possibly affect economic growth in the development realm in High Point. Ms. Stalder replied that, unfortunately, it would and pointed out most of the builders that build in High Point, particularly the larger projects, also build in other parts of Guilford County, Winston Salem, and the Triangle as well, and they would, of course, build where it makes the most sense staying away from building where it would cost them more while appraising for less. She spoke to High Point having a very exciting future; how builders like building in High Point; and that High Point needs to think about how the fees are going to be implemented and figure out a way to do it so it does not affect development going forward. She explained it is a matter of balancing it in the public and private sector.

Ms. Stalder shared that they did look at the numbers and although the base fee might be comparable to Greensboro and Winston, that Greensboro and Winston Salem's fees are lower. She reiterated that Greensboro does give a discount for high density development and spoke to how the proposed system development fees in High Point would add \$3,2000 to

the cost of a single-family dwelling, which is approximately \$1,100 more than in Winston Salem or Greensboro. She pointed out it would cost less to build a house in Greensboro or Winston Salem where the system development fees are concerned and referenced a spreadsheet that she sent out with numbers for comparison. She clarified that the data and numbers in the spreadsheet were obtained from city officials in Greensboro and Winston Salem and felt the stark figure is the difference between the fees currently in place and those proposed. She spoke to how it is such a big amount for developers to take out right at the beginning because they start planning a development two years before they actually put anything in the ground.

Chairman Moore pointed out that according to Stantec's recommendation in the study, it appears that the proposed residential water/sewer comparisons on a 3/4 meter would be in the middle between what Greensboro and Winston Salem charges. Ms. Stalder reiterated that Greensboro does give an additional discount on apartments. Chairman Moore suggested that High Point could possibly look at something similar as well. Ms. Stalder advised that capacity use fees have been around for a while and after a series of legal challenges, the State created the statute in 2017 to standardize it into system development fees.

Chairman Moore spoke to how it has been almost two decades since these types of fees have been adjusted or increased and stated he was a little confused as to why the bigger builders/developers would feel like High Point is not necessarily going to be as viable of a market if the fees go up and it puts High Point in the same area where they are currently developing in the rest of the Triad area. Ms. Stalder reiterated that High Point's system development fees as proposed would increase the price of a single-family dwelling by \$3,200, which is about \$1,100 more than Winston and Greensboro based on how they calculate their fees. She stated she was not sure why High Point would think they can be competitive with higher fees because everybody wants to build everywhere and mentioned that Greensboro reaches out to the development community on a daily basis to see what they can do there. She applauded High Point for building its infrastructure, but until that happens, High Point could easily price itself back out of the market. Chairman Moore advised that is not something that High Point intends to do, but the objective is to make the best decisions that will make High Point the very best High Point it can be. Ms. Stalder expressed her love for High Point and spoke to it being a smaller city that does not have the same things to offer yet.

At this time, Chairman Moore recognized Council Member Jefferson. Council Member Jefferson shared that it is known that High Point does have a staff that does an incredible job in attracting builders and encouraging folks to come to High Point and spoke to how High Point has seen considerable growth over the last several years. He asked what might happen if the system development fees are not increased and High Point holds the line for the foreseeable future? And what the ramifications might mean for the everyday residents of High Point--those that own their own home and are trying to work hard to get through the current Pandemic and economic crisis.

Mr. McCaslin replied that if the fees are kept at the same level, producing the same amount of revenue, it would be a total of less than 1% of all the revenues generated by water and sewer and reiterated that the city does have approximately \$150 million in CIP projects scheduled for the next five years. He further explained that as part of the budget process, Davenport Associates, reviews the city's water/sewer operations based on the CIP, based on

the debt, based on upcoming projects, they make a recommendation on water/sewer rate increases and that recommendation is brought to the City Council as part of the budget process. For the last ten years, those increases have been in the neighborhood of 4%-6% a year, so the current users of the system are seeing their water/sewer rates, go up at a rate of 4%-6% a year based on their monthly usage. Mr. McCaslin cautioned Council that if they leave the water/sewer revenue as it currently is, there is a good expectation that the 4%-6% per year rate increases will go up higher because of the substantial capital projects over the next five years. He noted that the current users do not need these expansions, but the new users would. He stated this is a policy decision that Council has to make to either leave it where it is, go to 100% of the recommended proposed system development fees, or somewhere in between.

Chairman Moore felt it was important to note that based on the legislation, the proposed system development fees, once adopted, would be set for five years and any changes within that period of time would trigger another study by a consultant to do the in-depth analysis.

Council Member Jefferson pointed out its either we have folks coming down the road paying to cover what they can come in to do, or we have the folks who are already here paying for the new folks who will come in. He suggested there is a lot of what could be done and in between, but this is something that would need to be figured out. He agreed with Chairman Moore that there may be some creative things that could be done such as how Greensboro incentivizes and offers discounts for higher density development. He stressed that it needs to be clear to everyone on Council and to the public that Council not only has a responsibility to the development community, but also has a responsibility to the average High Pointer who is living and trying to make ends meet with the 4%-6% water/sewer rate increases each year.

In response to Council Member Jefferson's statement, Ms. Stalder stated it is very easy to say that we want to protect our current citizens and noted that she, too, is a citizen in High Point; however, she felt Council needs to consider that the new people and the new houses that are being built are also being built for High Point citizens and this would be transferring that burden to them. She acknowledged there is a need for expansion of the water/sewer system because that is how the city will continue to grow and increase its tax base to keep fees and taxes down, but that Council should consider everybody who lives in High Point.

Ms. Stalder advised there are other cities that have found themselves in similar situations where fees were not raised on a consistent basis for various reasons, but she has seen some creative solutions which requires a review of fees across-the-board that the city charges. She suggested it might be time for High Point to re-examine all fees across the city and come up with a way to implement the fees so that it is least damaging to the future growth.

She pointed out that the city could get the cost of the calculations by the consultant back from one development and that TREBIC is willing to talk about a number. Chairman Moore asked Ms. Stalder if she was prepared with a number today. Ms. Stalder stated she could come up with a number, but she wanted to say that the system development fee collection statute was changed last year and can now be collected at final plat or at the time the building permit is issued, so it would be the builders that would be bearing the brunt of the system development fees. She asked, again, if High Point had included the High Point Building Association in any of the discussions regarding the system development fees. She

felt COVID is a great excuse not to get together but pointed out everybody's input is still needed.

Council Member Jones asked for clarification on the effective date if Council decides to implement the system development fees. Mr. McCaslin replied that staff is recommending an effective date of October 1, 2021 because that is generally when the water/sewer rate increases go into effect; however, it would be totally up to the City Council. Council Member Jones inquired as to if the fees, once implemented, could change at all during the 5-year period. Mr. McCaslin stated that the consultants did imply that the fees could not change within the 5-year period without another study being conducted. Council Member Jones pointed out many of the building projects are already underway and that in future years 3, 4, and 5, the developers would be able to build that into their pro-formas to determine what the development is going to cost, what the sale price and rent will be, etc.... He expressed concerns about how years 1 and 2 might negatively affect projects currently underway and wondered if it could possibly be adjusted and some of those costs absorbed.

Council Member Holmes asked for clarification on the CIP because he heard the 5-year CIP mentioned as well as the 10-year CIP. Mr. McCaslin explained that the study was based on a 10-year CIP, but the 5-year CIP is generally included in the budget and the projections for projects in the 5-year CIP is \$150 million.

At this time, Chairman Moore recognized David Michaels to speak from the podium.

David Michaels with Windsor Homes spoke to how they have been actively building and developing in High Point for many years and have a number of projects currently going on. He pointed out the projects in the CIP are long-term projects with a long-life span and are financed with a lot of debt which does affect the calculations. He questioned how the 5-year and 10-year window would affect the calculations. In looking at the 5-year window and the fees being locked in for five years, he questioned if it is a more favorable rate to the development/builder community. He admitted that they are obviously looking for the most favorable, slowest impact to projects they currently have underway and that they do hope to continue doing many things in High Point. Mr. McCaslin replied that the consultant ran these calculations based on the 10-year CIP and confirmed that the city does finance these larger projects generally with 25-year bonds. He pointed out that the maximum amount for the system development fees recommended by the consultant would not come close to generating the revenue needed.

Mr. McCaslin reiterated that this is a policy decision the City Council will have to make as to whether or not to implement the fees, and how much--whether it be the maximum amount recommended by the consultant, something less, something in between, etc... He stressed the importance of having the option of adopting some form of system development fees to get away from the frontage and acreage fees because they are not defensible.

Mr. Michaels agreed that the system development fees are a more equitable way to raise revenue versus the frontage and acreage fees. He stated that High Point has always been a great location to work and has been receptive to developers. He pointed out that the Piedmont Centre ended up in High Point because of the water and sewer policies that were in place at the time which made it an incentive to annex the entire development into High Point rather than Greensboro. He stated they want something that they can transition into

the market pricing and this would be an increase that is going to have to be absorbed in the market for which the market would have to respond to it.

Chairman Moore thanked Mr. Michaels for what he has done and what he will continue to do in terms of development in High Point. He pointed out there are many ways to look at numbers, but from a numerical standpoint he felt the numbers in the consultant's recommendation puts High Point in line with Greensboro and Winston Salem. He asked Mr. Michaels if he could expound on the difference between fees in the jurisdictions. Mr. Michaels advised that it is an increase from where High Point has been and noted these fees are being implemented all over the Triad. He shared that as a developer, they would consider location first to determine what product they think they can sell at the location, what price they think they can sell a house for, etc... He felt it seems to make High Point a little less competitive than previously but going forward the market would make that determination.

Mr. Michaels expressed appreciation for the dialogue and discussion taking place. He mentioned that in the 1990s there were opportunities to do a financing program for these sorts of fees and suggested this might be something to consider.

Jim Grdich with Blue Ridge Companies asked what percentage of the \$150 million in capital projects is targeted to come from the proposed system development fees. Mr. McCaslin stated he was not certain, but the consultant should be able to answer the question. Mr. Grdich explained it would be helpful to the development community if they are aware of what the impact will be and what share they would be responsible for. He referenced the chart that Judy Stalder put together and pointed out the Keystone Development on Penny Road would currently pay \$43,000 in fees versus \$450,000 if the proposed system development fees are implemented. Mr. McCaslin advised it would go to \$542,000 in Greensboro and \$624,000 in Winston Salem.

Scott Wallace with Keystone, pointed out they have made a tremendous investment in High Point based on the current fees not only on the Keystone at Penny Road project, but several other hundred acres. He spoke to how important this is to them because they used the current numbers to proforma these projects; how they do agree the fees need to be increased; how they would appreciate a system that would vest the projects they already have in place; and expressed appreciation for the City of High Point working with and partnering with them on this.

Chairman Moore expressed extreme appreciation to the development community for the investments made in High Point. He agreed that it would take everyone working together to come up with the best, fairest solution possible.

Committee Member Peters stated it appears in most of the categories, being looked at, that there is a ten times increase. She hoped the city could be more diligent moving forward watching all the fees to make sure they are very incremental for an easier transition.

Ms. Stalder felt Mr. Wallace made an important point regarding vesting the approved projects that are already underway and planned in High Point so that they can come in at the current fees that will feed into their developments. She stated that she is not aware of anything that would prohibit the city adopting a fee, then applying a discount to that fee.

She provided an example that if the city agrees that 50% of what can be charged would be a fair fee, and if the current projects were vested and a 50% discount applied for the first 2.5 years, then the full amount the next 2.5 years with a recalculation of fees after five years. She explained that in five years, they would be aware of what is coming and it would be based on real calculations and knowing what their questions are going to be for justification of charges and what percentage they would be expected to be responsible for.

Committee Member Jones pointed out offering a discount would not generate the necessary revenues. He asked if the system development fees are not implemented, if the users in the system would be paying the \$400,000 portion of that versus the developer. Mr. McCaslin explained that even if the system development fees are implemented at 100% of the maximum proposed, it would only generate a small percentage of the total revenue in the whole fund. He felt it would be difficult to draw a parallel between the users and what they are currently paying and what the new proposed system development fees would bring in.

Ms. Stalder asked Council to also be mindful that not only is the city doing expansion of the system, that developers are doing expansions as well such as building outfalls across their property, and in some cases these are outfalls that they cannot even use, ones that are put in place for future development. She advised that the developer goes in and builds every bit of the infrastructure that is needed for a particular development.

Chairman Moore asked if there were any additional comments or questions at this point. Committee Member Jones thanked everyone who participated in the meeting; thanked Chairman Moore for putting the meeting together; and spoke to how he feels better after hearing the input and feedback because he would rely on their input in making this tough decision.

Chairman Moore advised the objective is to figure out how to equitably squeeze the balloon, follow the current legislation, and give staff a workable policy. Ms. Stalder reiterated that system development fees are acceptable and pointed out everyone seems to be in agreement about that.

Hearing no further comments, Chairman Moore recommended this matter remain pending in the Finance Committee with the intention of addressing some of the things that were mentioned and he hoped the Committee would soon be able to come to a final decision on where the numbers will fall.

ADJOURNMENT

There being nothing further to come before the Finance Committee, Chairman Moore asked if there were any objects to adjourn the meeting. Hearing none, the meeting was adjourned at 5:23 p.m.

Respectfully Submitted,

Britt W. Moore, Chairman

Attest:

Lisa B. Vierling, City Clerk

DRAFT

RESOLUTION CONFIRMING APPROVAL OF A MULTIFAMILY
HOUSING FACILITY KNOWN AS DANIEL BROOKS PHASE I IN
THE CITY OF HIGH POINT, NORTH CAROLINA AND THE
FINANCING THEREOF WITH MULTIFAMILY HOUSING
REVENUE BONDS IN AN AGGREGATE AMOUNT NOT TO
EXCEED \$11,000,000

WHEREAS, the City Council (the "City Council") of the City of High Point (the "City") met in High Point, North Carolina at 5:30 p.m. on the 1st day of November, 2021; and

Housing Authority of the City of High Point (the "Authority") has agreed to assist Daniel Brooks Phase I, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Company"), in the financing of the acquisition by ground lease of the existing housing development known as Daniel Brooks Homes located at 1407 West Avenue in the City of High Point, North Carolina, which will be demolished, and the construction and equipping of a new 100-unit affordable housing complex (the "Development") on the subject property, through the issuance of its multifamily housing revenue bonds in an aggregate principal amount not to exceed \$11,000,000 (the "Bonds"); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that any bonds issued by the Authority for the Development may only be issued after approval of the plan of financing by the City Council of the City following a public hearing with respect to such plan; and

WHEREAS, on October 12, 2020, the Issuer held a public hearing with respect to the issuance of the Bonds to finance, in part, the Development, and on November 2, 2020, the City Council adopted a resolution approving the issuance of the Bonds solely to satisfy the requirements of Section 147(f) of the Code; and

WHEREAS, under the Code, bonds approved by an elected body for purposes of Section 147(f) of the Code must be issued within one year of the date of such approval; and

WHEREAS, due to an unexpected delay in completing the financing for the Development, the closing of the Bonds has been delayed such that the Bonds are not expected to be issued by November 2, 2021; and

WHEREAS, the Issuer and the Borrower have requested the City Council confirm its approval of the issuance of the Bonds solely to satisfy the requirements of Section 147(f) of the Code; and

WHEREAS, the Bonds shall not be deemed to constitute a debt of the City or a pledge of the faith and credit of the City, but shall be limited obligations of the Issuer payable solely from the loan repayments to be made by the Borrower to the Issuer; and

WHEREAS, the City Council has determined that its approval of the issuance of the Bonds is solely to satisfy the requirements of Section 147(f) of the Code and does not constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower, nor shall such approval in any event be construed to obligate the City for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Issuer, or to constitute the Bonds or any of the agreements or obligations of the Issuer an indebtedness of the City, within the meaning of any constitutional or statutory provision whatsoever;

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

1. The proposed low and moderate income housing development consisting of the acquisition, construction and equipping of the Development described above in the City by the Company and the issuance of the Authority's multifamily housing revenue bonds therefor in an amount not to exceed \$11,000,000 are hereby approved for purposes of Section 147(f) of the Code.

2. This resolution shall take effect immediately.

Mayor Pro Tem Britt Moore moved the passage of the foregoing resolution and Council Member Michael Holmes seconded the motion, and the resolution was passed by the following vote:

Ayes: Mayor Jay W. Wagner; Mayor Pro Tem Britt W. Moore; and Council Members Tyrone Johnson, Cyril Jefferson, Christopher Williams, Monica Peters, Wesley Hudson, Victor Jones, and Michael Holmes

Nays: None

Not voting: N/A

* * * * *

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 exact copy of a Resolution adopted by the City Council for the City of High Point, North Carolina, in regular session convened on November 1, 2021, the reference having been in Minute Book 96, and recorded in full in Resolution Book XXI, Page 57.

WITNESS my hand and the corporate seal of the City of High Point, North Carolina, this the 1st day of November, 2021.



Lisa B. Vierling
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: State Library of North Carolina Adapts Project Grant - Budget Ordinance

From: Stephen M. Hawryluk
Budget and Performance Manager

Meeting Date: November 1, 2021

Public Hearing: No

Advertising Date /
Advertised By: N/A

Attachments: Budget Ordinance

PURPOSE:

To appropriate funds (\$99,996) for the State Library of North Carolina Adapts grant for the High Point Public Library.

BACKGROUND:

The primary purpose of State Library of North Carolina (SLNC) Adapts project is to provide libraries with resources to help their communities address the digital divide that has exponentially affected high need communities. The High Point Public Library has been awarded \$99,996 in grant funds through the American Rescue Plan Act and managed by The Institute of Museum and Library Services. There is no match required.

Grant funds will be used to purchase a van equipped with a Cradlepoint router that can broadcast Wi-Fi to approximately 190 simultaneous users. The van will travel to neighborhoods characterized by high SNAP participation, high unemployment, high poverty rates, low broadband adoption, and low library usage. These are the same neighborhoods that are the focus of a new library outreach program in which the bookmobile provides programming and services primarily to children and seniors in partnership with the Growdega mobile pantry.

In addition to providing Wi-Fi access during neighborhood visits, library staff will help with creating e-mail accounts, filling out job applications, creating resumes and cover letters, and applying for governmental and other assistance. Customers can use their own devices or those carried on the van. One-on-one and small group computer instruction are also planned. Those benefiting from this project – at least at the outset – are found in six census tracts within the 27260 zip code. Broadband availability is high in these tracts, but broadband adoption is low – an indicator of impoverishment. Because the program will be serving diverse neighborhoods, a small portion of the grant funds will be used for translation of certain materials.

BUDGET IMPACT:

The program is covered 100% by federal funds. There is no local match requirement.

RECOMMENDATION / ACTIONS REQUESTED:

The Financial Services Department recommends and asks the City Council to approve the budget amendment.

“AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS FOR THE STATE LIBRARY OF NORTH CAROLINA ADAPTS GRANT

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

Section 1. The proposed amendment appropriates \$99,996 in federal grant funds for the High Point Public Library to be used to purchase and upfit a large van that will provide Wi-Fi, some devices, technology assistance, computer classes, etc. to underserved and at-risk neighborhoods.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following Library grant revenues be amended as follows:

Federal Grant Revenue	\$99,996
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(B) That the following Library grant expenditures be amended as follows:

Van Purchase and Upfit	\$99,996
------------------------	----------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 1st day of November 2021

Mayor, Jay W. Wagner

ATTEST

Lisa B. Vierling,
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Chemical Contract - Sodium Hypochlorite

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services
Rodney Darr – Water Plant Superintendent

Meeting Date: November 1, 2021

Public Hearing: No

Advertising Date:
Advertised By: N/A

Attachments: Attachment A – Bid Tabulation

PURPOSE:

The chemical product is used at the City's water and wastewater treatment facilities for treatment processes.

BACKGROUND:

Sodium Hypochlorite is used for the disinfection of drinking water at the water plant and for odor control at the wastewater treatment plants. This contract is for the supply of Sodium Hypochlorite to each of the following plants:

- Ward Water Treatment Plant (WTP)
- Eastside Wastewater Treatment Plant (WWTP)
- Westside Wastewater Treatment Plant (WWTP)

Bids for Sodium Hypochlorite were received on October 12, 2021. Oltrin Solutions / Trinity Manufacturing Inc. is the low bidder at \$0.94/gallon.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends awarding the contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$218,080.00. The contract will be awarded for a one-year period beginning December 1, 2021 and ending November 30, 2022, with the option to renew for two additional one (1) year periods if terms and pricing are agreeable to both parties.

Bid Summary
City of High Point, North Carolina
Sodium Hypochlorite
Bid 05-101221 Sodium Hypochlorite

Contractor	Proposal Form	Unit Price	Total Bid
Water Guard Inc	Yes	1.54	\$357,280.00
Oltrin Solutions/ Trinity Mfg Inc	Yes	0.94	\$218,080.00
JCI Jones Chemicals	Yes	1.3	\$301,600.00



**INVITATION TO BID
FORMAL BID**

BID # 05-101221
Liquid Sodium Hypochlorite (NaOCl)
Public Services

City of High Point
Purchasing/Warehouse Division
816 E Green Drive, PO Box 230
High Point, NC 27260
Phone: 336-883-3220 Fax: 336-883-3248
Libby Rush, Senior Buyer

FORMAL BID NUMBER: 05-101221

DATE: September 16, 2021

**BIDS DUE NO LATER THAN:
Tuesday, October 12, 2021
By 2:00 PM**

BUYER: Libby Rush

libby.rush@highpointnc.gov

TELEPHONE: (336) 883-3220

**Bid price shall be FOB Destination and
include delivery to:**

Frank L. Ward WTP 121 N. Pendleton St,
High Point, NC 27260

Eastside Wastewater Treatment Plant
5898 Riverdale Road, Jamestown, NC 27282

Westside Wastewater Treatment Plant
1044 W Burton Road
Thomasville, NC 27360

Bidder Information Form

"This contract will be considered invalid if this page is not completed in full."

--PLEASE TYPE OR PRINT LEGIBLY IN BLUE OR BLACK INK--

Oltrin Solutions LLC / Trinity Mfg. Inc

Vendor Name (include d/b/a information if applicable)

Entity Formation (check applicable): ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Sole Proprietorship
☐ Limited Company ☐ Limited Partnership

Ownership Category (check applicable): ☒ Non-Minority ☐ African American ☐ Hispanic ☐ Asian American
☐ Socially & Economically Disadvantaged ☐ Female ☐ American Indian

11 E V Hogan Drive

Principal Office Address (Per Secretary of State)

Hamlet, NC 28345

City, State & Zip

94-3092516

j.holmes@trinitymfg.com

Email Address

910.206.4603

Telephone Number

Federal Tax ID #/Social Security #

General Contractor License # (if applicable)

JACK HOLMES, Sr. Regional Sales Manager

Print Name & Title of Person Signing on Behalf of Vendor

JACK HOLMES

Vendor's Authorized Signature

* By signing above the vendor acknowledges that terms and conditions associated with this bid have been read and accepted.

* Failure to execute/sign this bid properly prior to submittal shall render the bid invalid and it
WILL BE REJECTED.

Late bids will NOT be accepted.

Offer valid for 60 days from date of bid opening. After this time, any withdrawal of offer shall be made in writing, effective upon receipt by the agency issuing this Invitation to Bid.

- Pursuant to General Statutes of North Carolina, Section 143-129, as amended, bids and proposals are subject to the conditions and specifications herein, are invited for materials and equipment as described herein.
- Prices or any other entry made hereon by the bidders shall be considered firm and not subject to change or withdrawal.
- Bidders certify under penalty of perjury that this bid has not been arrived at collusively and that no Federal or North Carolina antitrust laws have been violated.
- State and County sales taxes shall not be included in the bid prices. Sales tax shall be added to vendors invoice and will be paid to vendor at time of invoice payment.
- Bidders shall sign this form and return it with additional bid documents on or before the above date and time, to the City of High Point Purchasing Division, P O Box 230 (27261) and 816 East Green Drive., High Point, NC 27260.

NOTICE TO BIDDERS

Sealed proposals will be received by the Purchasing Division of the City of High Point, North Carolina, in the City Council Chambers located in the Municipal Office Building at 211 S Hamilton Street, High Point NC 27260 until **2:00 PM, Tuesday, October 12, 2021** at which time they will be publicly opened and read for the furnishing of the following:

Bid Number: 05-101221 **Liquid Sodium Hypochlorite (NaOCl)**

Copies of complete bid documents are available on line at <http://www.highpointnc.gov> Government - Departments – Financial Services - Purchasing – Current Bid Opportunities and Tabulations. Documents are also available in the Warehouse/Purchasing Division, the Municipal Operations Center, 816 E Green Dr., High Point, NC. Contact: Purchasing at (336) 883-3220 or purchasing@highpointnc.gov.

The City reserves the right to reject any or all bids, in whole or in part, as may in the judgment of the Council of the City of High Point, serve its best interest and to waive irregularities and informalities in any bid submitted.

No Bid may be withdrawn after the scheduled closing time of receipt of bids for a period of sixty (60) days.

USE OF THIS BID DOCUMENT:

Bids must be submitted on the forms provided herein. Bids submitted in any other format may be subject to rejection. If additional sheets are required, the bidder should make the necessary copies and insert them in the bid document or submit a separate bid document.

EXECUTION

In compliance with this Invitation for Bids, and subject to all the conditions herein, the undersigned offers and agrees to furnish and deliver any or all items upon which prices are bid, at the prices set opposite each item within the time specified herein. By executing this bid, I certify that this bid is submitted competitively and without collusion (G.S. 143-54).

BID SUBMISSION INSTRUCTIONS: Mail only one fully executed bid document, unless otherwise instructed, and only one bid per envelope. Address envelope and insert bid number as shown below. It is the responsibility of the bidder to have the bid in this office by the specified time and date of opening. All pages within this bid document are necessary parts thereof and shall not be detached, taken apart or altered. All pages of this document must be included in your bid submittal or you bid may be considered non-responsive.

<u>DELIVERED BY US POSTAL SERVICE</u>	<u>DELIVERED BY ANY OTHER MEANS</u>
Libby Rush, Senior Buyer Bid #05-101221 City of High Point PO Box 230 High Point, NC 27261	Libby Rush, Senior Buyer Bid #05-101221 City of High Point Warehouse/Purchasing 816 E Green Drive High Point, NC 27260

REFERENCES

Vendor shall provide at least three (3) references for which your company has provided goods or services of substantially the same features and quantity to those solicited herein. The City may contact these references to determine the goods provided are substantially similar to those bid herein and the Vendor's performance has been satisfactory. Such information may be considered in the evaluation of the bid.

FIRM NAME	LOCATION	CONTACT	PHONE	E-MAIL
C/O Asheville	Asheville, NC	Beatrice Abernathy	828-259-5954	b.abernathy@ashevillenc.gov
Metro Sewer	Asheville, NC	Heather Odum	828-225-8856	h.odum@msdnc.org
C/O Greensboro	Greensboro, NC	Angie Waters	336-373-2184	angie.waters@greensboro-nc.gov

BID TABULATIONS: Bid Tabulations will be posted to the City's website <https://www.highpointnc.gov/Bids.aspx>. Bids will be publicly opened and bid tabulations will be posted within a couple of days of bid opening.

TRANSPORTATION CHARGES: FOB HIGH POINT, NORTH CAROLINA WITH ALL TRANSPORTATION CHARGES PREPAID AND INCLUDED IN BID PRICE.

AWARD CRITERIA: As provided by Statute, award will be based on the lowest, responsible, responsive bid(s) - most advantageous to the City of High Point as determined by consideration of:

- Price
- Quality of products offered
- General reputation & performance capabilities of bidder
- Proven performance of equipment or goods offered
- Conformity with intent of specifications herein
- Bidder's previous performance in contract with the City
- Conformity with the terms and conditions of this Invitation for Bid
- Adequate availability of service and parts
- Delivery

AWARD OF CONTRACT: It is the general intent to award this contract to a single overall bidder on all items. The right is reserved; however, to make awards on the basis of individual items or groups of items, if such shall be considered by the City to be most advantageous or to constitute its best interest.

The City reserves the right to reject any and/or all proposals as deemed to be in the best interest of the City.

The City reserves the right to award quantities greater or less than proposed based on funds and or need.

SCOPE: It is the intent of this Invitation for Bids to establish a vendor for Sodium Hypochlorite for the City of High Point's Public Services Department.

QUESTIONS: All questions regarding this bid should be submitted in writing to Libby Rush at libby.rush@highpointnc.gov by 12:00 pm on September 28, 2021.

CONTRACT TIME: Contract will be awarded for a one-year period beginning December 1, 2021 and ending November 30, 2022, with the option to renew for two additional one (1) year periods if terms and pricing are agreeable to both parties.

QUANTITY: The quantities provided are based on current estimates of needs. It shall be understood and agreed that during the contract period quantities purchased may be more or less than the stated estimated quantities. The City shall not be obligated to purchase in excess of its normal requirements.

MAKE AND MODEL: Manufacturer's name and model/catalog numbers, if used, are for the purpose of identification and to establish general quality level desired. Such references are not intended to be restrictive and comparable products of other manufacturers will be considered. However, bidders are cautioned that any deviation from specifications must be pointed out in their bid.

DEVIATIONS: Any deviations from specifications and requirements herein must be clearly pointed out by bidder. Otherwise, it will be considered that equipment or goods offered are in strict compliance with these specifications and requirements; a successful bidder will be held responsible, therefore. Deviations must be explained in detail. However, the City makes no implication that deviations will be acceptable. Bidder is advised that the response (or lack thereof) on this question does not take precedence over specific responses or non-responses provided elsewhere in this bid.

SALES TAX: Do not include Sales Tax bid price. Sales tax shall be added to invoice and will be paid at time of invoice payment.

COST ADJUSTMENTS: The cost for all items as quoted herein shall remain firm for the contract period specified/awarded. Costs for subsequent periods and any extension term periods shall be subject to an adjustment only if increases occur in the industry. However, unless very unusual and significant changes have occurred in the industry, such increases shall not exceed 5% per year or, whichever is less, the latest yearly percentage increase in the All-Urban Consumers Price Index (CPI-U) (National) as published by the Bureau of Labor Statistics, U.S. Dept. of Labor. The yearly increase or decrease in the CPI shall be that latest index published and available ninety (90) days prior to the end of the contract year then in effect compared to the index for the same month one year prior.

Any requested cost increase shall be fully documented and submitted to the City at least ninety (90) days prior to the contract anniversary date. Any approved cost adjustments shall become effective upon the anniversary date of the contract. In the event the CPI or industry costs decline, the City shall receive, from the Contractor, a reasonable reduction in costs that reflect such cost changes in the industry.

The City may, after examination, refuse to accept the adjusted costs if they are not properly documented, increases are considered to be excessive, or decreases are considered to be insufficient. In the event the City does not wish to accept the adjusted costs and the matter cannot be resolved to the satisfaction of the City, the contract will not be renewed and the City will rebid the contract.

Any contract extension is subject to the continuation of usage and the appropriation of funds.

ALL UNIT COSTS SHALL BE FIRM FOR THE CONTRACT PERIOD SPECIFIED.

SAMPLES: Samples are not required with the bid response; however, if required later, bidder agrees to furnish samples of items offered at no expense within five consecutive calendar days after request is made. Bidders who do not comply with this requirement will be subject to rejection.

DELIVERY SITE:

All pricing shall be quoted FOB Destination to the following locations:

Frank L. Ward Water Treatment Plant, 121 N. Pendleton St., High Point, NC 27260
Eastside Wastewater Treatment Plant, 5898 Riverdale Rd., Jamestown, NC 27282
Westside Wastewater Treatment Plant, 1044 W. Burton St., Thomasville, NC 27360

OTHER INSTRUCTIONS:

1. All chemicals quoted must meet AWWA Specifications B403-93 and must be certified by the NSF under ANSI/NSF for Drinking Water Additives (Food Grade).
2. Orders will be placed on an as-needed basis. Delivery lead times shall be stated in the proposal.
3. Deliveries shall be made as specified.
4. MSDS Sheets shall be included with each shipment.

SPECIFICATIONS
CITY OF HIGH POINT
Liquid Sodium Hypochlorite (NaOCl)
05-101221

Liquid sodium hypochlorite (NaOCl) is used for the purification of potable water at the Frank L. Ward Water Treatment Plant and wastewater disinfection at the eastside and Westside WWTP's.

Product Specifications

1. This product must meet the specifications of the water purification division of the American Water Works Association for potable water (ANSI/AWWA B300-99). Successful bidders shall include a statement of compliance stating conformance to the above referenced AWWA standard.
2. This product shall be certified as suitable for contact with or treatment of drinking water by an accredited certification organization in accordance with ANSI/NSF Standard 60, Drinking Water Treatment Chemicals-Health Effects.
3. Bids shall include a certified analysis of content of a typical (recent) production lot.
4. Sodium hypochlorite solution should be a clear, light yellow liquid and shall contain no more than 0.15% insoluble matter by weight. Total free alkali (expressed as NaOH) shall not exceed 1.5% by weight.
5. Quantity to be delivered to the City of High Point NC is approximately **225,000 gallons** based on 16% available chlorine. The liquid solution shall be between 15 and 16% available chlorine.
6. The manufacturer shall supply information (table or graph) showing the relationship between percentage sodium hypochlorite and free available chlorine.
7. The maximum metal contents are:
 - a. Mercury <1.0 mg/L
 - b. Copper <0.050 mg/L
 - c. Nickel <0.050 mg/L
 - d. Iron <0.100 mg/LMaximum calcium content shall be no greater than 1.0 mg/L and maximum magnesium content shall be no greater than 3.0 mg/L.
Product turbidity should not exceed 25 NTU.

Performance Expectations

1. This product will be used in a highly regulated process. We appreciate but do not necessarily require prompt delivery; however, we do expect consistent delivery. **The supplier of this product must provide prior notification if inconsistencies in delivery times are expected for any reason.**
2. Drivers and / or all delivery personnel must demonstrate safe work practices appropriate to the product they are delivering and are expected to provide their own PPE.
3. The supplier shall provide each delivery location a current Material Safety Data Sheet (MSDS) prior to or concurrent with the first delivery of product.
4. Delivery sites for the City of High Point NC include:
 - i. Frank L. Ward Water Treatment Plant, 121 N Pendleton St., High Point, NC 27260
 - ii. Eastside Wastewater Treatment Plant, 5898 Riverdale Rd., Jamestown, NC 27282
 - iii. Westside Wastewater Treatment Plant, 1044 W. Burton St., Thomasville, NC 27360

5. Product shall be delivered to all 3 locations in bulk (tanker) loads of 4,500 to 4,600 gallons per delivery. Delivery will be as needed on a specified date to be received between 7:00 AM and 3:00 PM, Monday through Friday, excluding holidays or as specified. Delivery tickets shall show the actual number of gallons delivered, weight tickets for the truck tare weight and fully loaded weight, the dry weight of the chemical delivered, and the percent of the active ingredients (lot analysis) of the delivered product. A unique identifying shipment number shall appear on the delivery ticket and the invoice. All other conditions apply.
6. All shipments of sodium hypochlorite shall conform to US Department of Transportation (DOT) regulations for marking and handling.
7. All delivery personnel shall be trained about the specific properties and hazards of the product and utilize appropriate personal protective equipment (PPE) while at City of High Point facilities.
8. The City of High Point reserves the right to analyze the material upon arrival and reject the load if the material fails to meet one or more of the specifications stipulated herein. All freight charges on rejected material is to be paid by the supplier.
9. The price per gallon is to be all inclusive including shipping/delivery/fuel charges. **No extra fuel charges are to be billed!**

Bid Proposal Form
Bid 05-101221
Liquid Sodium Hypochlorite (NaOCl)

PROPOSAL						
LIQUID SODIUM HYPOCHLORITE (NaOCl)						
ITEM	DESCRIPTION	QTY	U/M	UNIT COST	TOTAL	DELIVERY DAYS ARO
1	Liquid Sodium Hypochlorite (NaOCl) Including Shipping/Delivery/Fuel	232,000	GL	.94	218,080	4.5

Unit price must be all inclusive, including shipping/delivery/fuel charges. No extra fuel charges are to be billed!

Delivery will be made within 5 days after receipt of order.

Oltrin Solutions, LLC
 Company Name
Hamlet NC 28345
 City State Zip
jholmes@trinitymfg.com
 E-mail

Jack Holmes
 Signature
Oct. 11, 2021
 Date
910.206.4603 910.817.4792
 Telephone Fax

Affidavit of Compliance
Sodium Hypochlorite Specifications

I, Jack Holmes, Senior Regional Sales Manager,

do hereby certify that our 15% Sodium Hypochlorite, Tri-Lite® 150, as manufactured by Trinity Manufacturing, Inc. (and sold through our marketing arm, Oltrin Solutions, LLC) meets or exceeds all specifications and requirements as listed in the NSF60 standard for Sodium Hypochlorite, AWWA B300 (most current version), and all limits as set forth in the City of High Point, NC bid request 05-101221 as pertaining to sodium hypochlorite. The current NSF60 approval (listed under "Oltrin Solutions") can be found via the link below:

<http://info.nsf.org/Certified/PwsChemicals/Listings.asp?Company=C0000447&Standard=60>

Jack Holmes Oct. 11, 2021
(Signature / Date)

Oltrin Solutions, LLC

PRODUCT SPECIFICATION – Tri-Lite® 150

15.0% TRADE NaOCl (SODIUM HYPOCHLORITE)

1. Identification

- Tri-Lite® 150
- EPA Registration No: 62341-20001

2. Product Certifications:

- Meets or exceeds requirements set forth in: **American Water Works Association (AWWA) B300.**
- This product is certified for potable water use by **NSF International** for Disinfection & Oxidation at a maximum dosage rate of 84 mg/L. The finished drinking water should be monitored for disinfection by-products in accordance with state and U.S. EPA regulations and guidelines.

3. Chemical identity, General Properties and Characteristics

- Sodium Hypochlorite, Aqueous Sodium Hypochlorite Solution, Bleach Solution, Soda Bleach Solution, Hypo-Solution, Javal Water Bleach
- This light yellowish green solution has a pungent chlorine odor
- Solubility: 100% soluble in water

SPECIFICATIONS

	Minimum	Typical	Maximum
Available Chlorine Trade %	15.0	15.2	16.0
Available Chlorine Weight %	12.5	12.7	13.1
Excess Sodium Hydroxide Weight %	0.2	0.7	0.9
Specific Gravity @ 60° F (15.6° C)	1.20	1.21	1.22
pH	12.8	13.3	13.4
Iron mg/L	0	0.05	0.100
Nickel mg/L	N/D	0.008	0.050
Copper mg/L	N/D	0.001	0.050
Bromate ppb	1	1	3

Oltrin Solutions, LLC
11 E. V. Hogan Drive
Hamlet, North Carolina 28345

Office Telephone: 910-582-5650
Office Fax: 888-279-5708

Email: OltrinCS@trinitymfg.com

Updated 06/14/2013

Quality Certificate/Shipping Information

Oltrin Solutions, LLC
P.O. Box 1195
Hamlet, NC 28345

Shipper No. 0000097464
Sales Order No. 0000110660
Ship Date: 10/5/2021
Print Date: 10/7/2021
Date of Manufacture: 10/05/2021

Sold To:		Ship To:	
Vehicle Number: 71-985	PO #1: 62846	PO #2:	

Route/Carrier: Heniff Transportation Systems

Amount of Product Loaded: 4,567.51 Gallons

Mode: Bleach Trailer

Net Weight: 45,982.00 Pounds

Batch/Lot No: 0100521B

Loading Operator: BonnieDuplicate

Seal Number: 22477-05,06,07,08

Material Description: 315303 / 15% Sodium Hypochlorite Bleach
15.0 Trade Percent

EPA Reg. No.: 62341-20001

Characteristic	Unit	Value	Lower Limit	Upper Limit
Available Chlorine	w/v %	15.00	15.0	16.0
Free NaOH	wt %	0.70	0.2	0.9
Specific Gravity as Loaded	g/ml	1.210	1.200	1.220



Certified to NSF/ANSI-60 Standard at a maximum use level in drinking water of 84 mg/L.

The above analysis is certified to comply with Oltrin/Customer specifications (exceptions are noted above).

Thank you for your business,

Oltrin Solutions, LLC

If your specifications have changed or if you received this document in error, please contact the Customer Service Manager, Bonnie Lowry, @ (910) 894-2937.

Calculating Weight % Sodium Hypochlorite

Weight % available chlorine x 1.05

(ex. $12.5 \times 1.05 = 13.13\%$ sodium hypochlorite)

Calculating Weight % Available Chlorine

Trade % / SG

(ex. $15.0 \times 1.20 = 12.5$)

Calculating Trade % Available Chlorine

Weight % x SG

(ex. $12.5 \times 1.20 = 15.0$)



TRICINC-02

AHENLEY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Alliant Insurance Services, Inc.
9 E River Park Place East Ste 310
Fresno, CA 93720

CONTACT
NAME:
PHONE
(A/C, No, Ext): (559) 374-3560 FAX
(A/C, No):
E-MAIL
ADDRESS:

INSURED
Trinity Manufacturing, Inc.
PO Box 1519
11 E.V. Hogan Dr.
Hamlet, NC 28345

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Ascot Specialty Insurance Company	45055
INSURER B : Nationwide Agribusiness Insurance Company	28223
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			ENPL1910000001-03	8/1/2021	8/1/2022	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 POLLUTION \$ 3,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CPP118578A	8/1/2021	8/1/2022	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						PER STATUTE ☐ OTH-ER ☐
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

C/O High Point Public Service Dept
Frank L Ward WTP
121 N. Pendleton St.
High Point, NC 27260

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nicole Oast



TRICINC-02

SKYLLONEN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/6/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Alliant Insurance Services, Inc. 9 E River Park Place East Ste 310 Fresno, CA 93720	CONTACT Nick Bellasis		
	NAME: PHONE (A/C, No, Ext): E-MAIL: ADDRESS: nbellasis@alliant.com	FAX (A/C, No):	
INSURED Trinity Manufacturing Inc. PO Box 1519 Hamlet, NC 28345	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Ascot Specialty Insurance Company		45055
	INSURER B : Nationwide Agribusiness Insurance Company		28223
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			ENPL1910000001-03	8/1/2021	8/1/2022	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/PO/AGG \$ 3,000,000 POLLUTION \$ 3,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CPP118578A	8/1/2021	8/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
30 day notice of cancellation applies.

CERTIFICATE HOLDER

CANCELLATION

C/O High Point Public Service Dept
Eastside WWTP
Jamestown, NC 27282

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



TRICINC-02

AHENLEY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/30/2021

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PRODUCER Alliant Insurance Services, Inc. 9 E River Park Place East Ste 310 Fresno, CA 93720	CONTACT NAME:	
	PHONE (A/C, No, Ext): (559) 374-3560	FAX (A/C, No):
INSURED Trinity Manufacturing, Inc. PO Box 1519 11 E.V. Hogan Dr. Hamlet, NC 28345	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Ascot Specialty Insurance Company	NAIC # 45055
	INSURER B : Nationwide Agribusiness Insurance Company	28223
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			ENPL1910000001-03	8/1/2021	8/1/2022	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 POLLUTION \$ 3,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CPP118578A	8/1/2021	8/1/2022	\$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

C/O High Point Public Service Dept
Westside WWTP
1044 W. Burton
Thomasville, NC 27360

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

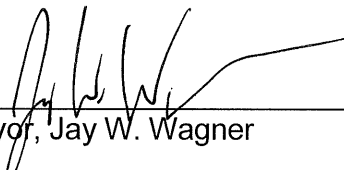
CITY MANAGER: DATE:

"AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE
TRIANGLE LAKE ROAD IMPROVEMENTS PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina, that,
pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the
following Capital Project Ordinance is hereby adopted:

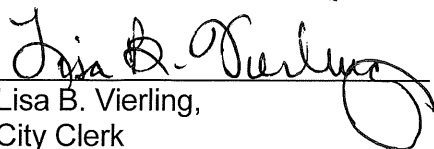
- Section 1. The Triangle Lake Road Improvements project focuses on an unimproved 1.2-mile segment of Triangle Lake Road. The proposed configuration would include the construction of curb and gutter to improve surface drainage, turn lanes where warranted, sidewalk on both sides, bicycle lanes, and enhanced transit stops. Roundabouts will replace traditional intersections at Hickory Chapel Road and Baker Road, and utility improvements will upgrade aging water and sewer lines. The project is funded by 2019 voter approved general obligation bonds, water and sewer capital funds, and electric capital funds.
- Section 2. The following revenue is available to the City of High Point:
- | | |
|-------------------------------|--------------|
| 2019 General Obligation Bonds | \$12,000,000 |
|-------------------------------|--------------|
- Section 3. The following amounts are appropriated for the Project:
- | | |
|----------------------|--------------|
| Roadway Improvements | \$12,000,000 |
|----------------------|--------------|
- Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations
- Section 5. Copies of this capital project ordinance shall be made available to the City Manager and the Financial Services Director for direction in carrying out this project."

Adopted by High Point City Council, this the 1st day of November 2021



Mayor, Jay W. Wagner

ATTEST



Lisa B. Vierling,
City Clerk





FINANCE COMMITTEE
(Virtual Meeting)
Chaired by Council Member Moore
Members: Moore, Holmes, Peters, and Jones
January 14, 2021 – 4:00 p.m.
3rd Floor Council Chambers

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER

In the absence of Chairman Moore, Committee Member Jones chaired the Finance Committee meeting.

Acting Chairman Jones called the meeting to order at 4:02 p.m.

Following a virtual roll call by Acting Chairman Jones, the following Committee Members were **Present**:

Council Member Michael Holmes (remote participation)
Council Member Victor Jones (physically present)
Council Member Monica Peters (physically present)

The following Committee Members were **Absent**:

Chairman Britt Moore

Staff Members Present:

Randy McCaslin, Interim City Manager (physically present); Greg Ferguson, Assistant City Manager (physically present); Eric Olmedo, Assistant City Manager (physically present); JoAnne Carlyle, City Attorney (remote participation); Meghan Maguire (remote participation); Bobby Fitzjohn, Director of Financial Services (remote participation); Travis Stroud, Interim Police Chief (remote participation); Mary Brooks, Deputy City Clerk (physically present); and Lisa Vierling, City Clerk (physically present)

PRESENTATION OF ITEMS**2021-11 Resolution - Declaration of Surplus Property - Police Canine - Hoss**

The High Point Police Department is requesting that City Council declare Canine Hoss as surplus property and adopt a Resolution approving the sale of personal property by private negotiations and sale pursuant to N.C.G.S. 160A-266.

Interim Police Chief Travis Stroud reported that the Police Department is requesting the retirement of Police Canine, Hoss, who has been in service since late 2013. Canine Hoss has reached retirement age. As a result of the retirement of K-9 Hoss, the Department will need to purchase a replacement canine; the expense of the new purchase is anticipated to be between \$10,000 - \$12,000 and will be evaluated in the 2021 budget. The Police Department is requesting that K-9 Hoss be declared surplus property and be allowed to retire him to Officer Chris DeLong, who will purchase him and assume all responsibility and liability for his upkeep.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the January 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Acting Chairman Jones, the motion carried by the following unanimous 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2021-12 Contract - HH Architecture - High Point City Lake Park Site Master Plan Phase 1

City Council is requested to award a contract to HH Architecture in the amount of \$474,500 to perform construction documentation and bidding services for the High Point City Lake Park Site Master Plan Phase 1 and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Lee Tillery, Director of Parks & Recreation, advised this is the final phase (construction documentation) of the planning phases that will prepare us to bid Phase I of the City Lake Park project that was identified and included as one of the 2018 approved Municipal Bond projects. the Schematic Design and Design Development have now been completed. The contract with HH Architecture will be for the Construction Document, and it will bring us close to 100% of the total design once complete and will allow the city to move forward with bidding the project in the spring 2021; the estimated time frame to complete this contract is 12 weeks. Staff is recommending approval of the contract with HH Architecture.

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

Absent (1): Chairman Moore

2021-13 Resolution - Donation of Surplus Radio Equipment - Fair Grove Fire Department

City Council is requested to adopt a resolution approving the donation of ten (10) used surplus Motorola XTS 5000 handheld radios to Fair Grove Fire Department and authorize the appropriate city official to execute all necessary documents.

Eric Olmedo, Assistant City Manager, advised that Fair Grove Fire Department is a small volunteer Fire Department that covers a 30 square mile area in Davidson and Randolph Counties. They are asking that the city donate 10 used surplus Motorola XTS 5000 radios to them for use within their department. Mr. Olmedo reported that these surplus radios are available and were slated to be sold on the GovDeals online auction service. He noted the last time similar radios were sold on GovDeals for \$25.00 each, which would bring the total value of the units to be donated to Fair Grove Fire Department to \$250.00 based on previous auction pricing.

Acting Chairman Jones inquired about the savings to the Fair Grove Fire Department if they would have had to purchase the radios. Mr. Olmedo replied that the radios currently sell for about \$1,500 each.

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

Absent (1): Chairman Moore

2021-14 Contract - Sole Source - Application Support Infor Lawson - RPI Consultants, LLC

City Council is requested to award a contract to RPI Consultants, LLC in the amount of \$175,500.00 for a three (3) year technical support agreement to continue support for the City's ERP application, Lawson by Infor and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Eric Xavier, Assistant Director of IT Services, advised that staff is recommending approval of the three-year technical support agreement with RPI Consultants, LLC to continue support for the city's ERP application, Lawson by Infor. The total cost of the agreement is \$175,500.00 and the funds will come out of the current budget and the upcoming three additional fiscal years.

Acting Chairman Jones asked what the Lawson program is used for. Mr. Xavier replied the ERP application is used to perform numerous mission-critical functions including human resource management, benefits & retirement management, payroll processing, vendor management, and execution of nearly all operational aspects of the city's Financial Services Department.

Staff recommends approval of the sole source contract with RPI Consultants, LLC for application support for Lawson by Infor.

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

Absent (1): Chairman Moore

2021-15 Contract - CPM (Civic Platform) Accela, Inc. - High Point Fire Department

City Council is requested to award a contract to Accela, Inc. in the amount of \$233,615.32 for five (5) year license agreement with Accela, Inc. to afford the Fire Department access to the City's CPM application, *Civic Platform* by Accela and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Eric Xavier, Assistant Director of IT Services, advised that the city's civic planning management (CPM) application, Accela Civic Platform, is used by numerous departments within the city to facilitate and manage their civic planning, inspections, permitting & licensing activities. He explained that due to the Fire Department's role in the building inspections workflow, it is necessary for their inspectors to join others within the same CPM application. Mr. Xavier reported this would require an additional 35 licenses. This would be a five-year license agreement with Accela, Inc. with the term commencing on February 1, 2021 and concluding on June 30, 2025; the total cost of the five-year contract with Accela is \$233,615.32. Staff recommends approval of the five-year contract with Accela.

Acting Chairman Jones asked how this would affect the Fire Department. Mr. Xavier explained that the Fire Department has been using another application and using Accela would bring them together with other departments such as Inspections which would help eliminate the possibility of duplication of errors.

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

Absent (1): Chairman Moore

Public Hearing**2021-16 Public Hearing - Fitesa**

Tuesday, January 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance based incentives up to the amount of \$342,720.00 for Fitesa for a project at 200 S West Point Avenue and authorize the City Manager to execute a performance agreement with Fitesa containing benchmarks for the company to achieve and a schedule for the payment of incentives.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st 5:30 p.m.

Sandy Dunbeck, Interim Economic Development Director, reported that the public hearing before the City Council for the incentives request by Fitesa is scheduled for Tuesday, January 19, 2021 at 5:30 p.m. The company is proposing an \$18 million investment in building improvements, machinery and equipment and is proposing the creation of 22 new full-time positions. She advised that she would be providing a full presentation of the project during the public hearing on Tuesday, January 19, 2021 at 5:30 p.m.

ADJOURNMENT

There being no further business to come before the Finance Committee, Acting Chairman Jones asked if there were any objections to adjourning the meeting. There being none, the meeting was adjourned at 4:11 p.m.

Respectfully Submitted,

Victor Jones, Acting Chairman

Attest:

Lisa B. Vierling, City Clerk



**COMMUNITY DEVELOPMENT COMMITTEE
(Virtual Meeting)**

Chaired by Mayor Pro Tem Chris Williams

Members: Williams, Hudson, Jefferson, and Johnson

January 5, 2021 – 4:00 p.m.

3rd Floor, Council Chambers

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER (Virtual Roll Call)

Chairman Chris Williams called the meeting to order at 4:03 p.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (4): Chairman Chris Williams, Committee Member Cyril Jefferson, Committee Member Wesley Hudson, and Committee Member Tyrone Johnson

Staff Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development & Housing; and Mary S. Brooks, Deputy City Clerk

Staff Participating Remotely:

JoAnne, Carlyle, City Attorney; Lisa Vierling, City Clerk; Michelle McNair, Community Resource Manager; and Thanena Wilson, Assistant Director of Community Development & Housing

Also Present:

Pastor Kevin Sanders, Oakwood Community Development Corporation

Also Participating Remotely:

Dr. Pamela Palmer; and Brian Hahne

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

1. Consolidated Annual Performance Evaluation Report (CAPER)
2. Community Development & Housing Department-CDBG-CV Update

PRESENTATION OF ITEMS

2021-2 Applications for Low Income Housing Credits (LIHTC)

Staff will provide a presentation on anticipated applications for Low Income Housing Tax Credits (LIHTC).

Michael McNair, Community Development Director advised that he would be giving a combined presentation for items 2021-2 and 2021-3 on CDBG-CV C.A.R.E.S Act & Affordable Housing Updates. Mr. McNair outlined the CDBG-CV funding; the funding must be used to prevent, prepare for, and respond to the coronavirus pandemic; contracts issued totaled to \$354,363 leaving a balance of \$198,343; staff would be recommending to allocate the remaining balance to existing contracts; said the North Carolina Housing Opportunities and Prevention of Evictions (NC HOPE) program had be restarted; the pandemic relief bill extended the deadline for spending relief funds by one year; provided an project update for agencies that included their project description, amount awarded and amount spent to date; Guilford County C.A.R.E.S. Act funding was approved for \$5 million for housing and rental assistance programs; and also approved for up to \$21 million for COVID-19 relief assistance.

Mr. McNair continued discussion regarding the 2021 Qualified Allocation Plan (QAP) for LIHTC; the QAP schedule milestones are as followed: January 22-submission of preliminary application, March 26-notification of final site scores, May 14-full applications due, and August-notifications of tax credit awards; gave an outline of the tiebreakers for the tax credits; and that the poverty rate credit had been eliminated as a tiebreaker.

Mr. McNair continued his presentation discussing Avondale Trace-Wynnefield, Abby Crossing, Highland Creek, Walnut Ridge, and 5000 W. Wendover Avenue. Avondale Trace was completed; Abbey Crossing was currently under redesign to meet development ordinance requirements; Highland Creek, was submitted three years ago, and would be using 4% NCHFA Tax-exempt bond financing; Walnut Ridge proposed 84-120 elderly units and would be utilizing 9% NCHFA Tax Credits; and 5000 W. Wendover, the multifamily housing site plan and design were underway, would be utilizing 4% NCHFA Ta-exempt; the site for this development had not been determined yet; and spoke to discussions with the developer in doing projects in the core city.

Chairman Williams inquired on the Meredith St. development. Mr. McNair replied that the developer was still working on their financing.

2021-3 CDBG-CV Funding

Staff will provide an update on the CDBG-CV Funding.

Note: this item's presentation was combined with item 2021-2.

2021-1 Consolidated Annual Performance Evaluation Report (CAPER)

Staff will provide a presentation on the Consolidated Annual Performance Evaluation Report (CAPER).

Thanena Wilson, Community Development Assistant Director made a PPP on the 2019-2020 Consolidated Annual Performance Report (CAPER); explained what the CAPER entailed; said it was required by the U.S. Department of Housing and Urban Development (HUD); and served as a report card for the housing programs. Activities were funded through the following federal grants: Community Development Block Grant (CDBG), HOME Investment Partnership Program, Neighborhood Stabilization Program (NSP), HUD-Section 108 Loan Program, and Volunteer Income Tax Assistance (VITA). Ms. Wilson highlighted the 1-Year Strategic Plan; said one of its goal included the emergency and urgent home repair assistance, which was not, as well as others, met due to the pandemic impact; provided a list of partners they worked with through the year; spoke to the affordable housing projects; said they were developing infrastructure; voiced appreciation for the support from Operation INASMUCH; explained that the funding was allocated due to the cancellation of the spring event; and noted that the budget does not included prior the year's funding.

Committee Member Jefferson inquired on the goal for emergency and urgent home repair; and asked the reasoning for it not being met. Mr. McNair replied that because the INASMUCH spring event was cancelled, repairs to homes were not done as normal using volunteers; and that staff was used instead.

Ms. Wilson continued discussion regarding the certification workshop for potential homebuyers; said attendance increased when it became virtual; spoke to the VITA program; said it was a decrease in assistance with returns due to the pandemic impact; spoke to the Affirmatively Furthering Fair Housing Choice (AFFH); discussed the actions that were taken; and provided the 2019-2020 CAPER schedule as followed: December 10-28th was a 15 day public review and comment period; and on December 31st the CAPER was submitted to HUD.

Chairman William asked would the virtual homebuyers workshop continue to be virtual. Ms. Wilson replied yes.

2021-4 Continuum of Care

Dr. Pamela Palmer, Chair, Guilford County Continuum of Care, and Brian Hahne, Executive Director, Partners Ending Homelessness will provide an update on the Guilford County Continuum of Care.

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC) extended greetings; voiced appreciation for the opportunity to share information about the CoC; and recognized Brian Hahne, Executive Director of Partners Ending Homelessness to provide an update on Homeless Services with the CoC.; and on his continued effort working with the staff of Guilford County to usher in new management.

Mr. Hahne echoed Dr. Palmer's appreciation of support from High Point; said he was continuing to meet with county leadership; spoke to working with the HUD Technical Assistant with Guilford County as the collaborative applicant; to the county's continued support to manage partnerships with quarantine hotels; said that over 600 clients were moved safely into shelter's or housing since March; COVID housing rate was at 5%; spoke

to focusing on winter emergency shelter within High Point and Greensboro; said the task force continued to meet; and spoke to Open Door Ministry's assistance in finding housing for individuals.

2021-5

Presentation- Oakwood Community Development Corporation

Rev. Kevin Sanders will provide a presentation on behalf of the Oakwood Community Development Corporation regarding a homeless community center.

Greg Ferguson, Assistant City Manager introduced Pastor Kevin Sanders to provide a presentation on the Oakwood Community Development Corporation regarding a homeless community center; and spoke to discussions regarding the homeless community center with Pastor Sanders and the Community Development Department.

Pastor Sanders extended greeting; thanked everyone for inviting him to speak; said he was the Senior Pastor at his church; and the President of the Oakwood Community Development Corporation (CDC). The Oakwood CDC started two years ago; highlighted their executive summary mission statement; spoke to providing homeless individuals with essential items such as clothing and personal hygiene products; to outreaching to the community; to having partnerships with other agencies; said the community center would provide showers, and conduct basic skill classes; said they were in the final stages of the blueprints for the building; the name of the center would be the Oakwood Community Development Day Center; described how the building would be designed with accommodations; to having outside donors; said the blue prints were paid for by an outside donor in the amount of \$33,000; to partnering with the city of High Point in providing needs for homeless individuals.

Committee Member Jefferson thanked Pastor Sanders for his presentation; inquired on the land use zoning; and the square footage and capacity of the center. Mr. Ferguson replied that the building did go through the planning steps for zoning and was approved. Pastor Sanders replied that the building was 4,400 square feet; the capacity would be 50+; and that the center would provide transportation for individuals.

Mr. McNair advised that in order to receive assistance no development could be started during a certain timeframe; and that the project would have to meet the COVID-19 framework.

Pastor Sanders said that he would work with the city in efforts to completing the center.

Chairman Williams thanked Pastor Williams for his efforts for the needed services; spoke to having due diligence; and that no action would be taken at this time on this matter.

Committee Member Johnson thanked Pastor Williams; and that he "take his hat off" to him for all that he has done.

Pastor Williams closed noting that the Oakwood CDC had landed a sponsorship with the Dillard Clearance Center that donated 40 bags of new clothes; and that he would continue to do outreach to the community on these services.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:58 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

Attest:

Mary S. Brooks, Deputy City Clerk

DRAFT

CITY OF HIGH POINT

AGENDA ITEM



Title: HRC – 2021 January-June Work Plan

From: Jelani Biggs, Human Relations Staff
Dev Bhandari, HRC Chair

Meeting Date: 2/1/2021

Public Hearing: N/A

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

Attachments: Work Plan for January–June 2021

PURPOSE:

Approval of the January-June 2021 Work Plan for the Human Relations Commission

BACKGROUND:

The Ordinance for the High Point Human Relations Commission requires a semi-annual submission of the intended work plan to City Council in order to document and track the work and areas of focus of the Commission. A layout of the plan is to be submitted to clearly illustrate the intended work to be accomplished and provide a summation of work that is to follow. A brief report on past tasks of former work plans will be given to City Council at the presentation of the future work plan.

BUDGET IMPACT:

No funds requested

RECOMMENDATION / ACTION REQUESTED:

Council is requested to approve the January–June 2021 Work Plan for the Human Relations Commission.



City of High Point Human Relations Commission

Work Plan: January 2021 – June 2021

- I. Action Items: **January 2021 – June 2021**
- II. Individual Work Plans for Action Items **January 2021 – June 2021**

I. Action Items: January 2021 – June 2021

- Fair Housing Committee
- Conflict Resolution Training
- Homework Hangout Youth Engagement Program

○ **Recommended Human Relations Work Plan:** Fair Housing Committee

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> The Human Relations Commission would like to establish a Fair Housing Committee to conduct research and assess the need for increased fair housing-related education, outreach and enforcement. The Commission will explore the requirements and resources regarding HUD’s Fair Housing Assistance Program (FHAP) certification process.
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> • The Committee will be established, and its members will be selected within the work plan period • The Committee will report findings and any recommendations by end the of the work plan period
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS</u> • The Human Relations Commission, appropriate senior staff and City Council liaison will be briefed on ongoing fair housing education/outreach efforts, strategies for increasing community impact and the requirements of the FHAP certification process by the end the work plan period • Appropriate HUD and regional partners will be engaged in assessing the viability of initiating the FHAP certification process within the work plan period • Committee members will be expected to articulate actionable recommendations for next steps to the Human Relations Commission and senior staff by the end of the work plan period
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> • The Human Relations Division will provide the necessary logistical and staff support for scheduled meetings as well as assist with reporting information to senior staff
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u>

○ **Recommended Human Relations Work Plan:** Conflict Resolution Training

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> The Human Relations Commission would like to explore the feasibility of partnering with existing organizations to assist in the the area of conflict resolution. This includes assessing how neighboring Human Relations Commissions have implemented conflict resolution principles and practices as well as leveraging staff support to serve as referral resource for residents.
2. Identify <i>when</i> progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> • Human Relations Commissions and conflict resolution agencies within the region will be contacted to examine how they are implementing their conflict resolution function within the work plan period • Determine if there are specific areas, such as the fair housing investigative process, where conflict resolution training can be used to support and enhance existing functions
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS:</u> • Staff and Commissioners have the necessary information to assess the functional need and viability of offering conflict resolution services to the community
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> • Staff support to make contact and facilitate conversations with Human Relations Commissions and other related agencies within North Carolina
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u>

Recommended Human Relations Work Plan: Homework Hangout

<i>1. Refine the identified highest priority initiatives into specific statements to be achieved.</i>	<u>RECOMMENDED INITIATIVE:</u> The Human Relations Commission would like to adapt a model of the Homework Hangout program that is currently being implemented by Hope Community Church in Winston-Salem, NC. The Human Relations staff, Commission, and Committees will be expected to attend regular sessions. The Commission will 1) Engage elementary/middle school youth through reading/homework assistance 2) Increase and foster positive relationships between the Human Relations Commission, Police, Fire, interested stakeholders and targeted youth.
<i>2. Identify when progress toward or successful completion of the initiative will be measured.</i>	<u>RECOMMENDED TIMELINE:</u> • Key stakeholders, including community agencies and designated staff, will be contacted regarding employee participation within the work plan period • Potential sites identified/selected within the work plan period • Depending on the status of COVID-19 restrictions, monthly sessions can begin in the fall-semester of 2021 (pilot period)
<i>3. Identify the results or evidence to document successful completion of the initiative.</i> <i>ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.</i>	<u>RECOMMENDED SUCCESS INDICATORS</u> • Completing a minimum of 4 sessions per semester • Strengthened relationships and trust between the HRC, law enforcement, first-responders and youth attendees
<i>4. Identify the resources needed for this initiative to be successful.</i>	<u>RESOURCES:</u> • Materials including worksheets, workbooks, pencils, crayons, games, etc. • Additional tutors/mentors during sessions • Marketing support to increase awareness of the initiative • Space needed to hold sessions (i.e. City Recreation Center, Macedonia Family Resource Center, YWCA, High Point University Community Center, etc.)
<i>5. What else does the Commission need to move forward successfully?</i>	<u>OTHERS:</u>

CITY OF HIGH POINT

AGENDA ITEM



Title: Adoption of Amendment to City Charter for Consistent Reference to Four (4) year terms

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, February 1, 2020

Public Hearing: Yes

Advertising Date: January 6, 2021

Advertised By: High Point Enterprise

Attachments: Ordinance Amendment
Public Hearing Notice

Purpose/Background:

On May 21, 2018, the City Council adopted an ordinance amending Article 3.1 Method of Election of the Charter of the City of High Point to implement four-year terms for the Mayor and members of City Council. Article II, Sections 2.2 and 2.3 also contain references to the terms for the Mayor and members of council which continue to reference two (2) year terms instead of four (4). Council is amending Sections 2.2 and 2.4 to correct the language regarding term limits from two (2) years to four (4) years, making it consistent with the language in Article 3.1 of the City of High Point Charter.

In accordance with N.C.G.S. §160A-102, a public hearing in this matter was held on January 19, 2021, and Council may adopt an ordinance amending the charter to implement the amendments proposed in the resolution of intent at tonight's meeting.

Budget Impact:

N/A

Recommendation:

Council is requested adopt an Ordinance amending Article II, Sections 2.2 and 2.3 of the Charter of the City of High Point, to reflect the terms of office for the Mayor and Council as four (4) year terms which is consistent with Article III, Section 3.1 of the City Charter of the City of High Point. The Clerk shall publish a notice stating that an ordinance amending the charter has been adopted and summarizing its contents and effect within ten days of the adoption of the ordinance.

**AN ORDINANCE AMENDING ARTICLE II, SECTION 2.2 COUNCIL; NUMBER;
TERMS OF OFFICE AND SECTION 2.3 MAYOR; TERM OF OFFICE; DUTIES OF
THE CHARTER OF THE CITY OF HIGH POINT TO IMPLEMENT FOUR-YEAR
TERMS FOR THE MEMBERS OF THE CITY COUNCIL**

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of High Point that Article II, Section 2.2 Council; number; terms of office and Section 2.3 Mayor; term of office; duties of the Charter of the City of High Point is amended as follows:

Sec. 2.2. – Council, number; terms of office.

The council shall be composed of eight (8) members, each of whom shall be elected by the qualified voters of the city to serve for a term of ~~two~~ four (24) years in the manner provided by Article III of this charter and the North Carolina General Statutes.

Sec. 2.3 – Mayor; term of office; duties.

- (a) The mayor shall be elected by the qualified voters of the city to serve for a term of ~~two~~ four (24) years, in the manner provided by Article III of this charter.
- (b) The mayor shall preside at meetings of the council and shall have the power to vote on all questions before the council. The mayor shall be the official head and spokesman of the city in acts of ceremony and shall represent the city in matters of governmental affairs.

Adopted this the 19th day of January, 2021.

Mayor Jay W. Wagner

ATTEST:

Lisa B. Vierling, City Clerk

NOTICE OF
PUBLIC HEARING

AFFP

NOTICE OF PUBLIC HEARING

Affidavit of Publication

STATE OF NORTH SS
CAROLINA }
COUNTY OF GUILFORD }

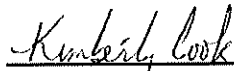
Kimberly Cook, being duly sworn, says:

That she is the billing clerk of the The High Point Enterprise, a daily newspaper of general circulation, printed and published in High Point, Guilford County, North Carolina; that the publication, a copy of which is attached hereto, was published in the said newspaper on

January 07, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



the billing clerk

Subscribed to and sworn to me this 7th day of January 2021.

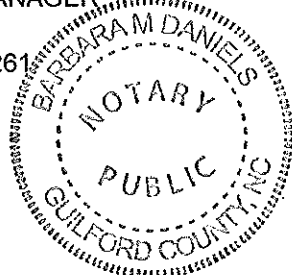


Barbara M Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30145612 30923119

CITY OF HP CITY MANAGER
PO BOX 230
HIGH POINT, NC 27261



Take notice that the High Point City Council will hold a public hearing on Tuesday, January 19, 2021, at 5:30 p.m. in the City Council Chambers, 211 South Hamilton Street, High Point, NC 27261 for an Ordinance Amending Article II, Mayor and Council, Section 2.2 Council; number; terms of office, and Section 2.3 Mayor; term of office, duties of the City Charter of the City of High Point to correct the language regarding term limits from two years to four years, making it consistent with the language in Article III- Elections, Article 3.1 Method of Election of the City of High Point Charter.

In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed. Once the City Council is in session on January 19, 2021 at 5:30 p.m., please visit www.HighPoint-NC.gov/VirtualPublicMeeting to listen to the meeting. Public comments can be submitted by:

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to publiccomment@highpoint-nc.gov, or by
3. Dropping written comments off in the City of High Point's utility payment drop-boxes located in the Green Drive and the Commerce Avenue parking on both sides of the Municipal Building located at 211 S. Hamilton Street.
4. Comments submitted should be identified as AMENDMENT TO CITY CHARTER FOR CONSISTENT REFERENCE TO FOUR YEAR TERMS

In accordance with recently adopted legislation regarding public hearings at remote meetings, the public will have an opportunity to submit additional comments during the required 24-hour waiting period. Please note that the deadline for submitting additional comments will be 24 hours following the date and time the public hearing is held. In accordance with N.C. General Statute 160A-102, the City Council may adopt the ordinance amending the charter no earlier than the next regular meeting of the Council and not later than 60 days from the date of the public hearing.

Questions? Please contact the City Clerk's Office at 336-883-3536 or 336-883-3690.

Lisa B. Vierling
High Point City Clerk

Jan. 7, 2021



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **11/01/2021**

BID NO.: **Sourcewell** CONTRACT NO.: **12418TER** DATE OPENED:

DESCRIPTION:

Freightliner truck with Terex 5048 Digger Derrick body.

PURPOSE:

The Electric Department is using a 2010 Ford F750 with an Adkins Truck Body that needs replacement due to age, hours, and condition.

COMMENTS:

The new Freightliner truck with a Terex Commander 5048 digger Derrick body is similar to the ones they are currently using and will meet their needs. The price of \$349,563 is for the truck, training, and delivery. The estimated delivery date is 360+ days.

RECOMMEND AWARD TO: **Terex** AMOUNT: **\$349,563.00**

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the Sourcewell contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$349,563.00
TOTAL BUDGETED AMOUNT				\$349,563.00

DEPARTMENT HEAD: **KEVIN ROGERS** Digitally signed by KEVIN ROGERS
Date: 2021.10.01 13:25:00 -04'00' DATE: **10/1/2021**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services and recommends award to the lowest responsible, responsive bidder **Terex** in the amount of \$ **349,563.00**.**

PURCHASING MANAGER: **Erik S. Conti** Digitally signed by Erik S. Conti
Date: 2021.10.01 12:59:53 -04'00' DATE: **10/1/2021**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2021.10.01 13:12:08 -04'00' DATE: **10/1/21**

CITY MANAGER: **Tasha Logan Ford** Digitally signed by Tasha Logan Ford
Date: 2021.11.02 08:25:55 -04'00' DATE: **11/2/21**

**RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A CERTAIN
PROPERTY IN CONNECTION WITH THE FOXWOODE MEADOWS
STORMWATER ALTERNATE ACCESS PROJECT**

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire the real property located at 1928 Greenstone Place, High Point, Guilford County, North Carolina.

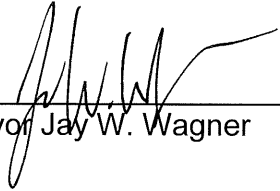
WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$190,000.00;

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

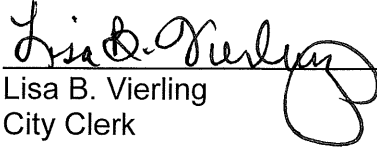
1. the City of High Point shall acquire the real property located at 1928 Greenstone Place, High Point, Guilford County, described in Deed Book 8454, Page 478 of the Guilford County Registry; and
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire said property; and
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$190,000.00 to the Clerk of Superior Court as just compensation to said owner.

Adopted by City Council, this 1st day of November, 2021.

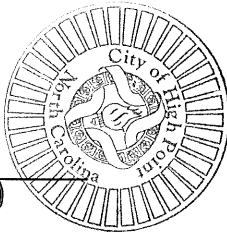


Mayor Jay W. Wagner

ATTESTED:



Lisa B. Vierling
City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Westside WWTP Sludge Dewatering System Improvements
Stantec Consulting Services Inc.

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: November 1, 2021

Public Hearing: N/A

Advertising Date: N/A

Advertised By: On-Call

Attachments: Attachment A- Proposal for Engineering Services for the Westside WWTP Sludge Dewatering System Improvements

PURPOSE:

To contract with Stantec Consulting Services Inc. for the final design of the Westside WWTP Sludge Dewatering System Improvements

BACKGROUND:

The current dewatering equipment at the Westside WWTP was last renovated in the mid-1990's. There have been ongoing maintenance problems with the dewatering equipment which is approaching the end of its useful life. The existing dewatering equipment consists of a single centrifuge, polymer feed system, sludge conveyor, truck loading system, and an undersized odor control system. The City currently dewateres the Westside sludge and trucks it to the Eastside WWTP incinerator system for disposal.

In October 2021, Stantec prepared and released for bids the Westside WWTP Sludge Dewatering Equipment Procurement project which included technical specifications for the prepurchase of the centrifuge, polymer feed system, and inclined screw conveyor to be the basis of design in this proposal. This proposal covers the next phase of the project which is for Stantec Consulting Services Inc. to perform the final design, bidding, and construction administration /observation for the sludge dewatering system improvements at the Westside WWTP solids building. The preliminary cost estimate to construct the sludge dewatering system improvements is \$2.8 million dollars.

BUDGET IMPACT:

Funds for this project are available in the 2021/2022 Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval and asks for the Council to award the professional engineering services to Stantec Consulting Services Inc. in the amount of \$286,200.



Westside WWT solids building and loading area for dewatered sludge.



Platform for existing centrifuge and controls.



Existing centrifuge



Existing inclined screw conveyor and conveyor that carries solids to the loading area



Stantec Consulting Services Inc.
One West Fourth Street, Suite 820, Winston-Salem, NC 27101

October 11, 2021
File: 175682085

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

Dear Derrick,

Reference: Proposal for Engineering Services for Westside WWTP Sludge Dewatering System Improvements

Stantec is pleased to provide this proposal for final design, bidding and construction services for the Westside Wastewater Treatment Plant Sludge Dewatering System Improvements project. Based on our discussions, site visits, and equipment procurement project work, we believe we have a good understanding of the City's goals and objectives regarding improving your sludge dewatering system. This proposal provides a scope of work and fee estimate for the final design, bidding and construction phase services. The Scope of Services detailed below will be performed by Stantec and our subconsultant, Sturgill Engineering (electrical), and reflects our understanding of the project objectives, deliverables and timetable.

Project Understanding

Westside's current dewatering equipment, last renovated in the mid-1990's, experiences maintenance problems and is approaching the end of its useful life. The existing dewatering equipment consists of a single centrifuge, polymer feed system, sludge conveyor, truck loading system, and an undersized odor control system. The City currently dewateres the Westside sludge and trucks it to the Eastside WWTP incinerator system for disposal.

In January 2020, Stantec provided a Preliminary Engineering Report (PER) which summarized an evaluation of the existing sludge dewatering facility and provided recommended improvements for final design. In October 2021, Stantec prepared and released for bids the Westside WWTP Sludge Dewatering Equipment Procurement project which included technical specifications for the prepurchase of the centrifuge, polymer feed system, and inclined screw conveyor to be the basis of design in this proposal. This proposal includes following elements:

- One new sludge dewatering centrifuge with a new inclined screw conveyor to lift cake sludge onto the existing conveyor *[Final design for upgrades required to keep the old unit in service is not included in this proposal.]*
- One new packaged polymer feed system and polymer piping
- Demolish existing unused piping and provide new sludge feed piping along walls to free ceiling space for new material handling equipment
- New monorails with electric hoist for new centrifuge

Reference: **Proposal for Engineering Services for Westside WWTP Sludge Dewatering System Improvements**

- New feed sludge flowmeter
- New Polymer Room loading dock end-of-dock leveler
- New small canopy over the outdoor sludge conveyance hopper
- New packaged odor control system dedicated to the sludge dewatering room
- Renovation of the cake conveyance system, including replacing rollers, main belt, and collection pans on the main conveyor belt, installing new conveyor covers over exposed exterior belting (*in lieu of a roofed canopy over the exterior sludge conveying system*)
- New windows and manway doors in the Sludge Dewatering Room
- Associated electrical and SCADA improvements, including P&IDs, power, and control for new sludge dewatering unit with valves and material handling, new screw conveyor, new odor control system, new polymer system; coordination with Plant SCADA; new lighting, new heating and ventilation in the Sludge Dewatering Room; and new air conditioning for the Control Room

Stantec engineering services for the Westside WWTP Sludge Dewatering Improvements project consists of the following Scope of Services:

Task 1 – Final Design

Task 2 – Bidding

Task 3 – Construction Administration and Observation

Scope of Services

Task 1 – Final Design

Final design services consisting of the following:

- 1.01 Provide topographic survey of the existing Bulk Chemical Area and proposed Odor Control System site location to confirm the location and topographic elevation of existing infrastructure.
- 1.02 Prepare final design drawings and specifications indicating scope, extent, and character of the work to be performed and furnished by the contractor. Final design drawings will be developed based on the equipment selected under the Westside WWTP Sludge Dewatering Equipment Procurement contract and other equipment, products, and materials for a complete dewatering system. The drawings and specifications will utilize City front end contract documents and Stantec technical specifications and will be suitable for submittal to regulatory agencies and for receipt of construction bids.
- 1.03 Submit drawings for City review at 60, 90, and 100 percent complete.
- 1.04 Conduct progress review meetings at 60 and 90 percent complete.
- 1.05 Prepare a final OPCC for the project at 90 percent complete.

Reference: **Proposal for Engineering Services for Westside WWTP Sludge Dewatering System Improvements**

- 1.06 Provide subcontracting of electrical engineering for the proposed electrical and HVAC improvements.
- 1.07 Prepare permit applications on behalf of the city for:
 - City Building Permit
 - NCDWQ for Authorization to Construct

Task 1 – Final Design Deliverables

- *Final design plans at 60% and 90% complete for City review*
- *Final Opinion of Probable Construction Cost at 90% complete*
- *Permit applications*
- *Technical specifications for review, submitted at 90% complete*
- *Sealed 100% final design plans for the City's use in Advertisement for Bids*

Task 2 – Bidding Services

This task includes bidding a single construction contract for the project. Bidding services include:

- 2.01 Provide bid documents to City Purchasing (electronic copies).
- 2.02 Participate in a pre-bid meeting.
- 2.03 Respond to questions and issue addenda items as needed to interpret or clarify the bid documents.
- 2.04 Attend the Bid Opening and prepare bid tabulation.
- 2.05 Evaluate the bids and make a recommendation of award; and upon approval by City, issue a Notice of Award.
- 2.06 Assumptions: City Purchasing will coordinate, prepare, and distribute contracts for execution by Contractor and City.

Task 2 – Bidding Deliverables

- *Bid documents (electronic copies)*
- *Pre-bid meeting agenda items and minutes*
- *Addenda responses*
- *Letter of Recommendation*
- *Notice of Award*

Task 3 – Construction Administration and Observation

Construction phase services are based on an anticipated construction period of 12 months from Notice to Proceed through Final Completion with an anticipated 4 months of active construction. Construction services to be provided by ENGINEER include:

- 3.01 Provide Contractor with five sets of the construction documents as conformed by addenda.
- 3.02 Conduct a Pre-Construction Meeting.

Reference: **Proposal for Engineering Services for Westside WWTP Sludge Dewatering System Improvements**

- 3.03 Review construction shop drawing submittals from Contractor for general compliance with Contract Documents.
- 3.04 Review Contractor's schedule and proposed work sequencing and advise City as to acceptability.
- 3.05 Issue interpretations and clarifications of the Contract Documents.
- 3.06 Prepare change orders for contract modifications for execution when significant revisions to the Contract Documents are required.
- 3.07 Review Contractor pay requests and submit to City for payment.
- 3.08 Conduct monthly progress meetings. Prepare and distribute meeting minutes.
- 3.09 Provide part-time construction observation estimated at approximately 256 hours total (Equates to approximately 16 hours per week during the anticipated 4 months of active construction).
- 3.10 Make periodic visits to the site by Engineer and Electrical Engineer to observe the progress of the Work for a total of 64 and 20 hours, respectively. (Equates to approximately 4 hours per week for Engineer during the anticipated 4 months of active construction)
- 3.11 Conduct final inspection of the Work and prepare Engineer's Substantial Completion Certification that construction was completed in substantial compliance with the approved plans and specifications.
- 3.12 Record Drawings: Prepare record drawings from contractor's marked up drawings.
- 3.13 Assumptions and Clarifications: ENGINEER shall not have responsibility for Contractor's safety precautions and programs or for contractor's means, methods, techniques, or procedures for construction of the Work.

Task 3 Deliverables

- *Construction documents conformed per addenda*
- *Change order documents*
- *Recommended applications for progress payments*
- *Progress meeting agendas and minutes*
- *Substantial Completion punch list*
- *PDF copy and AutoCAD electronic files of record drawings*

Responsibilities of the City

Furnish available information pertinent to the project to allow Stantec to provide the scope of services contained herein, including record drawings and existing documents and reports by others as available.

Schedule

Stantec can begin work on the above services immediately after execution of an Agreement. The proposed schedule is as follows:

Reference: Proposal for Engineering Services for Westside WWTP Sludge Dewatering System Improvements

Task 1 – Final Design	6 months
Task 2 – Bidding	2 months
Task 3 – Construction Admin/Observation	12 months

Fee Proposal

Final fees will be based on time-and-materials and actual quantities of work performed at the unit pricing included in our On-Call Master Services Agreement dated March 26, 2018, and adjusted to reflect 2021 rates. Expenses will be billed at a 1.0 multiplier. The Scope of Services for Final Design through Construction may be provided for a total not-to-exceed fee of \$286,200 with breakdown as follows:

Task 1 – Final Design	\$156,100
Task 2 – Bidding	\$11,800
Task 3 – Construction Admin/Observation	\$118,300

No additional work will be performed which would cause the estimated fee to be exceeded without your prior approval. The scope of work presented herein is based on our understanding of the project at this time. If necessary, we are receptive to altering the Scope of Services to better suit your needs.

We look forward to working with the City of High Point on the Westside WWTP Sludge Dewatering System Improvements project. If this proposal meets with your approval, please prepare a Supplemental Agreement for our review and execution.

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

Regards,

Stantec Consulting Services Inc.



Linda L. Pass PE
1 W 4th Street, Suite 820
Winston-Salem, NC 27101
Mobile: 704-488-2171
linda.pass@stantec.com

Attachment: None
c. file

lp \\us0512-ppfss01\workgroup\1755\active\175513001\management\06_change_requests\co_final-design-ca-co\chp_westside-sludge_final-design_stantec_20211012.docx

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 172312

PIN # 7800-02-2380

Location Address
713 W GRIMES AVE

Property Description
BK2597-58 713 W GRIMES

Property Owner
CORE CITY CDC

Owner's Mailing Address
PO BOX 230
HIGH POINT NC 27261

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7800I04
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	IND
History REID 1	
History REID 2	
Acreage	0.19
Permit Date	
Permit #	

Transfer Information

Deed Date	03/26/2020
Deed Book	008261
Deed Page	02774
Revenue Stamps	80.00
Package Sale Date	03/26/2020
Package Sale Price	\$13,333
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$12,500
Total Appraised Building Value	\$400
Total Appraised Misc Improvements Value	

Other Exemptions	
Exemption Desc	

Improvement Summary

Total Buildings	1
Total Units	0
Total Living Area	0
Total Gross Leasable Area	3,000

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	\$12,900
---------------------	----------

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 172654

PIN # 7800-01-1686

Location Address
801 TAYLOR AVE

Property Description
PB 6-137 801 TAYLOR AV

Property Owner
CORE CITY CDC

Owner's Mailing Address
PO BOX 230
HIGH POINT NC 27261

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7800102
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	IND
History REID 1	
History REID 2	
Acreage	0.21
Permit Date	
Permit #	

Transfer Information

Deed Date	03/26/2020
Deed Book	008261
Deed Page	02774
Revenue Stamps	80.00
Package Sale Date	
Package Sale Price	
Land Sale Date	03/26/2020
Land Sale Price	\$13,333

Property Value

Total Appraised Land Value	\$13,500
Total Appraised Building Value	
Total Appraised Misc Improvements Value	\$2,800

Other Exemptions	
Exemption Desc	

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	\$16,300
---------------------	----------

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 172655

PIN # 7800-01-1556

Location Address
506 AMOS ST

Property Description
1 PB6-137 506 AMOS ST PL6-137

Property Owner
CORE CITY CDC

Owner's Mailing Address
PO BOX 230
HIGH POINT NC 27261

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	6-137
Old Map#	
Market Area	7800I02
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	VACANT
History REID 1	
History REID 2	
Acreage	0.14
Permit Date	
Permit #	

Transfer Information

Deed Date	03/26/2020
Deed Book	008261
Deed Page	02774
Revenue Stamps	80.00
Package Sale Date	
Package Sale Price	
Land Sale Date	03/26/2020
Land Sale Price	\$13,333

Property Value

Total Appraised Land Value	\$7,800
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	
Exemption Desc	

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	\$7,800
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Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Registrar's Memo 7/23/20

The actual time of instrument recordation was
Mar 26 2020 3:15:36PM

Jeff L Thigpen

Guilford County Register of Deeds

BK: R 8261

PG: 2774 - 2777

RECORDED:

03/26/2020

03:15:30 PM

DEPUTY-GB

BY: JEANETTE ZENDEJAS- MEDLEY

2020018077

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$28.00

STATE OF NC

REAL ESTATE

EXTX \$80.00

NORTH CAROLINA GENERAL WARRANTY DEED

Exclse Tax: \$ 80.00

Parcel Identifier: 172312; 172654; 172655 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Elizabeth M. Koonce, a licensed North Carolina attorney

Brief description for the Index: 713 W. Grimes Ave (Tract I); 801 Taylor Ave (Tract II); and 506 Amos Street (Tract III),
High Point, NCTHIS DEED made this 9th day of March, 2020 by and between

GRANTOR	GRANTEE
REDBUD, LLC, a North Carolina limited liability company	CORE CITY CDC, a North Carolina non-profit corporation
P.O. Box 452 Franklinton, NC 27525	P.O. Box 230 High Point, NC 27261

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of High Point, High Point Township, GUILFORD County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof as if fully set out herein.

The above described property () does/(X) does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6430, Page 900.

The map showing the above described property is recorded in Plat Book _____, Page _____.

Submitted electronically by "Roberson, Haworth & Reese, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

REDBUD, LLC

BY: Ingrid Volk
INGRID VOLK, AUTHORIZED SIGNATORY
pursuant to Resolution attached hereto as Exhibit B

State of North Carolina

County of Franklin

I, Judy Isgrigg, a Notary Public of the County of Vance and State of North Carolina, certify that the following person(s) who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day; each acknowledging to me that she is the authorized signatory for and on behalf of REDBUD, LLC, a North Carolina limited liability company, and that by authority duly given as authorized signatory of the limited liability company, she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

INGRID VOLK, Authorized Signatory for Redbud, LLC

Date: March 16, 2020

Judy Isgrigg
Judy Isgrigg Notary Public
Notary's Printed or Typed Name



My Commission Expires: July 19, 2021

EXHIBIT "A"

TRACT I: 713 W. Grimes Avenue, High Point, NC 27260
Guilford County Tax Parcel # 172312

BEGINNING at a point in the South line of Grimes Street, in the City of High Point, which point is 235 feet, more or less, Easterly from the Southeasterly intersection of Grimes Street and West Green Street, and which point is 21 feet Easterly from, when measured at right angles thereto, the center line of the present main tract of the High Point, Thomasville and Denton Railroad Company, formerly Carolina and Yadkin Railway Company; thence South 51 ° 30 ' East along the South side of Grimes Street 21.15 feet to an iron spike, Sam Moon's corner; thence South 38 ° 42 ' West 190 feet along Moon's line to an iron pipe in the North side of a ten foot alley; thence North 51 ° 18 ' West along said alley 66.6 feet to an iron pipe, which point is 21 feet Easterly from, when measured at right angles to, the present center line of the said main track of High Point, Thomasville and Denton Railroad Company; thence North 52 ° 12 ' East, parallel with and 21 feet Easterly of said center line of main track 195.5 feet to an iron pipe in the South side of Grimes Street, the point of **BEGINNING**, containing 8336 square feet.

TRACT II: 801 Taylor Avenue, High Point, NC 27260
Guilford County Tax Parcel # 172654

BEGINNING at the intersection of the West property line of Amos Street and the South property line of Taylor Street, and running thence along the South side of Taylor Street South 81 ° West 68 ½ feet to a point in Rosa W. Redding's line; thence along the Redding line South 9 ° East 150.0 feet to a point; thence along the line of Amos lands North 81 ° East 68 ½ feet to a point on the West side of Amos Street; thence continuing along the West side of Amos Street North 9 ° West 150 feet to the point of **BEGINNING**, as shown on map made by June A. Johnson, C. E., to which reference is hereby made.

TRACT III: 506 Amos Street, High Point, NC 27260
Guilford County Tax Parcel # 172655

BEGINNING at a point on the West line of Lee Street, which point is distant in a Southerly direction, 150 feet from the point of intersection of said line of Lee Street with the South Line of Taylor Street; thence along said Lee Street, South 3 ° 30 ' West 50 feet to a point; thence North 85 ° West 125 feet to a point; thence North 3 ° 30 ' East 50 feet to a point; thence South 85 ° East 125 feet to the point and place of **BEGINNING**; said premises being known as the property of Cornelius and Arrillar Cagle, according to a survey made by James A. Johnson, C. E., under the date of November, 1925; and being further known as Lot No. 1, of the Charles L. Amos Lots of the Redding Land, which map is duly recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 6, Page 137.

The above described properties are conveyed together with and including all Grantor's right, title and interest in and to any portion of said properties lying within or abutting any alleyways or railroad rights of way, including those which have been abandoned or closed.

Exhibit "B"
CORPORATE RESOLUTION
OF
REDBUD, LLC

At a meeting held on the 16th day of March, 2020, the Managers of REDBUD, LLC, a North Carolina limited liability company, voted unanimously to convey the property located at 713 W. Grimes Ave (Tract I); 801 Taylor Ave (Tract II); and 506 Amos Street (Tract III), High Point, North Carolina, to CORE CITY CDC, a North Carolina nonprofit corporation, for a purchase price of \$40,000.00 in cash (\$15,000.00 713 W. Grimes Ave) (\$25,000.00 801 Taylor Ave and 506 Amos St.).

Pursuant to Section 8.3 of the Operating Agreement of Redbud, LLC, the undersigned Managers further voted unanimously that INGRID VOLK, as Authorized Signatory, is authorized and directed to sign all documents, including but not limited to a General Warranty Deed, lien waiver, FIRPTA statement and settlement statement, and any other documents reasonably necessary to complete the transfer of the property to CORE CITY CDC.

The undersigned Managers authorize the use of electronic signatures in the execution of this corporate resolution.

This the 16th day of March, 2020.

MANAGERS:

X (SEAL)
THERESIA STRIEDINGER

Wilhelm Volk (SEAL)
WILHELM VOLK

CONSENTED TO BY:
Authorized Signatory:

Ingrid Volk (SEAL)
INGRID VOLK

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 176062

PIN # 7800-60-7573

Location Address
1119 JEFFERSON ST

Property Description
197 PB7-79 1119 JEFFERSO PL7-79

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Mail

Administrative Data

Plat Book & Page	7-79
Old Map#	
Market Area	7800B01
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.16
Permit Date	
Permit #	

Transfer Information

Deed Date	04/16/2018
Deed Book	008038
Deed Page	02038
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	08/03/2017
Land Sale Price	\$6,000

Property Value

Total Appraised Land Value	\$6,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$6,000
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 174216

PIN # 7800-60-7578

Location Address
1117 JEFFERSON ST

Property Description
196 PB 7-79 1117 JEFFERSON PL 7-79

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	7-79
Old Map#	
Market Area	7800B01
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	VACANT
History REID 1	
History REID 2	
Acreage	0.17
Permit Date	
Permit #	

Transfer Information

Deed Date	04/16/2018
Deed Book	008038
Deed Page	02038
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	08/03/2017
Land Sale Price	\$6,000

Property Value

Total Appraised Land Value	\$6,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$6,000
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

BK: R 8038
 PG: 2038-2040
 RECORDED:
 04-16-2018
 02:16:50 PM
 BY: MARY MORGAN
 DEPUTY-HP

2018018834
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 NO TAXABLE
 CONSIDERATION

DRAWN BY: JoAnne Carlie, City Attorney, City of High Point
 RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261
 Property Address: 1117 & 1119 Jefferson St., High Point, NC
 Excise Tax: \$ NTC

NORTH CAROLINA
 GUILFORD COUNTY
 QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into this 16th day of April, 2018, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING ALL OF LOT NUMBERS ONE HUNDRED NINETY-SIX (196) AND ONE HUNDRED NINETY-SEVEN (197), as shown on plat entitled "Map of Eastview" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 5, Page 267 and Plat Book 7, at Page 79.

Grantor acquired title to the Premises by deed recorded in Book 7961, Page 295 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

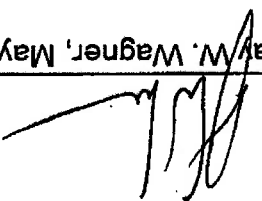
TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

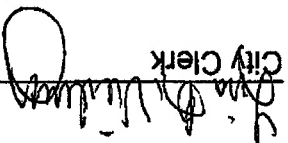
The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: 
Jay W. Wagner, Mayor



ATTEST:

City Clerk

NORTH CAROLINA

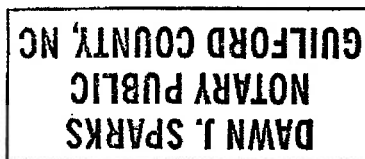
GUILFORD COUNTY

I, Dawn J. Sparks, a Notary Public of the County and State
aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me
this day and acknowledged that she is City Clerk of the City of High Point, and that
by authority duly given and as an act of the said City, the foregoing instrument was
signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 16th day of April,
2017.

Dawn J. Sparks
Notary Public

My commission expires: 8/19/18



Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 176492

PIN # 7800-88-2904

Location Address
1608 BOUNDARY AVE

Property Description
130 PB 16-68 1608 BOUNDARY PL 16-68

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	16-68
Old Map#	
Market Area	7801B32
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.18
Permit Date	
Permit #	

Transfer Information

Deed Date	08/22/2017
Deed Book	007967
Deed Page	00665
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	06/14/2017
Land Sale Price	\$9,000

Property Value

Total Appraised Land Value	\$9,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$9,000
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

BK: R 7967
 PG: 665-667
 RECORDED:
 08-22-2017
 03:12:56 PM
 BY: JANE SCHULTZ
 DEPUTY-HP

2017047275
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 NO TAXABLE
 CONSIDERATION

DRAWN BY: JoAnne Carlie, City Attorney, City of High Point
 RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 1608 Boundary Ave. P/O GHP

Excise Tax: \$ NTC

NORTH CAROLINA

GUILFORD COUNTY

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into this 21st day of August, 2017, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING ALL OF Lot No. 130 of the J.C. Elliott Property, Division No. 2, map or plat of which is duly recorded in Plat Book 16, Page 68, in the Office of the Register of Deeds of Guilford County, N.C. and being known as 1608 Boundary Street, High Point, North Carolina.

Grantor acquired title to the Premises by deed recorded in Book 7943, Page 2106 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

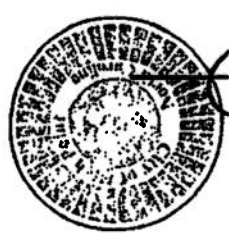
The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: William S. Bencini, Jr., Mayor

ATTEST: [Signature]
City Clerk



NORTH CAROLINA

GUILFORD COUNTY

I, Cynthia C. Duncan-Smith a Notary Public of the County and State
aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me
this day and acknowledged that she is City Clerk of the City of High Point, and that
by authority duly given and as an act of the said City, the foregoing instrument was
signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 21 day of August

2017.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC
My commission expires: 11/18/2020

Cynthia C. Duncan-Smith
Notary Public

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 181859

PIN # 7811-32-7280

Location Address
605 RIDGEROCK CT

Property Description
LOT 65 PB5 PB139-32 ROLLING GREEN PL5139-32

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Mail

Administrative Data

Plat Book & Page	5139-32
Old Map#	
Market Area	7811B18
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.24
Permit Date	
Permit #	

Transfer Information

Deed Date	08/29/2018
Deed Book	008081
Deed Page	02611
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	12/19/2016
Land Sale Price	\$10,000

Property Value

Total Appraised Land Value	\$12,600
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$12,600
Exemption Desc	

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 181860

PIN # 7811-32-7182

Location Address
603 RIDGEROCK CT

Property Description
LOT 66 PH 5 PB139-32 ROLLING GREEN PL 139-32

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Mail

Administrative Data

Plat Book & Page	139-32
Old Map#	
Market Area	7811B18
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.21
Permit Date	
Permit #	

Transfer Information

Deed Date	08/29/2018
Deed Book	008081
Deed Page	02611
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	12/19/2016
Land Sale Price	\$10,000

Property Value

Total Appraised Land Value	\$12,600
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$12,600
Exemption Desc	

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

39

BK: R 8081
PG: 2611-2613
RECORDED:
08-29-2018
02:41:06 PM
BY: JANE SCHULTZ
DEPUTY-HP
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
2018045861
NC FEE \$28.00
NO TAXABLE
CONSIDERATION

DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 603 & 605 Ridgerock Court, High Point, NC

Excise Tax: \$ NTC

NORTH CAROLINA

GUILFORD COUNTY

QUIT CLAIM DEED

Plu 2HP

August
THIS QUIT CLAIM DEED, made and entered into this 20th day of August, 2018, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING all of Lots 65 & 66, Phase 5, Sheet of Rolling Green Estates, a map of which is recorded in Plat Book 139, Page 22 in the Office of the Register of Deeds of Guilford County, North Carolina.

Grantor acquired title to the Premises by deed recorded in Book 7887, Page 1069 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: Jay W. Wagner, Mayor

ATTEST: [Signature] City Clerk

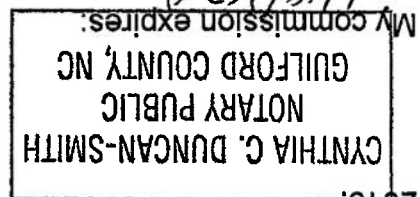


NORTH CAROLINA

GUILFORD COUNTY

I, Cynthia C. Duncan-Smith, a Notary Public of the County and State
aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me
this day and acknowledged that she is City Clerk of the City of High Point, and that
by authority duly given and as an act of the said City, the foregoing instrument was
signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 15 day of August, 2018.



Cynthia C. Duncan-Smith
Notary Public

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 183758

PIN # 7811-02-2361

Location Address
1108 GORDON ST

Property Description
PB 8-70 1108 GORDON ST

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

[Parcel](#) [Buildings](#) [Misc Improvements](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7810B01
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.28
Permit Date	
Permit #	

Transfer Information

Deed Date	08/29/2018
Deed Book	008081
Deed Page	02605
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	10/26/2017
Land Sale Price	\$9,000

Property Value

Total Appraised Land Value	\$9,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$9,000
Exemption Desc	

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	

BK: R 8081

PG: 2605-2607

RECORDED:

08-29-2018

02:41:04 PM

BY: JANE SCHULTZ

DEPUTY-HP



2018045859

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

38
DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 1108 Gordon Street, High Point, NC

Excise Tax: \$ NTC

NORTH CAROLINA

QUIT CLAIM DEED

GUILFORD COUNTY

QJUC#P

August
THIS QUIT CLAIM DEED, made and entered into this 20th day of August, 2018, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEGINNING at an iron post in the original right of way line of East side of Gordon Street 176 feet north of its intersection with the north line of East Avenue, and running South 85° 53' 30" East 167.91 feet to an iron post; thence North 05° 00' East 60 feet to an iron post; thence North 85° 53' 30" West approximately 167.79 feet to an iron post in the original right of way line on the east side of Gordon Street; thence along said original right of

way line, South 5° 5' West 60 feet to an iron post, the point of BEGINNING, according to survey entitled "Property of Roy E. Jones" prepared by Robert P. Guarino, dated June 18, 1952, Job No. 2195, to which reference is hereby made and being known as 1108 Gordon Street, High Point, North Carolina.

Grantor acquired title to the Premises by deed recorded in Book 7988, Page 2911 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: _____

Jay W. Wagner, Mayor

ATTEST:

Linda D. Parkey
City Clerk

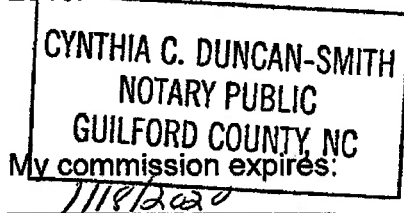


NORTH CAROLINA

GUILFORD COUNTY

I, Cynthia C. Duncan-Smith, a Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 15 day of August, 2018.



Cynthia C. Duncan-Smith
Notary Public

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 183836

PIN # 7811-01-3832

Location Address
1002 GORDON ST

Property Description
LOT 1 PB7-141 1002 GORDON PL7-141

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	7-141
Old Map#	
Market Area	7810B01
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	VACANT
History REID 1	
History REID 2	
Acreage	0.01
Permit Date	
Permit #	

Transfer Information

Deed Date	04/26/2017
Deed Book	007926
Deed Page	03055
Revenue Stamps	0.00
Package Sale Date	02/23/2017
Package Sale Price	\$9,500
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$9,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$9,000
Exemption Desc	CITY OWNED

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

BK: R 7926
PG: 3055-3057

RECORDED:
04-26-2017
10:20:16 AM
BY: MARY MORGAN
DEPUTY-HP



2017022490

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00
NO TAXABLE
CONSIDERATION

DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point *p/u ehp*
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 1002 Gordon Street, High Point, NC

Excise Tax: \$ NTC

NORTH CAROLINA

QUIT CLAIM DEED

GUILFORD COUNTY

THIS QUIT CLAIM DEED, made and entered into this 21st day of April, 2017, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING all of Lot No. 1 of the J. L. Skeen Property as per a map thereof recorded in Plat Book 7, Page 141 in the Office of the Register of Deeds of Guilford County, North Carolina.

Grantor acquired title to the Premises by deed recorded in Book 7906, Page 2694 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

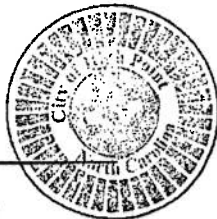
IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: William S. Bencini, Jr.
William S. Bencini, Jr., Mayor

ATTEST:

Jim Binkley
City Clerk



NORTH CAROLINA

GUILFORD COUNTY

I, Dawn J. Sparks, a Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 21st day of April, 2017.

Dawn J. Sparks
Notary Public

My commission expires:

8/19/2018

DAWN J. SPARKS
NOTARY PUBLIC
GUILFORD COUNTY, NC

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 190684

PIN # 7800-56-7979

Location Address
121 UNDERHILL ST

Property Description
PB 50-74 121 UNDERHILL

Property Owner
CORE CITY CDC

Owner's Mailing Address
PO BOX 230
HIGH POINT NC 27261

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7800B18
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.27
Permit Date	
Permit #	

Transfer Information

Deed Date	11/21/2019
Deed Book	008219
Deed Page	02801
Revenue Stamps	0.00
Package Sale Date	09/15/1988
Package Sale Price	\$34,000
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$10,400
Total Appraised Building Value	\$40,700
Total Appraised Misc Improvements Value	

Other Exemptions	\$51,100
Exemption Desc	

Improvement Summary

Total Buildings	1
Total Units	0
Total Living Area	1,798
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
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BK: R 8219
PG: 2801 - 2803
RECORDED:
11/21/2019
04:22:17 PM
DEPUTY-GB
BY: JEANETTE ZENDEJAS- MEDLEY
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
2019064010 NO TAXABLE CONSIDERATION
NC FEE \$28.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No. 190684 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Roberson Haworth & Reese, PLLC, P.O. Box 1550, High Point, NC 27261
This instrument was prepared by: Elizabeth M. Koonce, a licensed North Carolina Attorney
Brief description for the Index: 121 Underhill Street, High Point, NC

THIS DEED made this 14th day of August 2019, by and between

GRANTOR GLENN R. CHAVIS and wife, GLADYS M. CHAVIS 137 Orville Drive High Point, NC 27260	GRANTEE CORE CITY CDC, a North Carolina Non-Profit Corporation P.O. Box 230 High Point, NC 27261
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described as follows:

See Exhibit A attached to and made a part of heretof as if fully set forth herein.

The above described property () does/ (X) does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3692, Page 635.

The map showing the above described property is recorded in Plat Book _____, Page _____.

submitted electronically by "Roberson, Haworth & Reese, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Guilford County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Glenn R. Chavis

GLENN R. CHAVIS
(SEAL)

Glady's M. Chavis

GLADYS M. CHAVIS
(SEAL)

State of North Carolina
County of Guilford

I, Elizabeth M. Looney, a Notary Public of the County of Guilford and State aforesaid, certify that the following persons who are known to me or proved to me on the basis of satisfactory evidence to be the persons described, personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

GLENN R. CHAVIS
GLADYS M. CHAVIS

Date: 8/14/19

Elizabeth M. Looney

Notary Public

Elizabeth M. Looney

Notary's Printed or Typed Name

My Commission Expires: 9-13-2021



EXHIBIT "A"

BEGINNING at a point on the West side of Underhill Street, which said point is located 208.25 feet North of the intersection of Underhill Street and E. Washington Drive and said point is in the northern boundary of Astor W. Mitchell's property; thence along Astor W. Mitchell's line North 86 ° 20 ' West 73.56 feet to a point that is common to Astor W. Mitchell's property and Lot 35 b-9 of the map entitled "Property of the Housing Authority of the City of High Point" as recorded in Plat Book 50, Page 74, in the Office of the Register of Deeds of Guilford County, North Carolina; thence along said Lot 35 b-9 North 83 ° 29 ' 20 " West 80.86 feet to a point that is on the East side of Eccles Street and is 25 feet from the center of Eccles Street; thence along the East side of Eccles Street North 5 ° 55 ' 30 " East 126.73 feet to a point; thence North 30 ° 57 ' 40 " West 10.72 feet to a point which along the old property line along the East side of Eccles Street; thence South 70 ° 59 ' 55 " East 134.29 feet to a point in the West side of Underhill Street; thence along the West side of Underhill Street South 11 ° 20 ' 10 " East 106.25 feet to the point of BEGINNING, according to a survey prepared by Jerry E. Sexton, Land Surveyor, dated September 15, 1988, Job No. 88-853, to which reference is hereby made.

The above described property is conveyed SAVE AND EXCEPT that portion of the above described property shown as Lot 35 b-10 on Exception Map entitled "Property of Housing Authority of the City of High Point, North Carolina", which Exception Map is recorded in Plat Book 50, Page 74, in the Office of the Register of Deeds of Guilford County, North Carolina.

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 193298

PIN # 7810-09-6400

Location Address
1523 WILLARD AVE

Property Description
59 & 60 1523 WILLARD

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	
Old Map #	
Market Area	7810B02
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	Hlgh Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.21
Permit Date	
Permit #	

Transfer Information

Deed Date	04/16/2018
Deed Book	008038
Deed Page	02034
Revenue Stamps	0.00
Package Sale Date	02/15/2005
Package Sale Price	\$18,000
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$5,500
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$5,500
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

BK: R 8038
 PG: 2034-2036
 RECORDED:
 04-16-2018
 02:14:22 PM
 BY: MARY MORGAN
 DEPUTY-HP

2018018832
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 NO TAXABLE
 CONSIDERATION

DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
 RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 1523 Willard Ave., High Point, NC 27261

Excise Tax: \$ NTC

NORTH CAROLINA
GUILFORD COUNTY
QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into this 16th day of April, 2018, by and between the **CITY OF HIGH POINT**, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and **CORE CITY CDC**, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING LOT NOS. 59 AND 60 AS SHOWN UPON A MAP OF A SUBDIVISION KNOWN AS GORDON STREET PARK, AS SURVEYED AND PLATTED BY WILLIAM FREEMAN, C.E., IN JUNE 1946, WHICH MAP IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY IN PLAT BOOK 14, PAGE 68.

Grantor acquired title to the Premises by deed recorded in Book 6251, Page 1711 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of-way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

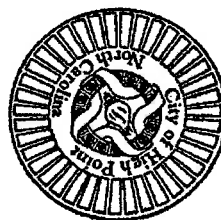
The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By:

Jay W. Wagner, Mayor



City Clerk

ATTEST: -

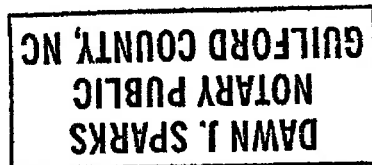
NORTH CAROLINA

GUILFORD COUNTY

I, Dawn J. Sparks, a Notary Public of the County and State
aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me
this day and acknowledged that she is City Clerk of the City of High Point, and that
by authority duly given and as an act of the said City, the foregoing instrument was
signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 16th day of April,
2018.

Dawn J. Sparks
Notary Public



My commission expires: 8/19/2018

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 193317

PIN # 7810-09-2073

Location Address
2111 LITTLE AVE

Property Description
97 & 98 PB14-68 BK1628-317 LITTLE PL14-68

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	14-68
Old Map#	
Market Area	7810B02
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.25
Permit Date	
Permit #	

Transfer Information

Deed Date	12/07/2020
Deed Book	008373
Deed Page	03040
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	10/16/2018
Land Sale Price	\$6,000

Property Value

Total Appraised Land Value	\$5,500
Total Appraised Building Value	\$33,200
Total Appraised Misc Improvements Value	

Other Exemptions	\$38,700
Exemption Desc	

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

Improvement Summary

Total Buildings	1
Total Units	0
Total Living Area	1,126
Total Gross Leasable Area	0

BK: R 8373
PG: 3040-3042
RECORDED:
12-07-2020
02:17:13 PM
BY: SABRINA MILLAPS
DEPUTY-HP
JEFF L. THIGPEN
REGISTER OF DEEDS
GUILFORD COUNTY, NC
2020079069
NC FEE \$26.00
NO TAXABLE
CONSIDERATION



DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 2111 Little Avenue, High Point, NC

Excise Tax: \$ NTC

NORTH CAROLINA

GUILFORD COUNTY

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into this _____ day of _____, 2020, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING ALL OF LOT NUMBERS NINETY-SEVEN (97) AND NINETY-EIGHT (98), as shown on plat entitled "Gordon Street Park, Property of J. W. Ferrell" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 14 Page 68.

Grantor acquired title to the Premises by deed recorded in Book 9095, Page 3005 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of-way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT
By: Jay W. Wagner, Mayor



ATTEST: Lisa B. Vierling, MMC
City Clerk

NORTH CAROLINA

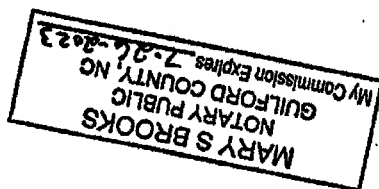
GUILFORD COUNTY

I, Mary S. Brooks, a Notary Public of the County and State
aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me
this day and acknowledged that she is City Clerk of the City of High Point, and that
by authority duly given and as an act of the said City, the foregoing instrument was
signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 1st day of December,
2020.

Mary S. Brooks
Notary Public

My commission expires: 7-26-2023



Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 193334

PIN # 7810-08-0721

Location Address
208 MORGAN PL

Property Description
39 PB 12-103 208 MORGAN PL PL12-103

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	12-103
Old Map#	
Market Area	7810B02
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.15
Permit Date	
Permit #	

Transfer Information

Deed Date	08/29/2018
Deed Book	008081
Deed Page	02614
Revenue Stamps	0.00
Package Sale Date	06/08/2018
Package Sale Price	\$6,000
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$5,500
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$5,500
Exemption Desc	

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

BK: R 8081
PG: 2614-2616
RECORDED:
08-29-2018
02:41:07 PM
BY: JANE SCHULTZ
DEPUTY-HP



2018045862
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

38

DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 208 Morgan Place, High Point, NC

Excise Tax: \$ NTC

NORTH CAROLINA

QUIT CLAIM DEED

GUILFORD COUNTY

PIV CHP

THIS QUIT CLAIM DEED, made and entered into this 20th day of August, 2018, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING ALL OF LOT NUMBER THIRTY-NINE (39) of the Brockett Farm Subdivision of Hughes Memorial School, as shown on map duly recorded at Book 8056, Page 1 Guilford County Registry.

Grantor acquired title to the Premises by deed recorded in Book 8056, Page 1 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa D. [Signature]
City Clerk



NORTH CAROLINA

GUILFORD COUNTY

Cynthia C. Duncan-Smith a Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 15 day of August, 2018.

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

My commission expires:

1/18/2020

Cynthia C. Duncan-Smith
Notary Public

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 183435

PIN # 7801-91-7807

Location Address
1210 KIMERY DR

Property Description
TIMOTHY B. APPLGATE ET UX LOB

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

Print Property Info

Search Results

New Search

View Ownership History

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Mail

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7801B03
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.14
Permit Date	
Permit #	

Transfer Information

Deed Date	04/24/2017
Deed Book	007926
Deed Page	00098
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	03/21/2017
Land Sale Price	\$15,000

Property Value

Total Appraised Land Value	\$7,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$7,000
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

BK: R 7926

PG: 98-100

RECORDED:

04-24-2017

09:28:09 AM

BY: MARY MORGAN

DEPUTY-HP



2017021874

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point *plu eHP*
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 1210 Kimery Drive, High Point, NC

3M
Excise Tax: \$ NTC

NORTH CAROLINA

QUIT CLAIM DEED

GUILFORD COUNTY

April **THIS QUIT CLAIM DEED**, made and entered into this 21st day of April, 2017, by and between the **CITY OF HIGH POINT**, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and **CORE CITY CDC**, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

BEING all of Lot B on the Exclusion Plat to Adjust Property Line for #1210 and #1214 Kimery Drive, Property of Timothy B. Applegate et ux, as shown on the plat recorded in Book 193, Page 95, in the Office of the Register of Deeds for Guilford County.

Grantor acquired title to the Premises by deed recorded in Book 7915, Page 643 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: William S. Bencini, Jr.
William S. Bencini, Jr., Mayor

ATTEST:

Jessie Verduin
City Clerk



NORTH CAROLINA

GUILFORD COUNTY

I, Dawn J Sparks, a Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 21st day of April, 2017.

Dawn J. Sparks
Notary Public

My commission expires:

8/19/2018

DAWN J. SPARKS
NOTARY PUBLIC
GUILFORD COUNTY, NC

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 193321

PIN # 7810-09-5080

Location Address
2305 LITTLE AVE

Property Description
2305 AND 2309 LITTLE STREET LOA

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

[Print Property Info](#)

[Search Results](#)

[New Search](#)

[View Ownership History](#)

[Parcel](#)
[Buildings](#)
[Misc Improvements](#)
[Land](#)
[Deeds](#)
[Notes](#)
[Sales](#)
[Photos](#)
[Tax Bill](#)
[Mail](#)

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7810B02
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreeage	0.33
Permit Date	
Permit #	

Transfer Information

Deed Date	08/22/2017
Deed Book	007967
Deed Page	00671
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$5,500
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$5,500
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
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BK: R 7967

PG: 671-673

RECORDED:

08-22-2017

03:12:58 PM

BY: JANE SCHULTZ
DEPUTY-HP



2017047277

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

38
DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 2305 Little Street High Point

Excise Tax: \$ NTC

NORTH CAROLINA

QUIT CLAIM DEED

GUILFORD COUNTY

THIS QUIT CLAIM DEED, made and entered into this 21st day of August, 2017, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

Being all of New Lot A as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

Grantor acquired title to the Premises by deed recorded in Book 7912, Page 2845, and Book 7920, Page 215 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

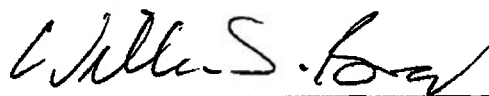
TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

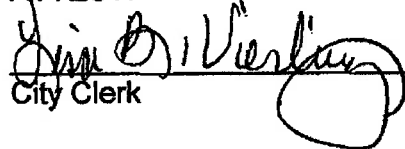
The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

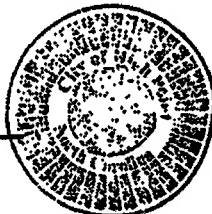
IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: 
William S. Bencini, Jr., Mayor

ATTEST:


City Clerk



NORTH CAROLINA

GUILFORD COUNTY

I, Cynthia C. Duncan-Smith, a Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 21 day of August, 2017.

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

My commission expires:

1/18/2020

Cynthia C. Duncan-Smith
Notary Public

Property Summary

Data last updated on: 12/31/2020 Tax Year: 2021

REID 225803

PIN # 7810-08-7909

Location Address
2309 LITTLE AVE

Property Description
2305 AND 2309 LITTLE STREET LOC

Property Owner
CORE CITY CDC

Owner's Mailing Address
211 S HAMILTON ST
HIGH POINT NC 27260

Print Property Info

Search Results

New Search

View Ownership History

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Administrative Data

Plat Book & Page	
Old Map#	
Market Area	7810B02
Township	18-HIGH POINT
Planning Jurisdiction	HP-HIGH POINT
City	High Point
Fire District	
Spec District	
Land Class	RESIDENTIAL
History REID 1	
History REID 2	
Acreage	0.22
Permit Date	
Permit #	

Transfer Information

Deed Date	08/22/2017
Deed Book	007967
Deed Page	00659
Revenue Stamps	0.00
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Property Value

Total Appraised Land Value	\$5,500
Total Appraised Building Value	
Total Appraised Misc Improvements Value	

Other Exemptions	\$5,500
Exemption Desc	CITY OWNED

Improvement Summary

Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	

Total Taxable Value	
---------------------	--

BK: R 7967

PG: 659-661

RECORDED:

08-22-2017

03:12:54 PM

BY: JANE SCHULTZ
DEPUTY-HP



2017047273

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00
NO TAXABLE
CONSIDERATION

32
DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
~~RETURN TO:~~ City Attorney, P. O. Box 230, High Point, NC 27261

Property Address: 2309 Little Street 210 c#P

Excise Tax: \$ NTC

NORTH CAROLINA

QUIT CLAIM DEED

GUILFORD COUNTY

THIS QUIT CLAIM DEED, made and entered into this 21st day of August, 2017, by and between the CITY OF HIGH POINT, a municipal corporation existing under the laws of the State of North Carolina, (P. O. Box 230, High Point, NC, 27261), hereinafter referred to as GRANTOR, and CORE CITY CDC, a non-profit corporation organized and existing under the laws of North Carolina (211 South Hamilton Street, High Point, NC 27260) hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, the GRANTOR, subject to and in consideration of the conditions set forth and the further sum of One Dollar (\$1.00) to it paid by the GRANTEE, the receipt of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto the GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

Being all of New Lot C as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

Grantor acquired title to the Premises by deed recorded in 7920, Page 215 of the Guilford County Registry.

SPECIAL PROVISIONS:

The consideration of this conveyance is Core City CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall immediately revert back to the City of High Point.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to GRANTEE, its successors and/or assigns free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions and rights-of way if any, and ad valorem taxes for current and subsequent years.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

The designation of GRANTOR or GRANTEE as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

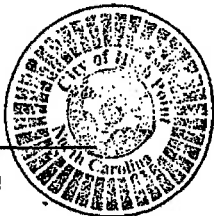
IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its corporate name by its Mayor, attested by its City Clerk, the day and year first above written.

CITY OF HIGH POINT

By: William S. Bencini, Jr.
William S. Bencini, Jr., Mayor

ATTEST:

Kim B. Varkley
City Clerk



NORTH CAROLINA

GUILFORD COUNTY

I, Cynthia C. Duncan-Smith, a Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 21 day of August, 2017.

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

Cynthia C. Duncan-Smith
Notary Public

My commission expires:

11/18/2020



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **11/01/2021**

BID NO.: **NC State Contract** CONTRACT NO.: **070A** DATE OPENED:

DESCRIPTION:

Ford F550 truck with Altec AT40G bucket

PURPOSE:

The Electric Department is currently using a 2012 Ford F550 with a Terex bucket. The truck needs to be replaced because of mileage and condition.

COMMENTS:

The new Ford F550 with an Altec AT40G bucket has been demonstrated and will meet their needs. The price of \$129,115.80 is for the truck, training, and delivery. The estimated delivery date is 360+ days.

RECOMMEND AWARD TO: **Piedmont Truck Center** AMOUNT: **\$129,115.80**

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the NC State Contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$129,115.80
TOTAL BUDGETED AMOUNT				\$129,115.80

DEPARTMENT HEAD: **KEVIN ROGERS** Digitally signed by KEVIN ROGERS
Date: 2021.10.01 13:27:11 -04'00' DATE: **10/01/2021**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **Piedmont Truck Ctr.** in the amount of \$ **129,115.80**.

PURCHASING MANAGER: **Erik S. Conti** Digitally signed by Erik S. Conti
Date: 2021.10.01 13:36:30 -04'00' DATE: **10/1/2021**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2021.11.02 08:41:42 -04'00' DATE: **11/2/21**

CITY MANAGER: **Tasha Logan Ford** Digitally signed by Tasha Logan Ford
Date: 2021.11.02 10:12:45 -04'00' DATE: **11/2/21**

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0

REID numbers for each tax parcel are provided in attached Exhibit A

Mail to: Grantee

This instrument was prepared by: Gallimore Levy Chrisawn Gallimore PLLC (Kim W. Gallimore)

THIS DEED made this ____ day of February, 1 2021 by and between

GRANTOR	GRANTEE
Core City CDC, a North Carolina non-profit corporation 211 South Hamilton Street High Point, NC 27260	City of High Point, a municipal corporation P.O. Box 230 High Point, NC 27261

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration from Grantee to Grantor, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all of Grantor's right, title, and interest in and to those certain lots or parcels of land situated in Guilford County, North Carolina and more particularly described in attached Exhibit A (the "Property").

None of the Property includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Core City CDC, a North Carolina non-profit corporation

By: Michael E. McNair (SEAL)
Michael E. McNair, Vice President

State of North Carolina
County of Guilford

I, Mary S. Brooks, a Notary Public of the above state and county, certify that Michael E. McNair, Vice President of Core City CDC, a North Carolina non-profit corporation personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: Feb. 2, 2021

Mary S. Brooks
Mary S. Brooks, Notary Public

[notarial seal/stamp]

My commission expires: 7-26-2023

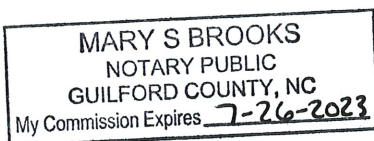


Exhibit A

TRACT 1: REID 172312 Location Address: 713 W Grimes Ave.

BEGINNING at a point in the South line of Grimes Street, in the City of High Point, which point is 235 feet, more or less, Easterly from the Southeasterly intersection of Grimes Street and West Green Street, and which point is 21 feet Easterly from, when measured at right angles thereto, the center line of the present main tract of the High Point, Thomasville and Denton Railroad Company, formerly Carolina and Yadkin Railway Company; thence South 51 ° 30 ' East along the South side of Grimes Street 21.15 feet to an iron spilke, Sam Moon's corner; thence South 38 ° 42 ' West 190 feet along Moon's line to an iron pipe in the North side of a ten foot alley; thence North 51 ° 18 ' West along said alley 66.6 feet to an iron pipe, which point is 21 feet Easterly from, when measured at right angles to, the present center line of the said main track of High Point, Thomasville and Denton Railroad Company; thence North 52 ° 12 ' East, parallel with and 21 feet Easterly of said center line of main track 195.5 feet to an iron pipe in the South side of Grimes Street, the point of **BEGINNING**, containing 8336 square feet.

TRACT 2: REID 172654 Location Address: 801 Taylor Ave.

BEGINNING at the intersection of the West property line of Amos Street and the South property line of Taylor Street, and running thence along the South side of Taylor Street South 81 ° West 68 ½ feet to a point in Rosa W. Redding's line; thence along the Redding line South 9 ° East 150.0 feet to a point; thence along the line of Amos lands North 81 ° East 68 ½ feet to a point on the West side of Amos Street; thence continuing along the West side of Amos Street North 9 ° West 150 feet to the point of **BEGINNING**, as shown on map made by June A. Johnson, C. E., to which reference is hereby made.

TRACT 3: REID 172655 Location Address: 506 Amos St.

BEGINNING at a point on the West line of Lee Street, which point is distant in a Southerly direction, 150 feet from the point of intersection of said line of Lee Street with the South Line of Taylor Street; thence along said Lee Street, South 3 ° 30 ' West 50 feet to a point; thence North 85 ° West 125 feet to a point; thence North 3 ° 30 ' East 50 feet to a point; thence South 85 ° East 125 feet to the point and place of **BEGINNING**; said premises being known as the property of Cornelius and Arrillar Cagle, according to a survey made by James A. Johnson, C. E., under the date of November, 1925; and being further known as Lot No. 1, of the Charles L. Amos Lots of the Redding Land, which map is duly recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 6, Page 137.

TRACT 4: REID 174216 Location Address: 1117 Jefferson St. and TRACT 5: REID 176062 Location Address: 1119 Jefferson St.

BEING ALL OF LOT NUMBERS ONE HUNDRED NINETY-SIX (196) AND ONE HUNDRED NINETY-SEVEN (197), as shown on plat entitled "Map of Eastview" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 5, Page 267 and Plat Book 7, at Page 79.

TRACT 6: REID 176492 Location Address: 1608 Boundary Ave.

BEING ALL OF Lot No. 130 of the J.C. Elliott Property, Division No. 2, map or plat of which is duly recorded in Plat Book 16, Page 68, in the Office of the Register of Deeds of Guilford County, N.C. and being known as 1608 Boundary Street, High Point, North Carolina.

TRACT 7: REID 181859 Location Address: 605 Ridgerock Ct. and Tract 8: REID 181860 Location Address: 603 Ridgerock Ct.

BEING all of Lots 65 & 66, Phase 5, Sheet of Rolling Green Estates, a map of which is recorded in Plat Book 139, Page 22 in the Office of the Register of Deeds of Guilford County, North Carolina.

TRACT 9: REID 183758 Location Address: 1108 Gordon St.

BEGINNING at an iron post in the original right of way line of East side of Gordon Street 176 feet north of its intersection with the north line of East Avenue, and running South 85° 53' 30" East 167.91 feet to an iron post; thence North 05° 00' East 60 feet to an iron post; thence North 85° 53' 30" West approximately 167.79 feet to an iron post in the original right of way line on the east side of Gordon Street; thence along said original right of way line, South 5° 5' West 60 feet to an iron post, the point of BEGINNING, according to survey entitled "Property of Roy E. Jones" prepared by Robert P. Guarino, dated June 18, 1952, Job No. 2195, to which reference is hereby made and being known as 1108 Gordon Street, High Point, North Carolina.

TRACT 10: REID 183836 Location Address: 1002 Gordon St.

BEING all of Lot No. 1 of the J. L. Skeen Property as per a map thereof recorded in Plat Book 7, Page 141 in the Office of the Register of Deeds of Guilford County, North Carolina.

TRACT 11: REID 190684 Location Address: 121 Underhill St.

BEGINNING at a point on the West side of Underhill Street, which said point is located 208.25 feet North of the intersection of Underhill Street and E. Washington Drive and said point is in the northern boundary of Astor W. Mitchell's property; thence along Astor W. Mitchell's line North $86^{\circ} 20'$ West 73.56 feet to a point that is common to Astor W. Mitchell's property and Lot 35 b-9 of the map entitled "Property of the Housing Authority of the City of High Point" as recorded in Plat Book 50, Page 74, in the Office of the Register of Deeds of Guilford County, North Carolina; thence along said Lot 35 b-9 North $83^{\circ} 29' 20''$ West 80.86 feet to a point that is on the East side of Eccles Street and is 25 feet from the center of Eccles Street; thence along the East side of Eccles Street North $5^{\circ} 55' 30''$ East 126.73 feet to a point; thence North $30^{\circ} 57' 40''$ West 10.72 feet to a point which along the old property line along the East side of Eccles Street; thence South $70^{\circ} 59' 55''$ East 134.29 feet to a point in the West side of Underhill Street; thence along the West side of Underhill Street South $11^{\circ} 20' 10''$ East 106.25 feet to the point of BEGINNING, according to a survey prepared by Jerry E. Sexton, Land Surveyor, dated September 15, 1988, Job No. 88-853, to which reference is hereby made.

The above described property is conveyed SAVE AND EXCEPT that portion of the above described property shown as Lot 35 b-10 on Exception Map entitled "Property of Housing Authority of the City of High Point, North Carolina", which Exception Map is recorded in Plat Book 50, Page 74, in the Office of the Register of Deeds of Guilford County, North Carolina.

TRACT 12: REID 193298 Location Address: 1523 Willard Ave.

BEING LOT NOS. 59 AND 60 AS SHOWN UPON A MAP OF A SUBDIVISION KNOWN AS GORDON STREET PARK, AS SURVEYED AND PLATTED BY WILLIAM FREEMAN, C.E., IN JUNE 1946, WHICH MAP IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY IN PLAT BOOK 14, PAGE 68.

TRACT 13: REID 193317 Location Address: 2111 Little Ave.

BEING ALL OF LOT NUMBERS NINETY-SEVEN (97) AND NINETY-EIGHT (98), as shown on plat entitled "Gordon Street Park, Property of J. W. Ferrell" which plat is duly recorded in the Office of the Register of Deeds for Guilford County in Plat Book 14 Page 68.

TRACT 14: REID 193334 Location Address: 208 Morgan Pl.

BEING ALL OF LOT NUMBER THIRTY-NINE (39) of the Brockett Farm Subdivision of Hughes Memorial School, as shown on map duly recorded at Book 8056, Page 1 Guilford County Registry.

TRACT 15: REID 183435 Location Address: 1210 Kimery Dr.

BEING all of Lot B on the Exclusion Plat to Adjust Property Line for #1210 and #1214 Kimery Drive, Property of Timothy B. Applegate et ux, as shown on the plat recorded in Book 193, Page 95, in the Office of the Register of Deeds for Guilford County.

TRACT 16: REID 193321 Location Address: 2305 Little Ave.

Being all of New Lot A as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

TRACT 17: REID 225803 Location Address: 2309 Little Ave.

Being all of New Lot C as shown on the Exclusion Map recorded in Plat Book 194 at Page 46 of the Guilford County Registry.

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Award 2021-001 Montlieu Ave Roadway and Utility Improvements (Re-Bid 15-041421)

From: Trevor Spencer, Engineering Services

Meeting Date: November 1, 2021

Public Hearing: N/A

Advertising Date: March 12, April 6, 2021

Advertised By: Purchasing Division

Attachments: None

PURPOSE:

The Engineering Services Department recommends City Council to approve contract 2021-001 for Montlieu Avenue Roadway and Utility Improvements to JSmith Civil, LLC. The proposed project focuses on streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. Work also includes installation of an underground electric ductbank, and replacement of water and sewer utilities.

BACKGROUND:

On Thursday, April 14, 2021 the City of High Point received two qualified bids for Contract ENG-2021-001.

JSmith Civil, LLC.	\$7,416,040.00
Yates Construction, Inc.	\$7,644,048.44

The contract time for this project to be completed is 210 calendar days, and is available to commence upon a Notice to Proceed.

Pending Council approval, the City and High Point University will enter into a memorandum of understanding (MOU) which will outline funding responsibility of the construction contract be shared by both parties at 50% each.

An additional \$1.5 million is estimated for electric utility materials and installation, which will be installed by the City's Electric Utilities Department after the proposed duct bank is completed under this contract. The work to be performed by the Electric Department is not included in the contract cost or the 210 calendar day contract time.

BUDGET IMPACT:

A capital project ordinance amendment following this item appropriates the High Point University contribution and provides funding information and details. Funds for the water and sewer and electric items for this project will be covered by existing capital appropriations and the FY 2023 Capital Improvement Program (CIP), if necessary.

RECOMMENDATION / ACTION REQUESTED:

The Engineering 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 contract to JSmith Civil, LLC in the amount of \$7,416,040.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the ENGINEERING SVC DEPT and recommends
award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

CITY OF HIGH POINT

AGENDA ITEM

**Title: Everbridge Notification System Contract Renewal**

From: Steve Lingerfelt, Director of Information
Technology Services

Meeting Date: November 1, 2021

Public Hearing: No

**Advertising Date /
Advertised By:**

Attachments: Draft MOA for High Point, Greensboro and Guilford County
2016 Memorandum of Agreement

PURPOSE:

The City needs to renew the three year agreement with Greensboro and Guilford County for the Emergency Notification System for an additional three years. The City Council needs to approve a Memorandum of Agreement (MOA) to share the yearly maintenance costs of the community notification system.

BACKGROUND:

The City of High Point currently shares in the cost of an Emergency Notification System (GEANI) with Guilford County and the City of Greensboro. The initial agreement will expire in October 2021.

A Memorandum of Agreement (MOA) has been developed to allow the City of High Point, Guilford County and the City of Greensboro to share the cost and use of the notification system.

BUDGET IMPACT:

The annual cost of the system will be \$40,834 for the duration of the agreement. The City of High Point will use existing funds to pay its portion of the cost. Ongoing system costs will be allocated in subsequent year's budgets.

RECOMMENDATION / ACTION REQUESTED:

The Department of Information Technology Services recommends approval of the Memorandum of Agreement and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF A
MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF GREENSBORO, NC; HIGH POINT, NC; AND
COUNTY OF GUILFORD, NC FOR THE SHARED USE OF
A COMMUNITY NOTIFICATION SYSTEM**

BE IT RESOLVED by the High Point City Council that the attached Memorandum of Agreement between Guilford County, the City of Greensboro, and the City of High Point regarding the establishment of guidelines and funding mechanisms for the shared use of the Community Notification System is hereby ratified as required by N.C.G.S. 160A-461, and the City Manager and the City Clerk are hereby authorized to execute the attached Memorandum of Agreement, on behalf of the City of High Point, subject to a pre-audit certificate thereon by the Finance Director, and approval as to form and legality by the City Attorney. The original contract is incorporated herein by reference.

BE IT FURTHER RESOLVED that this resolution ratifying interlocal cooperation between the City of High Point, the City of Greensboro and the County of Guilford is hereby spread upon the minutes of the High Point City Council.

Adopted this the 1st day of November, 2021.

Jay W. Wagner
Mayor

Lisa B. Vierling
High Point City Clerk

11972401

**GUILFORD COUNTY CONTRACT NO. 00061-09/16-181
CITY OF GREENSBORO (GREENSBORO) & CITY OF HIGH POINT (HIGH POINT)**

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

**MEMORANDUM OF AGREEMENT
between
GUILFORD COUNTY
the
CITY OF GREENSBORO, NC
And
THE CITY OF HIGH POINT, NC**

AGENCIES:

THIS MEMORANDUM OF AGREEMENT (the "MOA") is hereby entered into this 6th day of October, 2016, by and between **GUILFORD COUNTY**, on behalf of its Emergency Services Department, Division of Emergency Management, hereinafter referred to as the "**COUNTY**" and the **CITY OF GREENSBORO, NC**, hereinafter referred to as "**GREENSBORO**," and the **CITY OF HIGH POINT, NC** hereinafter referred to as "**HIGH POINT**," and also collectively referred to as the "**PARTIES**."

BACKGROUND:

GUILFORD COUNTY, on behalf of its Division of Emergency Management and through a contract with Everbridge Inc., will maintain a web based Community Notification System (hereafter "System"), utilizing the Everbridge Unified Critical Communications Suite. The parties wish to utilize the existing the system to provide a unified and collaborative system to provide both routine and emergency notifications to residents and businesses in Guilford County, the City of Greensboro, and the City of High Point (to include areas outside of Guilford County).

PURPOSE:

The purpose of this MOA is to establish guidelines and funding mechanisms for the use of the System by the parties to provide routine and emergency notifications.

CONDITIONS:

1. The COUNTY, GREENSBORO, and HIGH POINT will form a partnership to share the Everbridge platform equally between the three jurisdictions.
2. The COUNTY will be responsible for contract administration with Everbridge.
3. The Parties will each identify a lead department to serve as the System Administrator for their jurisdiction.
4. The Parties will appoint 2 representatives each (for a total of 6 members) that will make up the "Notification System Advisory Board" as described in Attachment 1.

**GUILFORD COUNTY CONTRACT NO. 00061-09/16-181
CITY OF GREENSBORO (GREENSBORO) & CITY OF HIGH POINT (HIGH POINT)**

5. All system users will be governed by policies and procedures set forth by the Notification System Advisory Board.
6. This MOA shall be in effect beginning on the date stated in the introductory paragraph of this MOA until such time as being amended or terminated by the Parties.
7. The terms of this MOA may only be modified or amended with a written Amendment executed by all Parties.
8. GREENSBORO will pay the COUNTY \$44,334.00 (1/3 of the total cost) for the first year's implementation in Fiscal Year 2016-2017. Payment is to be received by the COUNTY within thirty (30) days of approval of this MOA.
9. HIGH POINT will pay the COUNTY \$44,334.00 (1/3 of the total cost) for the first year's implementation in Fiscal Year 2016-2017. Payment is to be received by the COUNTY within thirty (30) days of approval of this MOA.
10. The PARTIES will determine subsequent annual payment amounts (not to exceed \$40,834.00, a maximum of 1/3 share of ongoing system costs) through the "Notification System Advisory Board." Payment is to be received by the COUNTY by October 1st of each Fiscal Year.
11. The COUNTY will continue to provide funding to allow for maintenance and support for the System, subject to annual appropriation of funds by the GUILFORD COUNTY Board of Commissioners or other funding source, pursuant to N.C.G.S. Chapter §153A-13.
12. The COUNTY will act as the liaison between Everbridge and the PARTIES of this agreement for customer support, training, and services.
13. This MOA, including the Exhibits and/or Attachments, sets forth the entire Agreement between the Parties.
14. The Parties agree that this Contract is subject to the jurisdiction and laws of the State of North Carolina. The Parties will comply with bid restrictions, if any, and applicable laws, including N.C.G.S. §143-129(j) regarding E-Verify. Any controversies arising out of this Contract shall be governed by and construed in accordance with the laws of the State of North Carolina.
15. The term of this Contract shall commence on Effective Date of October 6, 2016 and continue for an initial term of one year. This Agreement shall renew for a 1-year term for the following four (4) renewals unless a Party provides written notice of nonrenewal no less than ninety (90) days prior to the conclusion of the initial term or the then current renewal term.
16. Each Party agrees to be solely responsible for its own negligent acts or omissions and willful misconduct, and those of its employees, agents, and subcontractors, in the performance of services provided hereunder.
17. The terms of this Agreement may only be amended with a written Contract Amendment executed by all three Parties.
18. Any Party may terminate this Agreement for any reason and without penalty, upon a six month (6) written notice to the other Parties.

GUILFORD COUNTY CONTRACT NO. 00061-09/16-181
CITY OF GREENSBORO (GREENSBORO) & CITY OF HIGH POINT (HIGH POINT)

19. Iran Divestment Act of 2015. Whereas, N.C.G.S. §147-86.59 requires that a State agency or political subdivision of the State must require persons attempting to contract therewith, including contract renewals or assumptions, to certify that the persons or the assignees are not identified on the list created by State Treasurer pursuant to N.C.G.S. §147-86.58. Effective as of the date of this Contract, and in accordance with N.C.G.S. Chapter 147, Article 6E entitled "Iran Divestment Act," each Party hereby certifies that it is not identified on the Final Divestment List created by the State Treasurer, which list of persons the Treasurer has determined engage in investment activities in Iran, including any subcontractors of either Party.

IN WITNESS WHEREOF, the Parties hereto have caused this Memorandum of Agreement to be executed by their duly authorized representatives as of the date first above written.

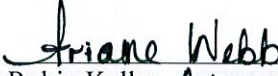
GUILFORD COUNTY


Marty K. Lawing
Guilford County Manager

Date

10-10-16

ATTEST:


~~Robin Keller~~ Ariane Webb
Guilford County ~~Clerk to Board~~ Deputy Clerk to Board

10/11/16

Date

(COUNTY SEAL)



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GUILFORD COUNTY CONTRACT NO. 00061-09/16-181
CITY OF GREENSBORO (GREENSBORO) & CITY OF HIGH POINT (HIGH POINT)

City of Greensboro Signatures

IN WITNESS WHEREOF, the parties hereto have executed this Amendment, the day and year indicated below:

Recommended By:

Bobby Nugent 10/20/16
Fire Chief Date
Greensboro Fire Department

Approved By:

David Paul 10-31-16
City of Greensboro Manager Date

David Parrish
Printed Name

This Instrument has be preaudited in the manner required By the Local Government. Budget & Fiscal Control Act

CBW
City of Greensboro Deputy Finance Officer
10-28-16
Date

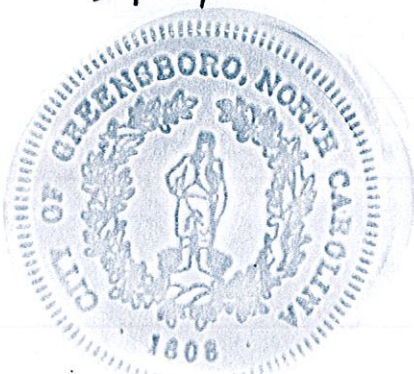
April B. Wilson
Printed Name

Approved as to Form

Becky To Peterson 10/31/16
City of Greensboro Attorney ^{chief} _{deputy} Date
Becky To Peterson
Printed Name

ATTESTED

Angela Reed 11/1/16
City of Greensboro Clerk Date
Deputy



**GUILFORD COUNTY CONTRACT NO. 00061-09/16-181
CITY OF GREENSBORO (GREENSBORO) & CITY OF HIGH POINT (HIGH POINT)**

City of High Point Signatures

IN WITNESS WHEREOF, the Parties hereto have caused this Memorandum of Agreement to be executed by their duly authorized representatives as of the date first above written.

CITY OF HIGH POINT

Approved By:



Greg Demko Date
City of High Point Manager

This Instrument has been preaudited in the manner required by the local Government Budget & Fiscal Control Act.

Approved as to Form

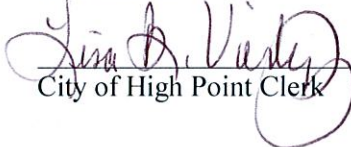


Jeff Moore Date
City of High Point Financial Services Director



JoAnne Carlyle Date
City of High Point Attorney

ATTESTED



City of High Point Clerk Date
11-18-2016



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**GUILFORD COUNTY CONTRACT NO. 00061-09/16-181
CITY OF GREENSBORO (GREENSBORO) & CITY OF HIGH POINT (HIGH POINT)**

ATTACHMENT #1 – ADVISORY BOARD

1. **PURPOSE:** The purpose of the Notification System Advisory Board is to determine policies and procedures for the implementation, use, and maintenance of the Community Notification System.
2. **GOVERNANCE:** The purpose of the Notification System Advisory Board is to determine policies and procedures for the implementation, use, and maintenance of the Community Notification System.
 - 2.2. Membership: Due to the shared nature of the system, the representation of the advisory board will consist of:
 - 2.2.1. Guilford County Emergency Management Division Director (Chair)
 - 2.2.2. Guilford County Sheriff's Representative
 - 2.2.3. City of Greensboro Fire Department Representative
 - 2.2.4. City of Greensboro Police Department Representative
 - 2.2.5. City of High Point Fire Department Representative
 - 2.2.6. City of High Point Police Department Representative
 - 2.3. Staff Support
 - 2.3.1. Staff support to the Advisory Board will be provided by the Guilford County Emergency Management Division.
 - 2.4. Roles of Governance Committee
 - 2.4.1. To establish the operating parameters of the system and to provide for the future viability of the system as an on-going concern.
 - 2.4.2. Ensure transparency and public accountability for the operations and finances of the system and its participants
 - 2.4.3. Determine the operating, maintenance and administration policies and procedures for system use.
 - 2.4.4. Determine future system enhancements or modifications.
 - 2.4.5. Determine system expansions to additional allied agencies that are not a part of this initial agreement.
 - 2.4.6. Develop and approve strategic planning of the system, and the ability to offset operating expense through contractual agreements with other entities.
 - 2.4.7. Annually set the rates for system users and owners of the system.
 - 2.4.7.1. For the purposes of this Agreement, OWNERS are defined as the three PARTIES (COUNTY, GREENSBORO, HIGH POINT).
 - 2.4.7.2. USERS are defined as allied agencies that are not elements of the COUNTY, GREENSBORO, or HIGH POINT, that benefit from the infrastructure of the shared asset.
 - 2.4.8. All revenue generated on behalf of the system will be divided among the Parties in a manner determined by the governance committee and reduce the annual share of the Parties

**RESOLUTION RATIFYING AND AUTHORIZING THE EXECUTION OF A
MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF GREENSBORO, NC; HIGH PONT, NC; AND
COUNTY OF GUILFORD, NC FOR THE SHARED USE OF
A COMMUNITY NOTIFICATION SYSTEM**

BE IT RESOLVED by the High Point City Council that the attached Memorandum of Agreement between Guilford County, the City of Greensboro, and the City of High Point regarding the establishment of guidelines and funding mechanisms for the shared use of the Community Notification System is hereby ratified as required by N.C.G.S. 160A-461, and the City Manager and the City Clerk are hereby authorized to execute the attached Memorandum of Agreement, on behalf of the City of High Point, subject to a pre-audit certificate thereon by the Finance Director, and approval as to form and legality by the City Attorney. The original contract is incorporated herein by reference.

BE IT FURTHER RESOLVED that this resolution ratifying interlocal cooperation between the City of High Point, the City of Greensboro and the County of Guilford is hereby spread upon the minutes of the High Point City Council.

Adopted this the 7th day of November, 2016.

Lisa B. Vierling
High Point City Clerk

**GUILFORD COUNTY CONTRACT NO. 00061-09/16-181, AMENDMENT NO. 1
CITY OF GREENSBORO and CITY OF HIGH POINT**

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

**Amendment No 1 to Guilford County Contract No. 00061-09/16-181
for a Shared Community Notification System**

THIS AGREEMENT is hereby made and entered into this ___th day of ___, 2021, by and between GUILFORD COUNTY, on behalf of its Emergency Services Department, Division of Emergency Management hereinafter referred to as the "COUNTY," and the CITY OF GREENSBORO, hereinafter referred to as "GREENSBORO," and the CITY OF HIGH POINT, NC hereinafter referred to as "HIGH POINT" and also collectively referred to as the "PARTIES."

W I T N E S S E T H :

WHEREAS, The PARTIES have collaborated in a joint Community notification system since 2010 to benefit the residents and visitors to Guilford County, and have determined that there are mutual interests and advantages for the PARTIES to maintain this relationship; and,

WHEREAS, the PARTIES desire to reaffirm their commitment to a shared funding Agreement through promulgation of this new Amendment to an existing Interlocal Agreement; and,

WHEREAS, the current agreement is set to expire in October; and,

WHEREAS, the PARTIES mutually desire to assure that a Emergency Notification System remains in a high state of readiness and on current technology platforms; and,

WHEREAS, pursuant to the authority of Chapter 160A, Article 20, Section 461 *et seq.* of the North Carolina General Statutes, the Parties are authorized to enter into this Interlocal Agreement in order to pursue the above stated goals;

NOW, THEREFORE, for the purpose and subject to the terms and conditions hereinafter set forth, it is hereby agreed as follows:

1. The PARTIES agree to extend the terms of the initial agreement (Contract 00061-09/16-181) for an additional three (3) one year renewals unless a PARTY provides written notice of nonrenewal no less than ninety (90) days prior to the start of the next fiscal year.

IN WITNESS WHEREOF, the COUNTY and CITY have set their hands and seals as of this day and year first above written.

**RESOLUTION APPROVING CHANGES IN STATE HIGHWAY SYSTEM STREETS
WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH POINT**

WHEREAS in reviewing the status of State Highway System Streets with officials of the North Carolina Department of Transportation, it has been determined that certain deletions should be made on the State Highway System Streets within the corporate limits of the City of High Point due to various changes in functionality and street connectivity; and

WHEREAS the City has plans for public improvements to these facilities and the removal of these streets from the State Highway System would help facilitate the engineering design, plan review and utility relocation processes associated with the adjoining public improvement projects; and

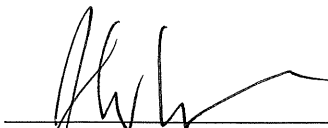
WHEREAS there are certain streets which should be deleted from the State Highway System Plan for state responsibility and maintenance, said streets being listed below.

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

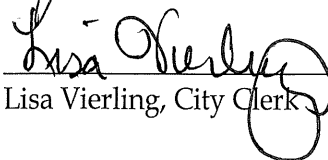
That deletions in the State Highway System as identified below are hereby approved, and shall become effective July 1, 2023, upon concurrence by the North Carolina Board of Transportation.

<u>NAME</u>	<u>SR #</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u> (miles)
Triangle Lake Road	1321	eastern R/W of I-74	0.15 mi. south M.L. King, Jr. Drive	1.66
Baker Road	1193	Triangle Lake Road	western R/W of US 29	0.11
Lawndale Avenue	1409	Marlboro Street	east to City Limits	0.04
Hickory Chapel Road	1311	Triangle Lake Road	south and west to end at I-74 R/W	0.57

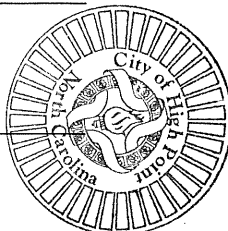
THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF HIGH POINT, NC ON THE ____ DAY OF _____, 2021.



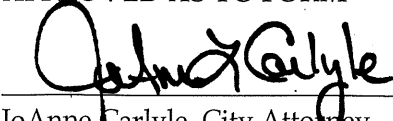
Jay W. Wagner, Mayor



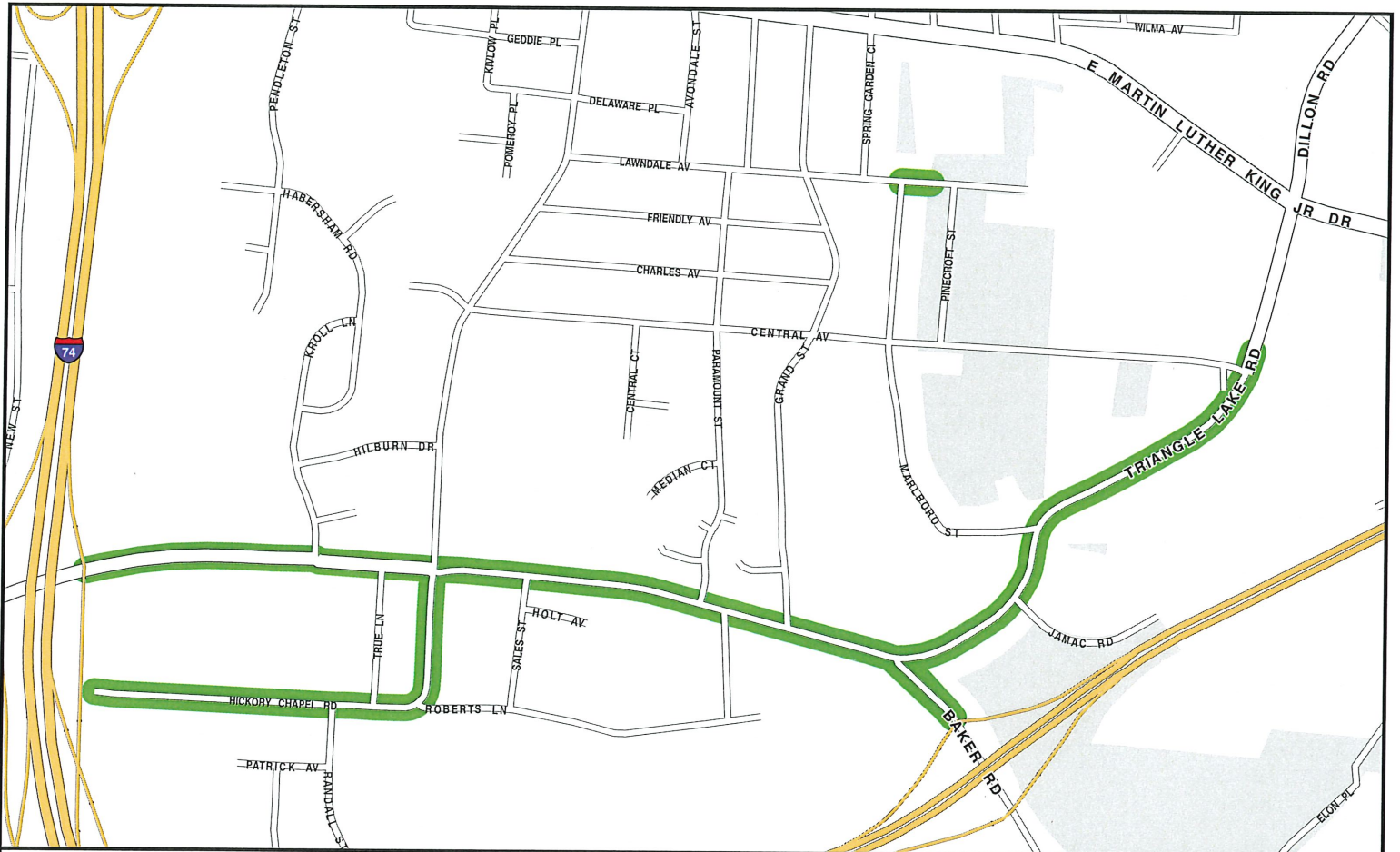
Lisa Vierling, City Clerk



APPROVED AS TO FORM



JoAnne Carlyle, City Attorney



ABANDONMENT OF STATE-MAINTAINED ROADS



MAP PREPARED BY
CITY OF HIGH POINT MPO
211 S. HAMILTON STREET
HIGH POINT, NORTH CAROLINA 27260
OCTOBER 2021

This map is provided as a public information resource and every reasonable effort has been made to assure the quality of the map. This data information and related graphics are not legal documents and are not intended to be used as such. The City of High Point makes no warranty, express or implied, as to the accuracy, reliability, utility or completeness of this information. The City of High Point assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.



CITY OF HIGH POINT

AGENDA ITEM



Title: Multifamily Housing Revenue Bonds for Daniel Brooks Phase I

From: Randy McCaslin

Meeting Date: November 1, 2021

Public Hearing: N/A

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

Attachments: Resolution

PURPOSE:

City Council has been asked to approve the proposed issuance by the Housing Authority of the City of High Point (the "Authority") of not to exceed \$11,000,000 in multifamily housing revenue bonds (the "Bonds") for Daniel Brooks Phase I. Federal tax law requires that tax-exempt bonds issued to finance affordable housing be approved by the elected legislative body of the governmental unit that (a) controls the issuer of the bonds, and (b) has jurisdiction over the area in which the facility is to be located after a public hearing (Internal Revenue Code Section 147(f)). The City Council appoints the commissioners of the Authority under NCGS § 157-34, and the proposed facility is within the jurisdiction of the City. The Authority, at the request of Daniel Brooks Phase I, LLC (the "Company"), proposes to issue the Bonds to finance the acquisition by ground lease of the existing housing development known as Daniel Brooks Homes, which will be demolished, and the construction and equipping of a new 100-unit affordable housing complex (the "Development") on the property. The Authority and the Company have requested the City to approve the issuance of the Bonds for purposes of Section 147(f) of the Code.

BACKGROUND:

On October 12, 2020, the Authority held a public hearing regarding the issuance of the Bonds. A report from the public hearing is attached hereto. The Authority has adopted a resolution giving preliminary approval for the issuance of the Bonds to finance the Development. The Tax Reform Allocation Committee and the North Carolina Housing Finance Agency have allocated bond volume cap to the financing of this Development. The Bonds are expected to be issued in early 2021. The Company will agree to repay the principal, premium, if any, and interest on the Bonds. Neither the Authority nor the City will have any liability whatsoever for the payment of principal or interest on the Bonds, and the Bonds will not affect the City's debt ratios or legal debt limit. Because no taxes or other revenues of the City are pledged to pay these Bonds, the staff of the City has made no financial analysis of the Bonds, the Company or the Development.

BUDGET IMPACT:

There is no direct budget impact by approving this resolution. The City of High Point is participating in this development by providing \$6.5 million in General Obligation bond funding that was approved by voters in November 2019.

RECOMMENDATION / ACTION REQUESTED:

The resolution approved by City Council dated November 2, 2020 is set to expire on November 2, 2021; therefore a revised resolution requires Council approval. City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

RESOLUTION CONFIRMING APPROVAL OF A MULTIFAMILY
HOUSING FACILITY KNOWN AS DANIEL BROOKS PHASE I IN
THE CITY OF HIGH POINT, NORTH CAROLINA AND THE
FINANCING THEREOF WITH MULTIFAMILY HOUSING
REVENUE BONDS IN AN AGGREGATE AMOUNT NOT TO
EXCEED \$11,000,000

WHEREAS, the City Council (the “City Council”) of the City of High Point (the “City”) met in High Point, North Carolina at 5:30 p.m. on the 1st day of November, 2021; and

Housing Authority of the City of High Point (the “Authority”) has agreed to assist Daniel Brooks Phase I, LLC, a North Carolina limited liability company, or an affiliated or related entity (the “Company”), in the financing of the acquisition by ground lease of the existing housing development known as Daniel Brooks Homes located at 1407 West Avenue in the City of High Point, North Carolina, which will be demolished, and the construction and equipping of a new 100-unit affordable housing complex (the “Development”) on the subject property, through the issuance of its multifamily housing revenue bonds in an aggregate principal amount not to exceed \$11,000,000 (the “Bonds”); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), requires that any bonds issued by the Authority for the Development may only be issued after approval of the plan of financing by the City Council of the City following a public hearing with respect to such plan; and

WHEREAS, on October 12, 2020, the Issuer held a public hearing with respect to the issuance of the Bonds to finance, in part, the Development, and on November 2, 2020, the City Council adopted a resolution approving the issuance of the Bonds solely to satisfy the requirements of Section 147(f) of the Code; and

WHEREAS, under the Code, bonds approved by an elected body for purposes of Section 147(f) of the Code must be issued within one year of the date of such approval; and

WHEREAS, due to an unexpected delay in completing the financing for the Development, the closing of the Bonds has been delayed such that the Bonds are not expected to be issued by November 2, 2021; and

WHEREAS, the Issuer and the Borrower have requested the City Council confirm its approval of the issuance of the Bonds solely to satisfy the requirements of Section 147(f) of the Code; and

WHEREAS, the Bonds shall not be deemed to constitute a debt of the City or a pledge of the faith and credit of the City, but shall be limited obligations of the Issuer payable solely from the loan repayments to be made by the Borrower to the Issuer; and

WHEREAS, the City Council has determined that its approval of the issuance of the Bonds is solely to satisfy the requirements of Section 147(f) of the Code and does not constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower, nor shall such approval in any event be construed to obligate the City for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Issuer, or to constitute the Bonds or any of the agreements or obligations of the Issuer an indebtedness of the City, within the meaning of any constitutional or statutory provision whatsoever;

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

1. The proposed low and moderate income housing development consisting of the acquisition, construction and equipping of the Development described above in the City by the Company and the issuance of the Authority's multifamily housing revenue bonds therefor in an amount not to exceed \$11,000,000 are hereby approved for purposes of Section 147(f) of the Code.

2. This resolution shall take effect immediately.

Council member _____ moved the passage of the foregoing resolution and Council member _____ seconded the motion, and the resolution was passed by the following vote:

Ayes: Council members _____

Nays: _____

Not voting: _____

* * * * *

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 exact copy of a Resolution adopted by the City Council for the City of High Point, North Carolina, in regular session convened on November 1, 2021, the reference having been in Minute Book ____, and recorded in full in Resolution Book ____, Pages ____.

WITNESS my hand and the corporate seal of the City of High Point, North Carolina, this the ____ day of November, 2021.

City Clerk

(SEAL)

CITY OF HIGH POINT

AGENDA ITEM



Title: Electric Bucket Truck

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: November 1, 2021

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Electric Department is using a 2012 Ford F550 Terex bucket truck that needs replacement due to age and mileage. Using NC State Contract 070A, a 2022 Ford F550 truck with an Altec AT40G 40' bucket has been recommended for Council approval.

BACKGROUND:

The Electric Department is currently using a 2012 Ford F550 with Terex body. The bucket truck currently has over 102,000 miles on the truck and very high usage on the bucket assembly. The new 2022 Ford F550 with Altec AT40G bucket has been demonstrated and will meet their needs. The price of \$129,115.80 is for the truck, training, and delivery. The previous truck sold for \$31,263. The estimated delivery is 360+ days.

BUDGET IMPACT:

Funds are available in 2021-22 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the new 2022 Ford F550 with an Altec AT40G bucket truck body from Piedmont Truck Center. Recommendations also include declaring the old truck as surplus and disposing through the online auction process.



2021-2022 STATE OF NORTH CAROLINA TERM CONTRACT 070A- Vehicles (Passenger, Truck, Van, SUV, Law Enforcement)

OPTIONS LIST - CATEGORY G - F550 Cab and Chassis

BID NO. 202100002

STANDARD ITEMS

18,000lb GVWR, Exterior Color: Oxford White, XL Trim Package, 7.3L V8 gasoline engine, 10-speed automatic transmission, 4.88 regular rear axle, Power Equipment Group, 225/70R19.5" BSW All Purpose tires, Air conditioning, AM/FM/MP3 radio with SYNC Bluetooth, Tilt steering wheel, (2) keys, 40/20/40 Vinyl seats-Gray, Vinyl flooring

CAB CHASSIS CONFIGURATION	BODY CODE	BASE BID PRICE
2022 Ford F550 Regular cab 4x4-60"CA chassis cab	F5H-660A	\$36,603.00

CAB CONFIGURATION	OPTION	MSRP	STATE PRICING 6% Discount
84CA	84CA	\$1,329.79	\$1,250.00

POWERTRAIN			
6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 - Includes manual push-button engine-exhaust braking and intelligent oil-life monitor	99T	\$9,325.00	\$8,765.50
Limited Slip w/4.88 Axle Ratio	X8L	\$360.00	\$338.40
GVWR: 19,500 lb Payload Plus Upgrade Package - Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14,706lbs	68M	\$1,155.00	\$1,085.70

WHEELS/TIRES			
Spare Tire, Wheel & Jack	512	\$350.00	\$329.00

OTHER OPTIONS			
XL Value Package - Includes: - Bright Chrome Hub Covers & Center Ornaments - Chrome Front Bumper - Steering Wheel-Mounted Cruise Control	96V	\$395.00	\$371.30
Utility Lighting System (LED Side-mirror Spotlights) - required with Power Equipment Group (90L)-required with Power Equipment Group (90L)	63A	\$160.00	\$150.40
Snow Plow Prep Package - Includes pre-selected springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations	473	\$250.00	\$235.00
Aft-Axle Frame Extension (req. 145" or 169" wheelbase) – F-450/F-550/F-600 only (145" Wheelbase/60" CA – 42.4" aft-of-axle frame extension increases AF dimension to 89.4") (169" Wheelbase/84" CA – 32.4" aft-of-axle frame extension increases AF dimension to 79.6")	63C	\$115.00	\$108.10
High Capacity Trailer Tow Package - requires Diesel engine	535	\$580.00	\$545.20
Engine Block Heater	41H	\$100.00	\$94.00
Transmission Power Take-Off- Includes mobile and stationary PTO modes	62R	\$280.00	\$263.20
Operator Commanded Regeneration (OCR) - requires Diesel engine (99T)	98R	\$250.00	\$235.00
397 Amp Alternator	67B	\$115.00	\$108.10
Trailer Brake Controller - Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.	52B	\$270.00	\$253.80
Platform Running Boards-REGULAR CAB ONLY	18B	\$320.00	\$300.80
Daytime Running Lamps	942	\$45.00	\$42.30
SPARE KEY - (2) non-Fob keys @ \$185.00 each	SPNF		\$370.00

UPFIT OPTIONS			
Altec AT40-G aerial body to meet City of High Point requirements	AT40G		\$77,667.00

Total for chassis & options quote#HPF5HDAT40G-92921	Date: 9.29.2021	\$129,115.80
--	------------------------	---------------------

City of High Point
Kevin Rogers
336.883.3598bp kevin.rogers@highpointnc.gov



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JANUARY 19, 2021 – 4:00 P.M.
COUNCIL CHAMBERS**

MINUTES

Note: In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance was not allowed at this meeting. Instead, the open session portion of the meeting was live-streamed and the public was provided a link to listen to the open session portion of the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER

Mayor Wagner called the Special Meeting to order at 4:01 p.m.

Following a roll call vote by Mayor Wagner for attendance, the following council members were identified as being present:

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Britt Moore-At Large (physically present)
Council Member Tyrone Johnson- At Large (physically present)
Council Member Cyril Jefferson- Ward 1 (remote participation)
Council Member Christopher Williams- Ward 2 (physically present)
Council Member Monica Peters- Ward 3 (physically present)
Council Member Wesley Hudson- Ward 4 (physically present)
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael Holmes- Ward 6 (remote participation)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Travis Stroud, Interim Chief of Police; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

PRESENTATION OF ITEMS

2021-31 Year-End Crime Statistics

The High Point Police Department will provide a presentation regarding Year-End Crime Statistics.

Travis Stroud, Interim Chief of Police, High Point Police Department (HPPD) made a PPP on the Year-End Crime Statistics; said the report would be available to the public at a later date; highlighted the hurdles and impacts for 2020; discussed the aggressive strategy for violent crimes; the 2020 Impact Crime Numbers (persons, and property); voiced appreciation for support from the community; outlined the HPPD crime clock; said the 'calls for service' had six police BEATs; each beat averaged the same amount of calls with a total for all BEATs at 107,555; call sources included, with average: 911 emergency-20%, non-emergency-34%, radio-0%, self-initiated (officers)-44%, and other-2%. Interim Chief Stroud commended the officers on combating crime; provided an overview of the crime case assignments for detectives; assigned cases were for property, violent crimes, and special victims; spoke to having a simple but focused approach on low numbers for crimes that included:

- People-focused on impact players, 2020 total arrest and charges-4,758*
- Cars-focused on reasonable suspicions and probable cause, poor driving, violent activity, and included statistics*
- Guns-focused on illegal guns, total 188 charges*

Council Member Jones inquired on repeat offender included in the 4,758 arrested and charged. Interim Chief Stroud replied that the total number did include offenders that were arrested more than once.

Interim Chief Stroud continued discussion regarding a new strategic plan for the HPPD; provided the new mission statement: "To make High Point a safe city by developing leaders and employees in crime fighting, community engagement, training, and professional policing"; gave an overview of the four pillars: crime fighting, community (engage), training, and policies; spoke to concerns moving forward that included: retention of employees, vacancies, social/racial issues, and violent crime.

Council Member Williams thanked and voiced appreciation to Interim Chief Stroud for his informative report, and efforts made in the city; and inquired if some of the homicide's numbers included domestic violence victims; and if so, how many. Interim Chief Stroud replied that domestic violence victims were included with the homicide numbers; will have more information on the numbers for the victims in the final report; and spoke to the Domestic Violence Initiative with the HPPD.

Council Member Williams asked was the Domestic Violence Initiative a separate program from the Family Justice Center. Interim Chief Stroud replied yet.

Mayor Wagner inquired on the heroin addiction/overdoses numbers; spoke to stolen vehicles used in crimes; referenced a company located in High Point that made license plate readers (LPR) that detected stolen vehicles; and asked if the HPPD would be interested obtaining more LPRs. Interim Chief Stroud replied that the heroin overdoses were replicated this year; spoke to the attribute of Narcan used on the streets; replied yes to obtaining more LPRs to help combat crimes; and said that his biggest focus was getting body cams on the streets.

Council Member Hudson voiced appreciation for the focus on social and racial issues; and asked for an example. Interim Chief Stroud replied that the HPPD look at the in-house characters of their officers first; spoke to the vetting process during hiring; to training provided on social issues; and to detecting red flags.

Interim Chief Stroud voiced appreciation for council's support; and that a full report would be provided next week.

2021-32

COVID-19 Impacts on City's Operations

Staff will provide a presentation on the impacts of COVID-19 on the city's operations.

Greg Ferguson, Assistant City Manager made a PPP on the City's Operational Impacts from COVID-19; provided an overview of the COVID-19 impacts for the following departments: Public Services-staffing, delayed collections, etc.; Fire Department-staffing levels maintained by overtimes; Police Department-staffing; Transit Department-two shutdowns, and numerous service reductions, customers not complying to the mask rule; continued providing an overview for the Parks and Recreation, Museum, Planning and Development, and Inspection Services Departments; and spoke to safety measures taken such as: social distancing, mask signage, hand sanitizing stations, proactive spraying, and mask mandated for employees.

Eric Olmedo, Assistant City Manager provided an overview of the Customer Service Department's COVID-19 payment plans for utilities; said out of the 2,455 payment plans, 1,407 were paid in full; 500 customers applied for the HOPE program funding, which would pay \$220,000; payment had not been received yet, but a commitment letter for payment was; spoke to the Families First Coronavirus Response Act; said it had extended 80 hours of leave for COVID-19; 16,570 hours had been used to date for employees; spoke to potential reimbursement for COVID related expenses; to the Transit Department's emergency funding; and to continuing to monitor for funding reimbursements.

2021-33 Closed Session (Attorney-Client Privilege)

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(3) to preserve the attorney-client privilege.

Note: The Clerks were not present for the personnel portion of the closed session.

A motion was made by Council Member Hudson, seconded by Council Member Williams, to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(3) for attorney-client privilege; and N.C. General Statute 143-318.11(a)(6) Personnel. Following a roll call vote by the Mayor, the motion to go into Closed Session carried by the following unanimous 9-0 vote.

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Hudson, and Council Member Jones

Upon reconvening into Open Session at 5:25 p.m., Mayor Wagner announced there would be action taken at this time as a result of the Closed Session.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, to approve the Interim City Manager's compensation in the amount of \$17,631.11 for lost vacation time. Following a roll call vote by the Mayor, the motion by the following unanimous 9-0 vote.

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Hudson, and Council Member Jones

ADJOURNMENT

There being nothing further to discuss, no objections were voiced to adjourn the meeting at 5:28 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, Deputy City Clerk



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: Information Technology Services

COUNCIL AGENDA DATE: November 1, 2021

BID NO.: NA

CONTRACT NO.: NC 208C

DATE OPENED: NA

DESCRIPTION:

This is the Microsoft Enterprise Agreement for the City of High Point. It is a three year contract that licenses the Microsoft products used by the City.

PURPOSE:

This agreement licenses the Office 365 product suite as well as SQL server used by the City. It also includes software assurance for product updates.

COMMENTS:

Utilizing North Carolina State Contract 208C.

RECOMMEND AWARD TO: SHI

AMOUNT: \$577,331.23

JUSTIFICATION:

Microsoft requires licensing to use it's office and server products. Utilizing an Enterprise Agreement reduces the cost of the licensing.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101241	527216			\$577,331.23
TOTAL BUDGETED AMOUNT				\$577,331.23

DEPARTMENT HEAD: Steve Lingerfelt

Digitally signed by Steve Lingerfelt
Date: 2021.10.20 16:15:47 -04'00'

DATE: October 20, 2021

The Purchasing Division concurs with recommendation submitted by the Information Services and recommends award to the lowest responsible, responsive bidder SHI in the amount of \$ 577,331.23.

PURCHASING MANAGER: Erik S. Conti

Digitally signed by Erik S. Conti
Date: 2021.10.21 08:00:02 -04'00'

DATE: 10/21/2021

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: Bobby Fitzjohn

Digitally signed by Bobby Fitzjohn
Date: 2021.10.21 08:43:31 -04'00'

DATE: 10/21/21

CITY MANAGER: Tasha Logan Ford

Digitally signed by Tasha Logan Ford
Date: 2021.11.02 08:30:28 -04'00'

DATE: 11/2/21

CORE CITY CDC WINDING UP AGREEMENT

This WINDING UP AGREEMENT ("Agreement") is dated as of January 27th, 2021 and is entered into by and between Core City CDC, a North Carolina nonprofit corporation ("CDC"), and the City of High Point, a North Carolina municipal corporation ("City").

WITNESSETH:

WHEREAS, CDC was incorporated for the purpose of, among other things, assisting the City in providing low- and moderate-income housing within the City limits; and

WHEREAS, in furtherance of providing low- and moderate-income housing, the City has conveyed real property and provided public funds to CDC; and

WHEREAS, along with other real property it owns, CDC currently retains title and ownership to real property conveyed by the City to CDC, and CDC currently retains a substantial portion of the public funds provided by the City; and

WHEREAS, CDC and the City have determined that it is in their mutual interest to discontinue using CDC as a vehicle for providing low- and moderate-income housing; and

WHEREAS, CDC and the City have determined that it is in their mutual interest that, after CDC fulfills all of its liabilities and obligations, CDC convey to the City title and interest to all real property owned by CDC as well as all other assets, including funds held; and

WHEREAS, after CDC winds up its affairs as contemplated and required by this Agreement, CDC and the City have agreed that CDC should be dissolved as a corporate entity.

NOW THEREFORE, in consideration of the mutual conditions and agreements set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. On or before February 1, 2021, CDC shall, by quit claim deed, convey title to all real property owned by CDC to the City.
2. On or before February 15, 2021, CDC shall fulfill its liabilities and obligations to third parties.
3. On or before March 1, 2021, CDC shall convey its remaining assets, including funds held, to the City.
4. On or before March 15, 2021, CDC shall, pursuant to and in accordance with Article 14 of Chapter 55A of the North Carolina General Statutes, approve and file articles of dissolution with the North Carolina Secretary of State.

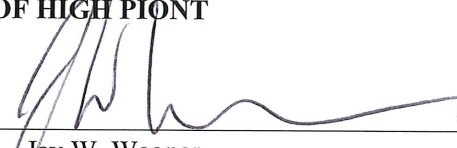
IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their respective officers thereunto duly authorized, as of the date first above written.

[Signature page follows]

Core City CDC

By: 
Name: Michael E. Mosha
Title: Vice President

CITY OF HIGH POINT

By: 
Name: Jay W. Wagner
Title: Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Capital Project Ordinance – Montlieu Avenue Roadway and Utility Improvements

From: Stephen M. Hawryluk
Budget and Performance Manager

Meeting Date: November 1, 2021

Public Hearing: No

Advertising Date /
Advertised By: N/A

Attachments: Capital Project Ordinance

PURPOSE:

A capital project ordinance is needed to appropriate \$3,708,020 for the Montlieu Avenue Roadway and Utility Improvements project. This appropriation is High Point University's contribution to the project.

BACKGROUND:

The Montlieu Avenue Roadway and Utility Improvements project focuses on streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. Work also includes installation of an underground electric duct bank, and replacement of water and sewer utilities.

The project is estimated to cost approximately \$9,777,644. This includes funds for the construction contract (\$7,416,040), electric materials and installation (\$1,500,000), mast arms and fiber connections for Hamilton and Montlieu (\$120,000), and funding for contingency (\$741,604) for potential items that may arise during the construction of this project.

The project will be funded by water and sewer capital funds (\$3,659,350), electric capital funds (\$2,410,274), and a contribution from High Point University (\$3,708,020). The High Point University contribution represents half of the construction contract cost.

BUDGET IMPACT:

The proposed amendment appropriates the High Point University contribution. Funds for the water and sewer and electric items for this project will be covered by existing capital appropriations and the FY 2023 Capital Improvement Program (CIP), if necessary.

RECOMMENDATION / ACTIONS REQUESTED:

The Financial Services Department recommends and asks the City Council to approve the capital project ordinance for the Montlieu Avenue Roadway and Utility Improvements project.

"AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE
MONTLIEU AVENUE ROADWAY AND UTILITY IMPROVEMENTS PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina, that,
pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the
following Capital Project Ordinance is hereby adopted:

- Section 1. The Montlieu Avenue Roadway and Utility Improvements project focuses on streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. Work also includes installation of an underground electric duct bank, and replacement of water and sewer utilities. The project is funded by water and sewer capital funds, electric capital funds, and a contribution from High Point University.
- Section 2. The following revenue is available to the City of High Point:
- | | |
|--------------------------------------|-------------|
| Contribution (High Point University) | \$3,708,020 |
|--------------------------------------|-------------|
- Section 3. The following amounts are appropriated for the Project:
- | | |
|----------------------------------|-------------|
| Roadway and Utility Improvements | \$3,708,020 |
|----------------------------------|-------------|
- Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations
- Section 5. Copies of this capital project ordinance shall be made available to the City Manager and the Financial Services Director for direction in carrying out this project."

Adopted by High Point City Council, this the 1st day of November 2021

Mayor, Jay W. Wagner

ATTEST

Lisa B. Vierling,
City Clerk

"AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS FOR THE STATE LIBRARY OF NORTH CAROLINA ADAPTS GRANT

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

Section 1. The proposed amendment appropriates \$99,996 in federal grant funds for the High Point Public Library to be used to purchase and upfit a large van that will provide Wi-Fi, some devices, technology assistance, computer classes, etc. to underserved and at-risk neighborhoods.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following Library grant revenues be amended as follows:

Federal Grant Revenue	\$99,996
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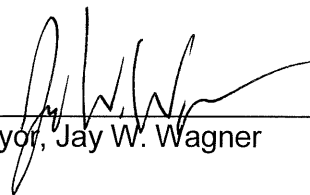
(B) That the following Library grant expenditures be amended as follows:

Van Purchase and Upfit	\$99,996
------------------------	----------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

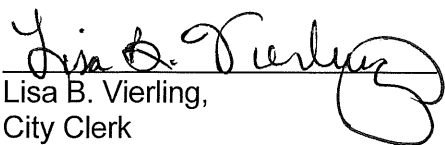
Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 1st day of November 2021



Mayor, Jay W. Wagner

ATTEST



Lisa B. Vierling,
City Clerk





CITY OF HIGH POINT

AGENDA ITEM

**Title: Resolution for State System Road Abandonment****From:** Mark McDonald**Meeting Date:** November 1, 2021**Public Hearing:** N/A**Advertising Date /****Advertised By:** N/A**Attachments:** Resolution and Location Map

PURPOSE:

The attached Resolution acknowledges the City's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023, pending approval by the North Carolina Board of Transportation.

BACKGROUND:

The Transportation Department is pursuing a General Obligation Bond funded project to improve Triangle Lake Road from True Lane to M.L. King, Jr. Drive. This State-maintained road (SR 1321) lies entirely within the City, however, State funding to make the desired improvements is not available. To aid in the design, permitting, right-of-way acquisition, and construction of the project, staff believes it to be in the City's best interests to have Triangle Lake Road and a short piece of Baker Road (SR 1193) removed from the State highway system. By assuming this responsibility, the City will exclusively control and oversee the project. This is expected to shorten the project schedule and reduce engineering and construction costs.

NCDOT's Division 7 administration has agreed to these abandonments, and further asked the City to take on two other street segments in the area: 1) Lawndale Avenue (SR 1409), from Marlboro Street eastward to the city limits; and 2) Hickory Chapel Road (SR 1311), south and west of Triangle Lake Road to its end at the right-of-way for I-74. The Public Services and Transportation Departments have agreed to this request.

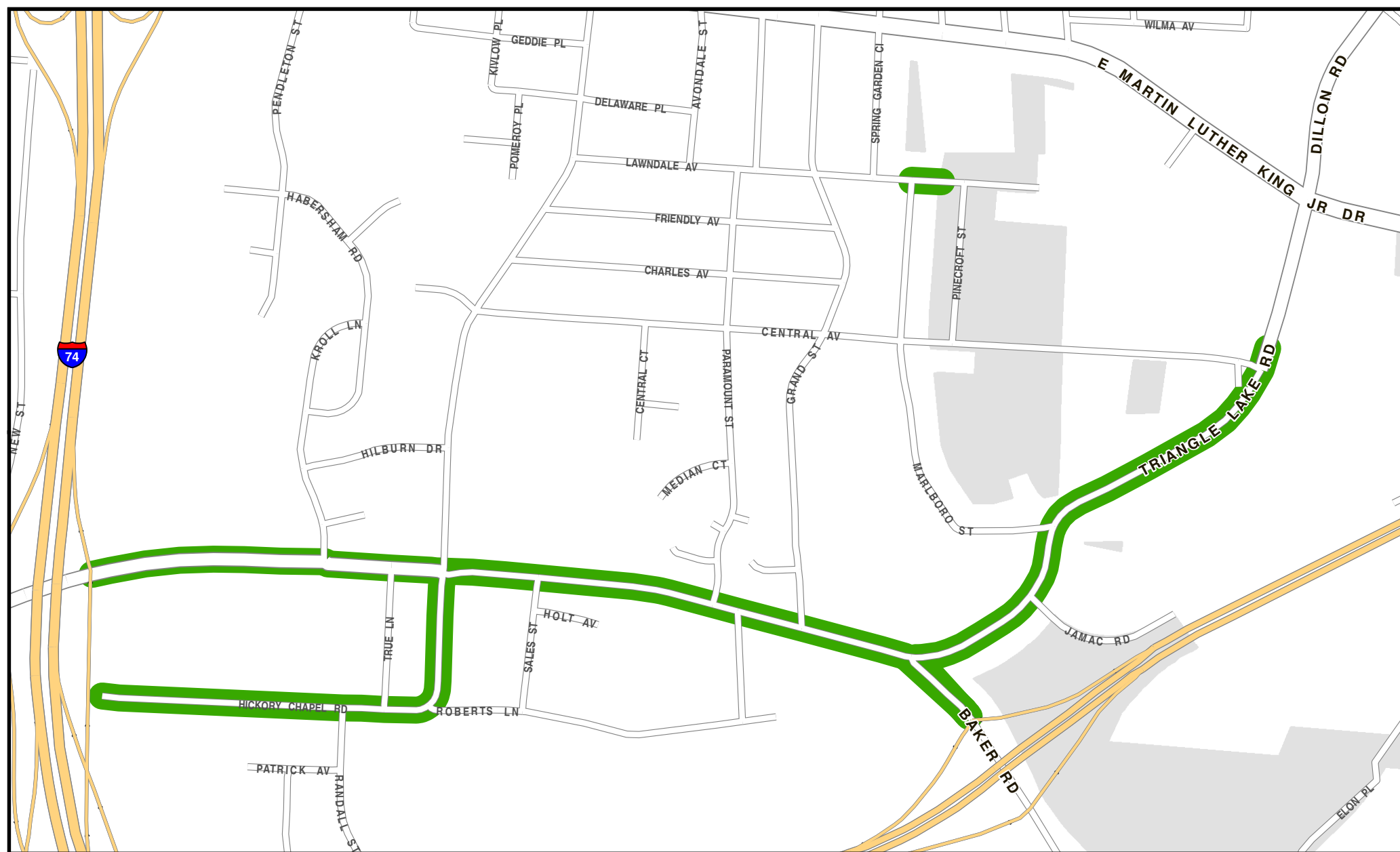
The Triangle Lake Road project has been a Transportation Department priority for many years. The proposed improvements will include the construction of curb and gutter to improve surface drainage, turn lanes where warranted, sidewalk on both sides, bicycle lanes, and enhanced transit stops. Roundabouts will replace traditional intersections at Hickory Chapel Road and Baker Road, and utility improvements will upgrade aging water and sewer lines. Construction is anticipated in FY 24-25.

BUDGET IMPACT:

When completed, routine maintenance costs for road and utility repairs should be minimal for a period of 10 years or more. During this time, and thereafter, the City will be eligible to receive an estimated \$15,500 per year in Powell Bill maintenance funds for Triangle Lake Road, Baker Road, Lawndale Avenue, and Hickory Chapel Road, contingent upon the annual renewal of funding by the General Assembly.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends adoption of the Resolution to request abandonment of Triangle Lake Road and portions of three other State-maintained roads in the area.

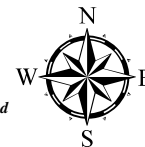


ABANDONMENT OF STATE-MAINTAINED ROADS



MAP PREPARED BY
CITY OF HIGH POINT MPO
211 S. HAMILTON STREET
HIGH POINT, NORTH CAROLINA 27260
OCTOBER 2021

This map is provided as a public information resource and every reasonable effort has been made to assure the quality of the map. This data information and related graphics are not legal documents and are not intended to be used as such. The City of High Point makes no warranty, express or implied, as to the accuracy, reliability, utility or completeness of this information. The City of High Point assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.



**RESOLUTION APPROVING CHANGES IN STATE HIGHWAY SYSTEM STREETS
WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH POINT**

WHEREAS in reviewing the status of State Highway System Streets with officials of the North Carolina Department of Transportation, it has been determined that certain deletions should be made on the State Highway System Streets within the corporate limits of the City of High Point due to various changes in functionality and street connectivity; and

WHEREAS the City has plans for public improvements to these facilities and the removal of these streets from the State Highway System would help facilitate the engineering design, plan review and utility relocation processes associated with the adjoining public improvement projects; and

WHEREAS there are certain streets which should be deleted from the State Highway System Plan for state responsibility and maintenance, said streets being listed below.

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

That deletions in the State Highway System as identified below are hereby approved, and shall become effective July 1, 2023, upon concurrence by the North Carolina Board of Transportation.

<u>NAME</u>	<u>SR #</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u> (miles)
Triangle Lake Road	1321	eastern R/W of I-74	0.15 mi. south M.L. King, Jr. Drive	1.66
Baker Road	1193	Triangle Lake Road	western R/W of US 29	0.11
Lawndale Avenue	1409	Marlboro Street	east to City Limits	0.04
Hickory Chapel Road	1311	Triangle Lake Road	south and west to end at I-74 R/W	0.57

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF HIGH POINT, NC ON THE ____ DAY OF _____, 2021.

Jay W. Wagner, Mayor

Lisa Vierling, City Clerk

APPROVED AS TO FORM

JoAnne Carlyle, City Attorney

Affidavit of Publication

STATE OF NORTH SS
CAROLINA }
COUNTY OF GUILFORD }

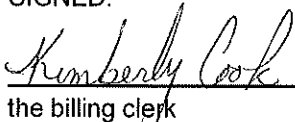
Kimberly Cook, being duly sworn, says:

That she is the billing clerk of the The High Point Enterprise, a daily newspaper of general circulation, printed and published in High Point, Guilford County, North Carolina; that the publication, a copy of which is attached hereto, was published in the said newspaper on

February 04, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

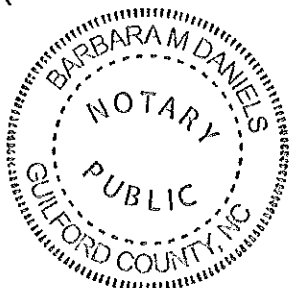

the billing clerk

Subscribed to and sworn to me this 4th day of February 2021.


Barbara M Daniels, Notary, Guilford County, North Carolina
My commission expires: February 01, 2022

30145612 30925458

CITY OF HP CITY MANAGER
PO BOX 230
HIGH POINT, NC 27261



PUBLIC NOTICE

Take Notice: At the regularly scheduled meeting of Monday, February 1, 2021 at 5:30 PM, the High Point City Council adopted an Ordinance amending Article II, Mayor and Council, Section 2.2 Council; number, terms of office, and Section 2.3 Mayor; term of office, duties of the Charter of the City of High Point to correct the language regarding term limits from two years to four years, making it consistent with the language in Article III – Elections, Section 3.1 Method of Election.

This the 2nd day of February, 2021.

Lisa B. Vierling, MMC
High Point City Clerk

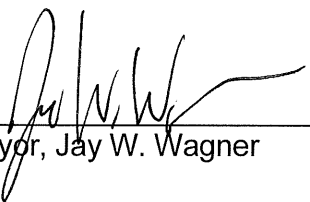
Feb. 4, 2021

"AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE
MONTLIEU AVENUE ROADWAY AND UTILITY IMPROVEMENTS PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina, that,
pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the
following Capital Project Ordinance is hereby adopted:

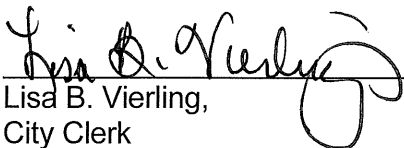
- Section 1. The Montlieu Avenue Roadway and Utility Improvements project focuses on streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. Work also includes installation of an underground electric duct bank, and replacement of water and sewer utilities. The project is funded by water and sewer capital funds, electric capital funds, and a contribution from High Point University.
- Section 2. The following revenue is available to the City of High Point:
- | | |
|--------------------------------------|-------------|
| Contribution (High Point University) | \$3,708,020 |
|--------------------------------------|-------------|
- Section 3. The following amounts are appropriated for the Project:
- | | |
|----------------------------------|-------------|
| Roadway and Utility Improvements | \$3,708,020 |
|----------------------------------|-------------|
- Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations
- Section 5. Copies of this capital project ordinance shall be made available to the City Manager and the Financial Services Director for direction in carrying out this project."

Adopted by High Point City Council, this the 1st day of November 2021



Mayor, Jay W. Wagner

ATTEST



Lisa B. Vierling,
City Clerk

