

City of High Point

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



Meeting Agenda

Tuesday, January 17, 2023

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5),
and Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**

[2023-008](#) Keep High Point Beautiful Celebrates 35 years of service to High Point
Rebecca Coplin, High Point Beautification Supervisor, will provide a short presentation regarding Keep High Point Beautiful Program.

Attachments: [1-9-22 KHPB Memo](#)

[Presentation - KHPB 35 Years](#)

[2023-033](#) City of High Point - Human Relations Committee - Humanitarian of the Year
Presentation
Human Relations Staff and Committee Members will be in attendance to present the Human Relations Committee Humanitarian of the Year award.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2023-034](#) Strategic Plan Update
Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

Attachments: [Local Codes Strategic Plan Update December 2022 - Final](#)

PUBLIC COMMENT PERIOD

[2023-035](#) Public Comment Period
A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

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

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

actions that distract the meeting.

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

- [2023-025](#) Contract - WESCO Distribution, Inc. - Underground Cable - Electric Department
City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$170,360 for the purchase of WHS# 2904 (1/0 UG Primary) underground cable used by the Electric Utilities Department to replenish warehouse stock.
Attachments: [1. Contract – WESCO Distribution, Inc. – Underground Cable – Electric Departn](#)
- [2023-026](#) Contract - WESCO Distribution, Inc. - Subsurface 300kVA Transformers - Electric Department
City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$551,716 for the purchase of 4 underground (submersible) 300kVA Transformers used by the Electric Utilities Department to replenish warehouse stock.
Attachments: [2. Contract – WESCO Distribution, Inc. – Subsurface 300kVA Transformers – E](#)
- [2023-027](#) Change Order #6-Budget Ordinance-Capital Project Ordinance - Samet Corp. - Parks & Recreation - City Lake Park Bond Project
City Council is requested to approve potential change order #6 with Samet Corporation (CMAR) in the amount of \$537,620.43 for the City Lake Park Phase 1 Bond project and a budget ordinance amendment and capital project ordinance utilizing \$312,620 in general fund reserves to cover the additional costs/improvements.
Attachments: [3. Change Order #6-Budget Ordinance-Capital Project Ordinance – Samet Corr](#)
- [2023-028](#) Position Reallocation - Parks & Recreation - Recreation Coordinator (ASPIRE) Program
City Council is requested to approve a change to an existing part time, benefited Program Activity Leader position to a full time Recreation Coordinator position in our Adaptive Sports, Programs and Inclusive Recreation (ASPIRE) division by reallocating funding from and eliminating a part time Recreation Attendant position.
Attachments: [4. Position Reallocation – Parks & Recreation – Recreation Coordinator \(ASPIR](#)
- [2023-029](#) Resolution - Interlocal Agreement - Piedmont Discovery Application - Parks & Recreation
City Council is requested to adopt a resolution authorizing the execution of an updated interlocal agreement and expand upon the original agreement between City of High Point, Greensboro and Guilford County and speaks to additional responsibilities, while adding data providers including Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Stokesdale and

Summerfield.

Attachments: [5. Resolution - Interlocal Agreement – Piedmont Discovery Application – Parks](#)

[2023-030](#)

Agreement - Three Party - United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Funding - Improvements to Elm Street and Construct Phases 1-3 Southwest Heritage Greenway

City Council is requested to consider a Three-Party Agreement with the United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) funding in the amount of \$28,489,089 for construction improvements to Elm Street and construct the Phases 1-3 of the Southwest Heritage Greenway within City Limits.

Attachments: [6. Agreement – US Depart of Transportation \(USDOT\) NC Depart of Transporta](#)

[2023-009](#)

Change Order No. 7 - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project, Garney Companies Inc.

To approve Change Order No. 7 to Garney Companies Inc. of an additional manhole and pipe stub-out that will be paid by the Town of Archdale, NC. The Change Order includes related labor, materials, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project which is currently under construction.

Attachments: [Agenda Item- CO 7 Richland Creek Aerial Outfall- Garney](#)

[Attachment A Change Order Number 7](#)

[2023-007](#)

Contract - Rebuild-It Services Group, LLC

To hire Rebuild-It Services Group to perform additional work on DAF #3 (dissolve air flotation thickener) at the Eastside Wastewater Treatment Plant (WWTP).

Attachments: [Council Agenda Item-Eastside WWTP DAF #3](#)

[RSG Back Pressure Valve Replacement Proposal- High Point, NC Q123927-B](#)

[2023-010](#)

Riverdale Pump Station Improvements Study- Amendment I - The Wooten Company

To approve a contract amendment to The Wooten Company (purchase order 108042) for the additional work required to evaluate the feasibility of expanding the Riverdale Pump Station to 44 MGD (million gallons per day) as part of the ongoing Riverdale Pump Station Improvements Study Report.

Attachments: [Agenda Item -Wooten- Riverdale Pump Station Improvements Study- Amendme](#)

[221218 - High Point - Riverdale Pump Station Amendment \(TWC 2784-S\)](#)

[2023-031](#)

Resolution - Sale of City Owned Property - Sterling Real Estate Development of NC, LLC - 1117 Jefferson St. - 1119 Jefferson St.

City Council is requested to adopt a resolution accepting an offer of \$20,000.00 from Sterling Real Estate Development of NC, LLC for two (2) City owned vacant lots: (1) located at 1117 Jefferson Street Parcel No. 174216, and (2) 1119 Jefferson Street Parcel No. 176062 and authorize the sale of the properties through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [10. Resolution – Sale of City Owned Property - Sterling Real Estate Developme](#)

[2023-032](#)

Sale of City Owned Property - North Carolina Department of Transportation (NCDOT) - Easements Johnson Street-Sandy Ridge Road Widening Project

City Council is requested to approve the sale of a permanent drainage easement, permanent utility easement, and temporary construction easement to the North Carolina Department of Transportation (NCDOT) for the Johnson Street/Sandy Ridge Road Widening Project in the amount of \$34,950.00.

Attachments: [11. Sale of City Owned Property – North Carolina Department of Transportation](#)

REGULAR AGENDA ITEMS

PENDING ITEMS

[2022-590](#)

One High Point Commission - Budget Ordinance and Date Extension Request

Staff requests that City Council approve:

1. Budget Ordinance amendment in the amount of \$45,000.
2. Request for an extension of the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to January 17, 2024.

Attachments: [Budget Ordinance – One High Point Commission – Date Extension Request](#)
[One High Point Commission Research Categories](#)

Jeron Hollis, Managing Director, provided the staff report for this item. He stated there are two request with this item. The first request is for a budget amendment in the amount of \$45,000. He stated the budget included up to \$20,000 for subject matter experts in areas including history and socioeconomics, a project manager who will report to staff and work to manage information, updates and deadlines as it relates to the Commission's work and final report, a request for \$5,000 for community outreach and event resources in order to ensure community awareness feedback on recommendations. He stated in addition, the Commission is seeking to extend the date for the presentation of the recommendations to Council from the current June 2, 2023

deadline to Tuesday, January 17, 2024. He noted this is due to resent roster changes on the Commission and a clarification of the group's focus on policy recommendations.

In response to Chairman Moore, Mr. Hollis stated if the extension is approved it would in fact be presented to a new City Council.

Committee Member Peters and Committee Member Holmes expressed their support of this item. They noted systematic policy changes regarding economics, transportation, health care, and public safety could help disperse the concentration of poverty stricken areas.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

CONSENT AGENDA ITEMS

[2023-022](#)

Resolution - Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project
City Council is requested to approve a resolution conveying the properties to Community Housing Solutions of Guilford, Inc. to construct affordable housing

Attachments: [Resolution of Conveyance of Properties](#)

Thanena Wilson, Director of Community Development, provided the staff report for this item. She explained this item is pertaining to the conveyance of the following six lots as part of the Cedrow Affordable Housing Project:

*1506 Kingsway Drive
1510 Kingsway Drive
1514 Kingsway Drive
1518 Kingsway Drive
1522 Kingway Drive
1526 Kingsway Drive*

She stated the City will convey these lots to Community Housing Solutions of Guilford, Inc. (CHS) which will build homes on the six lots to be sold to income eligible home buyers. She noted that CHS has completed four units of the 19 units projected.

- [2023-000](#) Ordinance - Demolition of Dwelling - 1205 Bradshaw St.
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1205 Bradshaw St.

Attachments: [Ordinance Demolition of Dwelling 1205 Bradshaw Street](#)

- [2023-001](#) Ordinance - Demolition of Dwelling - 2321 Brentwood St.
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2121 Brentwood St.

Attachments: [Ordinance Demolition of Dwelling 2321 Brentwood Street](#)

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair

CONSENT AGENDA ITEMS

- [2023-021](#) Resolution - City of High Point Becomes a Bee City USA
City Council is requested to approve a request from Keep High Point Beautiful for the City of High Point to become an affiliate of Bee City USA.

Attachments: [Bee City USA KHPB](#)

[Resolution - Bee City USA](#)

[Bee City Presentation](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

- [2023-011](#) Resolution of Intent, Annexation 22-07
Approval of a Resolution of Intent to establish a public hearing date of February 20, 2023, to consider a voluntary non-contiguous annexation petition for approximately 11.14 acres. The site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

Attachments: [Resolution of Intent AN-22-07.pdf](#)

- [2023-012](#) Initiation of Zoning Map Amendments
A request by the Planning and Development Department for the City Council to initiate zoning map amendments for the fifth group of properties as part of the City's Comprehensive Zoning Map Amendment Project.

Attachments: [Initiation of Zoning Amendment.pdf](#)

PENDING - PUBLIC HEARING

[2022-557](#)

AAA Storage Management, LLC, Zoning Map Amendment 22-24
A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

Attachments: [Staff Report ZA-22-24.pdf](#)

[Staff Report ZA-22-24 Revised.pdf](#)

PUBLIC HEARINGS

[2023-018](#)

High Point Bowman, LLC, Annexation Case 22-06
A request by High Point Bowman LLC to consider a voluntary contiguous annexation of approximately 17.8 acres. The proposed annexation site is located approximately 2,000 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is addressed as 741 Summey Avenue, 730 Summey Avenue (portion) and 1308-Near Baker Road (portion) and also known as Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).

Attachments: [Staff Report AN-22-06.pdf](#)

[Staff Report AN-22-06 \(Revised\).pdf](#)

[2023-013](#)

Bricks & Beams, LLC, Zoning Map Amendment 22-26
A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

Attachments: [Staff Report ZA-22-26.pdf](#)

[2023-014](#)

Price Nursery (Richard Price), Zoning Map Amendment 22-27
A request by Price Nursery to rezone approximately 0.8 acres from the Residential Single Family - 5 (R-5) District to the General Business (GB) District. The site is located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street (115, 117, 119 and 121 Scott Avenue).

Attachments: [Staff Report ZA-22-27.pdf](#)

[2023-015](#)

City of High Point, Plan Amendment 22-06
A request by the City of High Point to change the land use classification for approximately 263 acres to a variety of land use map classifications, in multiple areas along the Jamestown bypass corridor, based on recommendations in the Jamestown Bypass Land Use Assessment.

Attachments: [Staff Report PA-22-06.pdf](#)

[2023-016](#)

City of High Point, Zoning Map Amendment 22-28

A request by the High Point City Council to rezone 13 properties, totaling approximately 76 acres, to address recommendations of the Jamestown Bypass Land Use Assessment Report (adopted May 2021).

a) Northern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 11.5 acres from the Heavy Industrial (HI) District to the Residential Single Family - 5 (R-5) District. The zoning site is located south of the Jamestown bypass and approximately 210 feet east of N. Scientific Street (portions of 422, 430 and 420 N. Scientific Street).

b) Southern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 6.5 acres from the Light Industrial (LI) District the Residential Single Family - 5 (R-5) District. The site is located east of the intersection of N. Scientific Street and Longview Road (324 N. Scientific Street and a portion of 420 N. Scientific Street).

c) Area 6B of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 58 acres, from the Light Industrial (LI) District to the Residential Single Family - 3 (R-3) District. The site is generally located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.

Attachments: [Staff Report ZA-22-28.pdf](#)

GENERAL BUSINESS AGENDA[2023-020](#)

Reinstatement - Planning & Zoning Commission (P&Z) - Alex Moore
City Council is requested to consider the reinstatement of Planning & Zoning Commission member Alex Moore as voting member of the board due to absences.

Attachments: [2022 Board Member Reinstatement CCFWD - Alex Moore](#)

[2023-024](#)

Reinstatement - Board of Adjustment (BOA) - Sandra Hayes
City Council is requested to consider the reinstatement of Board of Adjustment member Sandra Hayes as voting member of the board due to absences.

Attachments: [Reinstatement of Sandra Hayes as voting member Board of Adjustment](#)

[2023-023](#)

Minutes to be Approved

Attachments: [September 21 2022 Prosperity Livability Committee Minutes](#)

[September 29 2022 Finance Committee Meeting Minutes](#)

[October 3 2022 Special Meeting Minutes](#)

[October 3 2022 Regular Meeting Minutes](#)

[Finance Committee Meeting Minutes - December 15 2022](#)

[Special Meeting High Point City Council Minutes - December 19, 2022](#)

[High Point City Council Minutes - December 19, 2022](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-008

File ID: 2023-008

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: Keep High Point Beautiful Celebrates 35 years of service to High Point

Rebecca Coplin, High Point Beautification Supervisor, will provide a short presentation regarding Keep High Point Beautiful Program.

Notes:

Sponsors:

Enactment Date:

Attachments: 1-9-22 KHPB Memo, Presentation - KHPB 35 Years

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-008



Memorandum

To: City Council

From: Rebecca Coplin, High Point Beautification Supervisor

Date: January 9, 2023

Re: Keep High Point Beautiful Celebrates 35 years of service to High Point

In September of 2022, Keep High Point Beautiful officially served as an active community partner under the City of High Point's Public Services Department, for 35 years.

We are excited to celebrate 35 years of service in 2023 and would like to acknowledge those who have helped us accomplish our goals as we continue to strive to serve High Point to the best of our ability.

We are thankful for the continued support of all city leadership and the community-at-large.

Happy 35th Birthday,
Keep High Point
Beautiful!





September 3, 1987

High Point Keep America Beautiful Advisory Council

- Promote public interest in the general improvement of the environment of the City of High Point.
- To initiate, plan, direct, and coordinate programs for litter control in conjunction with and in cooperation with citizens, government, businesses and industries within the corporate limits of the City of High Point.
- To study, investigate and develop plans for improving the health, sanitation, safety and cleanliness on both public and private property in said city, aid in the removal and elimination of trash and other debris. To implement and maintain the Keep America Beautiful System.
- To encourage the placing, planting and/or preservation of trees, flowers, plants, shrubs, and other objects or ornamentation in said city.
- To advise and recommend plans to departments of the city for the beautification of High Point, and otherwise promote public interest in the general improvement of the City of High Point.





Thousands of reason to celebrate!

- Over 440,000 lbs. of litter and debris removed from roadways, streams, lakes, parks, school grounds, and the Greenway.
- Thousands of dollars of in-kind donations and sponsorships.
- Multiple community partnerships
- Tens of thousands of volunteer hours
- Thousands of flowers planted
- Dozens of trees and shrubs
- Environmental Art
- Specific efforts to combat cigarette litter



Looking Ahead!!

- Youth Advisory Council growth
- Strategic Plan
 - Green Project
 - Social Media
 - Schools
 - Recruitment
 - Diversity
 - Corporate Outreach
- Food donations
- Grant applications
- New programming



The behind it all!





City of High Point

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Master

File Number: 2023-033

File ID: 2023-033

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: City of High Point - Human Relations Committee - Humanitarian of the Year

Presentation

Human Relations Staff and Committee Members will be in attendance to present the Human Relations Committee Humanitarian of the Year award.

Notes:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-033



City of High Point

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

Master

File Number: 2023-034

File ID: 2023-034

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

Notes:

Sponsors:

Enactment Date:

Attachments: Local Codes Strategic Plan Update December 2022 - Final

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-034

COMMUNITY DEVELOPMENT & HOUSING

Thanena S. Wilson
Director



To: Greg Ferguson, Deputy City Manager

From: Thanena Wilson, Director, Community Development & Housing

Date: January 11, 2023

Re: Strategic Plan Update for Proactive Codes Enforcement

This report summarizes Local Codes Enforcement activities for the month of December 2022.

Public Nuisance

- 25 New Citizen Complaints
- 36 New City-initiated Cases
- 65 Cases Abated
 - 9 City abated
 - 56 Owner abated

Minimum Housing

- 23 New Citizen Complaints
- 8 City-initiated Cases
- Demolition Ordinances
 - 4 Units pending asbestos inspection and demolition bid
 - 1 Owner-initiated demolition
 - 7 Units pending repairs
(1004 Prospect, 1215 E. Russell, 613 Manley, 1105 Forrest, 524 Cross, 1222 Carter St and 337 Wingo)

Zoning

- 11 New Citizen Complaints
- 36 City-initiated Cases
- 210 Signs Collected

Total Active Cases (366)

- 40 Public Nuisance
- 233 Minimum Housing
- 93 Zoning

Attachments: 1) Monthly report table
3) Photos – 1113 Jefferson Street Repairs

Phone
336.883.3351

Fax
336.883.3355

		<u>Jan-22</u>	<u>Feb-22</u>	<u>Mar-22</u>	<u>Apr-22</u>	<u>May-22</u>	<u>Jun-22</u>	<u>Jul-22</u>	<u>Aug-22</u>	<u>Sep-22</u>	<u>Oct-22</u>	<u>Nov-22</u>	<u>Dec-22</u>
1. Minimum Housing													
	a. Minimum Housing Complaints	32	23	34	16	16	40	19	24	27	28	23	23
	b. Active Minimum Housing Cases	240	245	250	253	233	230	237	220	226	239	241	233
	d. Cases Taken Before City Council												
	i. For Demolition	2	3	1	2	1	1	3	2	0	0	0	0
	e. City Demolished Houses	0	2	2	1	1	3	2	0	1	2	0	0
2. Public Nuisance													
	a. Public Nuisance Complaints (incl. unsecured	34	47	50	113	198	164	86	220	161	62	34	25
	b. Active Public Nuisance Cases	38	44	44	145	216	112	234	114	64	92	57	40
	c. City abated PN Cases	5	6	6	5	70	101	36	79	72	46	14	9
	d. Owner abated PN Cases	18	21	46	52	241	205	69	262	249	98	79	56
3. Zoning													
	a. Zoning Complaints (Vehicles, Signs, Banners)	11	18	24	19	25	18	20	37	44	18	7	11
	b. Active Zoning Cases	91	95	89	102	95	83	116	98	82	144	105	93
	c. Signs collected	421	185	62	225	413	243	229	167	128	38	393	210
		TOTAL ACTIVE CASES - 366											









13 Dec 2022





1113

13 Dec 2022

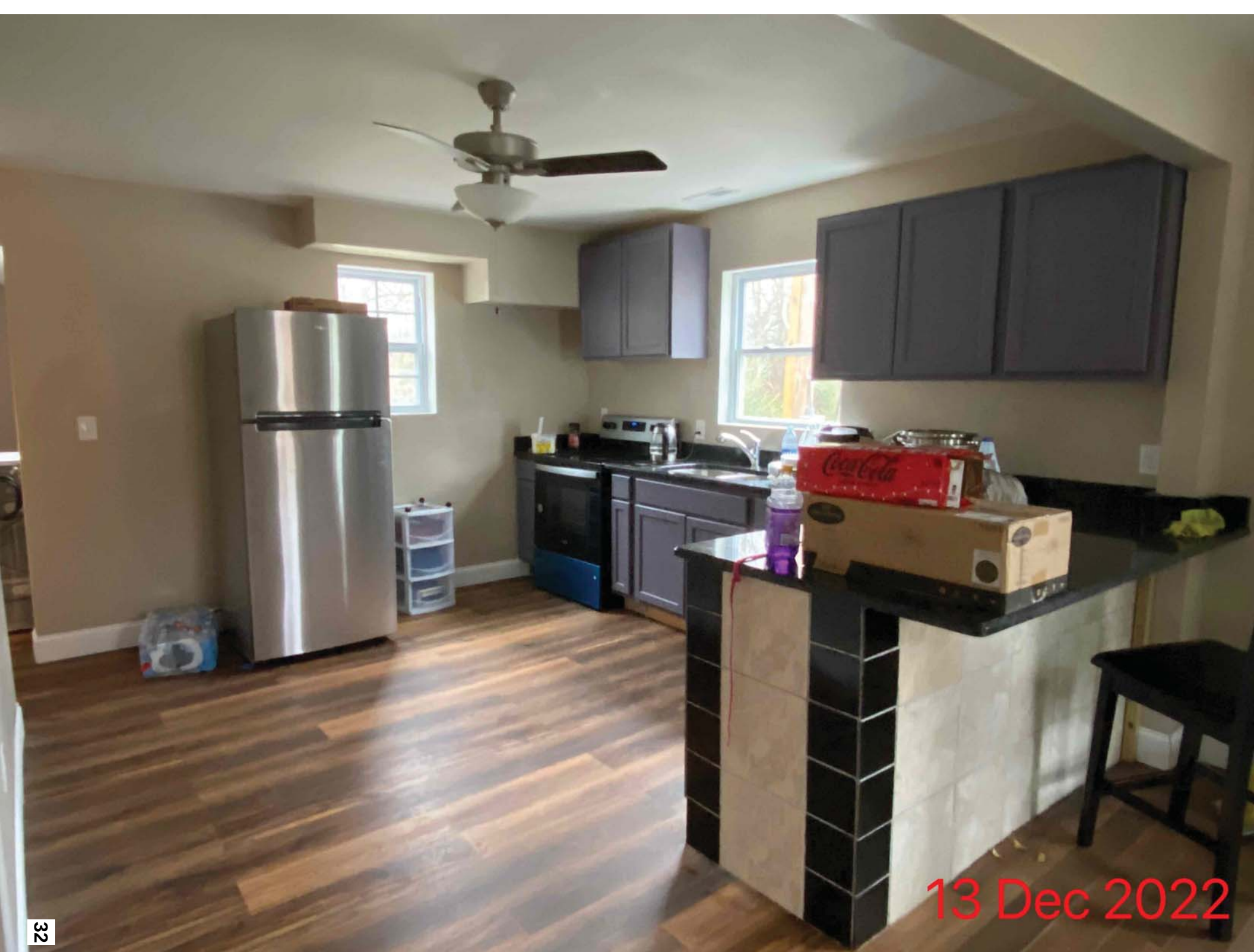


13 Dec 2022

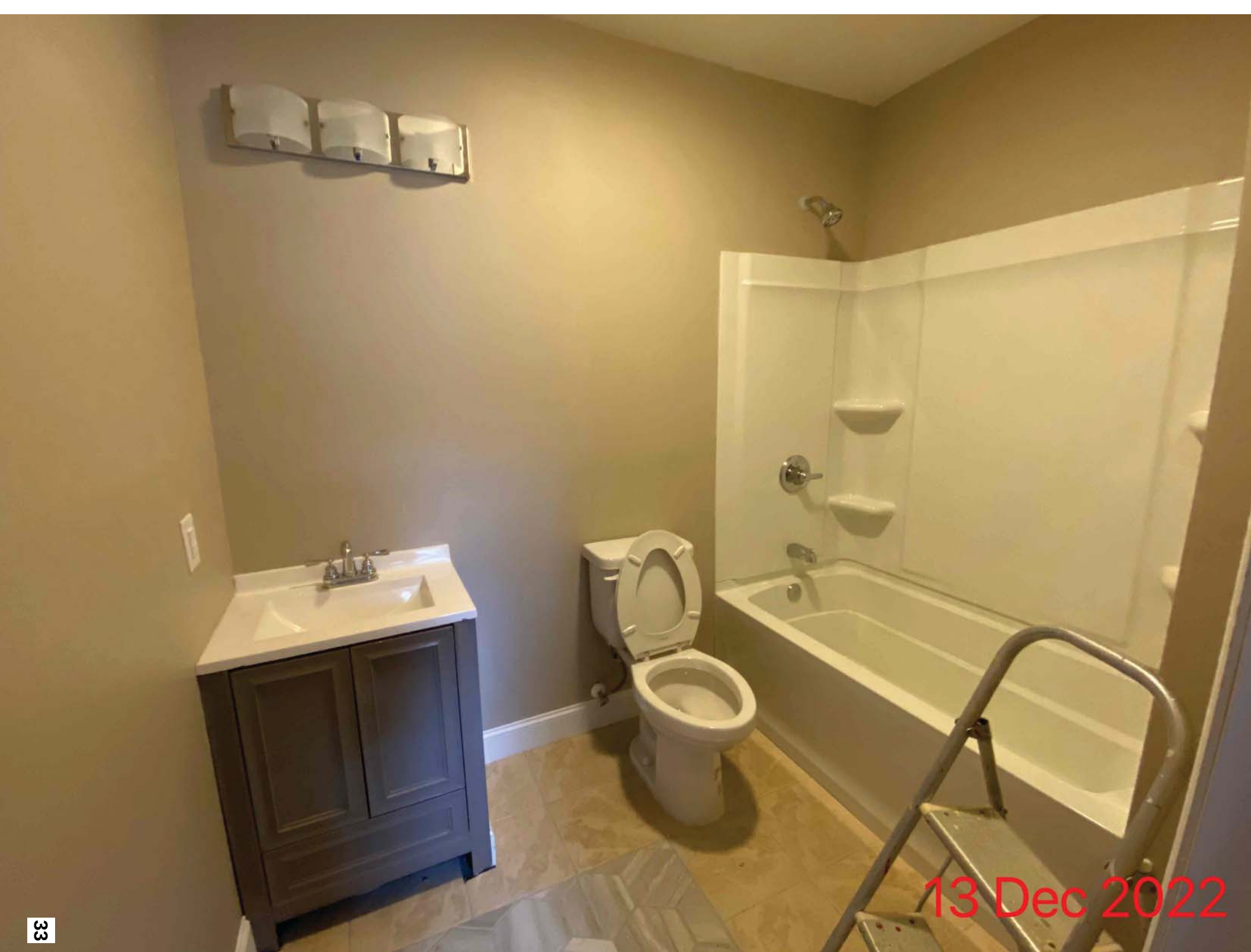




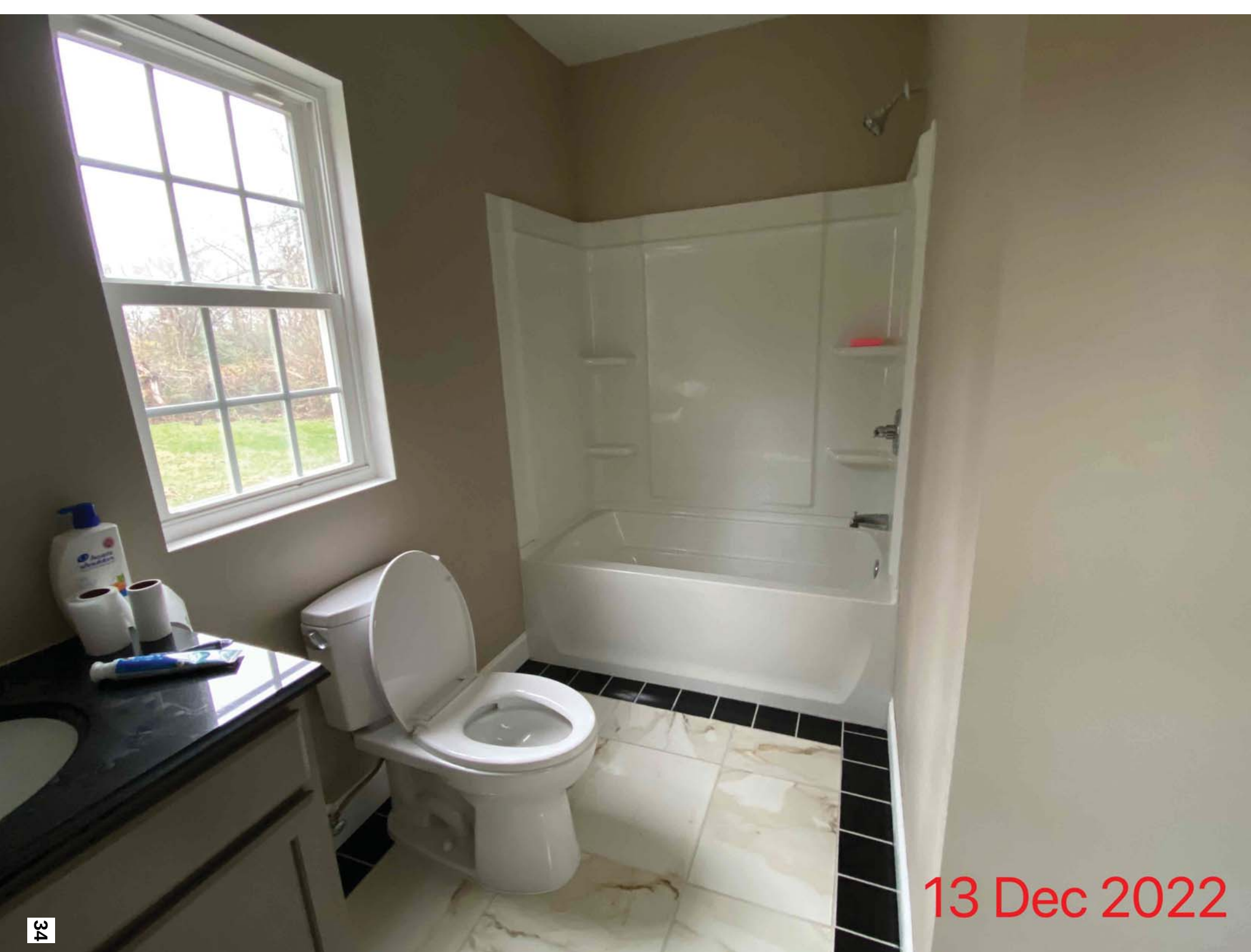
13 Dec 2022



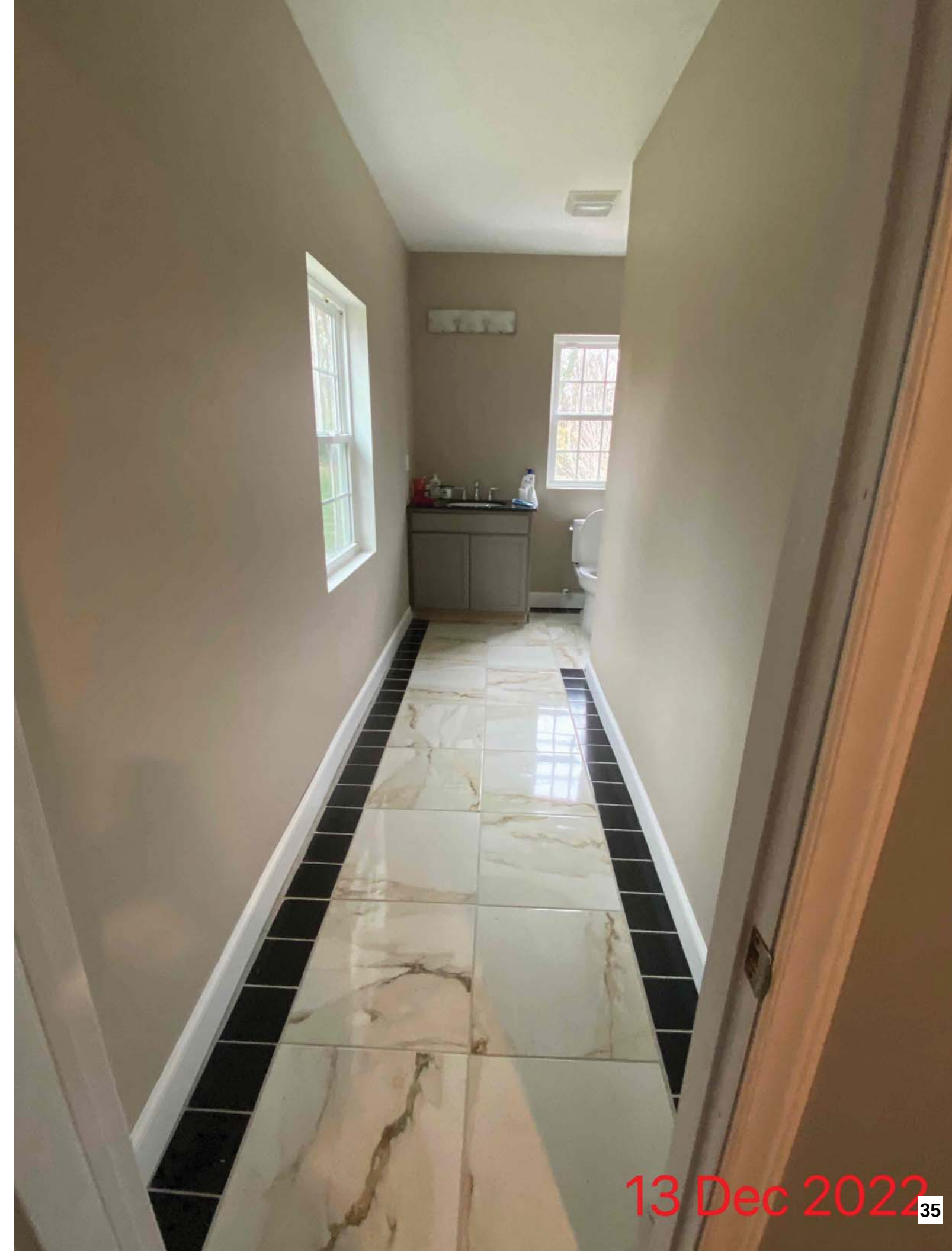
13 Dec 2022



13 Dec 2022



13 Dec 2022



13 Dec 2022



13 Dec 2022



13 Dec 2022



13 Dec 2022



City of High Point

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

Master

File Number: 2023-035

File ID: 2023-035

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Public Comment Period

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

Notes:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-035



City of High Point

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Master

File Number: 2023-025

File ID: 2023-025

Type: Contract

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Contract - WESCO Distribution, Inc. - Underground Cable - Electric

Department

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$170,360 for the purchase of WHS# 2904 (1/0 UG Primary) underground cable used by the Electric Utilities Department to replenish warehouse stock.

Notes:

Sponsors:

Enactment Date:

Attachments: 1. Contract – WESCO Distribution, Inc. –
Underground Cable – Electric Department

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-025

CITY OF HIGH POINT

AGENDA ITEM



Title: Purchase of Warehouse Stock - Underground Cable
Bid # 24-121622

From: Tyler Berrier, Electric Utilities Director

Meeting Date: January 17th, 2023

Public Hearing: N/A

Advertised Date: N/A

Advertised By: N/A

Attachments: Attachment A: Formal bid Recommendation
Attachment B: Bid Tabulation

PURPOSE:

To purchase underground cable that is commonly used by the Electric Utilities Department. Replenish warehouse stock.

BACKGROUND:

The City normally stocks these items in inventory. WHS# 2904 (1/0 UG Primary)

BUDGET IMPACT:

Funds are included in the current operating budget to cover this material purchase.

RECOMMENDATION / ACTION REQUESTED:

City Staff has reviewed the bid submittal and evaluated the information provided. Staff is recommending that the bid for this Cable be awarded to WESCO Distribution, Inc. for \$170,360. WESCO Distribution was the lowest qualified bidder of the bid by the Purchasing division.



BIDDERS LIST & TABULATION

FORMAL BID #24-121622 – PRIMARY CABLE WIRE #2904						
VENDOR NAME & ADDRESS	ITEM #	QTY.	UNIT PRICE (UOM=FT)	PRICE /FT	TOTAL PRICE	DLVRY. A.R.O.
GRAYBAR 1200 GRECADE ST GREENSBORO, NC 27408	2904	40,000	FT	N/Q	N/Q	N/A
STATE ELECTRIC 2709 PATTERSON ST. GREENSBORO, NC 27407	2904	40,000	FT	N/Q	N/Q	N/A
BORDER STATES P.O. BOX 8597 COLUMBIA, SC 29202	2904	40,000	FT	N/R	N/R	N/R
WESCO 3025 STONYBROOK DR. RALEIGH, NC 27604	2904	40,000	FT	\$4.259	\$170,360.00	37-38 WEEKS



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: Electric Utilities

COUNCIL AGENDA DATE: January 17, 2023

BID NO.: 24-121622

CONTRACT NO.:

DATE OPENED: 12/16/2022

DESCRIPTION:

Electrical Wire -
WHS# 2904 (1/0 UG Primary)

PURPOSE:

These items are standard stock items. The bid/order is to replenish warehouse stock.

COMMENTS:

These are items used regularly by the Electric Utilities department for operations and maintenance.

RECOMMEND AWARD TO: Wesco

AMOUNT: 170,360.00

JUSTIFICATION:

The department staff recommends awarding to Wesco as they were the only bidder that responded meeting specifications.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631795	533504			\$170,360.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

Tyler Berrier

Digitally signed by Tyler Berrier
Date: 2022.12.21 10:55:58 -05'00'

DATE:

12/21/2022

The Purchasing Division concurs with recommendation submitted by the Electric Department and recommends award to the lowest responsible, responsive bidder Wesco in the amount of \$ 170,360.00.

PURCHASING MANAGER:

Candy E. Harmon

Digitally signed by Candy E. Harmon
Date: 2022.12.21 11:54:21 -05'00'

DATE:

12/21/2022

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:

Bobby Fitzjohn

Digitally signed by Bobby Fitzjohn
Date: 2022.12.21 12:18:13 -05'00'

DATE:

12/21/2022

CITY MANAGER:

DATE:



City of High Point

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

Master

File Number: 2023-026

File ID: 2023-026

Type: Contract

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Contract - WESCO Distribution, Inc. - Subsurface 300kVA Transformers - Electric Department

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$551,716 for the purchase of 4 underground (submersible) 300kVA Transformers used by the Electric Utilities Department to replenish warehouse stock.

Notes:

Sponsors:

Enactment Date:

Attachments: 2. Contract – WESCO Distribution, Inc. – Subsurface 300kVA Transformers – Electric Department

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-026

CITY OF HIGH POINT

AGENDA ITEM



Title: Purchase of Warehouse Stock – Subsurface 300kVA Transformers
Bid # 26-010623

From: Tyler Berrier, Electric Utilities Director

Meeting Date: January 17, 2023

Public Hearing: N/A

Date Opened: N/A

Advertised By: N/A

Attachments: Attachment A: Formal bid Recommendation
Attachment B: Bid Tabulation

PURPOSE:

To purchase 4 underground (submersible) 300kVA Transformers that are commonly used by the Electric Utilities Department. Replenish warehouse stock.

BACKGROUND:

The City normally stocks these items in inventory.

BUDGET IMPACT:

Funds are included in the current operating budget to cover this material purchase.

RECOMMENDATION / ACTION REQUESTED:

City Staff has reviewed the bid submittal and evaluated the information provided. Staff is recommending that the bid for these switches be awarded to WESCO Distribution, Inc. for \$551,716. WESCO Distribution was the only qualified bidder of the bid by the Purchasing division.





**INVITATION TO BID
FORMAL BID**

BID # 26-010623

XFMR-SUBM-PM 300KV-12.47/7.2 216/125

**City of High Point
Warehouse Division
816 E Green Drive, PO Box 230
High Point, NC 27260
Phone: 336-883-3458 Fax: 336-883-3248
Mark Lawson, Warehouse Manager**

FORMAL BID NUMBER: 26-010623

DATE: November 22, 2022

**BIDS DUE NO LATER THAN:
Friday, January 6, 2023
By 2:00 PM**

BUYER: Mark Lawson

mark.lawson@highpointnc.gov

TELEPHONE: (336) 883-3458

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

**City of High Point
Warehouse
657 E Russell Avenue
High Point, NC 27260**

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--

WESCO DISTRIBUTION

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

334 ATKINSON ST

Principal Office Address (Per Secretary of State)

CLAYTON, NC 27520
City, State & Zip
25-1723345

kim.powell@wesco.com
Email Address

919-831-4659
Telephone Number

Federal Tax ID #/Social Security #

General Contractor License # (if applicable)

Kim Powell - Inside Sales

Kim Powell

Print Name & Title of Person Signing on Behalf of Vendor

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.

- o 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.
- o Prices or any other entry made hereon by the bidders shall be considered firm and not subject to change or withdrawal.
- o 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.
- o 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.
- o 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 Warehouse Facility located at 816 East Green Dr, High Point NC 27260 until **2:00 PM Friday January 6, 2023** at which time they will be publicly opened and read for the furnishing of the following:

BID # 26-010623 **XFMR-SUBM-PM 300KV-12.47/7.2 216/125**

Copies of complete bid documents are available online 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) 883-3458 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>
Mark Lawson, Warehouse Manager Bid #26-010623 City of High Point PO Box 230 High Point, NC 27261	Mark Lawson, Warehouse Manager Bid #26-010623 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 like 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
City of Monroe	Monroe, NC	Chris Bracey	704-282-4617	cbracey@monroenc.org
City of Gastonia	Gastonia, NC	Shaun Moore	704-854-6635	shaunm@cityofgastonia.com
Town of Wake Forest	Wake Forest, NC	Michael Underhill	919-435-9477	munderhill@wakeforestnc.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 based on 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 Underground Transformers for the City of High Point's Electric Department.

QUESTIONS: All questions regarding this bid should be submitted in writing to Mark Lawson at mark.lawson@highpointnc.gov by 12:00 pm on December 30, 2022.

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.

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

XFMR-SUBM-300KV-12.47/7.2 216/125

SPECIFICATIONS

KVA: 300 City of High Point WHS # 2986
 65 Degree Rise 60 Hertz 95KV Bil Three Phase
 High Voltage: 12,470GrdY / 7,200
 Low Voltage: 216Y/125
 Type: Subway Type Network

High Voltage Bushings: Six (6) top mounted 14.4 KV 200 ampere bushings load-break for Loop-feed operation. Bushings should be field replaceable without loss of oil.

Low Voltage Bushings: Ten (10) 9/16" hole NEMA spade, top mounted bushings for use with multiple two-hole lugs or NEMA spade connectors. Phase spades shall be turned perpendicular to end of transformer. The high voltage and low-voltage neutrals shall be connected internally and brought out through a bushing located with the secondary bushings.

Exceptions to Bushings: Any other bushing must be approved through Engineering Division before bid date to be accepted.

Taps: Taps shall be provided at 100% and at 2.5% above and below. The 100% tap shall be located at the center position. Tap changer shall be capable of carrying the full transformer short-circuit current without damage or contact separation. Tap changer shall be gang operated and have external access from mechanism mounted on top of transformer. Warning label shall be located next to operating handle indicating non-loadbreak operation. Taps shall be shipped sent in the 100% position.

Overcurrent Protection: Internally mounted Partial Range Current Limiting fuse and Drawout Loadbreak Link. Supplier to provide fuse curve, catalog number, type, manufacturer, and sizes for both types of fuses for each transformer.

Switching: 3- 2-position oil-immersed switches to switch either source or transformer independently. **Line switches and thru bus shall have a minimum rating of 200 amperes** and must be able to withstand at least **12,000 amperes** symmetrical fault current.

Dimension Limitations*: The overall height of the transformer *should not* exceed **6.5 feet**.
 7.0 feet is the maximum allowed height.
 The overall width of the transformer shall not exceed 6.0 feet.
 The overall depth of the transformer shall not exceed 4.5 feet.

* Exception only with approval of engineer.

General Construction Features:

Unit shall be constructed in accordance with ANSI Standard C57.12.24 (latest revision). All characteristics, definitions, terminology and voltage designations and tests, except as otherwise specified herein, shall be in accordance with the following American National Standard Requirements, Terminology, and Test Code for Distribution, Power, and Regulating Transformers:

General Requirements, C57.12.00 (IEEE Std 462) (latest revision).

Terminal Markings and Connections, C57.12.70 (latest revision).

Terminology, C57.12.80, including Supplement C57.12.80a (latest revision).

Test Code, C57.12.90 (IEEE Std.262) (latest revision)

Other Features:

1. 1" fill plug mounted on top surface of transformer.
2. 1" drain plug mounted on top surface of transformer. (Internal tube to extend to bottom of transformer tank.)
3. Grounding pads at high-voltage location and low-voltage neutral locations
4. Lifting lugs on all four top corners and lifting pads on all four bottom corners. Lifting angles are required.
5. Non-corrosive nameplate shall be permanently mounted on top surface of transformer. Nameplate shall contain all connection and rating information per ANSI C57.12.00 nameplate C, including weight, type and quantity of oil, and date of manufacture.
6. Oil fill gauge to be mounted on top surface of transformer.
7. Parking stand for each bushing position on top surface of transformer. Should be approximately 7"-9" from bushing position.
8. Furnish certified design losses on each transformer with bid:

All transformers received are subject to testing and rejection if losses do not conform to quoted **certified design losses** and the range of variance allowed by ANSI Standard C57.12.00, Table 16:

- (1) 10% of the no load watts quoted; and
- (2) 6% of the total watts quoted.

9. No load losses _____ Load losses _____ Total losses _____

Losses will be evaluated at either of the following:

☐
☐

Below 50 % Load Factor -- See attached transformer loss evaluation sheet

Above 50 % Load Factor -- See attached transformer loss evaluation sheet

10. Rejected transformers may be returned to the supplier freight-collect for full refund. Any supplier establishing a history for providing transformers that do not meet quoted loss values shall be evaluated accordingly in future quotations and bid proposals.
11. Transformers will be labeled similar to the following label to indicate the non-PCB dielectric fluid is used:

"This transformer was filled or processed at the factory with non-PCB dielectric fluid in accordance with Federal Polychlorinated Biphenyl (PCB) Regulations 40CFR761, dated May 31, 1979. The purchaser should take the necessary precautions so that PCB contamination is not introduced during field filling or maintenance of the transformer."
12. Bidder or supplier to provide outline drawings and tank top layout with bid documents that include all items (listed above) required on top of transformer.
13. Engineer reserves right to accept or reject exceptions to bid or to allow modified specifications in order to provide the City with better pricing, delivery, or number of bidders.
14. **All prices quoted FOB High Point.** Note other bid requirements furnished by Purchasing Department.
15. Transformer shall be constructed with 316L stainless steel tank and radiator material. Stainless steel shall be a minimum of .312 inches.
16. All insulating components, oil, paper, and wire enamel shall be of thermally upgraded materials to meet the most rigid industry standards.
17. Transformer shall be labeled on top with city's warehouse #, KVA size and secondary voltage. Numbers shall be from reflective label, so that it may be seen from the street. Labels shall be a minimum of 2 ½" tall.

BID # 26-010623
XFMR-SUBMERSIBLE TRANSFORMERS
300KV-12.47/7.2 216/125

ITEM #	DESCRIPTION	QTY.	UOM	UNIT PRICE	TOTAL PRICE
2986	XFMR-PM SUBM 300KVA - 12.47/7.2 216/125 3 PHASE PER- SPECIFICATIONS	4	EA	\$ 137,929.00	\$ 551,716.00
* * SPECIFICATION INQUIRIES? CONTACT Mark Lawson at mark.lawson@highpointnc.gov *					

Delivery will be made within 39 weeks after receipt of order.

Unit price must be all inclusive, including shipping/delivery/fuel charges.

WESCO DISTRIBUTION

 Company Name
 CLAYTON, NC 27520

 City State Zip
 kim.powell@wesco.com

 E-mail

Kim Powell

 Signature
 12/28/2022

 Date
 919-831-4659

 Telephone Fax



CONFIDENTIAL

Quotation Date: 11/22/2022
Quotation Number: Q-00015003
FOR FASTER HANDLING
OF YOUR ORDER REFER TO
THIS NUMBER

To: WESCO DISTRIBUTION, INC G2465M06
334 ATKINSON STREET
CLAYTON, North Carolina 27520
Estados Unidos

Attn:
Customer RFQ: City of High Point
Quote Expiration Date: 01/15/2023

We thank you for your inquiry and are pleased to submit the following quotation. When placing an order, please reference this quote # on your order and process your Purchase order to the "vendor name" on the line(s) below along with payment to the correct "remit to address" as shown.

Line 1

CUSTOMER ITEM	GE ITEM	QUANTITY	UNIT PRICE	LEAD TIME
	NT39	4	137,929 USD	39

Capacity - kVA: 300
Primary Voltage: 12.47/7.2
Secondary Voltage: 216/125

Description:

Accessories:

Subway Type, CST Transformer
300 KVA
12470GRDY/7200 PRIMARY, 95KV BIL
TWO 2 1/2% TAPS ABOVE & BELOW PRIMARY RATING
216Y/125 SECONDARY WITH LV NEUTRAL
DOE 2016 Energy Efficiency per 10 CFR part 431 Final Rule
55/65 DEGREE C TEMPERATURE RISE
SAFE-NET (OMEGA) TANK & COVER
Oil Filled
Item 0001:

CLARIFICATIONS:

> TRANSFORMER SHALL BE PER IEEE C57.12.24-2016 PER "GENERAL REQUIREMENTS STATED IN THE SPEC"
> TRANSFORMER SHALL BE FILLED WITH MINERAL OIL INSULATING FLUID (NATURAL ESTER FR3 IS ALSO AVAILABLE IF NEEDED)
> TRANSFORMER IMPEDANCE SHALL BE 3.5% PER IEEE C57.12.24-2016 TABLE 3 (IF DIFFERENT IMPEDANCE IS NEEDED, PLEASE SPECIFY)
> SHALL PROVIDE (6) HV BUSHINGS WELLS CENTRAL MOLONEY CAT # 702241-62 BOLTED ON COVER (WELDED BUSHINGS ALSO AVAILABLE IF NEEDED) WITH (3)
LOADBREAK HV BUSHINGS INSERTS ELASTIMOLD CAT # 1601A4. SPEC MENTIONS THE BUSHINGS TO BE PER C57.12.34; HOWEVER
TOP-MOUNTED ARRANGEMENT IS
PER C57.12.24 NOT C57.12.34.
> SHALL PROVIDE (3) 10-HOLE LV LINE BUSHINGS SPADE-TYPE CENTRAL MOLONEY CAT #70273232 BOLTED ON COVER (WELDED OPTION
ALSO AVAILABLE IF
NEEDED). SPEC MENTIONS THE BUSHINGS TO BE PER C57.12.34; HOWEVER TOP-MOUNTED ARRANGEMENT IS PER C57.12.24 NOT C57.12.34.
> SHALL PROVIDE (1) 10-HOLE SPADE TYPE NEUTRAL BUSHING CENTRAL MOLONEY CAT #70273232 GROUNDED EXTERNALLY TO THE TANK
VIA GROUND STRAPS ON
COVER. SPEC MENTIONS THE BUSHINGS TO BE PER C57.12.34; HOWEVER TOP-MOUNTED ARRANGEMENT IS PER C57.12.24 NOT C57.12.34.
> SHALL PROVIDE QUALITY SWITCH TAP CHANGER ACCESSIBLE UNDER PIPE CAP, WHICH SHALL BE SEALED FROM TRANSFORMER TANK.
TAPS VOLTAGES SHALL BE
13094V, 12782V, 12470V, 12157V, 11846V WITH THE TAP CHABGER SET AND SHIPPED AT 12470V POSITION.
> SHALL PROVIDE (3) PARTIAL-RANGE CURRENT LIMITING FUSES EATON POWER CAT # CBUC08125C100 IN SERIES WITH (3) BAY-O-NET
CURRENT SENSING
EATON POWER CAT #4000353C12 (SEE ATTACHMENT FOR FUSE CURVE)
> SHALL PROVIDE (3) 2-POSITION LOADBREAK SWITCHES EATON POWER CAT# LS2W338F3S1B MOUNTED ON COVER.
> TRANSFORMER SHALL BE CONSTRUCTED WITH 304L MATERIAL WITH THICKNESS OF 0.312 FOR WALL AND COOLING PANELS, AND 0.375"
FOR BASE AND COVER
PER CUSTOMER SPEC AND IEEE C57.12.24-2016.
> SHALL PROVIDE PRESSURE RELIEF VALVE QUALITROL #202-014-02E SS

> ROUTINE TESTS SHALL BE PER IEEE C12.00-2015 TABLE 17, AND PER IEEE C57.12.90-2015 WITH THE TOLERANCES SPECIFIED FOR LOSSES AND IMPEDANCE IN THESE STANDARDS. SPECIAL AND WITNESS TESTS ARE AT ADDITIONAL COSTS.

EXCEPTIONS:

> NAMEPLATE SHALL STATE, "NO DETECTABLE PCB AT THE TIME OF MANUFACTURING". ALSO, SHALL PROVIDE A TAG WITH "NON-PCB" WRITTEN ON IT. A

SEPARATE LABEL AS DESCRIBED IN SECTION 11 IS NOT PROVIDED

> APPROVAL DRAWINGS TO BE PROVIDED AFTER THE RECEIPT OF ORDER, BUT BEFORE MANUFACTURING. ATTACHED DRAWINGS ARE FOR REFERENCE ONLY. ACTUAL

DESIGN SHALL NOT EXCEED QUOTED DIMENSIONS AND SHALL COMPLY WITH THE SPEC AND CLARIFICATIONS AND EXCEPTIONS TAKEN.

I. - GENERAL COMMENTS & CLARIFICATIONS

- Given the ongoing and constantly changing status of the epidemic/pandemic situations, such as coronavirus, around the world, including emerging governmental restrictions, Seller assures Buyer that Seller are staying abreast of the situation across the globe. The impacts of these situations cannot reasonably be determined at this time; however, Seller will keep Buyer aware of any developments that may impact timing, schedules, pricing or other aspects of our contract. While Seller does not propose to make changes now, Seller's proposal did not consider the impacts of the coronavirus or any other epidemic/pandemic situation and may need to be adjusted; we will determine what (if any) changes we may need at the time of the award and will work with customer to ensure mutual agreement.
- Prolec GE designs, manufactures and test transformers in accordance with the latest applicable sections of ANSI, NEMA and IEEE Standards. We take exceptions to all other codes and standards.
- Prolec GE quoted based on BOM of the transformer stated on an email. Without any Specification or Drawing
- Prolec GE will provide standard impedance & losses values.
- Features not specifically documented in above bill of materials should not be assumed to be included. If required, please clarify with your Customer Support Engineer properly.
- **Spare Parts and Installation:** Unless specifically stated otherwise, this quotation does not include any field related labor or materials such as but not limited to delivery, storage, handling, installation, grounding, field testing, cleaning, adjusting, training/demonstration, coordination studies, startup, special tools, spare parts, etc.
- Transformers are tested according to ANSI Standard Test Code for Transformers C57.12.90

II. - DRAWING AND SHIPMENT CYCLES (WEEKS)

Description	For Record Drawings	For Approval Drawings
Mailing of Drawings (Weeks)	6	6
Customer Drawings return	N/A	2*

***Actual shipment and drawings will depend on factory backlog at the time of the purchase order acceptance. Shipment dates are approximate and are based upon prompt receipt of all necessary information from Buyer. If Buyer exceeds the approval drawing cycle time allowed, the shipment will extend at least accordingly to the extra time taken.**

* Prolec-GE reserves the right to substitute, at its discretion, materials used to manufacture the products. Should Prolec-GE substitute any materials, it will make reasonable efforts to notify the Buyer. If Prolec-GE believes that a substitution of material will affect any express performance guarantees, it will notify Buyer and the performance guarantees will be adjusted to reflect the use of the new material.

Customer will return approval drawings by (Add 2 weeks) with the release for manufacture, otherwise price will be subject of revision according to Release Clause DT stated in our quotation letter section IV.

Release Clause DT applies along with GE Terms and Conditions of Sales listed in GE PROLEC EM104. All Changes must be resolved before order entry.

III. - TERMS, CONDITIONS & WARRANTY

This proposal will remain valid for a period of 30 days after submittal.

Prolec GE currently facing a dynamic market of commodities (copper, silicon steel, oil, aluminum and carbon steel) where the costs are fluctuating, so Prolec GE reserves the right to revisit the pricing of this proposal if the cost of the commodities vary +2% from the date of the quote. For projects to be decided after 30 days, please contact our team through your assigned Sales Rep to get a quote update. For long-term projects we invite you to ask us about our Prolec GE Price Index policy which allows the buyer and seller to be protected for positive and negative commodity fluctuations for the duration of the contract.

The Buyer may not make any public announcement in relation to the Contract (including to any purchase orders or related contractual documents), including the fact that it exists, without prior written authorization from the Seller on such terms and conditions as approved by the Seller.

For Shreveport, LA, US Sales:

All items are sold FOB Shipping Point (Shreveport, LA, USA), unless otherwise noted

For Apodaca, NL, MX Sales:

All items are sold FCA (Incoterms 2010) Laredo, TX, USA, with transportation allowed to the carrier delivery point listed in this quotation within the confines of the continental United States, excluding Alaska or Hawaii.

Terms of payment are 100% net cash within 30 days from date of shipment.

There will be a 1.5% charge per month of the total invoice price beginning 30 days after the date of the invoice, but the amount shall not be in excess of the applicable usurious rate.

Cancellation of Order

The Buyer may cancel his order only upon a written notice and upon payment to Prolec GE of reasonable and proper cancellation charges.

Cancellation Charges:	% of selling price
1 week after order	10
3 weeks after order	15
Before factory release	20
1 week after release	65
2 weeks after release	70
3 weeks after release	90
4 weeks after release	100

The following applies unless specified otherwise:

Release Clause DT

1. The prices stated herein are firm provided:

a. If order is Immediate release with a scheduled shipment date within ninety (90) calendar days from the date of such order (or at Seller's earliest convenience thereafter), and no change orders are agreed upon within such ninety (90) day period; or

b. If approval drawings from Buyer are required before starting manufacture of the products, the drawings must be reviewed and approved by Buyer no later than 30 calendar days after submittal thereof by Seller. Otherwise, will be subject for price adjustment at 1.5% for each full month or fraction thereof that approval is thereby delayed.

2. In the event that the customer for any reason does not comply with the conditions in paragraph 2 above and/or shipment is delayed for a reason not within the control of the Company, the price shall be increased 1.5% for each full month or fraction thereof that shipment* is there by delayed after the 90-day period from the date of order.

* In the event the Company has been delayed by any of the causes specified in the clause entitled "Excusable Delays" which is set forth in the Company's Conditions of Sale, "Shipment" shall mean the actual date of shipment.

Standard warranty coverage applies (unless otherwise noticed): 12 months from energization or 18 months from date of shipment, whichever occurs first.

The sale of any product or service by GE-Prolec is expressly conditioned upon Buyer's assent to the terms (Form GE PROLEC EM104) contained herein. Any additional or different terms proposed by Buyer are expressly objected to and will not be binding upon GE-Prolec unless specifically agreed in writing by GE-Prolec's authorized representative.

NOTICE: SALES OF ANY PRODUCT AND/OR SERVICES COVERED BY THIS QUOTATION ARE EXPRESSLY CONDITIONAL ON THE CUSTOMER'S ASSENT TO THE DIFFERENT OR ADDITIONAL TERMS CONTAINED HEREIN (INCLUDING THOSE ATTACHED TO THIS QUOTATION). ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY CUSTOMER ARE EXPRESSLY OBJECTED TO AND WILL NOT BE BINDING UPON SELLER UNLESS SPECIFICALLY ASSENTED TO IN WRITING BY SELLER'S AUTHORIZED REPRESENTATIVE. ANY ORDER FOR OR ANY STATEMENT OF INTENT TO PURCHASE HERE UNDER, OR ANY DIRECTION TO PERFORM WORK AND SELLER'S PERFORMANCE OF WORK, SHALL CONSTITUTE ASSENT TO SELLER'S TERMS AND CONDITIONS (See GE EM104 T&Cs <https://store.gegridsolutions.com/termEM104-Grid.pdf>).

"Some stock is currently available subject to prior Sale. If stock is depleted at the time of Order, Standard lead time will apply ". ** Subject to change as lead-times are confirmed upon receipt of purchase order.

THIS QUOTATION IS SUBJECT TO CHANGE UPON NOTICE, IT SUPERSEDES ALL PREVIOUS QUOTATIONS AND AGREEMENTS RELATING TO THE TRANSACTIONS.

THE PRICING CONTAINED WITHIN IS SUBMITTED IN CONFIDENCE SOLELY FOR USE IN CONSIDERING THE MERITS OF THE OFFERING AND FOR NO OTHER DIRECT OR INDIRECT USE BY THE ADDRESSEE, AND IS PROPRIETARY TO PROLEC GE USA LLC.

The impacts of Coronavirus cannot be reasonably determined at this time.

This proposal does not account for any potential adverse impacts of Coronavirus on Prolec GE's performance of obligations.

In the event of any delays and adverse impacts Prolec GE reserves the right for an equitable adjustment of the schedule and prices herein to offset the effects of Coronavirus delays.

PRICES ARE FOB ORIGIN

PRODUCTION LEAD TIME IS MIN. 39 WEEKS OR LESS WITH ORDER RECEIVED.

OFFER IS EXCLUSIVE AS EM-104

PAY TERMS TO NET 30



WARRANTY IS OFFERED AS PER EM104 12/18
PROLEC GE SHV TAKES EXCEPTION TO ANY APPLICABLE LIQUIDATE DAMAGES.

ATTENTION PLEASE:

Price is based on inflation expected with Prolec GE lead time. Price is valid for orders considering shipments according to the leadtime offered in our quotation. For deliveries required beyond the leadtime quoted, prices quoted are not valid and must be re-quoted accordingly.

Regards,

Beau Benefield

INSTRUCTIONS TO BIDDERS

GENERAL: All bids are subject to the provisions of the attached General Contract Terms and Conditions. All bid responses will be controlled by the Terms and Conditions included by the City of High Point. Bidder terms and conditions included as a part of published price lists, catalogs, and/or other documents submitted as a part of the bid response are waived and will have no effect either on the bid, or any contract which may be awarded as a result of this bid.

The attachment of any additional terms and conditions by any vendor or bidder is expressly rejected here and shall not be incorporated into the bid. Attachment of any additional terms and conditions may be grounds for rejection of the bid by the City.

Bidder specifically agrees to the conditions set forth in this paragraph by signature of the "BID" contained herein.

Pursuant to G.S. 143-48 and Executive Order No. 77, the State invites and encourages participation in this procurement by a business owned by minorities, women, and the handicapped.

MAKE AND MODEL: Indicate manufacturers' name and model number of item(s) offered in the spaces provided. The purpose of these specifications is to identify and establish general quality level desired. Any references to brand names 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. **Complete descriptive literature and manufacturer's specifications shall be included in the bid.**

WARRANTY: Equipment shall be new and shall be guaranteed against defect in materials, workmanship, and performance in accordance with the manufacturer's standard warranty, except that in no event shall such coverage be less than one (1) year. Warranty coverage shall begin on the date of acceptance by the City of High Point. **Warranty service shall be available on site** at any location within the state of North Carolina. Defective units shall be repaired or replaced during the warranty period at no cost to the City of High Point or its representative.

INSTRUCTION BOOK: The vendor shall furnish a booklet or pamphlet giving complete instructions for the operation, lubrication, adjustment, and care of the equipment.

TRAINING: Quoted price to include comprehensive training for technicians and operators. All training and materials shall be provided by successful bidder at no additional cost to the City of High Point. Training shall include troubleshooting and proper operation of all equipment.

SAFETY: The successful bidder shall be required to take safety precautions in an effort to protect persons and City property. All contractors and sub-contractors shall conform to all OSHA, State and County regulations while performing under the terms and conditions of this contract. Any fines levied by the above-mentioned authorities because of inadequate compliance with these requirements shall be borne solely by the successful bidder which is responsible for same. Barriers shall be provided by the successful bidder when work is performed in areas traversed by persons or when deemed necessary by the City.

DEMONSTRATION: Bidder must be capable of demonstrating proposed equipment within seven (7) consecutive calendar days after notification at no additional cost to the City. If required, this will be a comprehensive demonstration at a site designated by the City with hands-on participation by agency operator(s) if necessary. Bids that fail to comply with this requirement may be subject to rejection.

EQUIPMENT AND ACCESSORIES: All equipment and accessories listed as standard items in the manufacturer's current product literature, but not listed in these specifications shall be included with the equipment.

SERVICE UPON DELIVERY: Equipment shall be complete, serviced and ready for operation. The City will only accept and approve for payment equipment that is complete in every respect and ready for operation.

STANDARD PRODUCTION MODEL: It is a requirement that the equipment herein requested be the "standard production model of the latest design". To meet this requirement the equipment offered shall be new and the latest production model as represented in the manufacturer's current published literature intended for the general public. Such literature must represent the specific configuration offered. Equipment offered otherwise may be subject to rejection.

CLEAN UP: Upon completion of the equipment delivery, the bidder shall remove and properly dispose of all packaging waste and debris from the user's site. The bidder shall be responsible for leaving the delivery areas clean and ready to use.

The omission of any standard feature described herein shall not void the bidder's responsibility to furnish a complete system with all standard equipment of the manufacturer's latest model in current production. The bidder shall represent by their bid that all equipment to be furnished shall be new and unused. The unit, as specified, shall be completely assembled and adjusted and all equipment, standard and optional will be installed and ready for use. The following specifications are the minimum acceptable specifications and failure to comply may be used as basis for rejection of bid. If the equipment offered differs from the provisions contained herein, these differences must be explained in detail. Bidder must include copy of printed manufacturer's specification sheet with bid.

INSURANCE: Successful bidder shall be required to provide insurance as required in Section 17 of the General Terms and Conditions.

SPECIFICATIONS: Manufacturer's name and catalog numbers used in this bid are product specific unless the description states equivalent acceptable. These products are required for compatibility and continuity of support.

BID EVALUATION: The City of High Point reserves the right to reject any bid on the basis of the function, compatibility with user requirements, as well as cost. The City of High Point reserves the right to award this contract to a single overall bidder on all items, or to make award on the basis of individual items or groups of items, whichever shall be considered by the City of High Point to be most advantageous or to constitute its best interest. Bidders should show unit prices, but are requested to offer a lump sum price. The City of High Point will not be bound by oral discussions during evaluation process. Responsible purchasing agent should approve all contact regarding this award.

CANCELLATION: The City of High Point may terminate/cancel this contract at any time by providing written notice to the bidder at least thirty (30) days before the effective date of termination/cancellation.

SERVICE: Adequate and satisfactory availability of repair parts and supplies, and ability to meet warranty and service requirements are necessary. The City of High Point reserves the right to satisfy itself by inquiry or otherwise as to bidder's capability in this regard.

BID RESULTS: For bid results email Mark Lawson at mark.lawson@highpointnc.gov NO EARLIER than TWO DAYS following the bid close date.

***** THE CITY OF HIGH POINT WILL NOT BE BOUND BY ORAL DISCUSSION REGARDING THIS INVITATION FOR BID*****

QUESTIONS: Questions regarding the specifications on this bid should be referred to the Warehouse Department.

SPECIAL INTEREST GROUP DEFINITIONS:

Women Owned (51% and controlled by Women)

Handicapped Owned (51% owned & controlled by a Physically Handicapped Person)

Minority Owned (At least 51% of which is owned and controlled by minority group member. (Black, Asian, Hispanic, American

GENERAL TERMS AND CONDITIONS

1. **ACCEPTANCE AND REJECTION**: The City of High Point reserves the right to reject any and all bids, to waive any informality in bids, and unless otherwise specified by the bidder, to accept any item in the bid. If either a unit price or extended price is obviously in error or the other is obviously correct, the incorrect price will be disregarded.

2. **TIME FOR CONSIDERATION**: Unless otherwise indicated on the first page of this document, the offer shall be valid for 45 days from the date of bid opening. Preference may be given to bids allowing not less than 45 days for consideration and acceptance.

3. **TAXES**: No taxes shall be included in any bid prices.

a. **FEDERAL**: Generally, states and political subdivisions are exempt from such taxes, as excise and transportation. Exemption is claimed under Registry No. 56-70-0047K as provided by Chapter 32 of the Internal Revenue Code.

b. **OTHER**: Bid prices are not to include any sales, import, or personal property taxes. To the extent applicable, they are to be invoiced as a separate item(s).

4. **PRICE ADJUSTMENTS**: Any price changes, downward or upward, which might be permitted during the contract period must be general, either by reason of market change or on the part of the bidder to other customers.

a. **NOTIFICATION**: Must be given to the City of High Point Purchasing Department, in writing, concerning any proposed price adjustments. Such notification shall be accompanied by copy of manufacturers' official notice or other evidence that the change is general in nature.

b. **DECREASES**: The City of High Point shall receive full proportionate benefit immediately at any time during the contract period.

c. **INCREASES**: All prices offered herein shall be firm against any increase for 180 days from effective date of the proposed contract. After this period, a request for increase may be submitted with the City of High Point reserving the right to accept or reject the increase, or cancel the contract. Such action by the City of High Point shall occur not later than 15 days after receipt and review by the City of High Point of a properly documented request for price increase. Any increases accepted shall become effective on a date to be determined by the City of High Point which:

1) Shall not be later than 30 days after the expiration of the original 15 days reserved by the City of High Point to evaluate the request for increase.

d. **INVOICES**: It is understood and agreed that orders will be shipped at the established contract prices in effect on dates orders are placed. Invoicing at variance with this provision will subject the contract to cancellation. Applicable North Carolina sales tax shall be invoiced as a separate item.

5. **PAYMENT TERMS**: Payment terms are Net, 30 days after receipt of correct invoice or acceptance of goods, whichever is later. The City of High Point is responsible for all payments under the contract.

6. **AFFIRMATIVE ACTION**: The successful bidder will take affirmative action in complying with all Federal and State requirements concerning fair employment and employment of the handicapped, and concerning the treatment of all employees, without discrimination by reason of race, color, religion, sex, national origin, or physical handicap.

7. **CONDITION AND PACKAGING**: Unless otherwise indicated in the bid, it is understood and agreed that any item offered or shipped on this bid shall be new and in first class condition, that all containers shall be new and suitable for storage or shipment, and that prices include standard commercial packaging.

8. **PERFORMANCE BOND AND DEFAULT**: The City of High Point reserves the right to require performance bonds from successful bidder, as provided by law, without expense to the City. Otherwise, in case of default by the Bidder, the City may procure the articles or services from other sources and hold the Bidder responsible for any excess cost occasioned thereby. Default shall occur if the Bidder fails to perform any obligation under the contract and schedule and such failure remains uncured for more than thirty (30) days after receipt of written notice thereof from the City of High Point.

9. **SAMPLES**: Samples of items, when required, must be furnished as stipulated herein, free of expense, and if not destroyed will, upon request, be returned at the bidder's expense. Request for the return of samples must be made within 10 days following opening of bids. Otherwise, the samples will become City of High Point property. Each individual sample must be labeled with bidder's name and item number. Samples, on which an award is made, will be retained for the contract period. These will be returned, if requested, ten days prior to expiration of the contract.

10. **SPECIFICATIONS**: Any deviation from specifications indicated herein must be clearly pointed out; otherwise, it will be considered that items offered are in strict compliance with these specifications, and successful bidder will be held responsible, therefore. Deviations must be explained in detail on an attached sheet(s).

The bidder shall not construe this paragraph as inviting deviation or implying that any deviation will be acceptable.

11. **SAFETY STANDARDS**: All manufactured items and/or fabricated assemblies subject to operation under pressure, operation by connection to an electric source, or operation involving a connection to a manufactured, natural, or LP gas source shall be constructed and approved in a

manner acceptable to the appropriate state inspector which customarily requires the label or re-examination listing or identification marking of the appropriate safety standard organization, such as the American Society of Mechanical Electrical Engineers for pressure vessels; the Underwriters' Laboratories and/or National Electrical Manufacturers' Association for electrically operated assemblies; or the American Gas Association for gas operated assemblies, where such approvals of listings have been established for the type(s) of devices offered and furnished. Further, all items furnished by the successful bidder shall meet all requirements of the Occupational Safety and Health Act (OSHA), and state and federal requirements relating to clean air and water pollution.

All bidders must comply with *North Carolina Occupational Safety and Health Standards for General Industry, 29CFR 1910*. Construction bidders must comply with *North Carolina Occupational Safety and Health Standards for the Construction Industry, 29CFR 1926*. In addition, bidders shall comply with all applicable occupational health and safety and environmental rules and regulations. Bidders shall effectively manage their safety and health responsibilities including:

1. Accident Prevention

Prevent injuries and illnesses to their employees and others on or near their job site. Bidder managers and supervisors shall ensure employer's personnel safety by strict adherence to established safety rules and procedures.

2. Environmental Protection

Protect the environment on, near, and around their work site by compliance with all applicable environmental regulations.

3. Employee Education and Training

Provide education and training to all bidders' employees before they are exposed to potential workplace or other hazards as required by specific OSHA Standards.

12. INFORMATION AND DESCRIPTIVE LITERATURE: Bidders are to furnish all information requested and, in the spaces, provided on the bid form. Further, as may be specified elsewhere, each bidder must submit with his proposal: cuts, sketches, descriptive literature and/or complete specifications covering the products offered. Reference to literature submitted with a previous bid does not satisfy this provision. Bids, which do not comply with these requirements, will be subject to rejection.

13. PROMPT PAYMENT DISCOUNTS: Bidders are urged to compute all discounts into the price offered. If a prompt payment discount is offered, it will not be considered in the award of the contract except as a factor to aid in resolving cases of identical prices.

14. AWARD OF CONTRACT: As directed by statute, qualified bids will be evaluated and acceptance made of the lowest, responsible responsive and best bid most advantageous to the City of High Point as determined upon consideration of such factors as: prices offered; the quality of the articles offered; the general reputation and performance capabilities of the bidders; the substantial conformity with the specifications and other conditions set forth in the bid; the suitability of the articles for the intended use; the related services needed; the date or dates of delivery and performance; and such other factors deemed by the City to be pertinent or peculiar to the purchase in question. Unless otherwise specified by the City or the bidder, the City reserves the right to accept any items or groups of items on a multi-item bid.

The City reserves the right to make partial, progressive or multiple awards; where it is advantageous to award separately by items; or where more than one supplier is needed to provide the contemplated requirements as to quantity, quality, delivery, service, geographical areas; other factors deemed by the City of High Point to be pertinent or peculiar to the purchase in question.

15. GOVERNMENTAL RESTRICTIONS: In the event any Governmental restrictions may be imposed which would necessitate alteration of the material, quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the successful bidder to notify the City of High Point Purchasing Department at once, indicating in his letter the specific regulation which required such alterations. The City of High Point reserves the right to accept any such alterations, including any price adjustments occasioned thereby, or to cancel the contract.

16. M/WBE: Pursuant to General Statute 143-48 and Executive Order #77, the City of High Point invites and encourages participation in this procurement process by businesses owned by minorities, women, and the handicapped.

17. INSURANCE:

COVERAGE - During the term of the contract, the bidder at its sole cost and expense shall provide commercial insurance of such type and with such terms and limits as may be reasonably associated with the contract. As a minimum, the bidder shall provide and maintain the following coverage and limits:

a. Worker's Compensation - The bidder shall provide and maintain Worker's Compensation Insurance, as required by the laws of North Carolina, as well as employer's liability coverage with minimum limits of \$500,000.00, covering all bidders' employees who are engaged in any work under the contract. If any work is sublet, the bidder shall require the subcontractor to provide the same coverage for any of his employees engaged in any work under the contract.

b. Commercial General Liability - General Liability Coverage, on a Comprehensive Broad Form on an occurrence basis in the minimum amount of \$1,000,000.00 Combined Single Limit. (Defense cost shall be in excess of the limit of liability.)

c. Automobile - Automobile Liability Insurance, to include liability coverage, covering all owned, hired and non-owned vehicles, used in connection with the contract. The minimum combined single limit shall be \$1,000,000.00 bodily injury and property damage; \$100,000.00 uninsured/under-insured motorist; and \$1,000.00 medical payment.

REQUIREMENTS: Providing and maintaining adequate insurance coverage is a material obligation of the bidder and is of the essence of this contract. All such insurance shall meet all laws of the State of North Carolina. Such insurance coverage shall be obtained from companies that are authorized to provide such coverage and that are authorized by the Commissioner of Insurance to do business in North Carolina. The bidder shall at all times comply with the terms of such insurance policies, and all requirements of the insurer under any of such insurance policies, except as they may conflict with existing North Carolina laws or this contract. The limits of coverage under each insurance policy maintained by the bidder shall not be interpreted as limiting the bidder's Liability and obligations under the contract. It is agreed that the coverage as stated shall not be canceled or changed until thirty (30) days after written notice of such termination or alteration has been sent by registered mail to the City of High Point Purchasing Department.

18. **PATENTS AND COPYRIGHTS:** The Bidder shall hold and save the City of High Point, its officers, agents, and employees, harmless from liability of any kind, including costs and expenses on account of any patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this contract, including use by the government.

Any and all copy, art, designs, negatives, photographs, or other tangible items created pursuant to bidder's performance of this project shall be the property of City of High Point and shall be delivered to City upon completion of the project. Such property shall be transferred to City in excellent, reusable condition.

In addition, the copyright in and to any copyrightable work, including, but not limited to, copy, art, negatives, photographs, designs, text, software, or documentation created as part of the bidder's performance of this project shall vest in the City, and the bidder agrees to assign all rights therein to the City. Bidder further agrees to provide the City with all reasonable assistance, which the City may require to obtain copyright registrations or to perfect its title in any such work, including the execution of any documents submitted by the City.

19. **PATENT AND COPYRIGHT INDEMNITY:** BIDDER will defend or settle, at its own expense, any action brought against Customer to the extent that it is based on a claim that the product(s) provided pursuant to this agreement infringe any U.S. copyright or patent; and will pay those costs, damages and attorney's fees finally awarded against Customers in any such action attributable to any such claim, but such defense, settlements and payments are conditioned on the following (1) that BIDDER shall be notified promptly in writing by Customer of any such claim; (2) that BIDDER shall have sole control of the defense of any action on such claim and of all negotiations for its settlement or compromise; (3) that Customer shall cooperate with BIDDER in a reasonable way to facilitate the settlement of defense of such claim; (4) that such claim does not arise from Customer modifications not authorized by the BIDDER or from the use of combination of products provided by the BIDDER with products provided by the Customer or by others; and (5) should such product(s) become, or in the BIDDER's opinion likely to become, the subject of such claim of infringement, then Customer shall permit BIDDER, at BIDDER's option and expense, either to procure for Customer the right to continue using the product(s), or replace or modify the same so that it becomes non-infringing and performs in a substantially similar manner to the original product; or (c) upon failure of (a) or (b) despite the reasonable efforts of the BIDDER for a sold product or licensed software, return the price paid for the licensed software and any product dependent thereon.

20. **ADVERTISING:** Bidder agrees not to use the existence of this contract or the name of the City of High Point as a part of any commercial advertising without prior approval of the City of High Point Purchasing Department.

21. **EXCEPTIONS:** All proposals are subject to the terms and conditions outlined herein. All responses will be controlled by such terms and conditions and the submission of other terms and conditions, price catalogs, and other documents as part of a Bidder's response will be waived and have no effect on this Request for Proposal or any other contract that may be awarded resulting from this solicitation. The submission of any other terms and conditions by a Bidder may be grounds for rejection of the Bidder's proposal. The Bidder specifically agrees to the conditions set forth in the above paragraph by affixing his name on the signatory page contained herein.

22. **CONFIDENTIAL INFORMATION:** As provided by statute and rule, the City of High Point will consider keeping trade secrets which the bidder does not wish to be DISCLOSED confidential. Each page shall be identified in boldface at the top and bottom as "CONFIDENTIAL" by the bidder. Cost information shall not be deemed confidential. In spite of what is labeled as a trade secret, the determination whether it is or not will be determined by North Carolina law.

23. **ASSIGNMENT:** No assignment of the bidder's obligations nor the bidder's right to receive payment hereunder shall be permitted. However, upon written request approved by the City of High Point Purchasing Department, solely as a convenience to the bidder, the City of High Point may:

- a. Forward the bidder's payment checks directly to any person or entity designated by the bidder, and
- b. Include any person or entity designated by bidder as a joint payee on the bidder's payment check.

In no event shall such approval and action obligate the City of High Point to anyone other than the bidder and the bidder shall remain responsible for fulfillment of all contract obligations.

24. **ACCESS TO PERSONS AND RECORDS:** The City Auditor shall have access to persons and records as a result of all contracts or grants entered into by the City in accordance with General Statute 147-64.7.

25. **INSPECTION AT BIDDER'S SITE:** The City of High Point reserves the right to inspect, at a reasonable time, the equipment/item, plant or other facilities of a prospective bidder prior to contract award, and during the contract term as necessary for the City of High Point's determination that such equipment/item, plant or other facilities conform with the specifications/requirements and are adequate and suitable for the proper and effective performance of the contract.

26. **AVAILABILITY OF FUNDS:** Any and all payments of compensation of this specific transaction, its continuing or any renewal or extension are dependent upon and subject to the allocation of appropriation of funds to the City for the purpose set forth in this agreement.

27. **GOVERNING LAWS:** All contracts, transactions, agreements, etc., are made under and shall be governed by and construed in accordance with the laws of the State of North Carolina.

28. **ADMINISTRATIVE CODE:** Bids, proposals, and awards are subject to applicable provisions of the North Carolina Administrative Code.

29. **EXECUTION:** Failure to sign under EXECUTION section will render bid invalid.

30. **ORDER OF PRECEDENCE:** In cases of conflict between specific provisions in this bid, the order of precedence shall be (1) special terms and conditions specific to this bid, (2) specifications, (3) City of High Point General Contract Terms and Conditions, and (4) City of High Point Bid Terms and Conditions.

31. **CLARIFICATIONS/INTERPRETATIONS:** Any and all questions regarding this document must be addressed to the City named on the cover sheet of this document. Do not contact the user directly. Any and all revisions to this document shall be made only by written addendum from the City of High Point Purchasing Department. The bidder is cautioned that the requirements of this bid can be altered only by written addendum and that verbal communications from whatever source is of no effect.

32. **SITUS:** The place of all contracts, transactions, agreements, their situs and forum, shall be North Carolina, where all matters, whether sounding in contract or tort, relating to the validity, construction, interpretation, and enforcement shall be determined.

E-Verify Requirements Apply to Public Contracts

Under North Carolina law, the E-Verify requirement applies to private employers doing business in this state that have 25 or more employees working in this state. If contractors are individuals who are self-employed (i.e., one employee), or with a business with less than 25 employees, that individual/business is not subject to the E-Verify requirements.

It is the City's responsibility to comply with E-Verify, the successful bidder/consultant will be required to submit the completed E-Verify affidavit at execution of this contract.

****SUCESSFUL BIDDER TO SUBMIT AFTER BID AWARD****

STATE OF NORTH CAROLINA
CITY OF HIGH POINT
E-VERIFY AFFIDAVIT

I, _____ (the individual attesting below), being duly authorized by and on behalf of
_____ (the entity bidding on project hereinafter "Employer") after first being duly
sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - a. YES _____, or
 - b. NO _____
4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.
This ____ day of _____, 20__.

Signature of Affiant
Print or Type Name: _____

State of _____ County of _____

Signed and sworn to (or affirmed) before me, this the _____

day of _____, 20__.

My Commission Expires:

Notary Public

(Affix Official/Notarial Seal)



Unless otherwise extended in writing by Seller, all prices on a Seller quote will expire and become invalid upon the expiration date stated therein, provided however, Seller reserves the right to update its quote or price in the event of an increase in tariffs, levies, duties, freight or importation cost, supplier pricing, or a material exchange rate fluctuation. In such event, Seller will provide an updated quote or price and will not ship Product or provide Software or Services until Buyer receives an Order with the correct price.

“WESCO requests the opportunity, upon award of the bid and WESCO’s acceptance, to discuss commercially reasonable terms and conditions which are mutually acceptable to the parties to reflect WESCO’s role as a distributor”

WESCO Distribution, Inc.



Ingenuity Delivered

BIDDERS LIST & TABULATION

FORMAL BID #26-010623 –XFMR SUBM 300 KV 216/125 WHS# 2986					
VENDOR NAME & ADDRESS	ITEM #	QTY.	UNIT PRICE (UOM=EA)	TOTAL PRICE	DLVRY. A.R.O.
IRBY P.O. BOX 7457 ROCKY MOUNT, NC 27804	2986	4	N/Q	N/Q	N/A
SHEALY ELECTRICAL P.O. BOX 8597 COLUMBIA, SC 29202	2986	4	N/Q	N/Q	N/A
WESCO 3025 STONYBROOK DR. RALEIGH, NC 27604	2986	4	\$137,929.00	\$551,716.00	39 WEEKS

*Bids emailed



**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
631795	533504			\$551,716
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

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

Master

File Number: 2023-027

File ID: 2023-027

Type: Contract

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Change Order #6-Budget Ordinance-Capital Project Ordinance - Samet Corp. - Parks & Recreation - City Lake Park Bond Project

City Council is requested to approve potential change order #6 with Samet Corporation (CMAR) in the amount of \$537,620.43 for the City Lake Park Phase 1 Bond project and a budget ordinance amendment and capital project ordinance utilizing \$312,620 in general fund reserves to cover the additional costs/improvements.

Notes:

Sponsors:

Enactment Date:

Attachments: 3. Change Order #6-Budget Ordinance-Capital Project Ordinance – Samet Corp. – Parks & Recreation – City Lake Park Bond Project

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-027

CITY OF HIGH POINT

AGENDA ITEM



Title: Samet Corporation Change Order (PCO) #6
City Lake Park Phase 1 Renovations

From: Lee Tillery, Parks and Recreation Director

Public Hearing: N/A

Meeting Date: January 17, 2023

Advertising Date: N/A

Advertised By: N/A

Attachments: Samet Corporation – Change Order (PCO) - #006
City Lake Park Change Order – Budget Ordinance
City Lake Park Change Order – Capital Project Ordinance

PURPOSE:

Approve Change Order (PCO) #6 with Samet Corporation (CMAR) for the City Lake Park Phase 1 Bond project.

BACKGROUND:

High Point City Council approved Samet Corporation, Greenboro, NC as the Construction Manager at Risk (CMAR) for the City Lake Park Phase 1 Renovation project on April 5, 2021. Council then approved an early construction package with Samet at the May 3, 2021 meeting and a Guaranteed Maximum Price (GMP) contract of \$19,893,743 at the June 21, 2021 Council meeting. Three change orders since the GMP was adopted were approved during the project. This change order includes additional repairs to the upper loop road, pool infrastructure, fencing, additional safety measures and items associated with final completion of the project.

BUDGET IMPACT:

Total cost of Change Order #6 is \$537,620.43. Savings from the project that can be applied totals \$225,000.43. A budget ordinance amendment and capital project ordinance are included with this item utilizing \$312,620 in general fund reserves to cover the additional costs/improvements.

RECOMMENDATION / ACTION REQUESTED:

1. The Parks and Recreation Department recommends approval and asks City Council to award Change Order #6 to Samet Corporation for the City Lake Park Phase 1 Renovation project.
2. The Parks and Recreation and Financial Services Departments recommend and ask City Council to approve the budget ordinance amendment for the City Lake Park Phase 1 Renovation project.
3. The Parks and Recreation and Financial Services Departments recommend and ask City Council to approve the Capital Project ordinance for the City Lake Park Phase 1 Renovation project.

“AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
APPROPRIATING ADDITIONAL FUNDING
FOR THE CITY LAKE PARK IMPROVEMENTS

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

Section 1. The proposed amendment appropriates \$312,620 in general fund reserves. The project is for additional funding for improvements to City Lake Park, including improvements to the loop road, additional curb and gutter repairs, additional changes to the pool infrastructure and drains with the new slide.

Section 2. The 2022-2023 Budget Ordinance of the City of High Point should be amended as follows:

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

Transfer to General Bond Projects Fund	\$312,620
--	-----------

(B) That the following General Fund revenues be amended as follows:

Fund Balance Appropriation	\$312,620
----------------------------	-----------

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 17th day of January 2023

Mayor, Jay W. Wagner

ATTEST

Sandra Keeney,
City Clerk

“AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR
ADDITIONAL FUNDING FOR THE CITY LAKE PARK IMPROVEMENTS

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. This project is for additional funding for improvements to City Lake Park, including improvements to the loop road, additional curb and gutter repairs, additional changes to the pool infrastructure and drains with the new slide.

Section 2. The following revenue is available to the City of High Point:

Transfer from General Fund	\$312,620
----------------------------	-----------

Section 3. The following amounts are appropriated for the Project:

Park Improvements	\$312,620
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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 17th day of January 2023

Mayor, Jay W. Wagner

ATTEST

Sandra Keeney,
City Clerk



Potential Change Order

To: City of High Point NC
From: Samet Corporation
Reason: No Change Reason

Project Name: HP City Lake Park & Pool
Project No: 21-054

PCO No: 006
Date: 01/03/2023
Days Requested: 60 days

The Contract Documents for the above referenced project are hereby changed as set forth below. To avoid any schedule delays in the work that could impact the cost and schedule, the Contractor is directed to proceed with this work immediately upon Owner's authorization in the space provided below. Unless otherwise noted this pricing shall remain valid for 30 calendar days, after which it is subject to repricing or void. Only those items listed below are included in the cost of this change.

DESCRIPTION OF WORK: PCO #006 HPCL Extension

CE #103 - T&M Vest 100

Frame, hang and finish soffit Vest. 100 - 1st Floor

CE #104 - T&M Vest. 200

Frame, hang and finish soffit Vest. 200 - 2nd Floor

CE #106 - T&M Fascia E.C.

Plywood furring to install fascia board on Event Center

CE #109 - Historic Shower Shingles

Provide and Install Shingles at the Historic Shower Entrance to the Pool.

CE #110 - PRV(s)

Change Event for the costs associated with the changes as described in RFI 34 - 3 PRVs at 3 Locations.

CE #111 - Additional Stonework

Additional stone masonry work to infill doors and cover existing conditions

CE #112 - Additional Surveying at the Retaining Wall

Additional surveying was necessary for the Slide Retaining Wall.

CE #113 - Tile (add) Concessions

The design team requested additional tile in the Concessions area.

CE #114 - Add'l site stairs

Labor and Materials for the installation of an additional set of stairs on the West of Reception

CE #115 - Concealment of Ret. Wall

Pre-existing Retaining wall needed to be concealed with a CMU.

CE #116 - American Legion Site Temporary Fencing

Temporary Fencing of former American Legion Site

CE #117 - New Shade Structures Installation

Addition of four (4) New Shade Structures

CE #118 - Baffles & Lights Conflict

Raising baffles due to conflict with lighting in Event Center.

CE #119 - Wood Fencing for HVAC Units

Addition of Wood Fencing in order to enclose relocated HVAC units.

CE #120 - Pool Pump Room Exterior Painting

Additional Painting in Locker Areas. Exterior Painting of Pool Pump Room

CE #121 - Roof Leader Relocation

Relocation of 12" Roof Leader due to conflict with splash pad vault location.

CE #122 - Remove & Replace 400 LF of Curb & Gutter

Removal and replacement of 400 LF of curb & gutter.

CE #123 - Ameristar Fencing in lieu of existing fence

Utilization of new Ameristar fencing in lieu of reusing existing fencing.

CE #124 - ADA door closers / automatic operators

Addition of automatic door closers per Owner Request.

CE #125 - Additional Door Jambs at Balcony Openings



Potential Change Order

Additional Door Framing at two openings.

CE #126 - RFP-10 Emergency Lighting Changes

Changes to Emergency Lighting per Fire Marshall Inspection

CE #127 - Boardwalk Double Gates

Entryway Gates addition to Boardwalk on each side.

CE #128 - Storm Pipe at Greenway

Addition of HDPE Storm Drain at Greenway.

CE #129 - Foundation Drains @ Locker Room

Installation of Foundation Drain behind locker room

CE #130 - Asphalt Binder Index Increase

Cost increase of Asphalt Binder

CE #131 - Area Drains and Catch Basin Add

Added Area drains, catch basins and concrete work for retaining wall drainage.

CE #133 - Radius Staking at Courtyard

Layout of radius curves in courtyard.

CE #134 - Additional 6' Chain Link Fencing at Retaining Wall

CE #135 - Additional Concrete Planter

Additional Planter added in area of previously designed step down.

CE #136 - Canopy Anchor Bolts

CE #137 - Doors Frames Hardware Changes

CE #138 - Additional Fencing at Slide Base - RFP #8

Additional Fencing at slide base by RFP # 8.

CE #139 - Concrete Apron at Service Road

Additional 216 SF concrete tie-in at service road to pool deck.

CE #140 - Reworking Concrete at Play Surface

Reworking concrete at play surface due to inadequate coverage of play surface per original design.

CE #142 - Additional Plantings

Additional Plants and Irrigation Changes

CE #143 - Additional Electrical Changes

Relocation of switch on History Wall due to conflict with exhibit.

CE #144 - GC's Final Extension

Additional General Conditions for Final Extension

CE #146 - Loop Road Paving Improvements

CE #147 - Unforeseen / Field Conditions

Unforeseen conditions encountered during construction of the HPCL Pool.

CE #148 - Design Directive Site & Storm Revisions

Design Directives including RFI answers and RFP costs.

CE #150 - Play Surface Credit / Additional Stone Pavers

Reduction in cost of play surface material due to change in manufacturers. Additional cost of stone pavers in lieu of grit material.

Item #	Description	Amount
1	Frame, hang and finish soffit Vest. 100 - 1st Floor	\$1,098.51
2	Frame, hang and finish soffit Vest. 200 - 2nd Floor	\$1,656.80
3	Plywood furring to install fascia board on Event Center	\$3,886.18



Potential Change Order

4	Historic Shower Shingles	\$1,775.60
5	PRV(s)	\$8,423.71
6	Additional Stone Masonry	\$10,575.00
7	Survey at Retaining Wall	\$2,390.50
8	Add'l tile Concessions	\$1,058.70
9	Add'l site stairs	\$12,356.00
10	Steel Rails Redesign	-\$2,256.00
11	Concealment of Ret. Wall	\$3,869.00
12	Fencing Rental & Removal	\$8,000.00
13	Shade Structure Footings	\$7,428.30
14	Painting Existing Structures	\$0.00
15	Steel Structure & Canopy Installation	\$0.00
16	New Shade Structure Footings	\$20,806.55
17	Raising Baffles due to Light Conflict	\$1,015.20
18	Additional Wood Fence for HVAC Yard	\$5,257.00
19	Locker Room Repainting	\$525.00
20	Pool Pump Room Exterior	\$3,008.00
21	12" Roof Leader Relocation	\$2,116.61
22	Remove & Replace Curb & Gutter	\$22,000.00
23	New Ameristar Fencing	\$30,216.00
24	ADA Closer Power	\$3,035.00
25	Automatic Door Operators	\$13,500.00
26	Additional Door Framing	\$6,168.00
27	Emergency Lighting Changes	\$1,976.00
28	6' Double Entry Gates	\$8,400.00
29	HDPE Storm Drain	\$1,840.00
30	Foundation Drains	\$0.00
31	Asphalt Binder Increase	\$0.00
32	Area Drains & Catch Basins	\$25,572.66
33	Courtyard Layout	\$405.00
34	260' Black Chain Link Fence	\$10,639.00
35	Additional Planter	\$5,621.41
36	Canopy Anchor Bolts	\$2,938.00
37	Returned Hardware Submittal Markups	\$1,040.81
38	Doors 208A, 209A Change to Wood	\$1,048.29
39	Revised Toilet Accessories	\$5,177.38
40	Mirrors Change to Frameless Glass	\$3,202.50
41	Doors 126 and 127 Change to FRP	\$2,135.00
42	Access Control Credit	-\$2,063.52
43	Provide Bobrick Soap Dispensers Sink L1, L3	\$800.63
44	Provide HM Frames in Lieu of Alum. 109, 110	\$1,165.00
45	Replace Frame 131 for Jamb Depth Change	\$763.26
46	Added Saddle Thresholds at 213 and 214	\$240.19
47	Added Drop Plates / Louver at Aluminum Doors	\$2,091.00
48	Drive Shafts, Locking Hubs & Replacement Pulls	\$1,275.66
49	Added Baby Changing Stations	\$3,602.81
50	Replacement L Shaped Grab Bars & Mirror	\$1,702.66
51	Toilet Accessories at Unisex Toilet 131 and 132	\$10,424.14
52	Fencing at Slide Base	\$6,389.00



Potential Change Order

53	Concrete Apron at Service Road	\$2,457.00
54	Rework Concrete at Play Surface	\$1,204.00
55	Additional Plants & Irrigation	\$9,700.00
56	Switch Relocation on History Wall	\$1,064.00
57	Additional General Conditions	\$51,318.00
58	Fee Change Order	\$23,151.12
59	Loop Road New Heavy Duty Paving	\$91,720.80
60	Corner Paving at Loop Road	\$11,253.00
61	ABC Stone Installation Under Pool Deck	\$13,536.00
62	6" Water Line Leak Repair	\$5,255.77
63	Additional Area Drain Piping	\$25,122.04
64	Pool Deck Drains	\$31,859.24
65	Decorative Yard Inlet Grate	\$1,825.94
66	Area Drain Pipe & Backfill at New Retaining Wall	\$2,964.98
67	Play Surface Credit	-\$4,416.00
68	Additional Stone Pavers Under Slides	\$5,308.00
Total:		\$537,620.43

SUBMITTED BY:

Samet Corporation
Contractor

AUTHORIZATION

City of High Point NC
Owner

By:

By:

Date:

Date:



City of High Point

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

Master

File Number: 2023-028

File ID: 2023-028

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Position Reallocation - Parks & Recreation - Recreation Coordinator (ASPIRE) Program

City Council is requested to approve a change to an existing part time, benefited Program Activity Leader position to a full time Recreation Coordinator position in our Adaptive Sports, Programs and Inclusive Recreation (ASPIRE) division by reallocating funding from and eliminating a part time Recreation Attendant position.

Notes:

Sponsors:

Enactment Date:

Attachments: 4. Position Reallocation – Parks & Recreation – Recreation Coordinator (ASPIRE) Program

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-028

CITY OF HIGH POINT

AGENDA ITEM



Title: Parks and Recreation Department Position Reallocation

From: Lee Tillery –Parks and Recreation Director

Meeting Date: January 17, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Personnel Request Form

PURPOSE:

Change an existing part time, benefited Program Activity Leader position to a full time Recreation Coordinator position in our Adaptive Sports, Programs and Inclusive Recreation (ASPIRE) division by reallocating funding from and eliminating a part time Recreation Attendant position.

BACKGROUND:

This reallocation allows for us to increase our full-time personnel in our ASPIRE division. This division provides services and programs for youth and adults with physical or developmental disabilities, including Miracle League, Special Olympics, Camp Ann, visually impaired programs and adaptive sports. The move to three time full time employees will allow us to better meet the increased need for services in this division and allow for more programming now and in the future. The change allows for a more efficient staff set up and enhances our ability to retain employees moving forward.

BUDGET IMPACT:

The additional budget impact in making this position reallocation totals \$4,220. Funds are available in the Parks and Recreation FY 2022-23 budget.

RECOMMENDATION / ACTION REQUESTED:

The Parks and Recreation Department recommends approving this position reallocation as stated above.

City of High Point Personnel Request Form

(Press Tab or Shift Tab to move between fields. Then use File Save As to save your work to the appropriate folder)

Existing Position (if necessary)

Position number:	826	Current Salary:	30,851	Pay Grade:	
Department:	Parks & Recreation			Accounting Unit:	101421
Incumbent:	Timpani Troxler				
Staff:	Incumb Reassign:	yes	Incumb Displ:	no	No Change: no

New/Upgraded Position

Request Type:	New position no	Upgrade existing position yes
Position Title:	Recreation Coordinator - Special Pops	
Department:	Parks & Recreation	
Reports to:	Special Populations Supervisor (Leanne Lyons)	
Time Type:	Full Time yes	Part Time/ben no
	Police Sworn no	Non-Exempt yes
		Part Time/no ben no
		Exempt no
If the position is currently in the pay plan, what is the pay grade?	24	Proposed Salary 37,521

(If this request is for a new position or an existing position upgrade that is not currently in our classification system, please contact Human Resources to get the position classified.)

Justification

How will this position improve services to citizens and other service clients?

This position works in ASPIRE (Adaptive Sports, Programs & Inclusive Recreation) providing opportunities for people with disabilities. By changing this to full-time, it will allow us to offer more programs, including recreational therapy and challenger sports and work closer with volunteers and students. We will be upgrading existing PB position 826, eliminating PN Recreation Attendant position #1851 from 101004400075, with the remainder of the funding coming from the operating budget.

Is this position needed to bring the City into compliance with federal or state laws?

No

Is this position needed to improve the health or safety of citizens or city employees?

Yes. This position works with people with disabilities, a segment of the population with limited recreational opportunities. Participating in programs not only helps them physically, it offers opportunities for socialization and education which has a positive effect on their mental health and quality of life.

(Attach any additional information to support your request)

Budget Summary

Personnel Expenses

Proposed Salary	511101	37,521
FICA /Medicare	512201	2,870
Health	512101	8,808
Dental	512103	300
Retirement	512202	3,808
Life/AD&D	512102	191
Police LEO	512203	-
LEO 401k	512205	-

Total Personnel 53,499

Total Request 4,220

Other Related Costs

Computer	
Phone	
Tools	
Equipment	
Supplies	
Training	
Vehicle	
Other	

Total Other Costs -

Department Director Signature

Date

Budget Officer Signature

Date

Human Resources Documentation

Required Documentation MUST be attached for this request to be considered:

Revision Log - Must detail proposed changes against the current job description

HUMAN RESOURCES APPROVAL

Approved

☐

Denied--see justification attached

☐

Human Resources Director Signature

Date

Instructions: This worksheet contains protected cells; therefore, only the shaded cells should be filled out. Input the information:

Existing Position section - only fill out this section if an existing position is changing.

Pay Grade - If it is an existing position, select the current pay grade from the dropdown menu; likewise for the new position section. If it is a new position that is not in the pay plan, contact Human Resources to have a pay grade assigned.

Incumbent: Name of the person who is currently in the position.

Staff: This indicates what will happen to the incumbent person--reassignment, displacement, no change.

Request Type - Indicate if this is a new position or an upgrade to an existing position. If it is an existing position indicate the position number. These cells have a drop down yes/no selection.

Position title - Input the position title.

Reports to: Who the new person will report to.

Time Type - Indicate if this is a full time, part-time with benefits or part-time without benefits position. Also indicate if this is a Police Sworn position; and if it's exempt or non-exempt. These cells have drop down yes/no selections.

Salary: In the existing section, input the salary for the incumbent; in the new/upgrade position section, indicate the new salary requested. This figure will pull into the budget summary.

Justification - Fill out the justification questions. Additional information in support of the request can be sent to the Budget Office.

Budget Summary - Input the proposed salary based on the pay grade of the position. The associated benefits pays should calculate automatically. If this is a new position request input any other related costs necessary for the position to perform the job function. Additional information in support of the request can be sent to the Budget Office.



City of High Point

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

Master

File Number: 2023-029

File ID: 2023-029

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Resolution - Interlocal Agreement - Piedmont Discovery Application - Parks & Recreation

City Council is requested to adopt a resolution authorizing the execution of an updated interlocal agreement and expand upon the original agreement between City of High Point, Greensboro and Guilford County and speaks to additional responsibilities, while adding data providers including Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Stokesdale and Summerfield.

Notes:

Sponsors:

Enactment Date:

Attachments: 5. Resolution - Interlocal Agreement – Piedmont
Discovery Application – Parks & Recreation

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-029

CITY OF HIGH POINT

AGENDA ITEM

**Title: Interlocal Agreement – Piedmont Discovery Application****From:** Lee Tillery –Parks and Recreation Director**Meeting Date:** January 17, 2023**Public Hearing:** N/A**Advertising Date:** N/A**Advertised By:** N/A**Attachments:** Interlocal Agreement
Resolution Authorizing the Execution of An Interlocal Agreement

PURPOSE:

The Piedmont Discovery Project is an online application that provides a platform for the public to search and locate parks, trails and other recreational amenities located in High Point and nearby regions. The application was originally designed and implemented by and for the benefit of High Point, Greensboro and Guilford County. This update expands upon the original interlocal agreement between the three entities and speaks to additional responsibilities, while adding data providers including Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Stokesdale and Summerfield.

BACKGROUND:

The original interlocal agreement between the three parties (City of High Point, Greensboro and Guilford County) was executed in 2018. This agreement covered aspects of the collaboration based on the startup needs of the project, both financially and from a management standpoint. The application has been well received and has continued to grow where we need to update our agreement and outline management responsibilities from each party. New data providers are being included, but the overall management of the program will still reside within the three parties included in the agreement.

BUDGET IMPACT:

Funds are included in the Parks and Recreation Fiscal Year 2022-23 operating budget. These funds will be used for application maintenance, enhancement and marketing purposes.

RECOMMENDATION / ACTION REQUESTED:

The Parks and Recreation Department recommends Council approve the agreement and the City Manager endorse the resolution authorizing the execution of the agreement.

NORTH CAROLINA

AMENDED AND RESTATED

GUILFORD COUNTY

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (“Agreement”) made and entered into on _____ day of _____, 2023 by the **CITY OF GREENSBORO**, a municipal corporation in the state of North Carolina (“Greensboro”), the **CITY OF HIGH POINT**, a municipal corporation in the state of North Carolina (“High Point”), and **GUILFORD COUNTY**, a body politic and corporate (“County”). Greensboro, High Point and County will hereafter be individually known as “Party” and collectively known as “Parties.”

WITNESSETH

WHEREAS, the Parties entered into that certain Interlocal Agreement dated July 17, 2018, for the purposes of developing an online park and trail locator application (the “Original Interlocal Agreement”); and

WHEREAS, the Parties have successfully developed the online park and trail locator application for mobile users, known as “Piedmont Discovery,” which provides a platform for the public to search for and find parks, trails, and amenities that are managed by each of the Parties (hereinafter the “Project”); and

WHEREAS, the Parties desire to amend and restate the Original Interlocal Agreement in its entirety; and

WHEREAS, the North Carolina General Statutes in Chapter 160A, Article 20, provides that units of local government may enter into agreements in order to execute an undertaking whereby a unit of local government exercises any power, function, public enterprise, right, privilege, or immunity either jointly with or on behalf of another unit of local government; and

WHEREAS, the governing bodies of the City of Greensboro, City of High Point and Guilford County finding that this Agreement is in the best interest of the public safety and welfare, have ratified this Agreement by resolutions being recorded and spread upon their respective minutes; and

THEREFORE, in conjunction of the mutual covenants, terms and conditions contained in this Agreement herein accruing to the benefit of each of the respective parties hereto and other good and valuable consideration, receipt, and sufficiency of which is acknowledged by Greensboro, High Point and Guilford County, the Parties agree as follow:

1. **Decision-making.** Decisions regarding directing the Project, marketing efforts, and growth of the regional application shall be made collaboratively by the Parks and Recreation Directors of Greensboro, High Point, and Guilford County or their designees. In the event of disagreement, Greensboro, High Point, and Guilford County shall each have one vote (through the respective Parks and Recreation Directors or their designees) and a majority vote shall control. The Parks and Recreation Directors or their designees shall use Robert’s Rules of Order for parliamentary procedure, voting, decision making, and the like if less formal

efforts do not result in unanimity. The Project shall be for the benefit of the region, and not specifically for one Party. Greensboro's IT/GIS Division shall be responsible for hosting the data for the Project and maintaining the framework of the application. Other decision-making duties of Greensboro, High Point, and Guilford County subject to this paragraph include, but are not limited to, the following:

- a. In conjunction with Greensboro IT/GIS Division, they shall review the request of any new party that would like to be added to the Project.
- b. They shall review, negotiate, and approve any Project marketing, updates, and expansions.

2. **Project Logo.** The Project shall continue to be branded with the Piedmont Discovery logo, not individual Party's logos. The Parties agree to a joint ownership of the logo between Greensboro, High Point and Guilford County. The Parties shall adhere to mutually agreed upon data format. Greensboro's IT/GIS Division shall hold copyright protection in accordance with the Apple Store and Google Play store application requirements. Greensboro's copyright protection rights, however, shall not limit any party's rights in the data that it supplies or in its ability to use or publish its data.
3. **Environmental Systems Research Institute (ESRI).** The ESRI software platform is a requirement for all current and futures Parties and Data Providers. Greensboro's IT/GIS Division shall provide comments and usage data to each Party on a quarterly basis, or when requested if sooner. The Parties agree to consistently update the ESRI files for the parks and trails simultaneously with public information releases. If a Party has parks or trails open to the public and fails to review its data on an annual basis, that Party shall have sixty (60) days' notice to review the data. If it does not, the Party shall lose its right to vote until it reviews (and updates as needed) its data.
4. **Data Storage.** Data storage shall be centralized, with initial housing by Greensboro, with future discussions to move data housing to private data storage servers. If Greensboro IT/GIS Division determines it can no longer house the data, and the Parties cannot agree to private data storage, then the Greensboro IT/GIS Division may decentralize data storage back to each jurisdiction, after providing ninety (90) days' notice. Data structures shall remain identical for all participants. For further development of the application outside of Guilford County, a third-party vendor will likely need to be contracted and hired (and the agreement updated).
5. **Addition of Data Providers.** For any potential new unit of local government or other new party that would like to be added to the Project ("Data Provider"), the Parties and the City of Greensboro IT/GIS Division shall review the request and provide a response within forty-five (45) days of the request. The Parties shall decide, in accordance with Robert's Rules of Order, on the addition of any new Data Provider. Any new Data Provider shall agree to terms of the Project, including but not limited to the ESRI platform, and complete a Data Provider Information Release form. Decision making shall remain with Greensboro, High Point, and Guilford County. Gibsonville, Jamestown, Oak Ridge, Pleasant

Garden, Stokesdale and Summerfield have agreed, at no cost to them, to be Data Providers to the Project.

6. Financial Obligations.

- a. **Application Maintenance.** The maintenance of the Project shall be financed by Greensboro, High Point and Guilford County as tenants in common, with each party having an undivided one-third interest in the cost of the application maintenance. All application maintenance costs shall be shared equally by Greensboro, High Point and Guilford County and one-third of such costs advanced by one shall be reimbursed by the two other parties.
- b. **Application Enhancement and Marketing.** Ongoing cost for marketing and enhancement/expansion of the application shall be split by all parties as follows: 60% Greensboro, 20% High Point, and 20% Guilford County. The cost should be negotiated starting in FY 22-23 for marketing and application updates and expansion. The Parties shall review and vote on any marketing and application updates and expansion. This will include but is not limited to promotional items, multimedia marketing, proposal for expansion and determination of application upgrades.

Costs reimbursable hereunder include only actual hard, out-of-pocket expenses paid to third parties. Thus, without limitation, it does not include staff time.

7. **Term.** This Agreement shall be effective upon execution by all Parties and shall continue for a term of three years, from the date of execution by all Parties, or until termination as provided for by this Agreement. The terminating Party shall be entitled to a digital, current copy of the database used to support the Project.
8. **Termination.** Any Party may terminate this Agreement at any time by giving a ninety (90) day written notice of such termination to the other Parties. Upon termination of the Agreement, outstanding contributions shall be paid by the terminating Party, and all data of Party leaving this Agreement will be removed from the application. Any and all parties remaining in said agreement have all rights reserved to continue the functionality of the Project's Piedmont Discovery application for the duration of this agreement.
9. **Notice.** All notices and other communications required or permitted by this agreement shall be in writing and shall be given either by personal delivery, UPS, Federal Express, or certified United States mail, return receipt requested, addressed as follows:

To Greensboro:
City of Greensboro
Attn: Parks and Recreation Director
301 S. Greene St, Suite 300
Greensboro, NC 27401
Email: phillip.flieschmann@greensboro-nc.gov

With a copy to:

City of Greensboro
City Attorney's Office
P.O. Box 3136
Greensboro, NC 27402-3136

To High Point:

City of High Point
Attn: Parks and Recreation Director
136 Northpoint Ave.
High Point, NC27265
Email: Lee.Tillery@highpointnc.gov

With a copy to:

City of High Point
City Attorney's Office
P. O. Box 230
High Point, NC 27261
Email: Meghan.Maguire@highpointnc.gov

To County:

Guilford County
Attn: Parks and Recreation Director
301 West Market St
Greensboro, NC 27401
Email: dgodwin@guilfordcountync.gov

A change of address, fax number, or person to receive notice may be made by any Party by notice given to the other Parties. Any notice or other communication under this Agreement shall be deemed given and sent at the time of actual delivery, if it is personally delivered. If the notice or other communication is sent by United States mail, it shall be deemed given upon the third calendar day following the day on which such notice or other communication is deposited with the United States Postal Service or upon actual delivery, whichever first occurs.

10. Miscellaneous

(a) Governing Law and Forum. This agreement shall be governed by and construed in accordance with the law of North Carolina. The exclusive forum and venue for all actions arising out of this Agreement shall be the North Carolina General Court of Justice in Guilford County. Such actions shall neither be commenced in nor removed to federal court.

(b) Waiver. No action or failure to act by any of the Parties shall constitute a waiver of any of their rights or remedies that arise out of this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

(c) Performance of Government Functions. Nothing contained in this agreement shall be deemed or construed so as in any way stop, limit, or impair the Parties from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions.

(d) Severability. If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforceable to the extent permitted by law.

(e) Compliance with Law. The Parties shall comply with all applicable law. They will each comply with bid restrictions, if any, and laws including N.C.G.S. 143-129(j) regarding E-Verify, where applicable.

(f) Relationship Between the Parties. The Agreement shall not under any circumstances be construed to make the Parties partners, joint venturers, or Parties to similar relationships with each other.

(g) No Third Party Rights Created. This Agreement is intended for the benefit of the Parties and not any other person.

(h) Principles of Interpretation and Definitions.

(1) The singular includes the plural and the plural the singular. The pronoun “it” and “its” include the masculine and feminine References to statutes or regulations include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation. References to contracts and agreements shall be deemed to include all amendments to them. The word “include,” “including,” etc., shall mean include, including, etc., without limitation.

(2) References to a “Section” or “section” shall mean a section of this agreement.

(3) “Contract” and “Agreement,” whether or not capitalized, refer to this instrument.

(4) “Duties” include obligation.

(5) The word “person” includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and other legal entities.

(6) The word “shall” is mandatory.

(7) The word “day” means calendar day.

(8) A definition in this Agreement will not apply to the extent the context requires otherwise.

(i) Modification. A modification or amendment of this Agreement is not valid unless signed by the Parties and otherwise in accordance with requirements of the law.

Further, a modification is not enforceable unless it is signed by each Party by a Manager, or a Deputy or Assistant Manager. This Agreement contains the entire Agreement between the Parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Agreement.

(j) Counterparts. The Agreement may be signed in any number of counterparts, and each counterpart shall represent a fully executed original as if signed by each of the parties. Facsimile and electronic signatures shall be deemed as effective as original signatures.

IN WITNESS WHEREOF, each Party has its hands and seals as of the day and year first above written.

SEPARATE SIGNATURE PAGES TO FOLLOW

CITY OF GREENSBORO

Chris Wilson
Greensboro Asst. City Manager

Date

ATTEST:

Angie Lord Greensboro City Clerk	Date
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(CITY SEAL)

This instrument has been preaudited in a manner required by the Local Government Budget and Fiscal Control Act.

Deputy Greensboro City Finance Officer	Date
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Approved as to Form:

Deputy Greensboro City Attorney Date

CITY OF HIGH POINT

Greg Ferguson	Date
High Point Deputy City Manager	

ATTEST:

Sandra R. Keeney	Date
High Point City Clerk	

(CITY SEAL)

This instrument has been preaudited in a manner required by the Local Government Budget and Fiscal Control Act.

Bobby Fitzjohn	Date
High Point Finance Officer	

Approved as to Form:

Meghan Maguire	Date
Interim High Point City Attorney	

GUILFORD COUNTY

Michael Halford
Guilford County Manager

Date

ATTEST:

Robin B. Keller
Guilford County Clerk to Board

Date

(COUNTY SEAL)

This instrument has been preaudited in a manner required by the Local Government Budget and Fiscal Control Act.

John Barfield
Interim Guilford County Finance Director

Date

**RESOLUTION APPROVING AN
AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR THE PIEDMONT DISCOVERY APPLICATION**

WHEREAS, the North Carolina General Statutes Chapter 160A, Article 20 provides that units of local government may enter into contracts or agreements with each other in order to execute any undertaking, and the contracts and agreements shall be of reasonable duration and ratified by resolution of the governing board of each unity spread upon its minutes; and

WHEREAS, the City of High Point, City of Greensboro, and Guilford County are units of local government (collectively the “Parties”); and

WHEREAS, the Parties entered into that certain Interlocal Agreement dated July 17, 2018, for the purposes of developing an online park and trail locator application for mobile users, known as the “Piedmont Discovery” application (the “Original Interlocal Agreement”); and

WHEREAS, the Parties desire to amend and restate the Original Interlocal Agreement in its entirety to update its provisions as appropriate; and

WHEREAS, the City Council of the City of High Point finds that it is in the best interest of the public safety and welfare of its citizens to enter into this Amended and Restated Interlocal Agreement.

NOW THEREFORE, BE IT RESOLVED that the High Point City Council hereby approves the Amended and Restated Interlocal Agreement between the City of High Point, City of Greensboro, and Guildford County, for providing the Piedmont Discovery application, a platform for the public to search for and find parks, trails, and amenities, to its citizens.

Adopted this the 17th day of July, 2023.

Jay W. Wagner, Mayor

ATTEST:

Sandra Keeney
City Clerk



City of High Point

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

Master

File Number: 2023-030

File ID: 2023-030

Type: Agreement

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Agreement - Three Party - United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Funding - Improvements to Elm Street and Construct Phases 1-3 Southwest Heritage Greenway

City Council is requested to consider a Three-Party Agreement with the United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) funding in the amount of \$28,489,089 for construction improvements to Elm Street and construct the Phases 1-3 of the Southwest Heritage Greenway within City Limits.

Notes:

Sponsors:

Enactment Date:

Attachments: 6. Agreement – US Depart of Transportation (USDOT) NC Depart of Transportation (NCDOT) Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Funding

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-030

CITY OF HIGH POINT

AGENDA ITEM



Title: Three-Party Agreement with USDOT and NCDOT for RAISE funding to construct improvements to Elm Street and Phases 1-3 of the Southwest Heritage Greenway

From: Andrew Edmonds,
Transportation Planning Administrator
Greg Venable,
Transportation Department Director

Meeting Date: Tuesday January 17, 2023

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Agreement, Agreement Terms and Conditions, and Agreement Exhibits

PURPOSE:

Consideration of a Three-Party Agreement with the United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) funding to construct improvements to Elm Street and construct the Phases 1-3 of the Southwest Heritage Greenway within City Limits.

BACKGROUND:

Rebuilding American Infrastructure with Sustainability and Equity (RAISE) is a Federal discretionary grant program that allows USDOT to invest in road, rail, transit, and port programs that achieve a defined set of national objectives. High Point submitted this project for consideration in coordination with NCDOT Integrated Mobility Division and Southwest Renewal Foundation and was awarded FY 2021 RAISE funding by USDOT. Once the agreement is fully executed, we can move forward with a Request for Proposals for design of the project will be advertised. Construction is anticipated to begin in fall of 2024 with an anticipated completion of October 31, 2028.

The total cost of this project is \$28,489,089 which the City will budget and get reimbursed as work is completed. Of this amount, the USDOT is responsible for \$19,801,253, which is 69.5% of the total project cost. The City also received \$1,500,000 in Community Project Funding/Congressionally Directed Spending from US Department of Housing and Urban Development and \$200,000 in Spot Safety Program funds from NCDOT. The City is responsible for the remaining project cost of \$6,987,836.

BUDGET IMPACT:

Funding requirements will be appropriated at a later date via budget ordinance amendment.

RECOMMENDATION / ACTION REQUESTED:

The Department of Transportation recommends approval of this Agreement.

City Council's consideration of this request is appreciated. Transportation staff will be available at the Monday January 17th meeting to address questions.

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE

FISCAL YEAR 2021 RAISE GRANT PROGRAM

This agreement is between the United States Department of Transportation (the “**USDOT**”), North Carolina Department of Transportation (the “**Recipient**”), and the City of High Point (the “**First-Tier Subrecipient**”).

This agreement reflects the selection of the Recipient to receive a RAISE Grant for the High Point on the RISE.

The parties want the First-Tier Subrecipient to carry out the project with the Recipient’s assistance and oversight.

The parties therefore agree to the following:

ARTICLE 1

GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under The Fiscal Year 2021 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program: FHWA Projects,” dated June 6, 2022, which is available at <http://go.usa.gov/xJKa5>. Articles 8–31 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.
- (b) The Recipient states that it has knowledge of the General Terms and Conditions.
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, terminating of the RAISE Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the USDOT the RAISE Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2

APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: High Point on the RISE

Application Date: July 12, 2021

2.2 Award Amount.

RAISE Grant Amount: \$19,801,253

Federal Obligation Type: Multiple

RAISE Grant Allocation Table	
Portion of the Project	Allocation from RAISE Grant
Base Phase: Preliminary Engineering	\$5,000,000
Option Phase 1: Right of Way Acquisition	\$2,000,000
Option Phase 2: Construction Component 2: North Elm Street Complete Streets + Streetscape	\$6,175,180
Option Phase 3: Construction Component 1: Southwest Heritage Greenway	\$6,626,073

Future Obligation Conditions Table	
Portion of the Project	Condition
Option Phase 1: Right of Way Acquisition	If the FHWA State Division Office confirms the Recipient has met all the applicable Federal, State, and local requirements
Option Phase 2: Component 2: North Elm Street Complete Streets + Streetscape	If the FHWA State Division Office approves the PS&E for Component 2 and the Recipient has met all applicable Federal, State, and local requirements.

Future Obligation Conditions Table	
Portion of the Project	Condition
Option Phase 3: Component 1: Southwest Heritage Greenway	If the FHWA State Division Office approves the PS&E for Component 1 and the Recipient has met all the applicable Federal, State, and local requirements.

2.3 Award Dates.

Budget Period End Date: June 30, 2029

2.4 Urban or Rural Designation.

Urban-Rural Designation: Rural

2.5 Capital or Planning Designation.

Capital-Planning Designation: Capital

2.6 Federal Award Identification Number. The Federal Award Identification Number will be generated when the FHWA Division authorizes the project in FMIS. The Recipient acknowledges that it has access to FMIS and can retrieve the FAIN from FMIS

ARTICLE 3 SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

This project will construct approximately 3.5 miles of shared use greenway, approximately 0.8 miles of Complete Streets, and two blocks of bicycle boulevard in High Point, North Carolina.

3.2 Project's Estimated Schedule.

Milestone	Schedule Date
Planned Preliminary Engineering Completion Date:	May 31, 2023
Planned Right-of-Way Certification Date:	April 30, 2024
Component 1: North Elm Street Complete Streets + Streetscape	
Planned Construction Substantial Completion and Open to Traffic Date:	March 31, 2028

Milestone	Schedule Date
Component 2: Southwest Heritage Greenway	
Planned Construction Substantial Completion and Open to Traffic Date:	October 31, 2028

3.3 Project's Estimated Budget.

Eligible Project Costs	
RAISE Grant Amount:	\$19,801,253
Other Federal Funds:	\$1,500,000
Non-Federal Funds:	\$7,187,836
Total Eligible Project Cost:	\$28,489,089

ARTICLE 4 CRITICAL MILESTONE DEADLINES

4.1 Critical Milestone Deadlines.

None. The parties have not identified any project-specific critical milestone deadlines for this award. The Recipient acknowledges the USDOT may terminate this award under section 17.1(a) on some conditions related to the Project's estimated schedule, as listed in section 3.2.

ARTICLE 5 PARTY INFORMATION

5.1 Recipient's Unique Entity Identifier

Recipient's Unique Entity Identifier: XSN8A4TT1DY5

5.2 Recipient Contact(s).

Gretchen A. Vetter
 Federal Grants Manager
 North Carolina Department of Transportation Programs Management Office
 1595 Mail Service Center, Raleigh, NC 27699-1595
 (919) 707-4740
gavetter@ncdot.gov

5.3 Recipient Key Personnel.

None. The parties have not identified any individuals as key personnel for this award.

5.4 USDOT Project Contact(s).

Suzette Morales, PE
Planning & Environment Specialist
Federal Highway Administration
310 New Bern Avenue, Suite 410, Raleigh, NC 27601
(919) 747-7351
Omojojadavwe.Morales@dot.gov

**ARTICLE 6
USDOT ADMINISTRATIVE INFORMATION**

6.1 Payment System.

USDOT Payment System: FMIS

6.2 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Division

**ARTICLE 7
SPECIAL GRANT TERMS**

7.1 Subaward to First-Tier Subrecipient.

- (a) The Recipient hereby awards a subaward to the First-Tier Subrecipient for the purpose described in section 8.1.
- (b) The Recipient and the First-Tier Subrecipient may enter into a separate agreement, to which the USDOT is not a party, assigning responsibilities, including administrative and oversight responsibilities, among the Recipient and the First-Tier Subrecipient.
- (c) For the purpose of 2 C.F.R. parts 200 and 1201, the Recipient is a pass-through entity.

7.2 First-Tier Subrecipient Statements and Responsibilities.

- (a) The First-Tier Subrecipient affirms all statements and acknowledgments that are attributed to the Recipient under sections 10.1 and 10.2.
- (b) The First-Tier Subrecipient assumes the Recipient's reporting obligations under articles 14 and 15.

7.3 State Oversight Responsibilities. For the purpose of 23 U.S.C. 106(g), the Recipient shall act as if funds under this award are Federal funds under title 23, United States Code.

ATTACHMENT A STATEMENT OF WORK

This project will construct approximately 3.5 miles of shared use greenway and approximately 0.8 miles of Complete Streets in High Point, North Carolina.

Preliminary Engineering:

- Engineering design
- Environmental studies and NEPA document preparation
- Final design and construction documents

Right-of-way

- Appraisals
- Right-of-way acquisition
- Temporary Construction Easements

Construction

Component 1: Southwest Heritage Greenway

Construct 3.5 miles of shared-use, multimodal pathway between the mass transit facility downtown, Harvell Park, and Goldston Park. Construct enhanced pedestrian crossings with Rectangular Rapid Flashing Beacons at mid-block crossings as well as improvement to pedestrian facilities at intersections. Construct pedestrian signals at Taylor Avenue and W Green Drive and W Ward Avenue and W Green Drive. Install wayfinding signage, construct ADA compliant bus stops along corridor, and construct kiosks at Goldston and Harvell Parks.

Component 2: North Elm Street Complete Streets + Streetscape

Construct 0.8 miles of shared-use, multimodal pathway between Sunset Drive and W Commerce Avenue. Reconstruct or expand sidewalk to accommodate accessible walking and biking along the corridor. Construct pedestrian accommodations at Elm Street and Church Avenue. Install street trees, wayfinding, and on-street parking. Provide updates to aging water and sewer infrastructure. Construct bike and pedestrian improvements and streetscaping improvements on the half-block to High Point Transit Station and the High Point Amtrak train station.

**ATTACHMENT B
ESTIMATED PROJECT BUDGET**

1. Supplementary Fund Source Table(s)

The following tables supplement the budget information in section 3.3.

Non-RAISE Previously Incurred Costs	
Other Federal Funds:	\$0
Non-Federal Funds:	\$7,416,040
Total:	\$7,416,040

Eligible Costs					
	Preliminary Engineering	Right of Way Acquisition	Component 1: Southwest Heritage Greenway	Component 2: North Elm Street Complete Streets + Streetscape	Total
RAISE Funds:	\$5,000,000	\$2,000,000	\$6,626,073	\$6,175,180	\$19,801,253
Other Federal Funds:	\$0	\$0	\$0	\$1,500,000	\$1,500,000
Non-Federal Funds:	\$0	\$0	\$1,000,000	\$6,187,836	\$7,187,836
Total:	\$5,000,000	\$2,000,000	\$7,626,073	\$13,863,016	\$28,489,089

2. Cost Classification Table

Cost Classification	Total Costs	Non-RAISE Previously Incurred Costs	Eligible Costs
Preliminary engineering	\$5,000,000	\$0	\$5,000,000
Right-of-way acquisition	\$2,000,000	\$0	\$2,000,000
Construction	\$26,155,129	\$7,416,040	\$18,739,089
Contingency	\$2,750,000	\$0	\$2,750,000
Project Total	\$35,905,129	\$7,416,040	\$28,489,089

ATTACHMENT C PERFORMANCE MEASUREMENT INFORMATION

Study Area: Data will be collected from locations in the area bounded by Sunset Drive, Lindsay Street, N Main Street, and W Commerce Avenue for Component 2: Elm Street Complete Streets and Streetscape and the area bounded by W Green Drive, W Ward Avenue and Elm Street for Component 1: Southwest Heritage Greenway. Additionally, Component 3: Montlieu Avenue/Sunset Drive Complete Streets Connector

Baseline Measurement Date: December 31, 2024

Baseline Report Date: February 28, 2025

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency
Bike and Pedestrian Counts/Trips	Economic Competitiveness Average daily bicycle and pedestrian counts using National Bicycle & Pedestrian Documentation Project methodology by conducting hourly counts at key locations in the study area. Counts will be collected on a typical weekday, Saturday and Sunday and should be conducted monthly to produce a quarterly average.	quarterly
Average Daily Traffic (ADT)	Economic Competitiveness The total volume of vehicle traffic on a highway or road segment per day as defined by the project study area.	quarterly

ATTACHMENT D CHANGES FROM APPLICATION

Scope

Remove Project Component 3: Montlieu Avenue/Sunset Drive Complete Streets Connector from RAISE. Component 3 will be constructed using City of High Point and private fund sources. Private funds have been offered with the contingency of delivering the project quicker than what is feasible with the RAISE project delivery schedule. Once built, this project will provide the same cross-section as what was proposed in the original RAISE application.

The RAISE grant project will include preliminary engineering (PE), right of way acquisition (ROW), and construction of Components 1 and 2.

Therefore, the removal of Component 3 reduces the Complete Streets improvements by 0.4 miles. The application states “approximately 1.2 miles of Complete Streets improvements” and the grant agreement now states, “approximately 0.8 miles of Complete Streets improvements”.

Because Component 3 was in the scope of the award at the time of selection and was removed to accommodate the recipient’s preferred schedule, Component 3 is still included in Attachment C in the performance measurement study area.

Recipient change: NCDOT provided technical assistance to the City of High Point to prepare the application with the understanding that the City of High Point would be the subrecipient of the grant funds. If the project was selected for a RAISE grant, then NCDOT intended to act as a pass through for the City of High Point. The City of High Point would administer the project through the NCDOT’s Local Public Agency Program. The SF-424 submitted with the application shows the NCDOT as the applicant but should have identified the City of High Point as the applicant. Therefore, the Recipient is being changed from NCDOT to the City of High Points, and the grant will be administered through a State DOT pass through agreement.

Schedule

The application schedule shows the Bidding and Construction timeline for Southwest Heritage Greenway component taking place from Q3 2024- Q4 2026. The current scheduled described in Section 3.2 in the grant agreement shows the Substantial Completion and Open to Traffic Date for the Southwest Heritage Greenway component wrapping up October 31, 2028 (Q4). The two additional years for construction are due to design refinements and resulting additional design review times and a refined project schedule that occurred after application submission.

The application schedule shows the Bidding and Construction timeline for Elm Street component taking place from Q2 2024- Q1 2026. The current scheduled described in Section 3.2 in the grant agreement shows the Substantial Completion and Open to Traffic Date for the Elm Street component wrapping up March 31 2028 (Q1). The two additional years for construction are due to design refinements and resulting additional design review times and a refined project schedule that occurred after application submission.

Budget

Shift federal funding from Project Component 3: Montlieu Avenue/Sunset Drive Complete Streets Connector to the remainder of the RAISE project. Since the submittal of the original application, construction bids received by the City of High Point have come in significantly higher than anticipated. As an example, Project Component 3: Montlieu Avenue/Sunset Drive Complete Streets Connector was originally estimated to cost \$5,309,799, but the winning bid was awarded for \$7,416,040. These higher construction costs are not unique to the city. Inflation, labor shortages, rising material costs, rising fuel costs, material delivery delays, and inflated land value all play a major role in these rising costs. Due to the uncertain future of construction costs, the City requests federal-aid be shifted from Project Component 3: Montlieu Avenue/Sunset Drive Complete Street Connector to the remainder of the RAISE project.

Remove right-of-way funding source from the non-profit organization, Southwest Renewal Foundation of High Point, for Project Component 1: Southwest Heritage Greenway.

Southwest Renewal Foundation was awarded a \$900,000 grant from the North Carolina Land and Water Fund, a program funded by the state of North Carolina. The fund is for the purchase and conservation of tracts of land. There are limitations to what can be developed on land purchased with these funds. Greenways are allowed to be built on the land. However, the purchased land would exceed what is necessary for greenway right-of-way. In addition, the grant has time limitations which would risk loss of funds prior to RAISE right-of-way authorization. The change would remove local commitment funds previously provided by the Southwest Renewal Foundation and allow the foundation to acquire properties independent of RAISE and within the requirements and time limit of their grant. The Southwest Renewal Foundation will acquire the parcels following all Uniform Act, 23 CFR part 710 and North Carolina Department of Transportation (NCDOT) ROW Manual requirements and the acquisition will be certified by NCDOT. The City of High Point will submit certification documents to NCDOT on Southwest Renewal Foundation's behalf at the request of NCDOT.

After the Southwest Renewal Foundation completes the acquisition of the parcels with their grant from the North Carolina Land and Water Fund, the City of High Point will start their right-of-way acquisition process to construct the greenway. The City of High Point anticipates donation of easements for the greenway from the Southwest Renewal Foundation acquisitions.

Add additional federal funding from Appropriations Bill. The City of High Point was awarded Community Project Funding/Congressionally Directed Spending specific to the RAISE project corridor totaling \$1,500,000. Title II of Division L of the Consolidated Appropriations Act, 2022 (Pub. L. 117-103) set aside \$1,516,409,207 from the Department of Housing and Urban Development's Community Development Fund for grants for the Economic Development Initiative for Community Project Funding/Congressionally Directed Spending. The Community Project Funding Item is identified as the High Point Multi-Modal Connector Greenway in the FY22 Appropriations. Funding from the Economic Development Initiatives account does not have a match requirement.

The following table provides a summary comparison of the project budget.

Fund Source	Application		Section 3.3 and Attachment B	
	\$	%	\$	%
Previously Incurred Costs				
Federal Funds				
Non-Federal Funds			7,416,040	20.7
Total Previously Incurred Costs			7,416,040	20.7
Future Eligible Project Costs				
RAISE Funds	19,801,253.19	71	19,801,253	55.1
Other Federal Funds			1,500,000 ¹	4.2
Non-Federal Funds	\$8,087,835.81	29	7,187,836	20.0
Total Future Eligible Project Costs	27,889,089		28,489,089	79.3
Total Project Costs	27,889,089	100	35,905,129	100

¹FY22 Appropriations/Omnibus Funding Source:

Community Project Funding/Congressionally Directed Spending

- Transportation, Housing and Urban Development, and Related Agencies
 - Agency: Department of Housing and Urban Development
 - Account: Economic Development Initiatives

Note: Economic Development Initiative projects do not have a match requirement

References for FY 22 Appropriations Funds

FY 22 THUD Funded CPG Projects -

<https://appropriations.house.gov/sites/democrats.appropriations.house.gov/files/documents/FY%2022%20THUD%20Funded%20CPF.pdf>

Congressionally Directed Spending Eligible Accounts -

<https://www.markey.senate.gov/imo/media/doc/Congressionally%20Directed%20Spending%20Accounts%20FY22.pdf>

ATTACHMENT E
APPROVED PRE-AWARD COSTS

None. The USDOT has not approved under this award any costs incurred under an advanced construction authorization (23 U.S.C. 115), any costs incurred prior to authorization (23 C.F.R. 1.9(b)), or any pre-award costs under 2 C.F.R. 200.458.

ATTACHMENT F CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with “X” in the following table are accurate:

	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Recipient or a project partner used environmental justice tools, such as the EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities. <i>(Identify the tool(s) in the supporting narrative below.)</i>
X	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. <i>(Describe that shift in the supporting narrative below.)</i>
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. <i>(Describe those strategies in the supporting narrative below.)</i>
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. <i>(Describe the incorporated infrastructure in the supporting narrative below.)</i>
	The Project supports the installation of electric vehicle charging stations. <i>(Describe that support in the supporting narrative below.)</i>
	The Project promotes energy efficiency. <i>(Describe how in the supporting narrative below.)</i>
	The Project serves the renewable energy supply chain. <i>(Describe how in the supporting narrative below.)</i>
	The Project improves disaster preparedness and resiliency <i>(Describe how in the supporting narrative below.)</i>

	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. <i>(Describe how in the supporting narrative below.)</i>
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. <i>(Describe that infrastructure in the supporting narrative below.)</i>
	The Project supports or incorporates the construction of energy- and location-efficient buildings. <i>(Describe how in the supporting narrative below.)</i>
	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. <i>(Describe the materials in the supporting narrative below.)</i>
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project, as described in the supporting narrative below.
	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but, before beginning construction of the Project, will take relevant actions described in Attachment A. <i>(Identify the relevant actions from Attachment A in the supporting narrative below.)</i>
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

This project creates alternatives to driving allowing for people to replace their automobile trips with transit, walking, or biking trips. The project's extension of multimodal paths and connections to transit will allow an easier way for people to get around downtown High Point and throughout the region without driving. These investments typically lead to a reduction in Vehicle Miles Traveled (VMT), improving congestion and reducing emissions, as well as the amount of paved surfaces needed for parking. Walking and biking also have low land-use impacts and no direct air and water pollution, reducing health risks. Increased opportunities for active transportation can have a ripple effect in terms of public health impacts from increased physical activity to improved mental health, as well as a reduction in exposure to pollution. It is anticipated with the implementation of this project, 44,921 metric tons of carbon dioxide will be reduced over a 20-year period.

ATTACHMENT G
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with “X” in the following table are accurate:

	A racial equity impact analysis has been completed for the Project. <i>(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)</i>
	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. <i>(Identify the relevant programs, plans, or policies in the supporting narrative below.)</i>
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. <i>(Identify the relevant investments in the supporting narrative below.)</i>
X	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. <i>(Identify the new or improved access in the supporting narrative below.)</i>
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. <i>(Identify the new or improved access in the supporting narrative below.)</i>
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity, as described in the supporting narrative below.
	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but, before beginning construction of the project, will take relevant actions described in Attachment A. <i>(Identify the relevant actions from Attachment A in the supporting narrative below.)</i>
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

The High Point on the RISE project will connect the low-income communities of downtown and southwest High Point to larger greenway networks and to the regional transit hub serving both rail and bus services. The project will be a step in the process of building a complete, citywide network of sidewalks and greenways and help further connect communities that have been previously subject to disinvestment. This plan will create opportunities for access to regional jobs and other key destinations for those who don't have access to motor vehicles.

RECIPIENT SIGNATURE PAGE

The Recipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

_____	By: _____
Date	Signature of Recipient's Authorized Representative
	Chris Peoples, PE

	Name
	Chief Engineer

	Title

FIRST-TIER SUBRECIPIENT SIGNATURE PAGE

The First-Tier Subrecipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

CITY OF HIGH POINT, NORTH CAROLINA

_____	By: _____
Date	Signature of First-Tier Subrecipient's Authorized Representative
	Tasha Logan Ford
	_____ Name
	City Manager
	_____ Title

USDOT SIGNATURE PAGE

The USDOT, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

UNITED STATES DEPARTMENT OF TRANSPORTATION

_____	By: _____
Date	Signature of USDOT's Authorized Representative
	John F. Sullivan, III

	Name
	FHWA North Carolina Division Administrator

	Title



City of High Point

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

Master

File Number: 2023-009

File ID: 2023-009

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/06/2023

File Name:

Final Action:

Title: **Change Order No. 7 - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project, Garney Companies Inc.**

To approve Change Order No. 7 to Garney Companies Inc. of an additional manhole and pipe stub-out that will be paid by the Town of Archdale, NC. The Change Order includes related labor, materials, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project which is currently under construction.

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Item- CO 7 Richland Creek Aerial Outfall-Garney, Attachment A Change Order Number 7

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-009

CITY OF HIGH POINT

AGENDA ITEM



Title: Change Order No. 7 - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project, Garney Companies Inc.

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

Meeting Date: January 17, 2023

Public Hearing: No

Advertising Date: June 18, 2021

Advertised By: Purchasing

Attachments: Attachment A, Change Order Number 7

PURPOSE: To approve Change Order No. 7 to Garney Companies Inc. of an additional manhole and pipe stub-out that will be paid by the Town of Archdale, NC. The Change Order includes related labor, materials, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project which is currently under construction.

BACKGROUND: City Council approved the contract for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project to Garney Companies Inc. on August 16, 2021. The current amount of the contract is \$16,655,371.43. The Richland Creek Sewer Outfall conveys approximately 5 million gallons per day of sewage to the Eastside Wastewater Treatment Plant. The scope of the project is to replace the 16 aerial crossings (totaling approximately 5,600 feet) with new 48-inch diameter spiral-weld steel pipe (WSP).

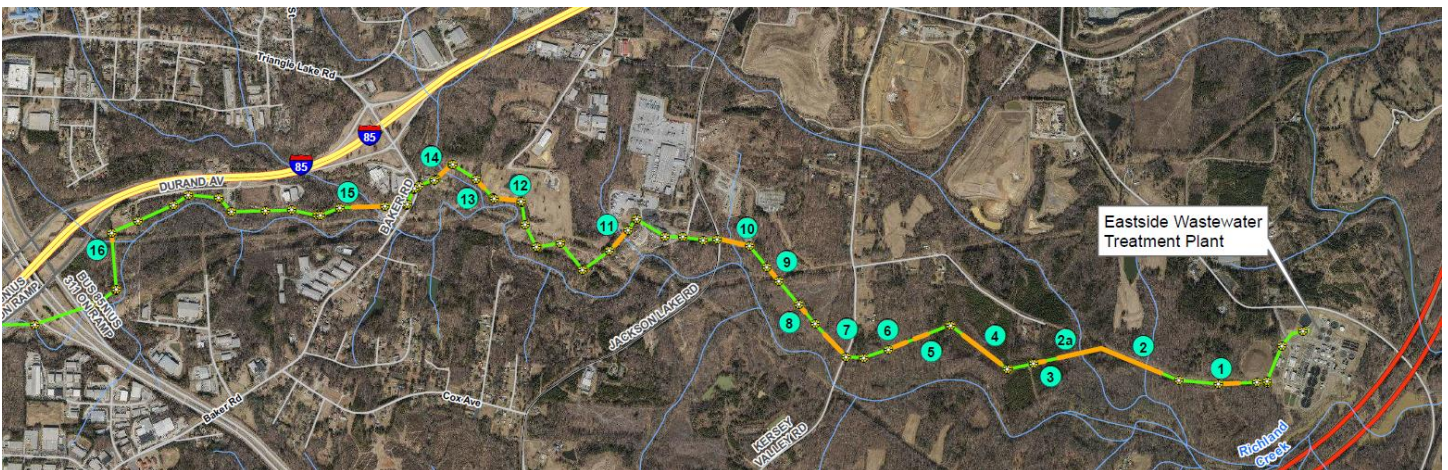
This Change Order will incorporate changes to the Richland Creek Sewer Outfall project for the Town of Archdale. Currently, the Town of Archdale discharges sewer into the Richland Creek Sewer Outfall thru a 21-inch sewer pipe. This connection will be upgraded to a 30-inch sewer pipe to accommodate a future sewer system upgrade by the Town of Archdale. These improvements will eliminate the need for a near-future sewer bypass of the Richland Creek Outfall.

BUDGET IMPACT: Funding for this change order is currently available in the FY 2022-2023 CIP budget. The Town of Archdale will reimburse the city for this work through an inter local agreement/reimbursement agreement.

RECOMMENDATION / ACTION REQUESTED: Public Services is recommending that Council approve Change Order No. 7 to Garney Companies Inc. in the amount of \$297,918.40, and a 14-day extension to the contract end date. Upon approval of Change Order No. 7, the new total contract amount will be increased to \$16,953,289.83 and the adjusted contract completion date will be November 11, 2023.



The current Archdale sewer system at the Richland Creek Outfall tie-in



The 16 aerial segments of the Richland Creek Outfall. The Archdale sewer tie-in is near Aerial 3.



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

December 29, 2022

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

Subject: Richland Creek Aerial Sewer Replacement Project – Installation of an Additional Manhole and Pipe Stub for a Future Connection as Requested by the Town of Archdale

Dear Mr. Boone:

At the request of the Town of Archdale, to facilitate an intended future connection to the existing 48" interceptor that is currently under construction, an additional manhole with a 20-foot stick of 30" ductile iron pipe extending out will be installed near Aerial #3. Installing these components at this time versus in the future when the proposed work by the Town of Archdale is installed will eliminate the need to utilize a bypass pump set-up of the existing 48" interceptor for the installation of this manhole.

Garney Construction has submitted a proposed in the amount of \$297,918.40 for the changes noted above. After reviewing the contents of this proposal, CDM Smith recommends that the City of High Point accept this proposal.

Sincerely,

A handwritten signature in blue ink that reads "Daniel C. Williams".

Daniel Williams
Construction Manager
CDM Smith Inc.

cc: J. Lapsley
M. Pollard



Change Order No. 7

Date of Issuance: December 20, 2022	Effective Date: December 20, 2022
Owner: City of High Point	Owner's Contract No.: 01-072821
Contractor: Garney Construction	Contractor's Project No.: 2356
Engineer: CDM Smith	Engineer's Project No.: 141904-220453
Project: Richland Creek Sewer Outfall – Aerial Sewer Pipe Replacement	Contract Name: N/A

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

Description: Installation of a new manhole and pipe as requested by the Town of Archdale for a future connection to the 48" interceptor.

Attachments: *Garney Construction Invoice dated 12/12/2022*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>16,387,400.00</u>	Original Contract Times: Substantial Completion: <u>August 16, 2023</u> Ready for Final Payment: <u>August 16, 2023</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>6</u> : \$ <u>267,971.43</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>6</u> : Substantial Completion: <u>43</u> Ready for Final Payment: <u>43</u> days
Contract Price prior to this Change Order: \$ <u>16,655,371.43</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 28, 2023</u> Ready for Final Payment: <u>September 28, 2023</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>297,918.40</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>14</u> Ready for Final Payment: <u>14</u> days
Contract Price incorporating this Change Order: \$ <u>16,953,289.83</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>October 12, 2023</u> Ready for Final Payment: <u>October 12, 2023</u> days or dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>Daniel C. Williams</u>	By: _____	By: <u>Matthew Jones</u>	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Construction Manager</u>	Title: _____	Title: <u>Project Manager</u>	Title: _____	Title: _____	Title: _____
Date: <u>12/20/2022</u>	Date: _____	Date: <u>12/28/22</u>	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
 Title: _____



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

Invoice Number:

Date: 12/12/2022

Description of Change:

Installing new 96" polymer manhole base with 48" risers on existing 48" RCP line. Includes stub out of 30" 401 lined DIP roughly 16' for future tie in. Manhole to be installed in middle of existing RCP line. MH location may need to be field adjusted a few feet either direction to avoid existing bells of RCP.

Summary of Costs:

Labor:	\$	44,844.18
Equipment:	\$	33,228.00
Material:	\$	160,437.66
Allowable Mark-Up:	15% \$	35,776.48
Subtotal:	\$	274,286.31
Subcontractors:	\$	14,670.00
Allowable Mark-Up:	5% \$	733.50
Subtotal:	\$	15,403.50
Bond & Insurance:	\$	8,228.59
Total Requested Change:	\$	297,918.40

Total Requested Days: 14

LABOR DETAIL

Invoice Number:

0

Title	Hourly Rate					Total
Senior Manager	\$ 187.34					\$ -
Project Manager	\$ 155.80	60				\$ 9,347.99
Project Engineer	\$ 101.97	30				\$ 3,059.21
Superintendent	\$ 159.85	60				\$ 9,591.25
Field Engineer	\$ 101.97					\$ -
Foreman	\$ 80.39	60				\$ 4,823.11
Lead Hoe	\$ 68.01	60				\$ 4,080.60
Excavator Operator	\$ 60.85					\$ -
Loader Operator	\$ 60.85	60				\$ 3,650.79
Dozer Operator	\$ 56.54					\$ -
Labor	\$ 54.64	60				\$ 3,278.10
Pipe Layer	\$ 58.44	120				\$ 7,013.13
						\$ -
						\$ -
		SUBTOTAL				\$ 44,844.18



EQUIPMENT DETAIL

Invoice Number: 0

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

We will net the total cost for each piece or equipment											
Equipment Description	Monthly Rate	Weekly Rate	Daily Rate	Hourly Rate	Operating Cost / Hr	Hours On Site	Days On Site	Weeks On Site	Months On Site	Operating Hours	EXTENDED COST
JD 470	\$ 26,110.00	\$ 7,310.00	\$ 1,830.00	\$ 275.00	\$ 103.34			2		35	\$ 18,236.90
335 CAT Exc	\$ 16,815.00	\$ 4,710.00	\$ 1,180.00	\$ 180.00	\$ 70.49			2		10	\$ 10,124.90
JD 333 Skid	\$ 4,415.00	\$ 1,235.00	\$ 310.00	\$ 47.00	\$ 16.20						\$ -
624 John Deere Loader	\$ 6,190.00	\$ 1,735.00	\$ 435.00	\$ 65.00	\$ 32.32			2		10	\$ 3,793.20
310 John Deere Backhoe	\$ 4,100.00	\$ 1,150.00	\$ 290.00	\$ 44.00	\$ 19.93						\$ -
4x4 3/4 ton diesel truck	\$ 1,505.00	\$ 430.00	\$ 110.00	\$ 17.00	\$ 21.30			2		10	\$ 1,073.00
										SUBTOTAL	\$ 33,228.00


MATERIAL & RENTAL EQUIPMENT DETAIL

 Invoice Number: 0

Vendor	Invoice #	Description of Purchase	Totals
		manhole	\$ 82,610.00
		30" DIP 401 lined	\$ 7,311.00
		United rentals shoring	\$ 8,602.56
		30" MJ Cap and Megalug	\$ 3,280.00
		bypass extension 2 weeks @ 19500 week	\$ 39,000.00
		boom lift rentals 2 machines (downtime)	\$ 3,989.33
		Track truck down time	\$ 4,000.00
		Stone	\$ 500.00
		Fuel/Electricity for pumps	\$ 1,000.00
Tax Rate: 6.75%			SUBTOTAL \$ 150,292.89
			SALES TAX \$ 10,144.77
			SUBTOTAL \$ 160,437.66

**SUBCONTRACTOR DETAIL**Invoice Number: 0

Vendor	Invoice #	Description of Service	Totals
A&W coatings		Epoxy RCP joints 1 @ 1800	\$ 1,800.00
		pump watch 9 days @ 1430	\$ 12,870.00
			\$ -
			\$ -
SUBTOTAL			\$ 14,670.00



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

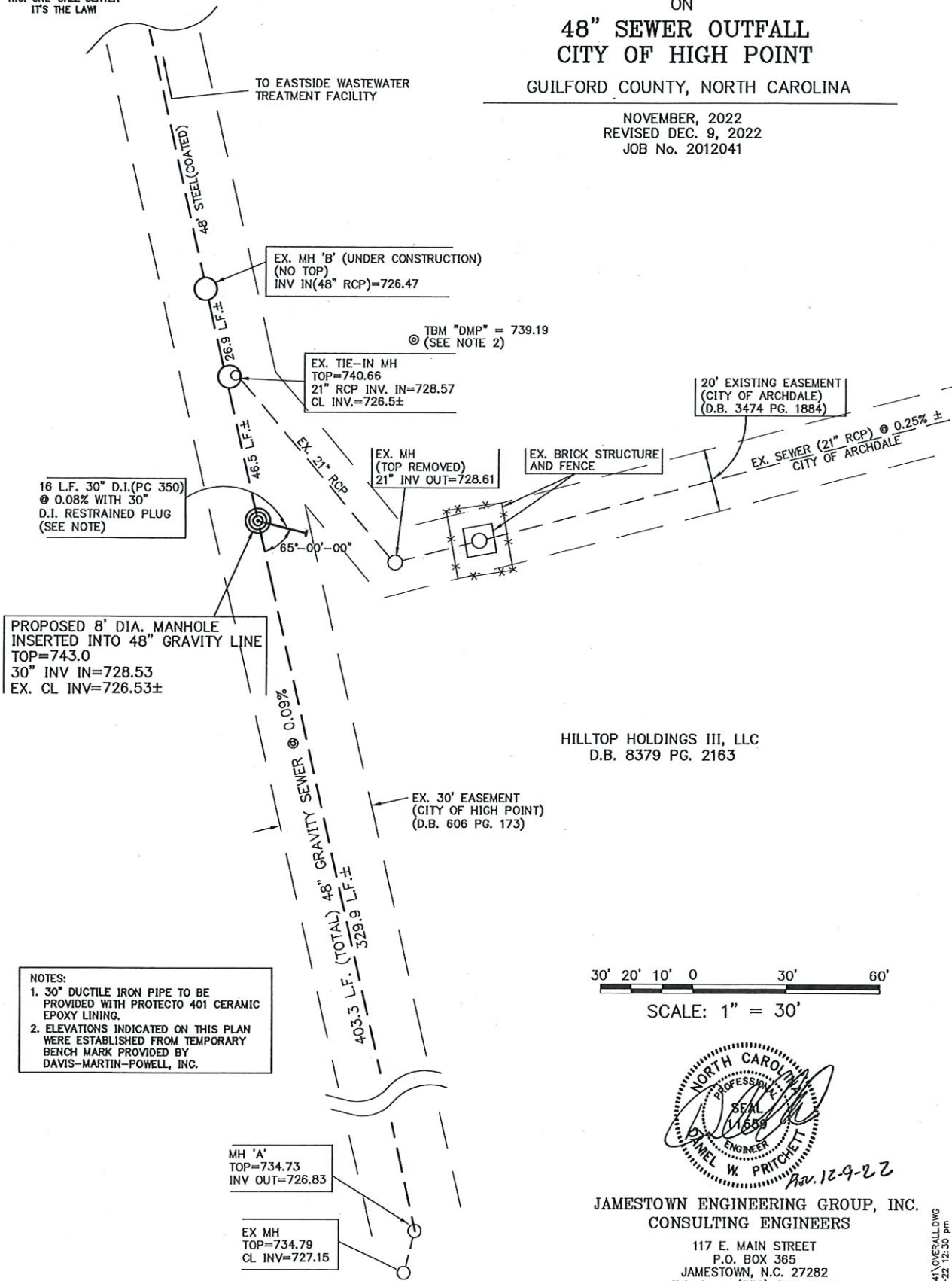
EXHIBIT 'A'

PROPOSED TIE-IN MANHOLE

FOR
CITY OF ARCHDALE
ON
48" SEWER OUTFALL
CITY OF HIGH POINT

GUILFORD COUNTY, NORTH CAROLINA

NOVEMBER, 2022
REVISED DEC. 9, 2022
JOB No. 2012041

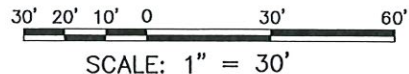


PROPOSED 8' DIA. MANHOLE
INSERTED INTO 48" GRAVITY LINE
TOP=743.0
30" INV IN=728.53
EX. CL INV=726.53±

- NOTES:
1. 30" DUCTILE IRON PIPE TO BE PROVIDED WITH PROTECTO 401 CERAMIC EPOXY LINING.
 2. ELEVATIONS INDICATED ON THIS PLAN WERE ESTABLISHED FROM TEMPORARY BENCH MARK PROVIDED BY DAVIS-MARTIN-POWELL, INC.

HILLTOP HOLDINGS III, LLC
D.B. 8379 PG. 2163

EX. 30' EASEMENT
(CITY OF HIGH POINT)
(D.B. 606 PG. 173)



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

2012041\OVERALL.DWG
12-9-22 12:30 pm



City of High Point

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

Master

File Number: 2023-007

File ID: 2023-007

Type: Contract

Status: To Be Introduced

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/06/2023

File Name:

Final Action:

Title: Contract - Rebuild-It Services Group, LLC

To hire Rebuild-It Services Group to perform additional work on DAF #3 (dissolve air flotation thickener) at the Eastside Wastewater Treatment Plant (WWTP).

Notes:

Sponsors:

Enactment Date:

Attachments: Council Agenda Item-Eastside WWTP DAF #3, RSG Back Pressure Valve Replacement Proposal- High Point, NC Q123927-B

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-007

CITY OF HIGH POINT

AGENDA ITEM



Title: Eastside WWTP- DAF #3
Rebuild-It Services Group, LLC

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

Meeting Date: January 17, 2023

Public Hearing: No

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

Attachments: Attachment A – Quote

PURPOSE: To hire Rebuild-It Services Group to perform additional work on DAF #3 (dissolve air flotation thickener) at the Eastside Wastewater Treatment Plant (WWTP).

BACKGROUND: There are 3 dissolved air flotation (DAF) thickeners at the Eastside WWTP. The DAF thickeners receive wasted activated sludge and scum from the final clarifiers, thicken the sludge, and then the sludge is pumped to the sludge blending tanks. Rebuild-It Services Group was originally hired to install a refurbished gear drive on DAF #3 for \$86,960. During the work, it was discovered that the back pressure valve assembly in the DAF unit is in poor condition and needs to be replaced. The Public Services Department intends to utilize Rebuild-It Services Group to perform the necessary work to replace the existing back pressure valve assembly for \$39,846.00.

BUDGET IMPACT: Funds for this project are available in the FY 2022-2023 budget.

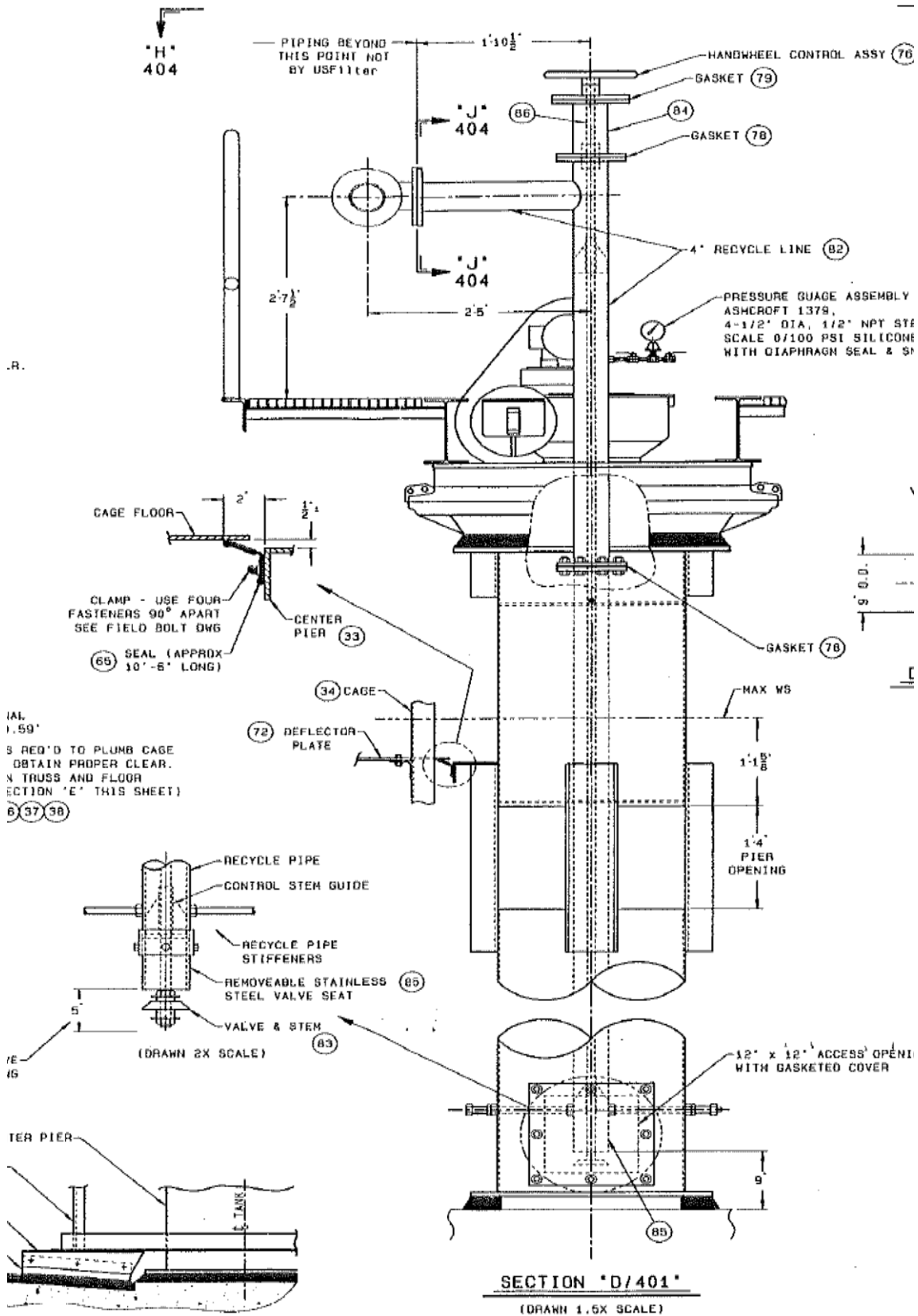
RECOMMENDATION / ACTION REQUESTED: Public Services is requesting approval to increase PO # 109987 for Rebuilt-It Services from the amount of \$86,960 to the amount of \$126,806 for the additional work to repair DAF #3.



Location of DAF #3 at the Eastside WWTP



Example of a rebuilt drive unit



Schematic of the backpressure valve assembly that needs to be replaced.



PROPOSAL DATE: December 13, 2022

PROPOSAL NUMBER: Q123927-B

PREPARED FOR:

City of High Point
High Point, NC 27261
Attention: John Thomas
PH: 336-688-6869
E-Mail: john.thomas@highpointnc.gov

SCOPE OF WORK:

Supply and install back pressure valve & parts for a 45' dia. DAF Mechanism. Part of sales order No. 51570.

PREPARED BY:

Rebuild-it Services Group, LLC.
4188 West Nike Drive
West Jordan, Utah 84088
Terry A. Reyburn
Main: (888) 709-5676
Direct: (385) 235-6924
Mobile: (801) 828-5369
E-Mail: treyburn@rebuild-it.com
Website: rebuild-it.com



PROJECT SUMMARY:

Rebuild-it Services Group, LLC. (RSG) is pleased to offer the following proposal to supply back pressure valve and parts with installation for an existing Envirex 45' dia. DAF mechanism. This is part of original SO# 51570. Reference Envirex drawing 19189-04.

SCOPE OF WORK:

DAF COMPONENTS:

To include the following:

- Handwheel 10"
- Bushing
- Pressure gauge
- Ball valves – ½ npt
- 4" flange gaskets
- Assembly bolts
- Shipping to job site (freight included)
- Engineering
- Installation hardware
- 2-year warranty

RSG TURN-KEY LABOR SERVICES:

- The scope of work for this project is as follows:
- Site mobilization and travel time to the job site.
- Removal of existing back pressure valves and parts
- Installation of new valve and components
- Crane, mats, rigging equipment if needed.
- Rake and drive leveling.
- Touch up paint only
- Provide assistance during start-up & testing
- Provide all required confined space entry equipment, hoisting & rigging.
- A foreman/safety QC manager will be on site throughout the project.
- Work to be performed in one (1) mobilization.
- Demobilization of personnel and equipment.
- Field service start-up and check out services.



This proposal excludes the following items:

- Electrical disconnect and reconnect
- Permits, fees, and/or stamped engineering documents
- Provision of Full-Time Safety & QA/QC manager.
- Temp facilities including porta-johns and disposal bins.
- Grouting of the tank or concrete work.
- No coating on site- touch up paint only if needed.
- Prevailing wage
- Hazardous material abatement, handling and/or disposal.
- Any work not specifically included.
- Draining and cleaning of the tank
- Disposing of old debris/parts.
- Lubrication for drive unit.
- Parts not mentioned above

PRICING:

Pricing to supply 4" back pressure valve components and labor services as described above.....\$39,846.00

- Materials and engineering \$20,906.00
- Labor services \$18,940.00

Total \$39,846.00

SCHEDULE:

Delivery of components: 5-6 weeks.

Labor services: 1-2 days

Please be sure to reference this quotation number and date on your purchase order.

Remit order to:

Sentry Equipment
P.O. Box 1493
West Jordan, Utah 84084
Attention: Candace King, cking@rebuild-it.com



PRICING AND PAYMENT TERMS:

We appreciate the opportunity to offer our parts & services. Upon receipt of an order, we assure you of our continued interest and service. RSG will provide the best service possible to ensure we exceed your expectations. The actual lead-times are based on the schedule and inventory at the time of ordering as lead times are subject to change according to the current job schedule.

This proposal, including all terms and conditions contained herein, shall become part of any resulting contract or purchase order. Changes to any terms and conditions, including but not limited to submittal and shipment days, payment terms, and escalation clause shall be negotiated at order placement, otherwise the proposal terms and conditions contained herein shall apply.

Terms: If not outline otherwise in the proposal, terms for the parts and/or equipment are 100% due after shipment or service is completed. Net 30 days from shipment or after service is completed. If the project exceeds \$50,000.00 for materials, then the payment terms are 50% up front for engineering and raw materials and 50% due shipment, still net 30 days. The prices are good for 60 days.

Sales Tax: No sales taxes, use taxes, or duties have been included in our pricing. We are required to collect sales tax for the following states: Utah, California, and Washington. If you are not tax exempt, please remit taxes directly to the governing authorities.

Freight: Prices quoted are F.O.B. shipping point with freight prepaid and shipped to a readily accessible location nearest to the jobsite, unless otherwise indicated, unless otherwise noted. All claims for damage or loss in shipment shall be initiated by purchaser.

Shipment: Shipping times noted within this proposal are estimated and will be finalized once an order has been received and accepted.

Field Service: Prices do not include field service unless noted in the rebuild scope of work description. Additional field service is available at \$1,200.00 per day plus expenses.

Carbon and Stainless-Steel Escalation: Any material price increase from the proposal date to material procurement that is greater increase from the stated price of more than 5% are herein subject to price escalation. The escalation shall be based on the increase of cost, without additional profit. Any revisions or changes requested by the customer will be priced on a case-by-case basis. The steel pricing and escalations are based on the material index located at www.steelbb.com.

WARRANTY & TERMS AND CONDITIONS:



Proposal No. Q123927-B

Parts and/or Equipment manufactured or rebuilt and sold by Rebuild-it Services Group, once paid for in full, is backed by the following warranty:

For the benefit of the original user, RSG warrants all new parts and equipment sold or rebuilt by RSG, LLC. to be free from defects in material and workmanship, and will replace or repair, F.O.B. its

factories or other location designated by it, any part or parts returned to which RSG's examination shall show to have failed under normal use and service by the original user within three (3) years following initial start-up, or three (3) years and six (6) months from shipment to the purchaser, whichever occurs first, unless otherwise mentioned.

Such repair or replacement shall be free of charge for all items except for those items such as resin, filter media and the like that are consumable and normally replaced during maintenance, with respect to which, repair or replacement shall be subject to a pro-rata charge based upon RSG's estimate of the percentage of normal service life realized from the part. RSG's obligation under this warranty is conditioned upon its receiving prompt notice of claimed defects, which shall in no event be later than thirty (30) days following expiration of the warranty period, and is limited to repair or replacement as aforesaid.

This warranty is expressly made by RSG and accepted by purchaser in lieu of all other warranties, including warranties of merchantability and fitness for particular purpose, whether written, oral, express, implied, or statutory. RSG shall not be liable for normal wear and tear, corrosion, or any contingent, incidental, or consequential damage or expense due to partial or complete inoperability of its equipment for any reason whatsoever.

This warranty shall not apply to equipment or parts thereof which have been altered or repaired outside of a RSG factory, or damaged by improper installation, application, or maintenance, or subjected to misuse, abuse, neglect, accident, or incomplete adherence to all manufacturer's requirements, including, but not limited to, Operations & Maintenance Manual guidelines & procedures. When buying a drive or drive rebuild, if the drive control has not been hooked up or disabled, the warranty on the drive is not valid. If the recommended or equivalent oil is not used or correct quantity is not applied, it will void the warranty. It is the customers responsibility to grease and lubricate the drives, if this is not done on a regular basis it will void the warranty.

This warranty applies only to equipment made or sold by Rebuild-it Services Group, LLC (RSG). RSG makes no warranty with respect to parts, accessories, or components purchased by the customer from others. The warranties which apply to such items are those offered by their respective manufacturers.

CONFIDENTIALITY:

All the information in this quotation is confidential and has been prepared for your use solely in considering services described. Transmission of all or any parts of this information to others or use by you for other purposes is unauthorized without our written consent.

TERMS AND CONDITIONS:



Proposal No. Q123927-B

Terms and Conditions appearing in any order based on this proposal which are inconsistent herewith shall not be binding on Rebuild-it Services Group (RSG). The sale and purchase of equipment described herein shall be governed exclusively by the foregoing proposal and the following provisions:

1. SPECIFICATIONS: RSG is furnishing its standard equipment as outlined in the proposal and as will be covered by final approved drawings if applicable. The equipment will, however, meet the general intention of the mechanical specifications of these documents.

2. ITEMS INCLUDED: This proposal includes only the equipment specified herein and does not include erection, installation, accessories, nor associated materials such as controls, piping, etc., unless specifically listed.

3. PRICE AND DELIVERY: All selling prices quoted are subject to change without notice after 30 days from the date of this proposal unless specified otherwise. Unless otherwise stated, all prices are F.O.B. RSG or its supplier's shipping points. All claims for damage, delay or shortage arising from such equipment shall be made by Purchaser directly against the carrier. When shipments are quoted F.O.B. job site or other designation, Purchaser shall inspect the equipment shipped, notifying RSG of any damage or shortage within forty-eight hours of receipt, and failure to so notify RSG shall constitute acceptance by Purchaser, relieving RSG of any liability for shipping damages or shortages.

4. PAYMENTS: All invoices are net 30 days. Delinquencies are subject to a 1.5 percent service charge per month or the maximum permitted by law, whichever is less on all past due accounts. Pro rata payments are due as shipments are made. If shipments are delayed by the Purchaser, invoices shall be sent on the date when RSG is prepared to make shipment and payment shall become due under standard invoicing terms. If the work to be performed hereunder is delayed by the Purchaser, payments shall be based on the purchase price and percentage of completion. Products held for the Purchaser shall be at the risk and expense of the Purchaser. Unless specifically stated otherwise, prices quoted are for equipment only. These terms are independent of and not contingent upon the time and manner in which the Purchaser receives payment from the owner.

5. INSTALLATION SUPERVISION: Prices quoted for equipment do not include installation supervision, unless otherwise noted. RSG recommends and will, upon request, make available, RSG's then current rate, an experienced installation supervisor to act as the Purchaser's employee and agent to supervise installation of the equipment. Purchaser shall at its sole expense furnish all necessary labor equipment, and materials needed for installation.

Responsibility for proper operation of equipment, if not installed by RSG or installed in accordance with RSG or original manufacture instructions and inspected and accepted in writing by RSG or manufacture representing RSG.

RSG will supply the safety devices described in this proposal or shown in RSG's or manufacture represented drawings furnished as part of this order but excepting these, RSG shall not be required to supply or install any safety devices whether required by law or otherwise. The Purchaser hereby agrees to indemnify and hold harmless RSG from any claims or losses arising due to alleged or actual insufficiency or inadequacy of the safety devices offered or supplied hereunder, whether specified by RSG or Purchaser, and from any damage resulting from the use of the equipment supplied hereunder.

6. ACCEPTANCE OF PRODUCTS: Products will be deemed accepted without any claim by Purchaser unless written notice of non-acceptance is received by RSG within 30 days of delivery if shipped F.O.B. point of shipment, or 48 hours of delivery if shipped F.O.B. point of destination. Such written notice shall not be considered received by RSG unless it is accompanied by all freight bills for said shipment, with Purchaser's notations as to damages, shortages and conditions of equipment, containers, and seals. Non-accepted products are subject to the return policy stated below.

7. TAXES: Any federal, state, or local sales, use or other taxes applicable to this transaction, unless specifically included in the price, shall be for Purchaser's account.

8. INSURANCE: From date of shipment until the invoice is paid in full, Purchaser agrees to provide and maintain at its expense, but for RSG benefit, adequate insurance including, but not limited to, builders risk insurance on the equipment against any loss of any nature whatsoever.

9. SHIPMENTS: Any shipment of delivery dates recited represent RSG's best estimate but no liability, direct or indirect, is assumed by RSG for failure to ship or deliver on such dates.

RSG shall have the right to make partial shipments; and invoices covering the same shall be due and payable by Purchaser in accordance with the payment terms thereof. If Purchaser defaults in any payment when due hereunder, RSG may, without incurring any liability therefore to Purchaser or Purchaser's customers, declare all payments immediately due and payable with maximum legal interest



Proposal No. Q123927-B

thereon from due date of said payment, and at its option, stop all further work and shipments until all past due payments have been made, and/or require that any further deliveries be paid for prior to shipment.

If Purchaser requests postponements of shipments, the purchase price shall be due and payable upon notice from RSG that the equipment is ready for shipment; and thereafter any storage or other charge RSG incurs on account of the equipment shall be for the Purchaser's account.

If delivery is specified at a point other than RSG or its supplier's shipping points, and delivery is postponed or prevented by strike, accident, embargo, or other cause beyond RSG reasonable control and occurring at a location other than RSG or its supplier's shipping points, RSG assumes no liability in delivery delay. If Purchaser refuses such delivery, RSG may store the equipment at Purchaser's expense. For all purposes of this agreement such tender of delivery or storage shall constitute delivery.

10. SURFACE PREPARATION AND PAINTING: If furnished, shop primer paint is intended to serve only as minimal protective finish. RSG will not be responsible for the condition of primed or finish painted surfaces after equipment leaves its shops. Purchasers are invited to inspect paint in shops for proper preparation and application prior to shipment. RSG assumes no responsibility for field surface preparation or touch-up of shipping damage to paint. Painting of fasteners and other touch-up to painted surfaces will be by Purchaser's painting contractor after mechanism installation.

11. RETURN OF PRODUCTS: No products may be returned to RSG without RSG's prior written permission. Said permission may be withheld by RSG at its sole discretion.

12. BACK CHARGES: RSG will not approve or accept back charges for labor, materials, or other costs incurred by Purchaser or others in modification, adjustment, service, or repair of RSG furnished materials unless such back charge has been authorized in advance in writing by a RSG employee and a purchase order, or work requisition signed by RSG.

13. INDEMNIFICATION: Purchaser agrees to indemnify RSG from all costs incurred, including but not limited to court costs and reasonable attorney fees, from enforcing any provisions of this contract, including but not limited to breach of contract or costs incurred in collecting monies owed on this contract.

14. ENTIRE AGREEMENT: This proposal expresses the entire agreement between the parties hereto superseding any prior understandings and is not subject to modification except by a writing signed by an authorized officer of each party.

15. EXTENDED STORAGE: Extended storage instructions will be part of information provided to shipment. If equipment installation and start-up is delayed more than 30 days, the provisions of the storage instructions must be followed to keep WARRANTY in force.

16. LIABILITY: Professional liability insurance, including but not limited to, errors and omissions insurance, is not included. In any event, liability for errors and omissions shall be limited to the lesser of 25,000USD or the value of the particular piece of equipment (not the value of the entire order) supplied by RSG against which a claim is sought.

17. ARBITRATION NEGOTIATION: Any controversy or claim arising out of or relating to the performance of any contract resulting from this proposal or contract issued, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered to any court having jurisdiction.

ACCEPTED BY PURCHASER

Customer Name: _____

Customer Address: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____



City of High Point

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

Master

File Number: 2023-010

File ID: 2023-010

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/06/2023

File Name:

Final Action:

Title: Riverdale Pump Station Improvements Study- Amendment I - The Wooten

Company

To approve a contract amendment to The Wooten Company (purchase order 108042) for the additional work required to evaluate the feasibility of expanding the Riverdale Pump Station to 44 MGD (million gallons per day) as part of the ongoing Riverdale Pump Station Improvements Study Report.

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Item -Wooten- Riverdale Pump Station Improvements Study- Amendment I, 221218 - High Point - Riverdale Pump Station Amendment (TWC 2784-S)

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-010

December 28, 2022

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

**RE: Riverdale Pump Station Improvements Study
Amendment to Engineering Services Agreement
Purchase Order No. 108042
TWC Project No. 2784-S**

Dear Derrick:

This letter is to request an amendment to our Engineering Services Agreement to cover revisions to the Riverdale Pump Station Improvements Study Report for increasing station capacity to 44 MGD. These additional services include updating the hydraulic model of the force mains, verifying new pump dimensions and crane capacity/height, revising electrical component sizing and costs, and revising the report. The additional cost for these revisions is anticipated to be \$14,000 which will revise the total project cost to \$94,000. We anticipate completion of the revised report by the end of January.

Please contact us with approval of this amendment so we can begin working on the revisions.

Regards,
THE WOOTEN COMPANY



Brian Johnson, PE
Vice President



City of High Point

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

Master

File Number: 2023-031

File ID: 2023-031

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Resolution - Sale of City Owned Property - Sterling Real Estate Development of NC, LLC - 1117 Jefferson St. - 1119 Jefferson St.

City Council is requested to adopt a resolution accepting an offer of \$20,000.00 from Sterling Real Estate Development of NC, LLC for two (2) City owned vacant lots: (1) located at 1117 Jefferson Street Parcel No. 174216, and (2) 1119 Jefferson Street Parcel No. 176062 and authorize the sale of the properties through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Notes:

Sponsors:

Enactment Date:

Attachments: 10. Resolution – Sale of City Owned Property - Sterling Real Estate Development of NC, LLC – 1117 Jefferson St. – 1119 Jefferson St.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-031

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution Sale of City Owned Properties – 1117 and 1119 Jefferson Street

From: Meghan Maguire, Interim City Attorney

Meeting Date: Monday, January 17, 2023

Public Hearing: Not Required

Advertising Date: N/A

Advertised By: N/A

Attachments: Resolution & Map

Purpose/Background:

Sterling Real Estate Development of NC, LLC has offered a bid of twenty thousand dollars (\$20,000.00) for two City owned vacant lots: (1) located at 1117 Jefferson Street consisting of approximately 7,405 square feet (0.17 acre) in size identified as Parcel No. 174216, and (2) located at 1119 Jefferson Street consisting of approximately 6,970 square feet (0.16 acre) identified as Parcel No. 176062 ("Properties").

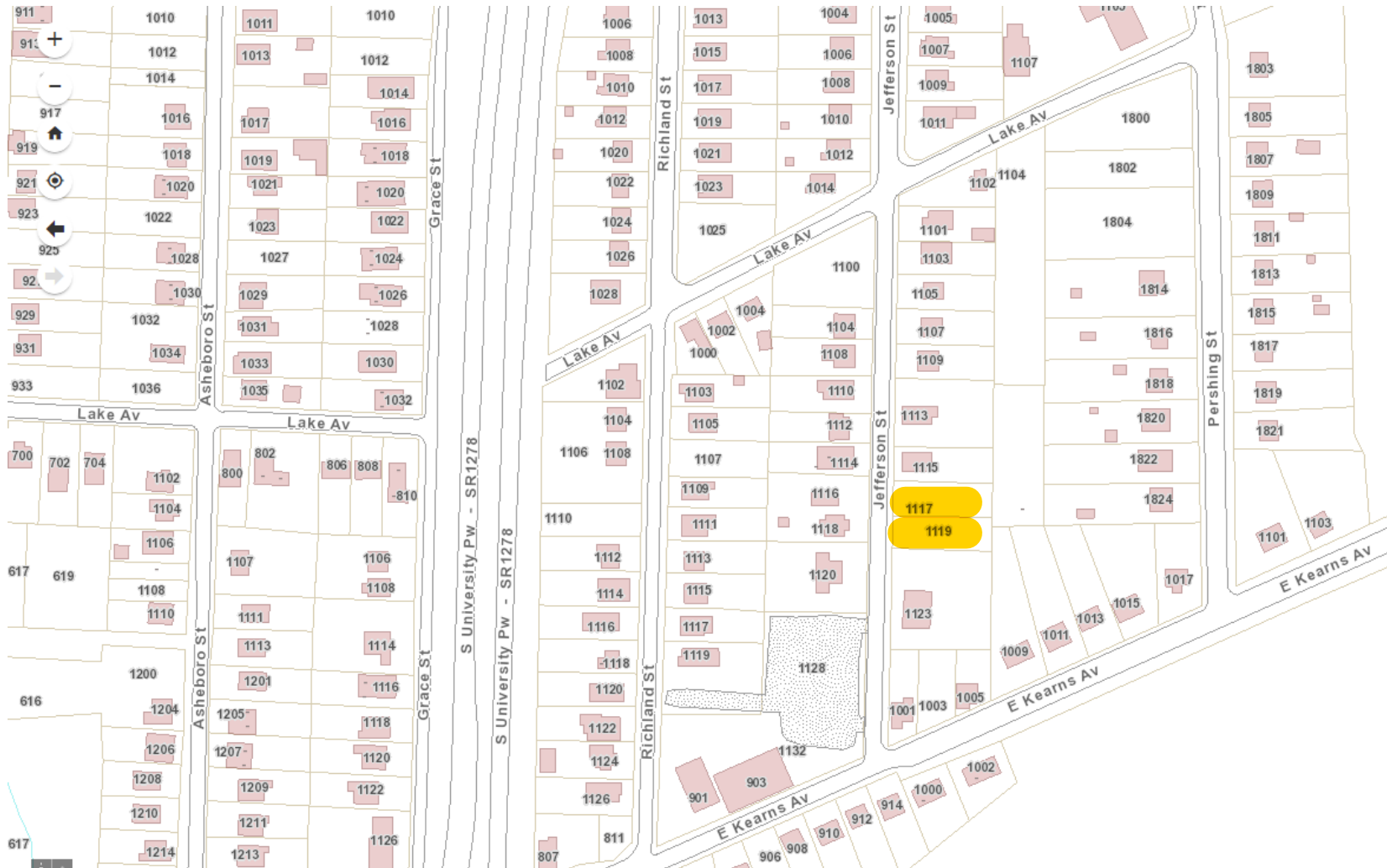
Budget Impact:

N/A

Recommendation/Action Requested:

Council is requested to adopt a resolution accepting the offer of twenty thousand dollars (\$20,000.00) and authorizing the sale of the Properties through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Sale of City-owned Property 1117 & 1119 Jefferson St.



**RESOLUTION OF THE HIGH POINT CITY COUNCIL
AUTHORIZING UPSET BID PROCESS FOR SALE OF CITY PROPERTIES
LOCATED AT 1117 and 1119 JEFFERSON STREET, HIGH POINT, NC**

WHEREAS, The City of High Point (“City”) owns a two vacant lots: (1) located at 1117 Jefferson Street consisting of approximately 7,405 square feet (0.17 acre) in size and identified as Parcel No. 174216, and (2) located at 1119 Jefferson Street consisting of approximately 6,970 square feet (0.16 acre) and identified as Parcel No. 176062 (“Properties”); and

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

WHEREAS, Sterling Real Estate Development of NC, LLC has offered a bid of \$20,000 for the Properties and paid the amount of \$1,000.00, the required five percent (5%) deposit on their offer;

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

1. Authorizes sale of the Properties described above through the upset bid procedure of North Carolina General Statute § 160A-269.
2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the properties, the amount of the offer, and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day notice period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier’s check, or certified check. The city will return the deposit on any bid not accepted and will return the deposit on an offer

subject to upset if a qualifying higher bid is received. The city will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that:

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

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

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate city officials are authorized to execute the instruments necessary to convey the properties to Sterling Real Estate Development of NC, LLC.

Adopted this the 17th day of January, 2023.

Mayor Jay W. Wagner

Sandra Keeney,
High Point City Clerk



City of High Point

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

Master

File Number: 2023-032

File ID: 2023-032

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/10/2023

File Name:

Final Action:

Title: Sale of City Owned Property - North Carolina Department of Transportation (NCDOT) - Easements Johnson Street-Sandy Ridge Road Widening Project

City Council is requested to approve the sale of a permanent drainage easement, permanent utility easement, and temporary construction easement to the North Carolina Department of Transportation (NCDOT) for the Johnson Street/Sandy Ridge Road Widening Project in the amount of \$34,950.00.

Notes:

Sponsors:

Enactment Date:

Attachments: 11. Sale of City Owned Property – North Carolina Department of Transportation (NCDOT) – Easements Johnson Street-Sandy Ridge Road Widening Project

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-032

CITY OF HIGH POINT

AGENDA ITEM

**Title: NCDOT Easements****From:** Meghan Maguire, Interim City Attorney**Meeting Date:** Monday, January 17, 2023**Public Hearing:** Not Required**Advertising Date:** N/A**Advertised By:** N/A**Attachments:** Maps

Purpose/Background:

North Carolina Department of Transportation ("NCDOT") is widening a portion of Johnson Street/Sandy Ridge Road, and as a result, needs a permanent drainage easement, permanent utility easement, and temporary construction easement ("Easements") along the front of Fire Station #14, 2127 Sandy Ridge Road, County parcel number 170968. The Easements consist of a total of 5,300 square feet (.12 acre) as shown on the maps attached hereto. NCDOT has agreed to pay the sum of thirty-four thousand nine hundred fifty dollars (\$34,950.00) for the Easements.

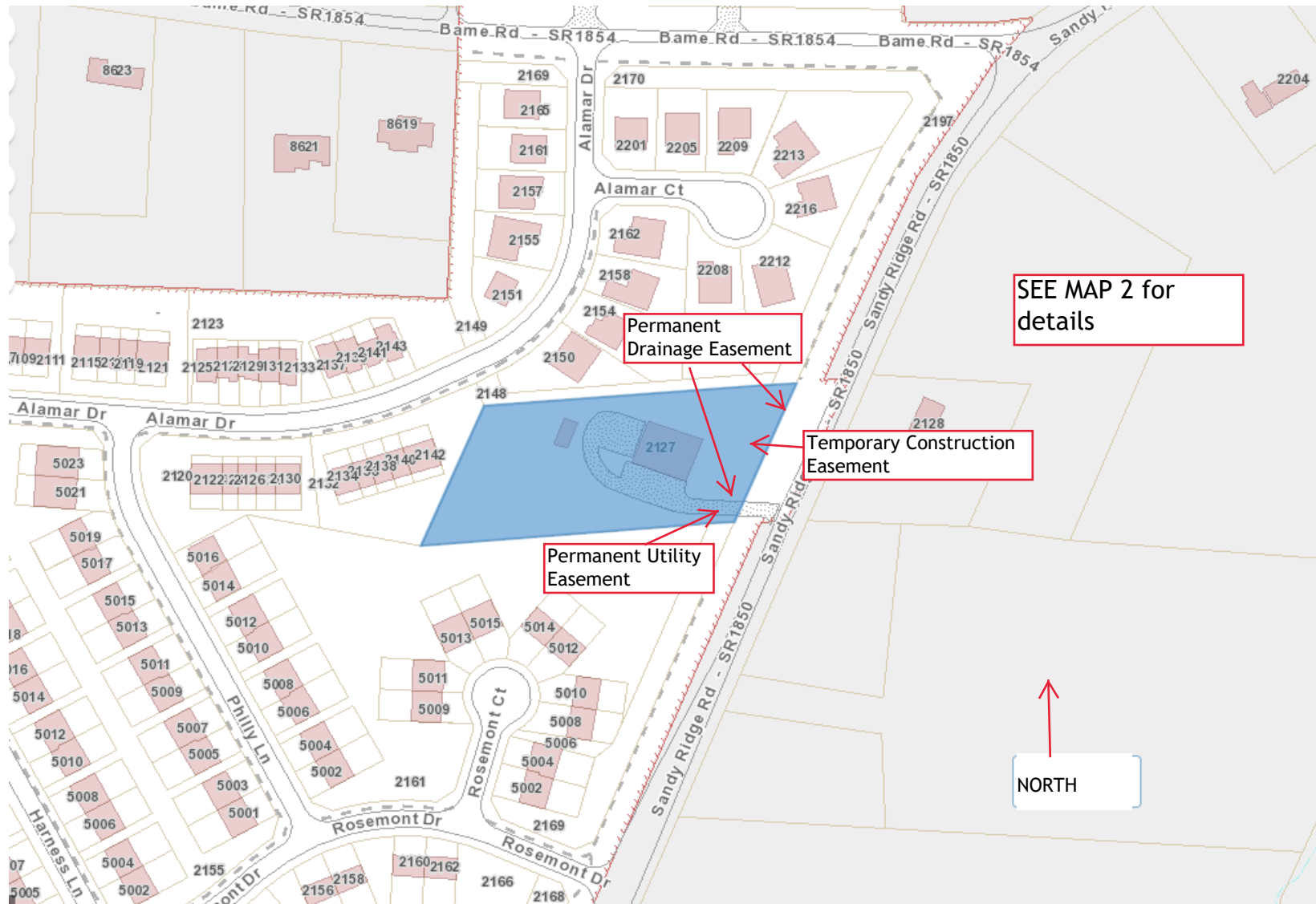
Budget Impact:

N/A

Recommendation/Action Requested:

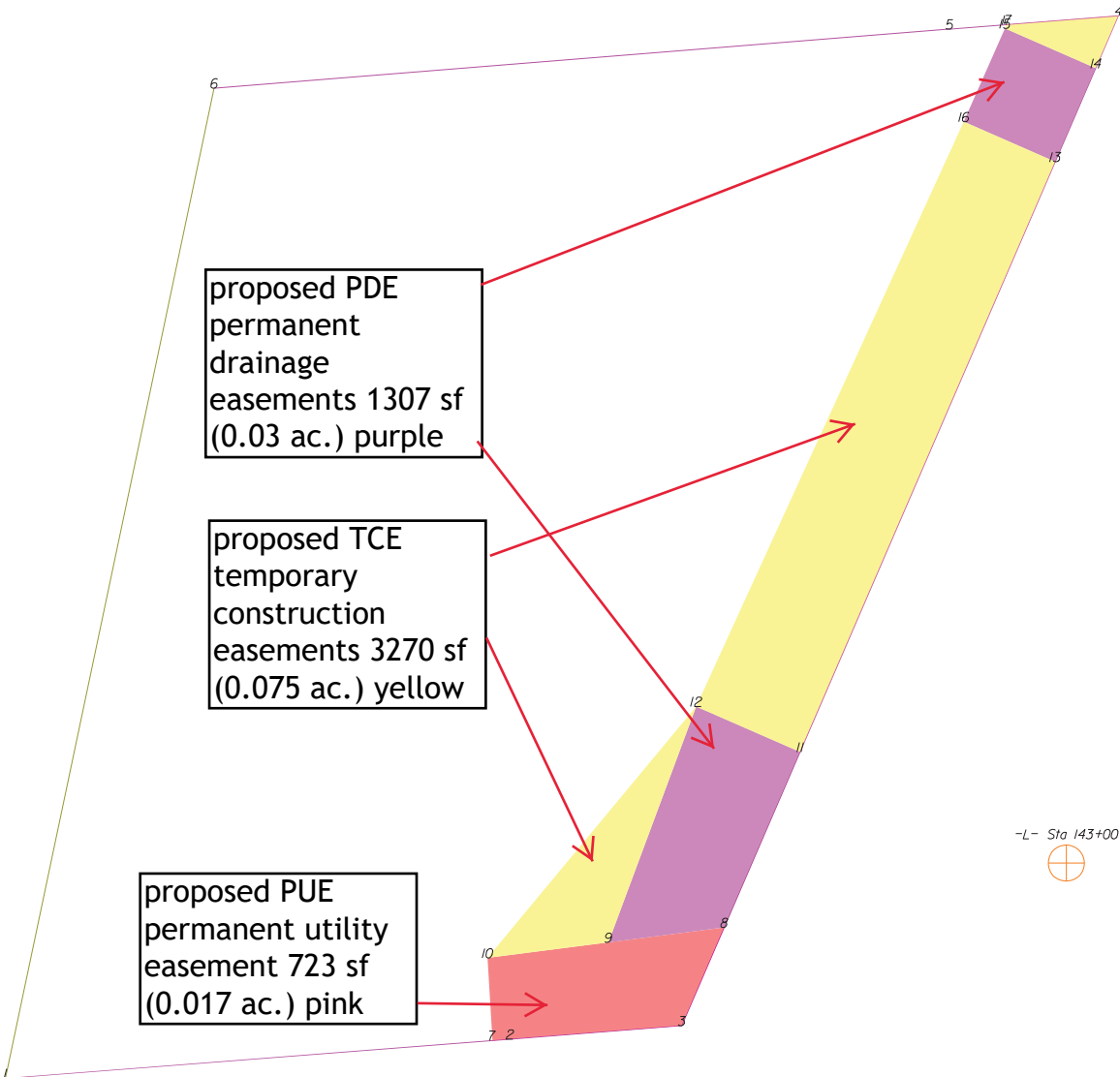
Council is requested to approve the sale of a permanent drainage easement, permanent utility easement, and temporary construction easement (hereinafter the "Easements") to the ("NCDOT") for the Johnson Street/Sandy Ridge Road Widening Project in the sum of thirty-four thousand nine hundred fifty dollars (\$34,950.00).

Purchase of Easements and Improvements by NCDOT for Sandy Ridge Rd./Johnson St. Widening Project Fire Station # 14 at 2127 Sandy Ridge Rd., Colfax



Purchase by NCDOT for Sandy Ridge Rd./Johnson St. Widening
Fire Station # 14 at 2127 Sandy Ridge Rd., Colfax

Map 2



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THE PROPERTY SHOWN ON THIS MAP WAS LOCATED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY DESIGN PURPOSES. SOME ERROR MAY EXIST BETWEEN THE GRAPHICAL AND ACTUAL GROUND LOCATIONS OF PROPERTY LINES. THIS MAP IS TO BE USED AS A GRAPHICAL REPRESENTATION OF THE NCDOT'S INTENT TO ACQUIRE PROPERTY FOR RIGHT OF WAY PURPOSES, AND IN NO WAY REPRESENTS AN ACTUAL BOUNDARY SURVEY OF THIS PROPERTY.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY BRANCH	
CITY OF CITY OF	11-15-2022
PARCEL * 075	S:\CADD\4758\DDRAFT\4758_dee
DB 6362 PG 218	UNKNOWN SCALE



City of High Point

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

Master

File Number: 2022-590

File ID: 2022-590

Type: Ordinance

Status: Pending In Council

Version: 1

Reference:

In Control: City Council

File Created: 12/12/2022

File Name:

Final Action:

Title: One High Point Commission - Budget Ordinance and Date Extension Request

Staff requests that City Council approve:

1. Budget Ordinance amendment in the amount of \$45,000.
2. Request for an extension of the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to January 17, 2024.

Notes:

Sponsors:

Enactment Date:

Attachments: Budget Ordinance – One High Point Commission –
Date Extension Request, One High Point
Commission Research Categories

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	12/15/2022	Committee Recommended Approval		12/19/2022		Pass

Notes: Jeron Hollis, Managing Director, provided the staff report for this item. He stated there are two request with this item. The first request is for a budget amendment in the amount of \$45,000. He stated the budget included up to \$20,000 for subject matter experts in areas including history and socioeconomics, a project manager who will report to staff and work to manage information, updates and deadlines as it relates to the Commission's work and final report, a request for \$5,000 for community outreach and event resources in order to ensure community awareness feedback on recommendations. He stated in addition, the Commission is seeking to extend the date for the presentation of the recommendations to Council from the current June 2, 2023 deadline to Tuesday, January 17, 2024. He noted this is due to resent roster changes on the Commission and a clarification of the group's focus on policy recommendations.

In response to Chairman Moore, Mr. Hollis stated if the extension is approved it would in fact be presented to a new City Council.

Committee Member Peters and Committee Member Holmes expressed their support of this item. They noted systematic policy changes regarding economics, transportation, health care, and public safety could help disperse the concentration of poverty stricken areas.

1 City Council

12/19/2022 continued

01/17/2023

Pass

Text of Legislative File 2022-590

CITY OF HIGH POINT

AGENDA ITEM



Title: One High Point Commission Budget Amendment and Extension Request

From: Jeron Hollis – Managing Director

Meeting Date: December 19, 2022

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Budget Ordinance
Research Document

PURPOSE:

To request a budget amendment for activities related to the One High Point Commission and to request a time extension for the Commission to complete the work assigned in the official resolution.

BACKGROUND:

On Thursday, December 1, 2022, the One High Point Commission met and approved a request to City Council for a budget not to exceed \$45,000. The budget includes up to \$20,000 for subject matter experts in areas including history and socioeconomics. The budget includes up to \$20,000 for a project manager who will report to staff and work to manage information, updates and deadlines as it relates to the Commission's work and final report. It also includes \$5,000 for community outreach and event resources in order to ensure community awareness and feedback on recommendations.

In addition, the Commission is seeking to extend the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to Tuesday, January 17, 2024. With recent roster changes on the Commission and a clarification of the group's focus on policy recommendations, subject areas have been identified that will require High Point - specific research and data. The extended time will allow for experts to be identified and brought under contract and will give them time to gather necessary data and research. According to City Council's One High Point Commission Resolution, "Upon written request of the Commission, City Council may extend the Deadline for the report to a date certain."

BUDGET IMPACT:

The proposed amendment appropriates \$45,000 in fund balance from the General Fund.

RECOMMENDATION / ACTION REQUESTED:

Staff requests that City Council approve:

1. Budget Ordinance amendment in the amount of \$45,000.
2. Request for an extension of the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to January 17, 2024.

“AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
APPROPRIATING FUNDS FOR THE ONE HIGH POINT COMMISSION BUDGET

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

Section 1. On December 1, 2022, the One High Point Commission met and approved a request to City Council for a budget not to exceed \$45,000. The proposed amendment appropriates \$45,000 in general fund reserves to cover this budget request.

Section 2. The 2022-2023 Budget Ordinance of the City of High Point should be amended as follows:

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

One High Point Commission	\$45,000
---------------------------	----------

(B) That the following General Fund revenues be amended as follows:

Fund Balance Appropriation	\$45,000
----------------------------	----------

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

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

Adopted by High Point City Council, this the 19th day of December 2022

Mayor, Jay W. Wagner

ATTEST

Sandra Keeney,
City Clerk



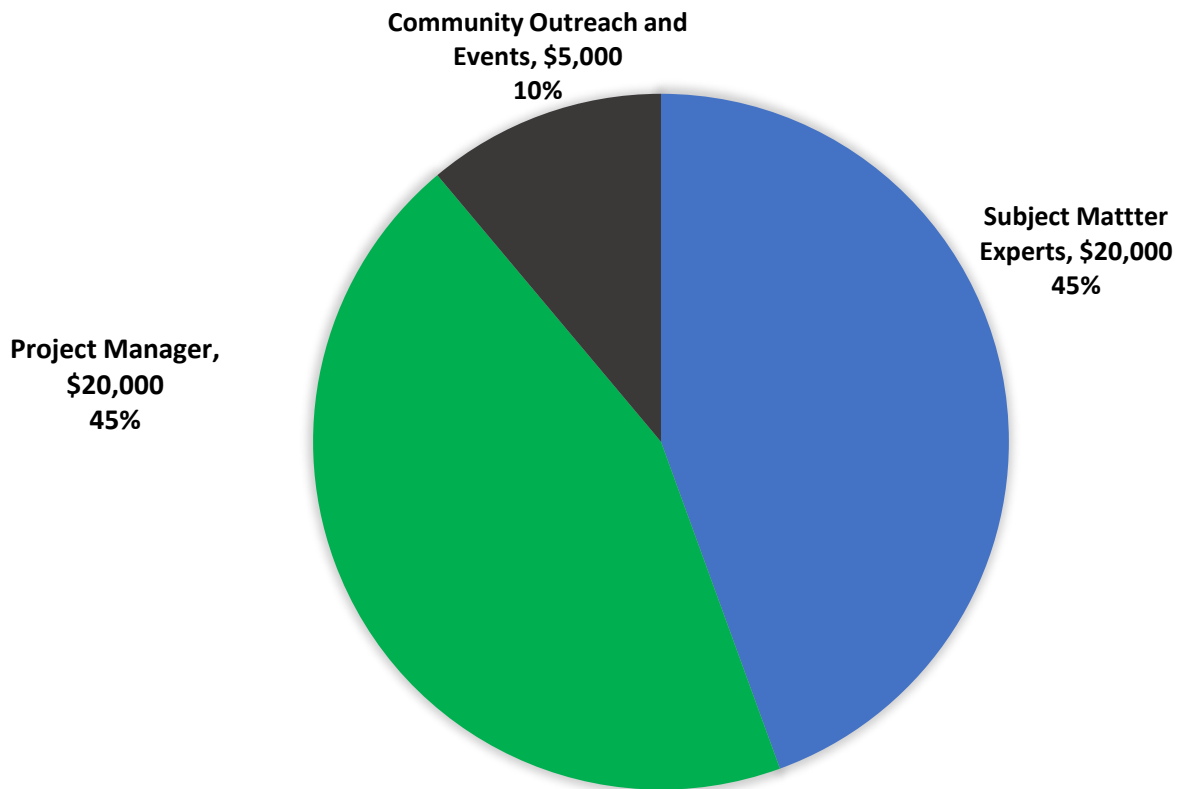
ONE HIGH POINT COMMISSION PROPOSED BUDGET

BACKGROUND:

On Thursday, December 1, 2022, the One High Point Commission met and approved a request to City Council for a budget not to exceed \$45,000. The budget includes up to \$20,000 for subject matter experts in areas including history and socioeconomics. The budget includes up to \$20,000 for a project manager who will report to staff and work to manage information, updates and deadlines as it relates to the Commission's work and final report. It also includes \$5,000 for community outreach and event resources in order to ensure community awareness and feedback on recommendations.

TOTAL BUDGET: \$45,000

ONE HIGH POINT COMMISSION BUDGET LINE ITEMS



EXPENDITURES

Expenditures	Amount	Purpose	Rationale
Subject Matter Experts	Not to exceed \$20,000	Will assist the One High Point Commission with research and data collection and analysis.	Subject matter experts will provide essential research, data and information about areas outlined in the One High Point Resolution. Areas include: • History • The impact of slavery • Economic disparities
Project Manager	Not to exceed \$20,000	Will work with the One High Point Commission to develop and execute the scope of the work and complete the final report.	The project manager will ensure that the One High Point Commission executes the responsibilities and tasks outlined in the OHPC Resolution. The project manager's tasks will include: • Managing the content area experts • Compiling and assembling the data and recommendation policies into a final draft that will be presented to Council • Creating an implementation strategy of the policy recommendations
Community Outreach and Events	Not to exceed \$5,000	Will provide opportunities for the community to learn about the OHPC's findings and policy recommendations	Community support and education are important components of the Commission's work. In addition to partnering with the NAACP and city staff to execute cost-effective marketing strategies, these funds will be utilized to host community outreach events that increase public understanding of reparations, the One High Point Commission's findings and policy recommendations that will be presented to Council.

OHPC RESEARCH CATEGORIES

This document advocates an approach to reparations modeled after William Darity and Kirsten Mullen's *From Here to Equality*, where the authors describe two potential methods for calculating reparations: "One approach is to enumerate the atrocities, assign dollar values to each, and then add them up. This strategy requires having an all-inclusive record of the harms and a method for assigning a cost to each category of harm." However, the authors argue that such a historical record *cannot* be all-inclusive because the litany of injuries imposed on Black American descendants of chattel slavery has been mostly unrecorded and in fact often intentionally suppressed; this first approach is therefore "unrealistic and unsatisfactory" as a foundation for calculating reparations.

Darity and Mullen's second approach, which they prefer, is to instead identify a summary measure that captures the cumulative economic impact of those same atrocities without relying on a specific enumeration. Conveniently, the One High Point Commission already has access to published studies that have identified such relevant summary measures; from housing security to concentrated poverty rates to community violence and policing, these measures reflect the broad effects of the unjust treatment High Point's African American residents have received because of their race.

Finally, the studies used for this approach provide another benefit to the Commission in helping to establish the form that reparations should likely take. Darity and Mullen show indisputably that direct monetary awards are an appropriate form of restitution, but that "only the federal government has the financial wherewithal" to pay the immense debt owed. In contrast, the research studies that identify summary measures appropriate for the Commission's work also often contain policy recommendations. The Commission can use these studies therefore

to not only identify the racial disparities themselves but also as a baseline for the reparations the City of High Point can adopt to eliminate these inequalities.

RESEARCH TOPICS AND SUGGESTED POLICY RECOMMENDATIONS

Link to the [OHPC Resolution](#)

HOUSING			
RESEARCH TOPIC	SUGGESTED POLICY RECOMMENDATIONS	CONNECTION TO RESOLUTION	RESOURCES/SUBJECT MATTER EXPERTS (SME)
Fair Housing	Fair Housing Assistance Program (FHAP)	Responsibilities of the Commission: Section 6	- SME - TBD Data in Resilience HP report
Affordability	Promote and develop more affordable rental housing units	Responsibilities of the Commission: Section 6	Data in Resilience HP report - SME - TBD
Tiny home neighborhoods	Tiny home neighborhoods “Land bank” (sustainable neighborhoods)	Responsibilities of the Commission: Section 6	Commission discussion and Consideration
	Buy Back the Block	Responsibilities of the Commission: Section 6	- Commission discussion and Consideration City of Rochester Buy the Block - Greenlining for a Better Rochester
Collaborative with lending Institutions	Work with local lending institutions to offer low to zero % interest loans for long-term/ generational renters to purchase homes.	Responsibilities of the Commission: Section 6	- Commission discussion and Consideration Wells Fargo Details Programs To Improve Minority Homeownership – NMP (nationalmortgageprofessional.com) - BOA, Pinnacle can join with similar programs to increase availability.
Increasing Eligible Homebuyers	Community Development Block Grant (CDBG) programs	Responsibilities of the Commission: Section 6	Commission discussion and Consideration

HISTORY			
RESEARCH TOPIC	SUGGESTED POLICY RECOMMENDATIONS	CONNECTION TO RESOLUTION	RESOURCES/SUBJECT MATTER EXPERTS (SME)
The Transatlantic Slave Trade	TBD	Responsibilities of the Commission: Sections 2(a), 2(b), 2(c) and 2(d)	- SME - TBD - Museum /education/ Library - Glenn Chavis- <u>Our roots, Our Trees, Our Fruit</u>
ECONOMIC DISPARITIES			
RESEARCH TOPIC	SUGGESTED POLICY RECOMMENDATIONS	CONNECTION TO RESOLUTION	RESOURCES/SUBJECT MATTER EXPERTS (SME)
MWBEs	Disparity Study and MWBE Program	Responsibilities of the Commission: Section 4 & 6	SME - TBD
Poverty rates	TBD	Responsibilities of the Commission: Section 6	2021 ACS data (US Census Bureau) Data in Resilience High Point Report
COMMUNITY VIOLENCE			
RESEARCH TOPIC	SUGGESTED POLICY RECOMMENDATIONS	CONNECTION TO RESOLUTION	RESOURCES/SUBJECT MATTER EXPERTS (SME)
Police community relations	Workforce options in lieu of incarceration, cure violence model.	Responsibilities of the Commission: Section 4 & 6	- SME - TBD Data in Resilience HP report
RACIALLY CONCENTRATED AREAS OF POVERTY			
RESEARCH TOPIC	SUGGESTED POLICY RECOMMENDATIONS	CONNECTION TO RESOLUTION	RESOURCES/SUBJECT MATTER EXPERTS (SME)
Public transit accessibility	Transit expansion to include extended hours, additional routes (including employer routes), service into North High Point, Fleet vehicle diversification, and greater rate affordability. Creation of employer route” which runs specifically	Responsibilities of the Commission: Section 6	SME - TBD

	and directly to all HP businesses accommodating all known shift patterns.		
Employment	- Expand adult and youth apprenticeships. - Pledge that at a minimum of 30% of candidates for city jobs entry level to professional come from within RCAP's.	Responsibilities of the Commission: Section 6	Commission discussion and Consideration
Food desert	Purchase or confer vacant buildings to be used as locations for local or neighborhood farmers' markets or food coops	Responsibilities of the Commission: Section 6	- Commission discussion and Consideration Data in Resilience HP report - Greater High Point Food Alliance www.GHFA.org EXECUTIVE SUMMARY An Assessment of Social Drivers of Health in High Point
	Create a new incentive package designed solely for food retailer	Responsibilities of the Commission: Section 6	Commission discussion and Consideration
	Support women and men in the informal agriculture and food sector through training, financial support, and infrastructure to improve hygiene, food safety, and the nutritional value of the foods they sell	Responsibilities of the Commission: Section 6	Commission discussion and Consideration
	Where policies allow, support or expand urban agriculture to increase the urban poor's consumption of a diversity of nutritious food, such as fruits and vegetables.	Responsibilities of the Commission: Section 6	Commission discussion and Consideration
Health outcomes	Improve Healthcare access by mapping areas to establish permanent clinics.	Responsibilities of the Commission: Section 6	Commission discussion and Consideration

	Support the establishment of healthcare hubs, and substation clinics by providing land and or publicly owned facilities.	Responsibilities of the Commission: Section 6	• Commission discussion and Consideration
	Directly increase access to mobile clinics in RCAP's	Responsibilities of the Commission: Section 6	• Commission discussion and Consideration

TASKS/ ASSIGNMENTS

Research Topic	Tasks	Resources
Genealogy	Identify the number of Slaves in High Point between 1859 and 1865	• Heritage Research Center • Slave Deed Project- UNG
Socioeconomics	Identify demographic and other data that highlight disparities	• Data in Resilience HP report • High Point Demographic Data
Federal Reparations	Explore monetary payments at the Federal level.	William Darity and Kirsten Mullen's approach in <i>From Here to Equality</i> ,
Local High Point History	Identify relevant local historical information	Glenn Chavis- Our roots, Our Trees, Our Fruit



City of High Point

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

Master

File Number: 2023-022

File ID: 2023-022

Type: Resolution

Status: Approved

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 01/06/2023

File Name:

Final Action: 01/10/2023

Title: **Resolution - Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project**

City Council is requested to approve a resolution conveying the properties to Community Housing Solutions of Guilford, Inc. to construct affordable housing

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution of Conveyance of Properties

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	01/10/2023	Committee Recommended Approval				Pass

Notes: *Thanena Wilson, Director of Community Development, provided the staff report for this item. She explained this item is pertaining to the conveyance of the following six lots as part of the Cedrow Affordable Housing Project:*

1506 Kingsway Drive
1510 Kingsway Drive
1514 Kingsway Drive
1518 Kingsway Drive
1522 Kingsway Drive
1526 Kingsway Drive

She stated the City will convey these lots to Community Housing Solutions of Guilford, Inc. (CHS) which will build homes on the six lots to be sold to

income eligible home buyers. She noted that CHS has completed four units of the 19 units projected.

Text of Legislative File 2023-022

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Properties to Community Housing Solutions - Cedrow Affordable Housing Project

From: Thanena S. Wilson, CD & Housing Director

Meeting Date: 1/10/2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Resolution of Conveyance
Area Map

PURPOSE:

To continue development of affordable single-family housing for homeownership, Community Development & Housing seeks Council approval of conveyance of six (6) lots as part of the Cedrow Affordable Housing Project:

- 1506 Kingsway Drive
- 1510 Kingsway Drive
- 1514 Kingsway Drive
- 1518 Kingsway Drive
- 1522 Kingsway Drive
- 1526 Kingsway Drive

Community Housing Solutions of Guilford, Inc. (CHS) will build homes on the six (6) lots to be sold to income eligible homebuyers. The conveyances and home construction will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

BACKGROUND:

CHS has completed and sold four (4) units in the Cedrow Project. They expect to get underway with construction on three (3) of the six (6) lots by the end of the month. Council previously approved the CHDO Agreement for construction of the six (6) units with the use of HOME funds.

BUDGET IMPACT:

No budget impact.

RECOMMENDATION/ACTION REQUESTED:

The Community Development & Housing Department recommends approval of the resolution conveying the properties to CHS to construct affordable housing, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

CEDROW DRIVE PROJECT



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land recorded in Plat Book 202, Pages 148-149, recorded in the Guilford County Register of deeds, which contains the following properties: 1506, 1510, 1514, 1518, 1522, and 1526 Kingsway Drive (“Properties”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has executed a contract with Community Housing Solutions of Guilford, Inc. to construct affordable housing in the City of High Point by conveying the above-described Properties to Community Housing Solutions of Guilford, Inc.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Properties located at 1506, 1510, 1514, 1518, 1522, and 1526 Kingsway Drive in the City of High Point, and more particularly described in Plat Book 202, Pages 148-149 of the Guilford County Registry.

2. The consideration of the conveyance is Community Housing Solutions of Guilford, Inc.’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the ____ day of _____ 2023.

CITY OF HIGH POINT

By: _____
Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-000

File ID: 2023-000

Type: Ordinance

Status: Committee
Recommended
Approval

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 12/29/2022

File Name:

Final Action:

Title: **Ordinance - Demolition of Dwelling - 1205 Bradshaw St.**

Adoption of an ordinance ordering the building inspector to effectuate the
demolition of a dwelling located at 1205 Bradshaw St.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance Demolition of Dwelling 1205 Bradshaw
Street

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	01/10/2023	Committee Recommended Approval				

Text of Legislative File 2023-000

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1205 Bradshaw St.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1205 Bradshaw Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/2/2022. No action occurred by the compliance date of 10/4/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

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

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1205 Bradshaw St.

OWNER:

Estate of Opal T. Catron c/o Kathy Catron Everhart

**REASON FOR
INSPECTION:**

Citizen complained about condition of property

**FIRST
INSPECTION:**
11/15/2021

Summary of Major Violations
1. Repair or replace roof system
2. Repair or replace floor system
3. Repair or replace wall covering throughout
4. Repair or replace loose ceiling material & holes
5. Repair or replace front porch

**HEARING
RESULTS:**
9/2/2022

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
9/2/2022

Order to Repair or Demolish
Date of Compliance 10/4/2022

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$4,985.95 for 2018 through 2022.

ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

1205 Bradshaw St.

Kathy C. Everhart
Affiant for Opal Carton Estate
5746 Ridge Rd.
Lexington, NC 27295-5757

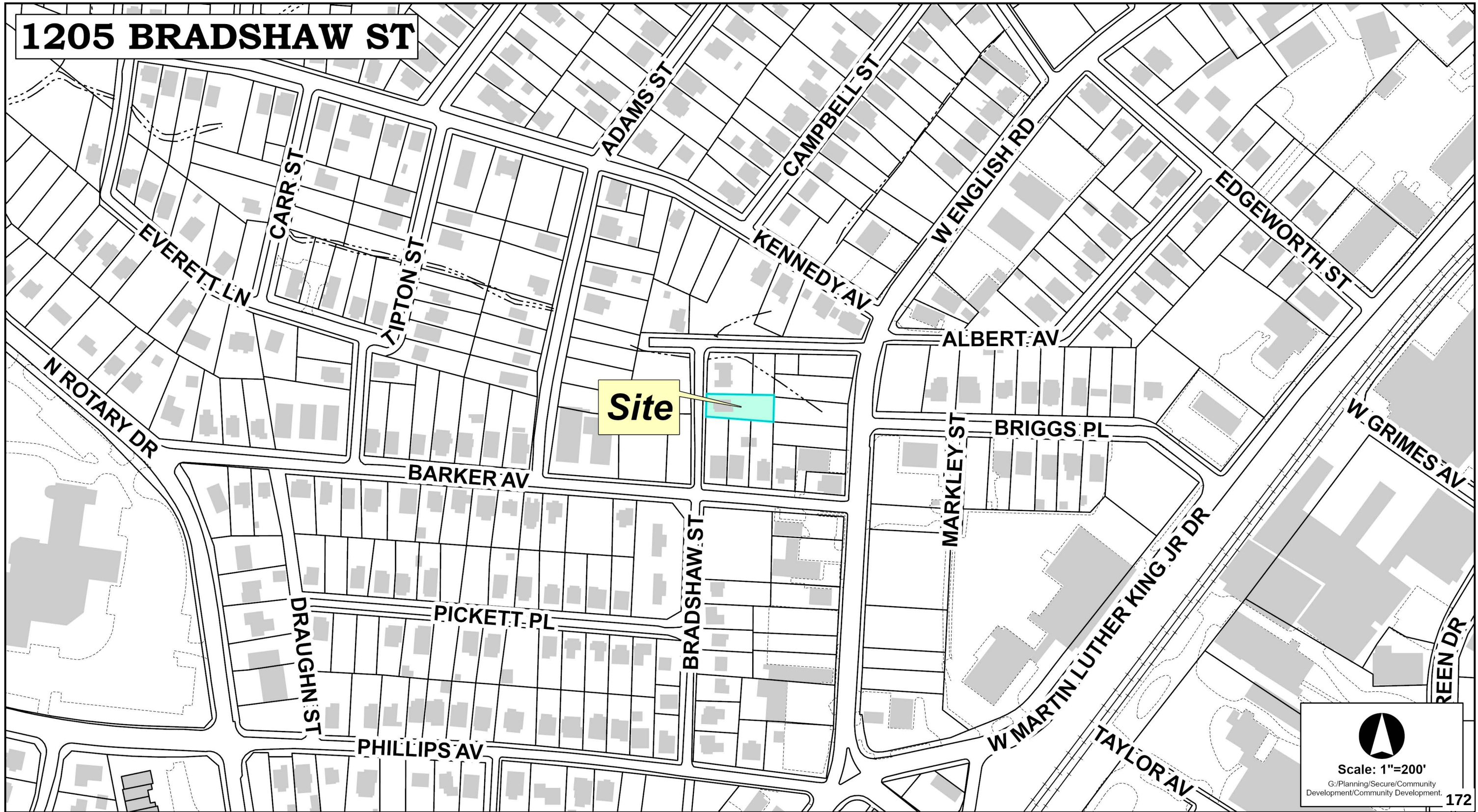
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

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

Adopted by City Council,
This the 7th day of March, 2022

Lisa B. Vierling, City Clerk

1205 BRADSHAW ST



Site



Scale: 1"=200'
G:/Planning/Secure/Community
Development/Community Development.



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



City of High Point

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

Master

File Number: 2023-001

File ID: 2023-001

Type: Ordinance

Status: Committee
Recommended
Approval

Version: 2

Reference:

In Control: Community
Development
Committee

File Created: 12/29/2022

File Name:

Final Action:

Title: **Ordinance - Demolition of Dwelling - 2321 Brentwood St.**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2121 Brentwood St.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance Demolition of Dwelling 2321 Brentwood
Street

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Community Development Committee	01/10/2023	Committee Recommended Approval				

Text of Legislative File 2023-001

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 2321 Brentwood St.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 2321 Brentwood Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 7/11/2022. No action occurred by the compliance date of 8/11/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

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

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

2321 Brentwood St.

OWNER:

Tiffany T. Thomas

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
3/29/2022**

Summary of Major Violations
1. Repair or replace entire roof system
2. Repair or replace floor covering throughout
3. Repair or replace floor system for house
4. Repair front porch (separating from house)
5. Repair or replace ceiling material

**HEARING
RESULTS:
7/11/2022**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
7/11/2022**

Order to Repair or Demolish
Date of Compliance 8/11/2022

APPEALS:

None

**OWNER
ACTIONS:**

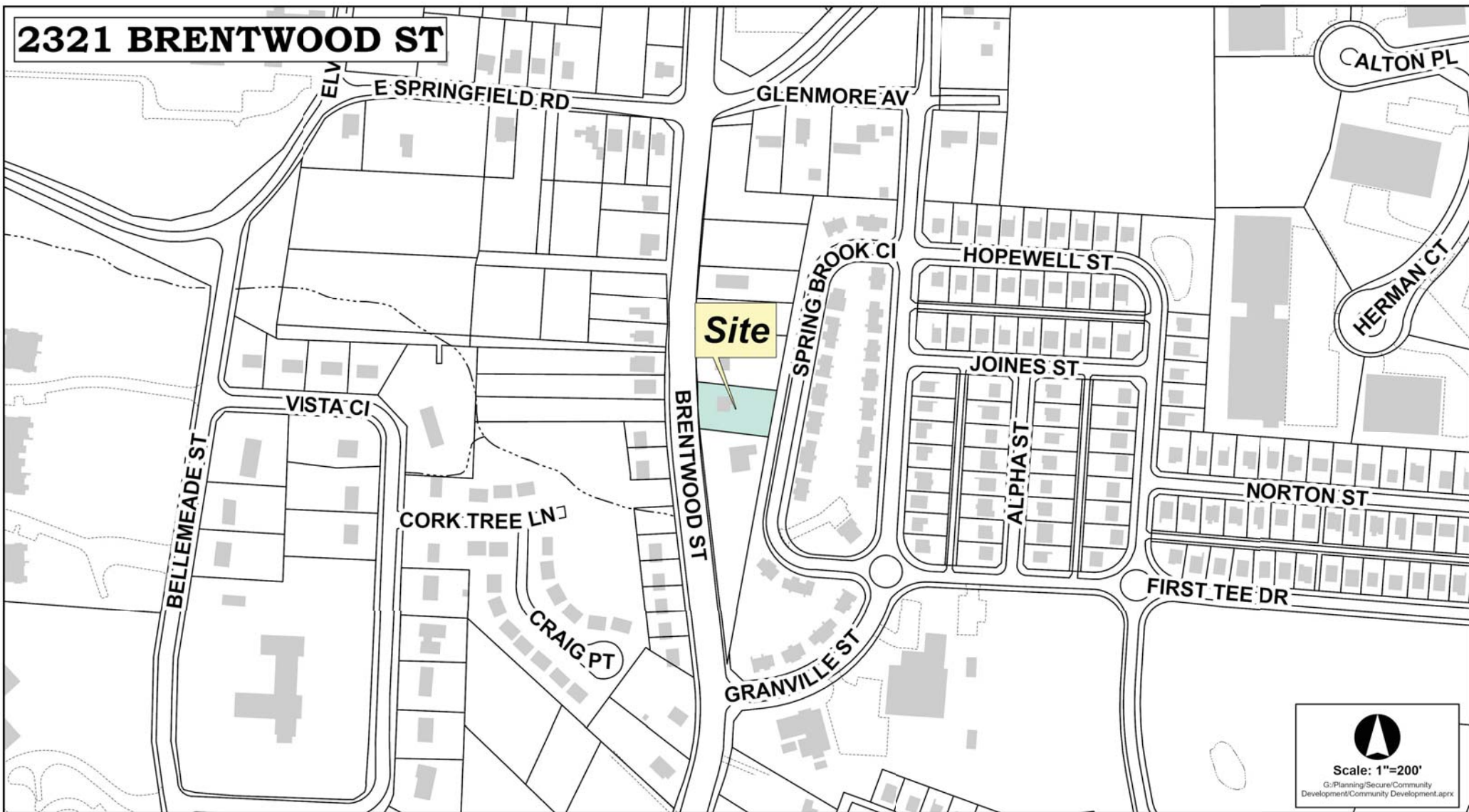
None

ADDITIONAL:

The inspector spoke with Ms. Thomas on 6/13/2022, who stated that she inherited the property and plans to demolish it due to its condition.

The inspector spoke with Ms. Thomas again on 11/1/2022 and stated that she is going to have someone look at the house and decide if it is repairable within reason. Ms. Thomas was supposed to call the inspector back and advise of her plans. As of 12/21/2022 no permits have been applied or issued to repair this property.

Guilford County property taxes are delinquent in the amount of \$9,457.22 for 2012 through 2018 and for 2021.



2321 BRENTWOOD ST

ELV

E SPRINGFIELD RD

GLENMORE AV

CALTON PL

HERMAN CT

Site

SPRING BROOK CT

HOPEWELL ST

JOINES ST

ALPHA ST

NORTON ST

FIRST TEE DR

BRENTWOOD ST

BELLEMEADE ST

VISTA CT

CORK TREE LN

CRAIG PT

GRANVILLE ST



Scale: 1"=200'

G:\Planning\Secure\Community Development\Community Development.aprx

ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

2321 Brentwood St.

Tiffany Thomas
1702 Scarborough Rd.
High Point, NC 27265

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

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

Adopted by City Council,
This the 17th day of January, 2023

Sandra Keeney, City Clerk











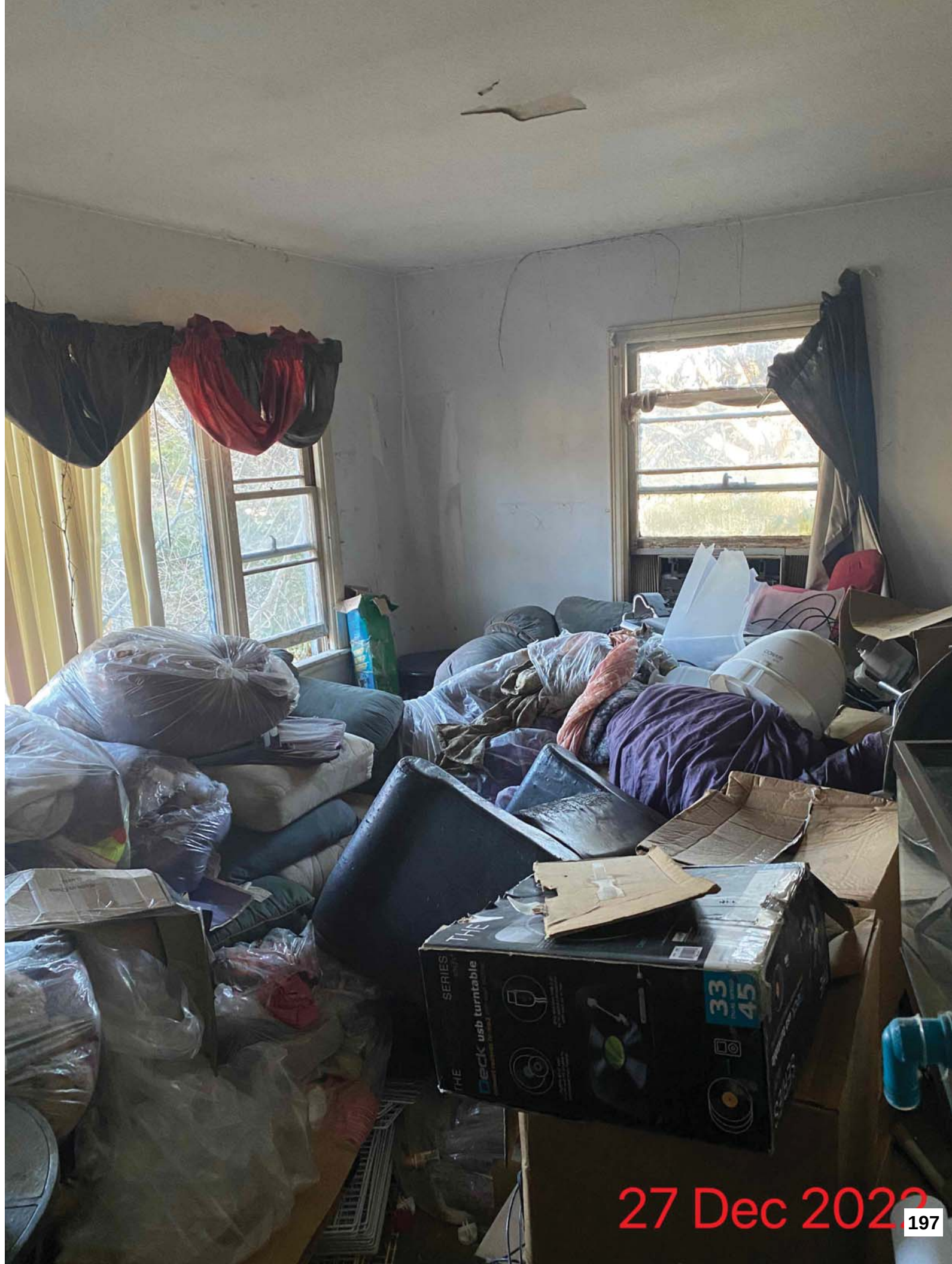
27 Dec 2022



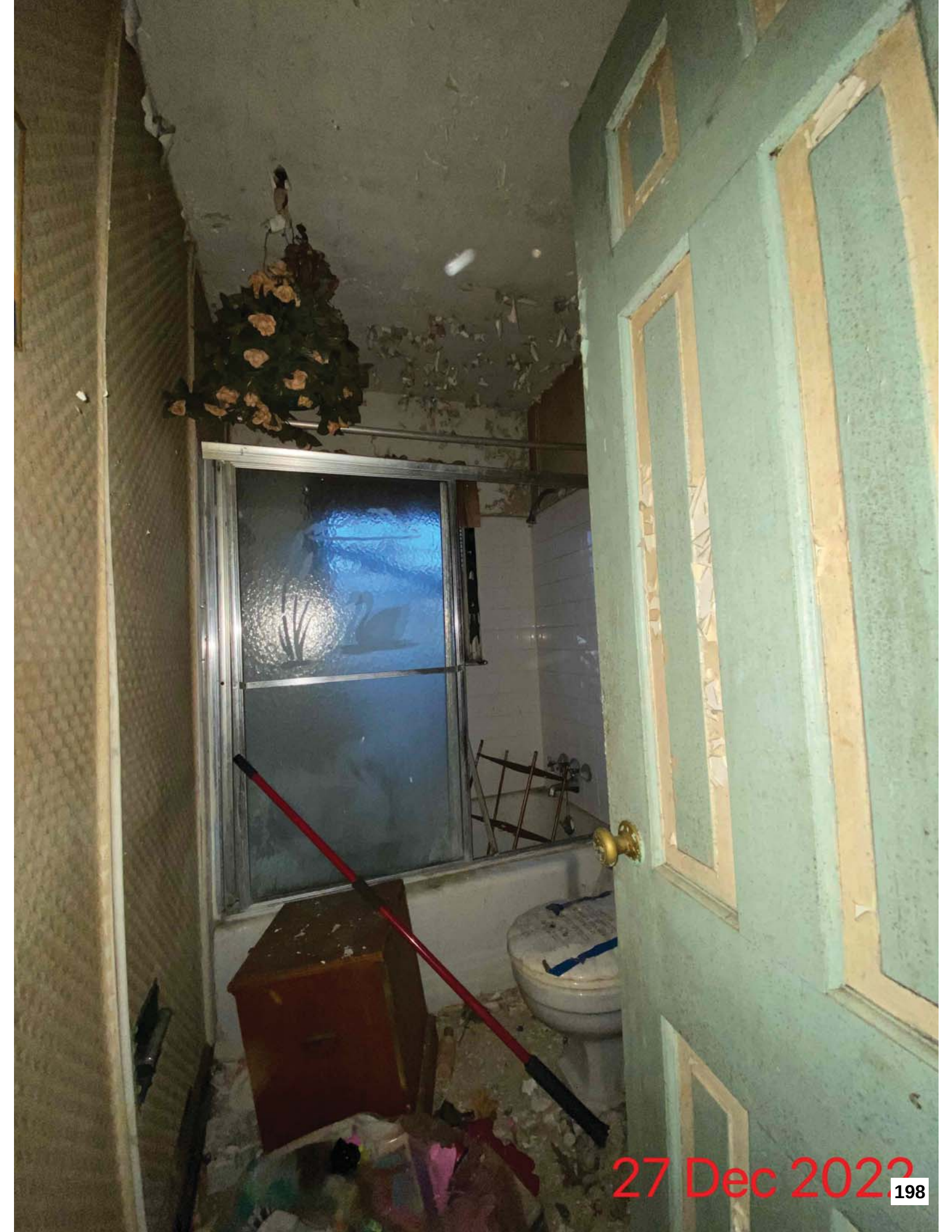
27 Dec 2022



27 Dec 2022



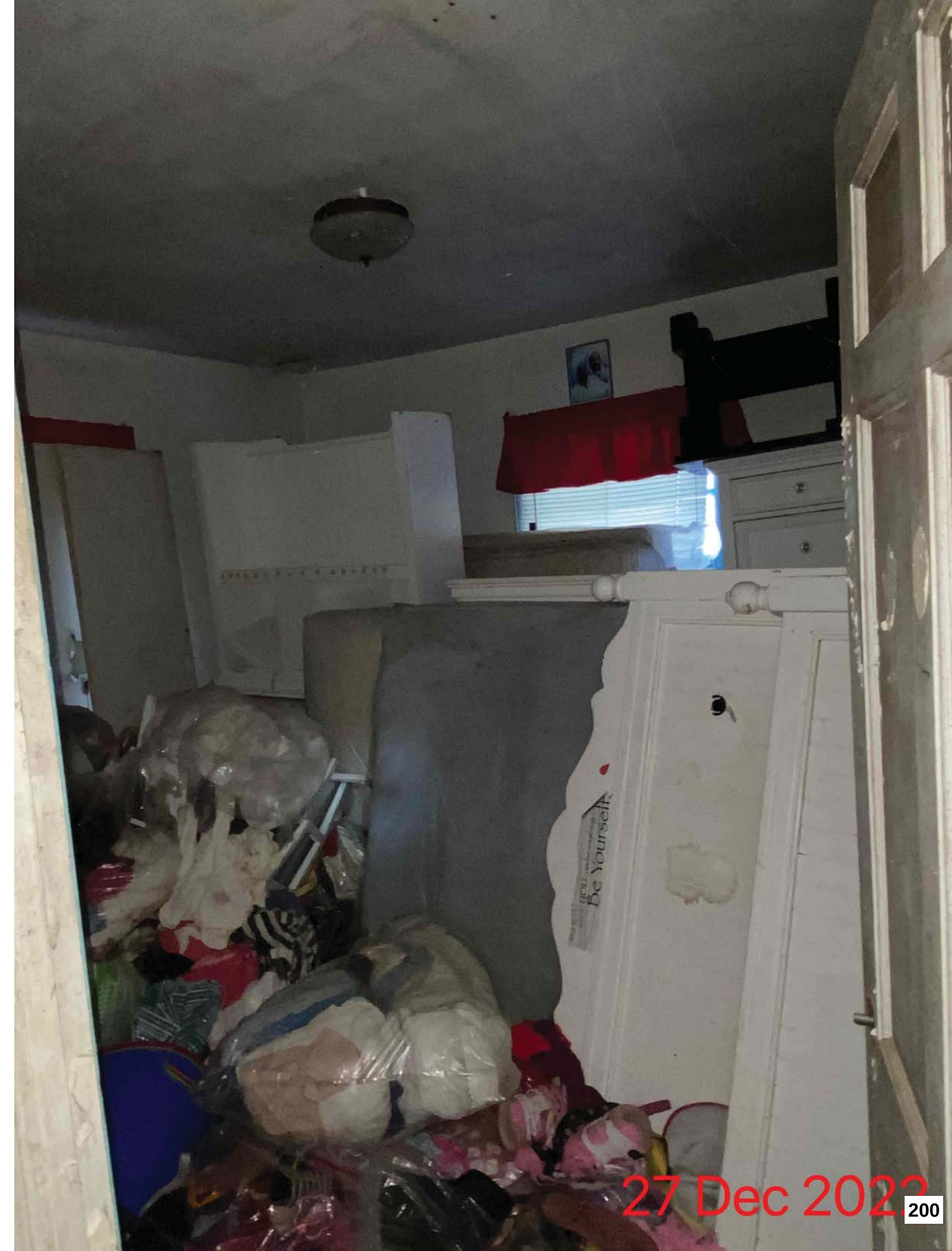
27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022



City of High Point

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

Master

File Number: 2023-021

File ID: 2023-021

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: Prosperity and
Livability
Committee

File Created: 01/06/2023

File Name:

Final Action:

Title: **Resolution - City of High Point Becomes a Bee City USA**

City Council is requested to approve a request from Keep High Point Beautiful for the City of High Point to become an affiliate of Bee City USA.

Notes:

Sponsors:

Enactment Date:

Attachments: Bee City USA KHPB, Resolution - Bee City USA, Bee
City Presentation

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-021

CITY OF HIGH POINT

AGENDA ITEM



Title: City of High Point Becomes a Bee City USA – An Initiative of the Xerces Society

From: Robby Stone – Public Services Director
Melinda King – Asst. Public Services Director

Meeting Date: January 17, 2023

Public Hearing: No

Advertising Date:
Advertised By:

Attachments: Presentation

PURPOSE: To approve a request for Keep High Point Beautiful (KHPB) to become an affiliate of Bee City USA. In order to become a Bee City USA affiliate, the Bee City USA application and a resolution must be submitted to the High Point City Council and formal approval and adoption occur.

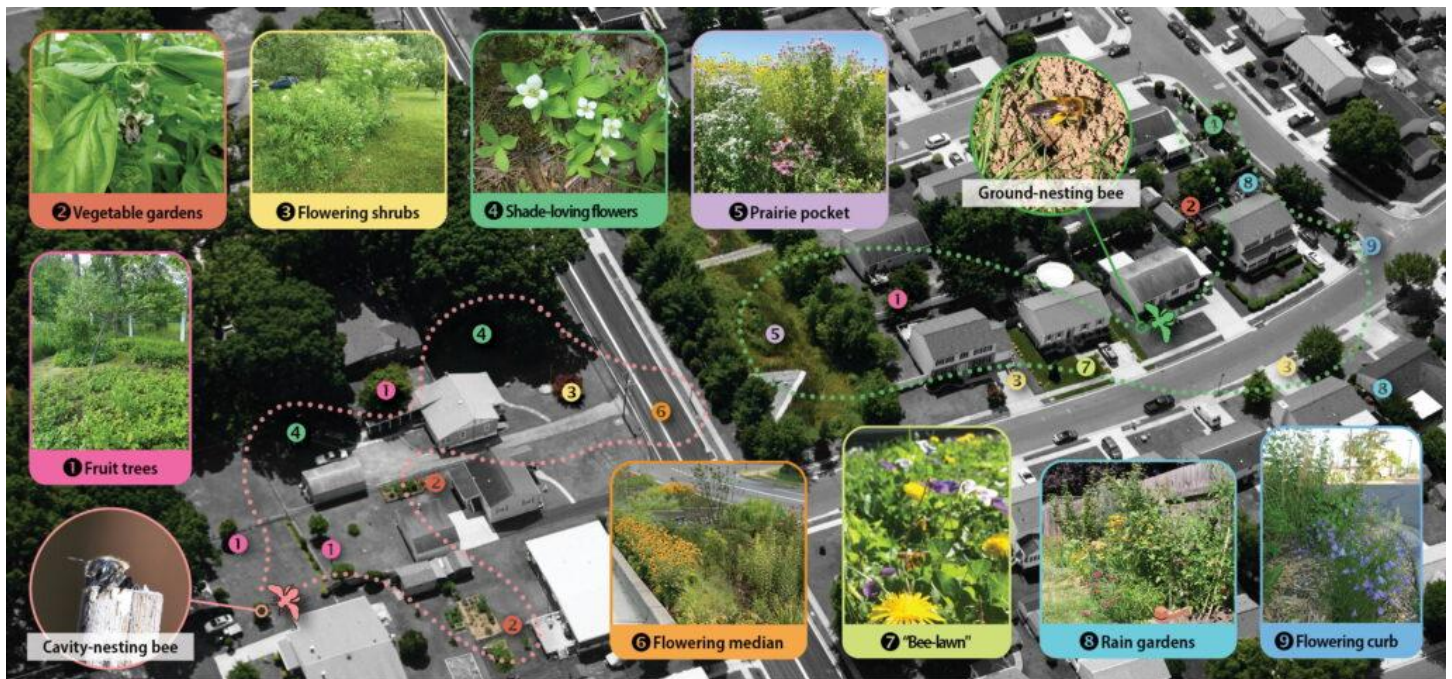
BACKGROUND: The United States is home to just over 3,600 native (wild) bee species such as bumble bees, leafcutter bees, sweat bees, mason bees, longhorn bees, and mining bees. Native pollinators are particularly important because they evolved alongside native plants and in many cases are the most effective pollinators — and in a few cases, the only pollinators. Pollinators are keystone species in essentially every terrestrial ecosystem on earth, assisting in plant reproduction and supporting other species of wildlife. Pollinators touch our lives in numerous ways each day, including “being” (no pun intended) responsible for approximately one third of the food and drink we consume. The value of crop pollination has been estimated between \$18 and \$27 billion annually in the U.S.

Bee City USA provides a framework for communities to come together to conserve native pollinators by providing them with healthy habitat that is rich in a variety of native plants, provides nest sites, and is protected from pesticides. As the name suggests, the focus of Bee City USA is bees, and primarily our native species. The steps that affiliates take to conserve our native bees, including creating safe habitats and hosting community events, will also help other pollinators including butterflies and moths as well as the non-native honey bee. One of the most impactful actions any affiliate can take is to encourage others to think beyond the honey bee and recognize the true diversity of bees that sustain our communities.

As the KHPB board celebrates their 35th Anniversary, it would like to continue to grow its impact throughout the community. KHPB can ensure survival of vital animal species, build community, improve local food production in coordination with non-profits, support small businesses, address pest problems with fewer pesticides and heighten awareness of biological diversity.

BUDGET IMPACT: Funding for this affiliation is currently available in the FY 2022-2023 Keep High Point Beautiful budget.

RECOMMENDATION / ACTION REQUESTED: Public Services is recommending that Council approve the request to become an affiliate of Bee City USA for a total of \$500.



Bee City USA example

**A RESOLUTION of High Point City Council
Designating the City of High Point, NC as a BEE CITY USA® affiliate.**

WHEREAS, the mission of BEE CITY USA is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides; and

WHEREAS, thanks to the more than 3,600 species of native bees in the United States, along with introduced honey bees, we have very diverse dietary choices rich in fruits, nuts, and vegetables; and

WHEREAS, bees and other pollinators have experienced population declines due to a combination of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and herbicides), parasites, diseases, and climate change; and

WHEREAS, pollinator-friendly communities can benefit local and regional economies through healthier ecosystems, increased vegetable and fruit crop yields, and increased demand for pollinator-friendly plant materials from local growers; and

WHEREAS, ideal pollinator-friendly habitat (A) Is comprised of mostly native wildflowers, grasses, vines, shrubs, and trees blooming in succession throughout the growing season to provide diverse and abundant nectar and pollen, since many wild pollinators prefer or depend on the native plants with which they co-adapted; (B) is free to nearly free of pesticides, as many pesticides can harm pollinators and/or their habitat; (C) comprises undisturbed spaces (leaf and brush piles, unmown fields or field margins, fallen trees and other dead wood) for nesting and overwintering; and (D) provides connectivity between habitat areas to support pollinator movement and resilience; and

WHEREAS, supporting pollinators fosters broad-based community engagement in environmental awareness and sustainability; and

WHEREAS, the City of High Point should be certified a *BEE CITY USA* community in conjunction with Keep High Point Beautiful (KHPB); and

NOW, THEREFORE, in order to enhance understanding among local government staff and the public about the vital role that pollinators play and what each of us can do to sustain them, City of High Point chooses to support and encourage healthy pollinator habitat creation and enhancement, resolving as follows:

- a. **Publicity & Information:** Install and maintain at least one authorized BEE CITY USA street sign in a prominent location, and create and maintain a webpage on the City of High Point website which includes, at minimum a copy of this resolution and links to the national BEE CITY USA website; contact information for your BEE CITY USA Liaison and Committee; reports of the pollinator-friendly activities the community has accomplished the previous year(s); and your recommended native plant species list and integrated pest management plan (explained below).
- b. **Renewal:** After completing the first calendar year as a BEE CITY USA affiliate, each February, apply for renewal of City of High Point's BEE CITY USA designation following the format provided by BEE CITY USA, including a report of the previous year's BEE CITY USA activities, and paying the renewal fee based on City of High Point's population.

ADOPTED by the City Council of the City of High Point, NC, this 17th day of January, 2023.

Name: _____

Title: _____

Attest:

Signature: _____

Sandra Keeney, City Clerk



BEE CITY USA[®]
AN INITIATIVE OF THE XERCES SOCIETY



Why Bee City?



- When people hear the word "bee" they often think of a single bee species, the European honey bee. However, the United States is also home to just over 3,600 native (wild) bee species.
- Native pollinators are particularly important because they evolved alongside native plants and in many cases are the most effective pollinators — and in a few cases, the only pollinators.
- Pollinators are keystone species in essentially every terrestrial ecosystem on earth, assisting in plant reproduction and supporting other species of wildlife.
- Pollinators touch our lives in numerous ways each day, including being responsible for approximately one third of the food and drink we consume.
- The value of crop pollination has been estimated between \$18 and \$27 billion annually in the U.S.

Benefits

- Help to ensure the survival of vital animal species crucial to our planet's functioning ecosystems.
- Build a pollinator friendly community locally. This will boost overall efforts in NC and nationally.
- Improve local food production, support local growers and farmers
- Support the growth of local businesses including native plant nurseries and pollinator friendly landscaping.
- Bring your community together around a positive, shared cause and connect with others across the country that have made the same commitment.





Community Awareness

- Raise community awareness of how our food grows and improve local food production through expanded pollination.
- Work to address pest problems with fewer pesticides and raise community awareness of the least toxic ways to tackle home and garden pest problems.
- Mobilize our community to remove non-native invasive plants to make way for locally native plant species.
- Raise community awareness of the local environment's diversity of plant and pollinator species.
- Ability to partner with businesses and organizations that are already knowledgeable and have well established pollinator friendly practices.



How can we help?

- The steps that affiliates take to conserve our native bees, including creating safe habitats and hosting community events, will also help other pollinators including butterflies and moths as well as the non-native honey bee.
- Educate our community as to the benefits of bees and other pollinators.
- Strive to use fewer pesticides when possible.
- Work together to improve the overall environment

GREAT NEWS! High Point is already well on it way!!



How do we proceed?



- **Form a committee.**

Should include individuals with experience and interests that will help the committee complete the commitments. Generally, a mix of volunteers and city staff. The committee should have a chair or multiple co-chairs and should have a regular meeting schedule that is open to the public.

- **Assign facilitation to a local government body or non-profit organization.**

Assign facilitation of the Bee City USA effort to Keep High Point Beautiful as we are a well-established group that operates under the umbrella of the City of High Point with the support of the Public Services Department. We will form a subcommittee that will include several KHPB board, Youth Advisory Council and community members.

- **Designate a local government department as a sponsor.**

Public Services will serve as the sponsoring department and provide a liaison.

- **Complete the online application form and submit along with a resolution**

Keep High Point Beautiful will be responsible for submission of all.

- **Submit adopted resolution and pay annual fee of \$500.00.**

Keep High Point Beautiful will submit resolution and fee will come from annual budget provide through Public Services Department, Environmental Services Division.



Thank you!

Public Services Department
Environmental Services
Keep High Point Beautiful





City of High Point

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

Master

File Number: 2023-011

File ID: 2023-011

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: **Resolution of Intent, Annexation 22-07**

Approval of a Resolution of Intent to establish a public hearing date of February 20, 2023, to consider a voluntary non-contiguous annexation petition for approximately 11.14 acres. The site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution of Intent AN-22-07.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-011

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Non-Contiguous Annexation
Annexation 22-07 (*Carolina Income Properties XV, LLC*)

From: Sushil Nepal,
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 22-07
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of February 20, 2023, to consider a voluntary non-contiguous annexation petition for approximately 11.14 acres. The site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

BACKGROUND:

Resolution of Intent for Annexation 22-07 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, February 20, 2023, for this request.

PUBLISH ONCE: Tuesday, January 31, 2023

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY NON-CONTIGUOUS ANNEXATION
(AN-22-07)**

WHEREAS, the City Council has been petitioned to annex the property of Carolina Income Properties XV, LLC. The proposed annexation site is approximately 11.14 acres and generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-58.2;

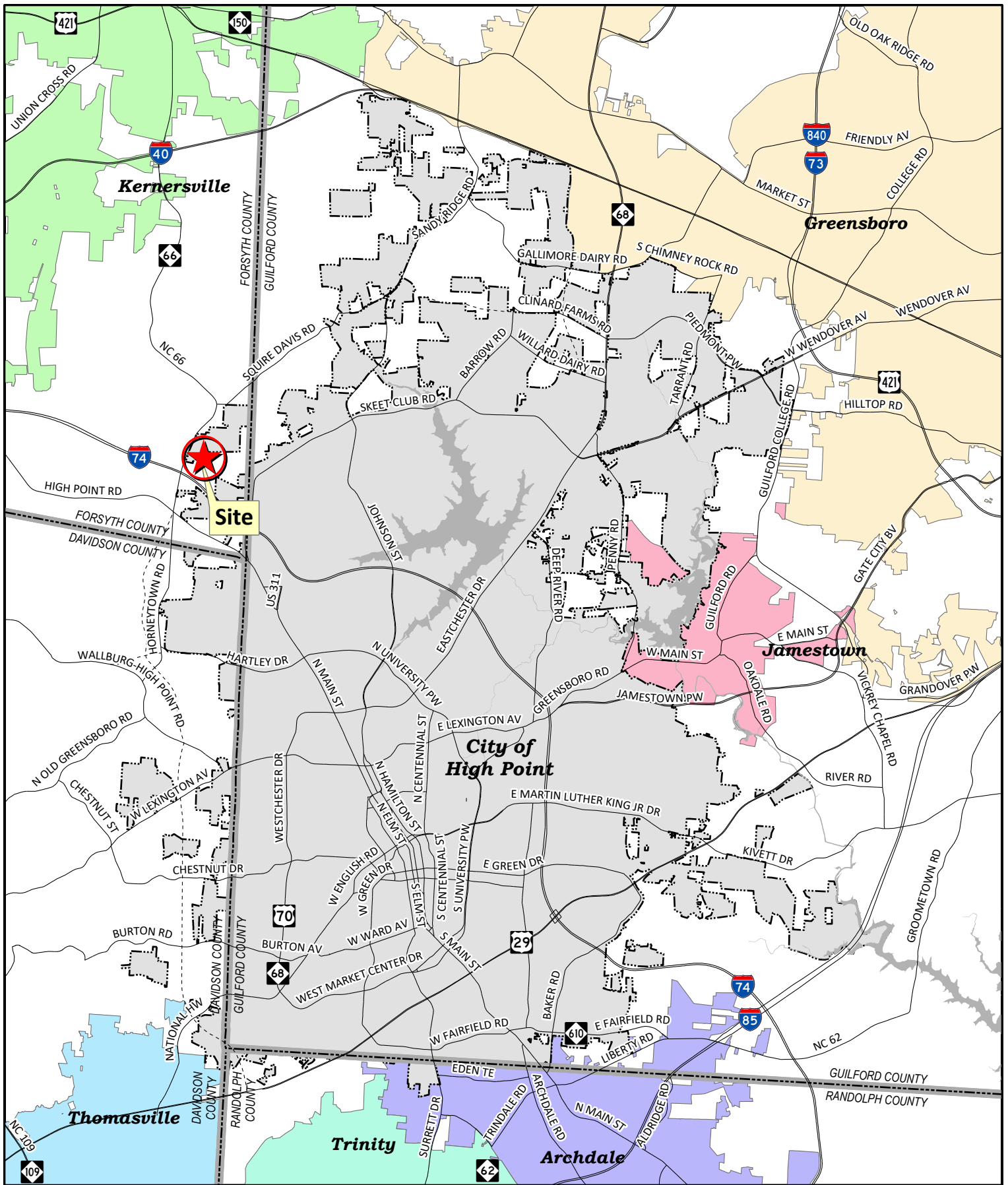
NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, February 20, 2023, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 17th day of January, 2023

Sandra R. Keeney, City Clerk



ANNEXATION REQUEST: AN-22-07

Applicant: Carolina Income Properties XV LLC
Area: 11.14 acres (approximate)

**Planning & Development
 Department**

City of High Point

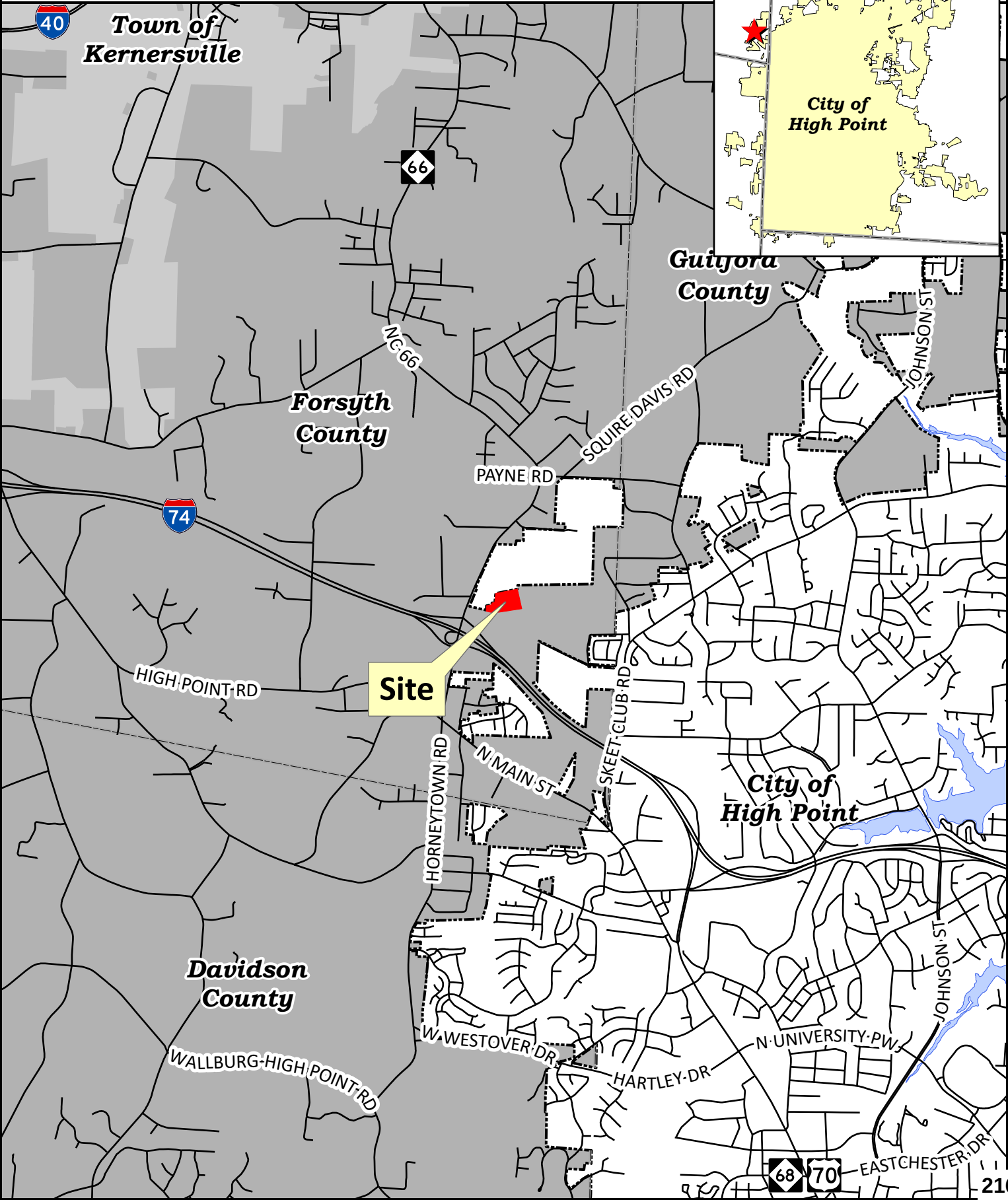
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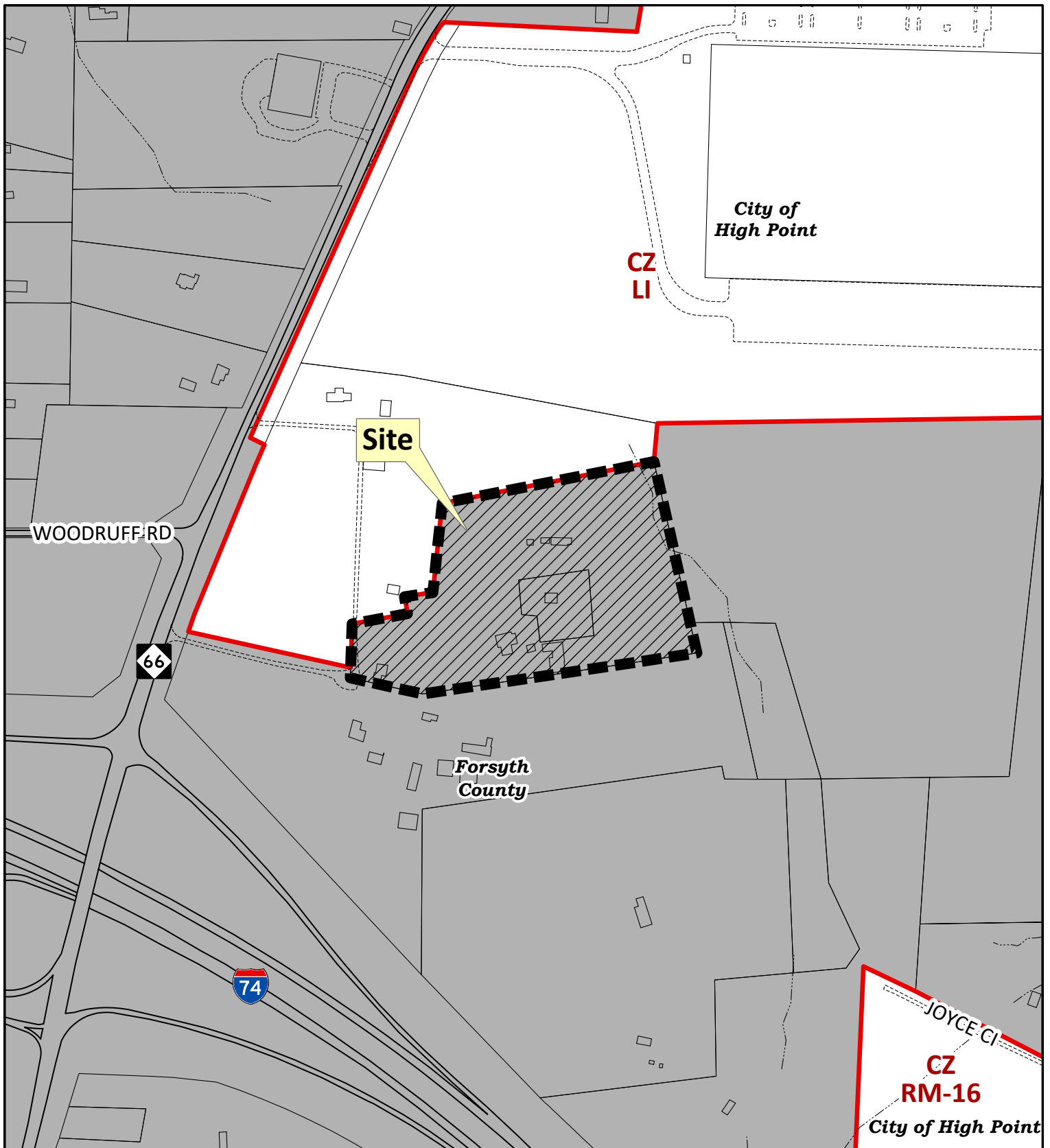


Scale: 1" = 8,500'

LOCATION MAP

ANNEXATION REQUEST: AN-22-07
Applicant: Carolina Income Properties XV LLC





ANNEXATION REQUEST: AN-22-07

Applicant: Carolina Income Properties XV LLC
Area: 11.14 acres (approximate)



Planning & Development Department



Scale: 1" = 400'

Existing Zoning Boundary
Subject Property Boundary





City of High Point

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

Master

File Number: 2023-012

File ID: 2023-012

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: **Initiation of Zoning Map Amendments**

A request by the Planning and Development Department for the City Council to initiate zoning map amendments for the fifth group of properties as part of the City's Comprehensive Zoning Map Amendment Project.

Notes:

Sponsors:

Enactment Date:

Attachments: Initiation of Zoning Amendment.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-012

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendments

(Comprehensive Zoning Map Amendment Project – Round 5)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Map and Table of properties associated with Round 5 of the CZMA Project

PURPOSE:

This is a request by the Planning and Development Department for the City Council to initiate zoning map amendments for a group of properties assembled by staff as part of the ongoing Comprehensive Zoning Map Amendment Project. The purpose of this project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas.

Most of the parcels proposed for evaluation under this round had their zoning established between the 1980s and early 2000s. The goal is to remove improper or obsolete zoning districts that may be acting as a barrier to development or redevelopment of property. Many of the lands proposed for review have conditional use approvals where zoning conditions have been met or are now governed by the current Development Ordinance.

BACKGROUND:

The Comprehensive Zoning Map Amendment project is a multi-year undertaking that began in 2017 following the adoption of the current Development Ordinance. This will be the fifth round of amendments to be considered by the Council. Since initiation of this project, the Council has reviewed and acted on rezoning for 7,253 parcels, totaling approximately 14,400 acres or 38% of the City.

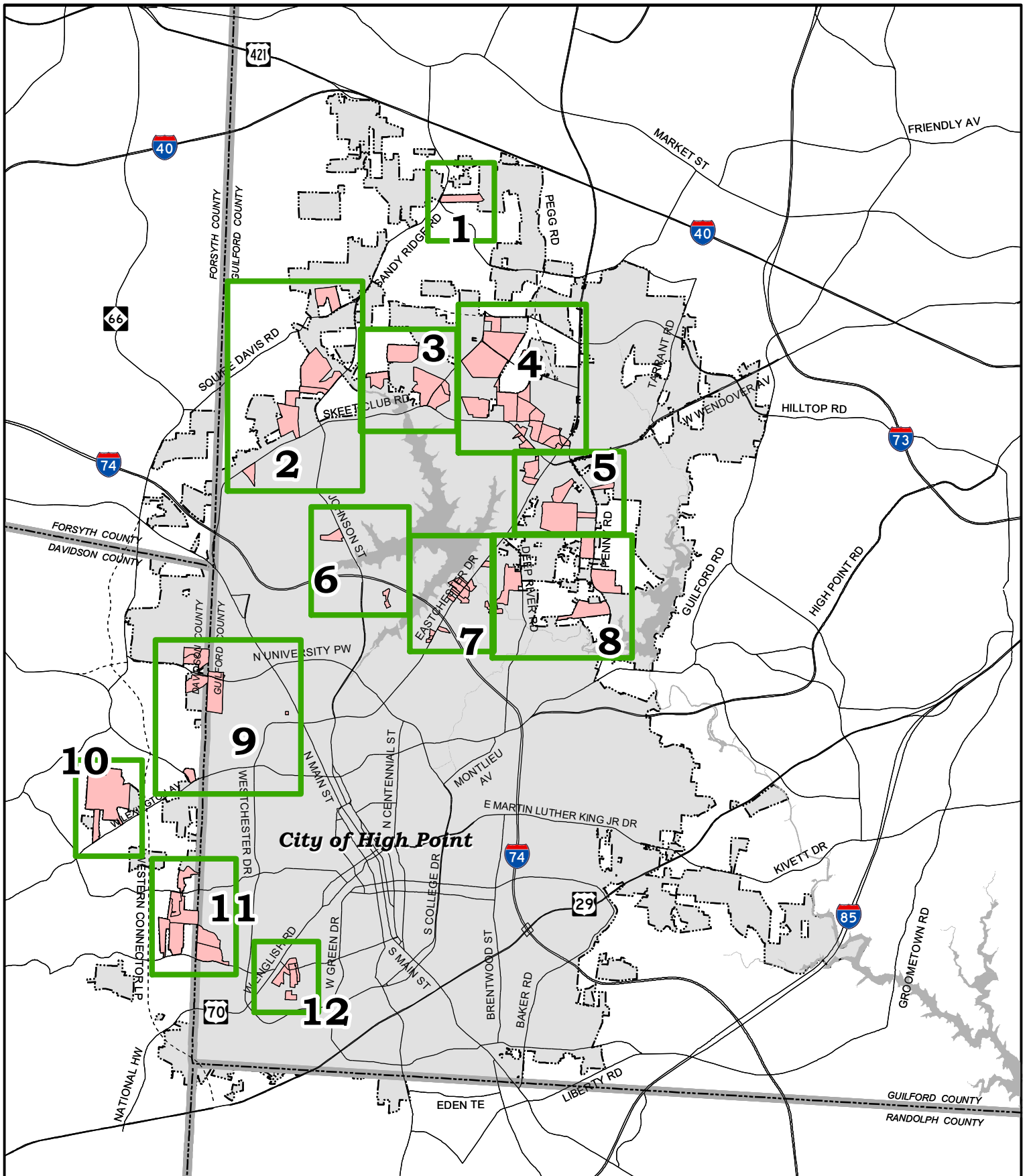
Attached is a table listing developments/properties and a map depicting the locations of properties included in this round. Once initiated by Council, staff will begin communicating with impacted property owners in early 2023 and bring forward initial properties from this group for public hearings in the spring/summer of 2023. The various lands associated with this request will be brought forward in a series of rezoning applications over the next 18 - 24 month for Council's consideration.

BUDGET IMPACT:

Funds are available in the department's FY 2022-2023 budget for courtesy early notice and public hearing notices.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council initiate zoning map amendment applications for Round 5 of the Comprehensive Zoning Map Amendment Project.



PROPOSED ZONING MAP AMENDMENTS

Round 5

**Planning & Development
Department**

City of High Point



Scale: 1"=8,500'

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2019\ZMR\MXD\CZMA-VicMap

GROUP 5 - Comprehensive Zoning Map Amendment Project				
Area	From	To	Use	Location
1	CU-R-5	R-5 or R-3	Single family dwellings	Frazier Downs Subdivision (Sandy Ridge Rd) CU-97-22 and CU-98-23
2	CU-R-5	R-5 and R-3	Single family dwellings	Camden Park Subdivision (Skeet Club Rd) CU-02-32
2	CU-R-3	R-5	Single family dwellings	Skeet Club Garden Subdivision (Skeet Club Rd) CU-92-20
2	CU-R-3	R-5	Single family dwellings	Meadow Creek Subdivision (Johnson St) CU92-30 and CU-01-02
2	CU R-5	R-5	Single family dwellings	Legacy at Sandy Ridge Subdivision (Sandy Ridge Rd) CU-04-03
3	CU-R-5	R-5	Single family dwellings	Alderbrook South Subdivision (Kendale Rd) CZ-15-04
3	CU-R-3	R-3	Single family dwellings	Ashton Oaks Subdivision (Kendale Rd) CU-98-47
3	CU-R-5	R-5	Single family dwellings	Peaceford Meadows Subdivision (Barrow Rd) CU-97-06
3	CU R-5	R-5	Single family dwellings	Greystone Subdivision (northeast corner Skeet Club Rd and Barrow Rd) CU-92-08
4	CU R-5	R-5	Single family dwellings	Southern Chase at Bent Tree Severon Oaks at Bent Tree (Barrow Rd & Willard Dairy Rd) CU-95-20
4	PDR CZ-R-5	R-5 RM-16	Single family and single family attached (townhome) dwellings	Cottesmore Subdivision (southern portion) Cottesmore Subdivision (northern portion) (Willard Dairy Rd and Clinard Farms Rd) CU-04-04 and CZ-16-21
4	CU I I	I R-5	School and ROW	4372 Southwest School Road and ROW along Southwest School Road CU-98-09
4	CU RM-16	RM-16	Single family attached (townhome) dwellings	Stonegate townhome subdivision (Willard Dairy Rd) ZA-17-20
4	CU R-3 CZ-R-7 CU-R-5 R-3	R-3 R-5	Single family dwellings	Waterford Subdivision CU-91-16 and CU-94-44 Waterford Spring Subdivision CZ-19-10 Waterford Village Subdivision CU-03-16 Skeet Club Down Subdivision (southern portion) Birchwood Cluster Homes (Skeet Club Road)
4	CU R-5 CU-OI	R-5 RM-16 or RM-26	Single family and single family attached (townhome) dwellings	Fountain Grove Subdivision Single family section and townhome section CU-02-26 and CU-00-05
4	CU-TO CU RM-16 CZ-OI CU-OI	RM-16 OI OI OI	Vacant structure Assisted Living/Nursing Home Child Daycare Veterinary office	1552, 1560, 1564, 1568, 1574 and 1578 Skeet Club Road CU-04-05, CU-96-26, CZ-19-23, CU-96-09
4	CU-EC	EC	Industrial/warehouse facility	2423 & 2427 Penny Road and 4000 OSSI Court. CU-90-28

Area	From	To	Use	Location
4	CU-EC CU-OI	OI	Dentist Office	2420 Penny Road CU-90-28, CU-89-20 and CU-07-35.
4	CU-OI	OI	Office Park	2401, 2411, 2413, 2415 20 Penny Road CU-89-20.
4	CU-OI	RM-16 or RM-26	Multifamily Development (Apartment complex)	Deep River Pointe Apartment Complex. (Eastchester Dr and River Pointe Pl) CU-94-02
4	CU-LB	LB	Commercial/retail uses	4050 and 4053 Eastchester Drive. CU-94-02
4	CU-OI	OI	Bank	2630 Penny Road CU-07-09.
5	R-3	OI	Fire Station #10	2419 Whites Mill Road
5	CU-OI	OI or RM-16	Multifamily Development (Apartment complex)	Alexandria Park Apartments (Ramsay St) CU-06-06
5	CU R-5	R-5 or R-7	Single family dwellings	Sutton Plan Subdivision (Eastchester Dr) CU-86-23
5	CZ RM-16	RM-16	Single family attached (townhome) subdivision	Copperfield Glen Townhome (northeast corner of Penny Rd and Horney Rd) CZ-15-19
5	CU RM-26	RM-26	Highbrook Apartments	Highbrook Apartments (Samet Dr) CU-97-33
5	PDR R-3	R-5 RM-16	Single family, twin homes, townhomes and multifamily dwellings	Hickwood Forest Subdivision (single family section / twinhome section / townhomes section and condominium section). (Hickwood Road) CU-97-28
5	CU-AGR	AGR or R-3	Former nursery	1711, 1701 and 1703 Penny Rd CU-94-37
6	CU RM-5	RM-5	Single family attached (townhome) dwellings	Vineyard Townhome subdivision (Johnson Street) CU-97-26
6	R-3	R-5	Single family dwellings	Portion of the T.G. Stimpson Place Subdivision (block bounded by Oakview Rd/ N. Centennial St/McGhee Ave/Wellingford Dr)
7	CU-OI	OI	Office uses	1912 Eastchester Drive CU-88-05
7	CU-OI	OI	Office uses	1836, 1840, 1838 Eastchester Drive CU-96-045
7	CU-OI	OI	Office uses	1812 & 1814 Eastchester Drive CU-94-42 1816 & 1820 Eastchester Drive CU-00-25 1830 Eastchester Drive CU-95-14
7	CU-OI	OI	Office uses	1813 & 1817 Eastchester Drive CU-00-16 and CU-94-25 1823 Eastchester Drive CU-88-03 1829 Eastchester Drive CU-93-29 1835 Eastchester Drive CU-91-19
7	CU-OI CU-TO	TO or OI	Office uses and ROW	1614, 1622 & 1620 Eastchester Drive CU-87-23 1623 Eastchester Drive CU-02-29 1525, 1527 & 1529 Eastchester Drive CU-96-18 1403 Eastchester Drive CU-87-04 Realign zoning to match ROW change at the Eastchester Drive intersection with York Ave/Ambassador Ct.

Area	From	To	Use	Location
8	CU-R-3	R-3	Single family dwellings	Meadowridge Subdivision (northwest corner Penny Road and Willard Road) CU 95-22
8	CU-R-3	R-3	Single family dwellings	Meadows at Jamestown Subdivision (Penny Road) CU 95-06
8	CU-R-3	R-3	Single family dwellings	Mendenhall Mill Subdivision (Penny Road) CU 02-31
8	CU-R-3	R-3	Single family dwellings	Williams Grove Subdivision (Deep River Road) CU-01-04
8	CU-R-5	R-5	Single family dwellings and a undeveloped parcel	River Trace Subdivision (Gordon Road) CU-84-37
9	RM-16	R-5	ROW	Realign zoning to match ROW change at intersection of Hartley Dr. and Westover Dr./Shadow Valley Rd.
9	RM-16	R-5	Single family dwellings	Westover Park Subdivision (Shadow Valley Road)
9	CU RM-26	RM-26	Multifamily dwellings	Hartley Ridge Apartment Complex (Hartley Drive) CZ-16-05
9	CU RM-16	R-5	Single family dwellings	Westover Ridge Subdivision (single family section) (Westover Drive) CU-05-21
9	PDL	R-3 or AGR	Single family dwellings and a undeveloped parcel	1504 W. Lexington Avenue and 5701 Wallburg-Highpoint Road (northeast corner of W. Lexington Avenue and Wallburg-HighPoint Road) CU-01-22
9	R-5	GB	Single family dwellings	149, 151 & 153 W. Parris Avenue
10	CU R-3	R-3	Single family dwellings	Swansgate subdivision and Swans Landing subdivision (W. Lexington Avenue) CU-93-07 and CU-04-30
11	CU R-3	R-3	Single family dwellings	Wynngate Subdivision and Burton Oaks Subdivision (Burton Rd) CU-91-01 and CU-92-33
11	CU RM-5	RM-5	Single family attached (townhome) dwellings	Addison Creek Subdivision (Chestnut Dr) CU-01-15
11	CU RM-5 CU RM-16	RM-5 RM-16	Single family, twinhome and single family attached (townhome) dwellings	Cambridge Oaks Subdivision (Chestnut Dr) CU-11-14 and CU-06-01
11	RM-16	R-5	Single family dwellings	Burton Run Subdivision (Burton Avenue)
11	RM-16	R-5	Single family dwellings	1106, 1200, 1202 and 1204 Burton Avenue
11	CU RM-16	RM-16 or RM-26	Multifamily and single family attached (townhome) dwellings	Laurel Wood Park Apartments Villas at Pine Creek Townhome Subdivision (Burton Avenue)
12	HI LI	RM-16	Single family dwellings and multifamily dwellings	W. Ward Ave./Prospect St. Neighborhood (Bradley Pl. / W. Ward Ave. / Lincoln Dr / Wrightenberry St. / Academy St. / Chase Ave.)
12	HI LI	GB	Various commercial uses	W. Ward Ave./Prospect St. Neighborhood (west side of Prospect St., between Bradley Pl. & Elliott Pl.)
12	HI	LI	Single family dwellings, commercial use and industrial uses	W. Ward Ave./Prospect St. Neighborhood (parcels abutting the railroad tracks, lying west of Van Buren St. & Wrightenberry St., and north and west of Bradley Pl.)



City of High Point

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

Master

File Number: 2022-557

File ID: 2022-557

Type: Zoning Map Amendment

Status: Pending in
Committee

Version: 1

Reference:

In Control: City Council

File Created: 11/22/2022

File Name:

Final Action:

Title: AAA Storage Management, LLC, Zoning Map Amendment 22-24

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-22-24.pdf, Staff Report ZA-22-24
Revised.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	12/05/2022	continued				Pass

Text of Legislative File 2022-557

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-24
(AAA Storage Management, LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Public Hearing: Yes

Meeting Date: December 5, 2022

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Judy Stalder, PO Box 5581, High Point, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to develop an internal self-storage use on the parcel. She concluded by noting that this use is a low traffic generator and based upon standards of the Development Ordinance will be compatible with surrounding uses.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 22-24 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan. Furthermore, ss conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-24
November 8, 2022**

Request	
Applicant: AAA Storage Management, LLC	Owner: Carr Davis II, LLC
Zoning Proposal: To rezone approximately 3.5 acres	From: CZ-LI Conditional Zoning Light Industrial District
	To: CZ-LI Conditional Zoning Light Industrial District.
Notices: - Applicant held a Citizen Information Meeting (Yes) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.
Tax Parcel Number:	Guilford County Tax Parcel 212472
Site Acreage:	Approximately 3.5 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a gently sloping terrain and no noteworthy features.
Water and Sewer Proximity:	An 8-inch private water line lies adjacent to the site in the shared driveway that provides access to the site. An 8-inch City sewer line lies adjacent to the site along its southern and western boundaries.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Major medical care facility
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel
East:	CU-LI	Conditional Use Light Industrial District	Light Industrial uses
West:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Restricted Industrial land use classification, which is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.
Relevant Area Plan:	<u>Eastchester Corridor Plan - Phase III</u> This plan includes recommendations to maintain the aesthetic quality of the corridor by applying appearance guidelines regarding building materials/design, signage, parking, lighting, and landscaping as zoning conditions when properties are rezoned.
Zoning History:	<u>Zoning Map Amendment 00-39</u> : The site was initially annexed and zoned to the CU-LI District in 2000, as part of a larger 9-acre zoning request. Adjacent lands to the north, west and south were granted CU-LI District zoning in 2001 and 2005. <u>Zoning Map Amendment 20-05</u> : In 2020, the industrial zoning of this parcel was amended to support restricted industrial type uses under standards of the newly adopted 2017 Development Ordinance

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	NC 68		Major Thoroughfare	None
Vehicular Access:	Via existing private driveway from NC 68.			
Traffic Counts: <i>(Average Daily Trips)</i>	NC 68		32,000 ADT (NCDOT 2017 traffic count)	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required.	

School District Comment
Not applicable to this zoning case.

Details of Proposal

The zoning site is part of a larger 9-acre development that was annexed in 2000. The NC68 frontage and eastern two-thirds has developed as a business park with a 30,000-square-foot multi-tenant building and a stormwater treatment pond. The rear of this development, which consists of the zoning site, is undeveloped.

In 2000, the zoning approval for the original 9-acre development restricted allowable uses to address policy guidance established by the Eastchester Drive Corridor Plan and the Land Use Plan. In 2020, the zoning conditions governing the rear of the development, which lies outside the Eastchester Gateway Corridor Overlay district, were amended to allow a warehouse use. The applicant desires

to amend the zoning conditions for this site again to allow an “Internal Access Self Storage Facility”. This use type prohibits any form of outdoor storage and has development standards that prohibits indoor storage material, racks, bins, shelving or other evidence of the warehouse or wholesale operation to be visible from the public right-of-way.

Based on the Conditional Zoning Ordinance offered by the applicant, the only change to the prior ordinance will be removing “Internal Access Self Storage Facility” as a prohibited use. All other relevant zoning conditions and restrictions from the prior zoning approval are proposed to be carried forward in the new Conditional Zoning Ordinance.

Staff Analysis

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

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City’s adopted policy guidance.

As conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan.

Reasonableness/Public Interest:

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

As conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

Compatibility with Surrounding Areas

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

As conditioned, allowable uses will be similar to those permitted on abutting industrially zoned lands within the Eastchester Gateway Corridor Overlay District. The applicant has offered to carry forward existing conditions from the 2020 zoning approval that 1) development is subject to the Eastchester Gateway Corridor Overlay District standards and 2) exterior building materials, colors,

architectural character and style of development be governed by the same design guidelines as those applied to the existing developed portion of this business/industrial park.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The zoning site is in an area designated as Restricted Industrial by the Land Use Plan and surrounded by parcels with CU-LI District zoning. As conditioned, allowable uses will be similar to those permitted on adjacent lands and will not adversely impact nearby lands. ❖ As part of the development of the Eastchester Drive frontage of this industrial/business park, a right turn lane was installed at the Eastchester Drive entrance to mitigate traffic impacts.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. The site is surrounded by LI zoned parcels, many of which are conditioned to meet higher standards of the former Corporate Park zoning district(current Employment Center District). As conditioned, the requested amended CZ-LI District will not adversely impact adjacent lands.

Supportive Changes in the Area

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

There have been no significant changes in land use policies in this area. Warehousing use types, with no outdoor storage activity, have been previously supported on industrially zoned lands lying outside this segment of the Eastchester Gateway Corridor Overlay District.

Promotes a Preferred Development Pattern

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

As conditioned, allowable uses will be similar to those uses permitted on adjacent LI zoned

properties lying outside the Eastchester Gateway Corridor Overlay District.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 3.5-acre parcel to the CZ-LI District. As conditioned, the requested CZ-LI District will be compatible with the surrounding area and in conformance with adopted policy guidance.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

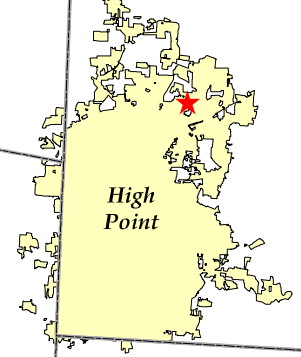
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-24

Applicant: AAA Storage Management LLC

Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

Site

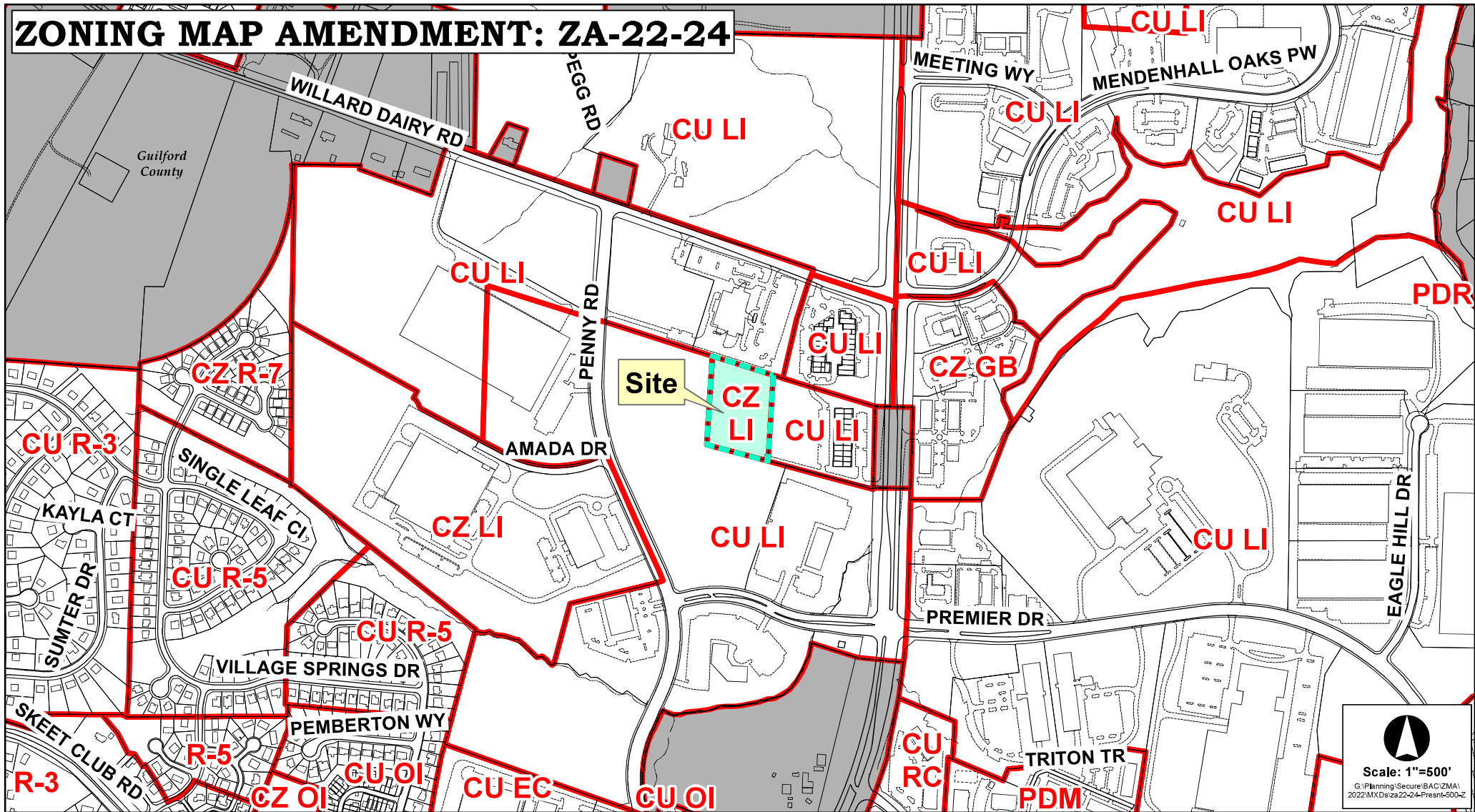
City of High Point



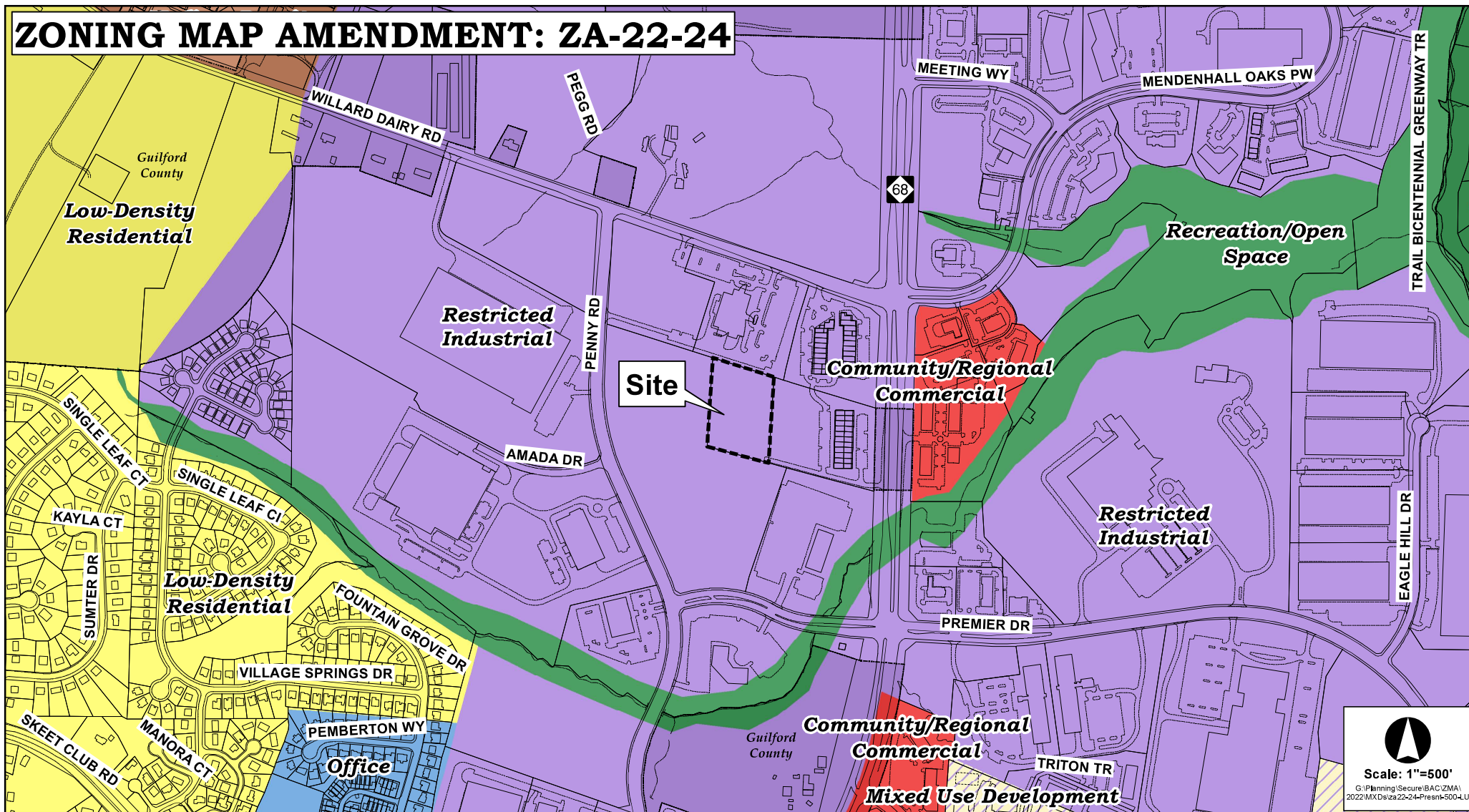
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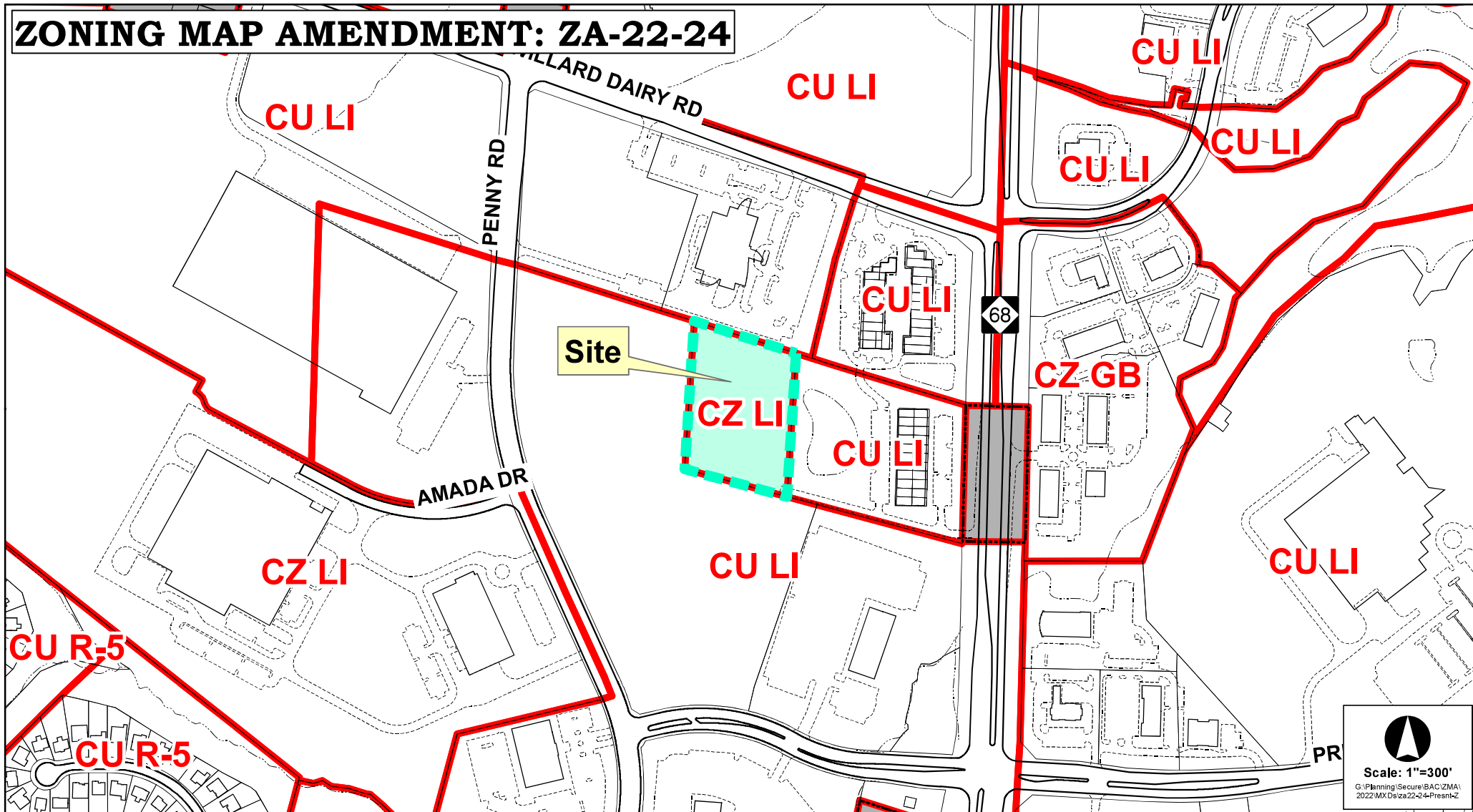
ZONING MAP AMENDMENT: ZA-22-24



ZONING MAP AMENDMENT: ZA-22-24

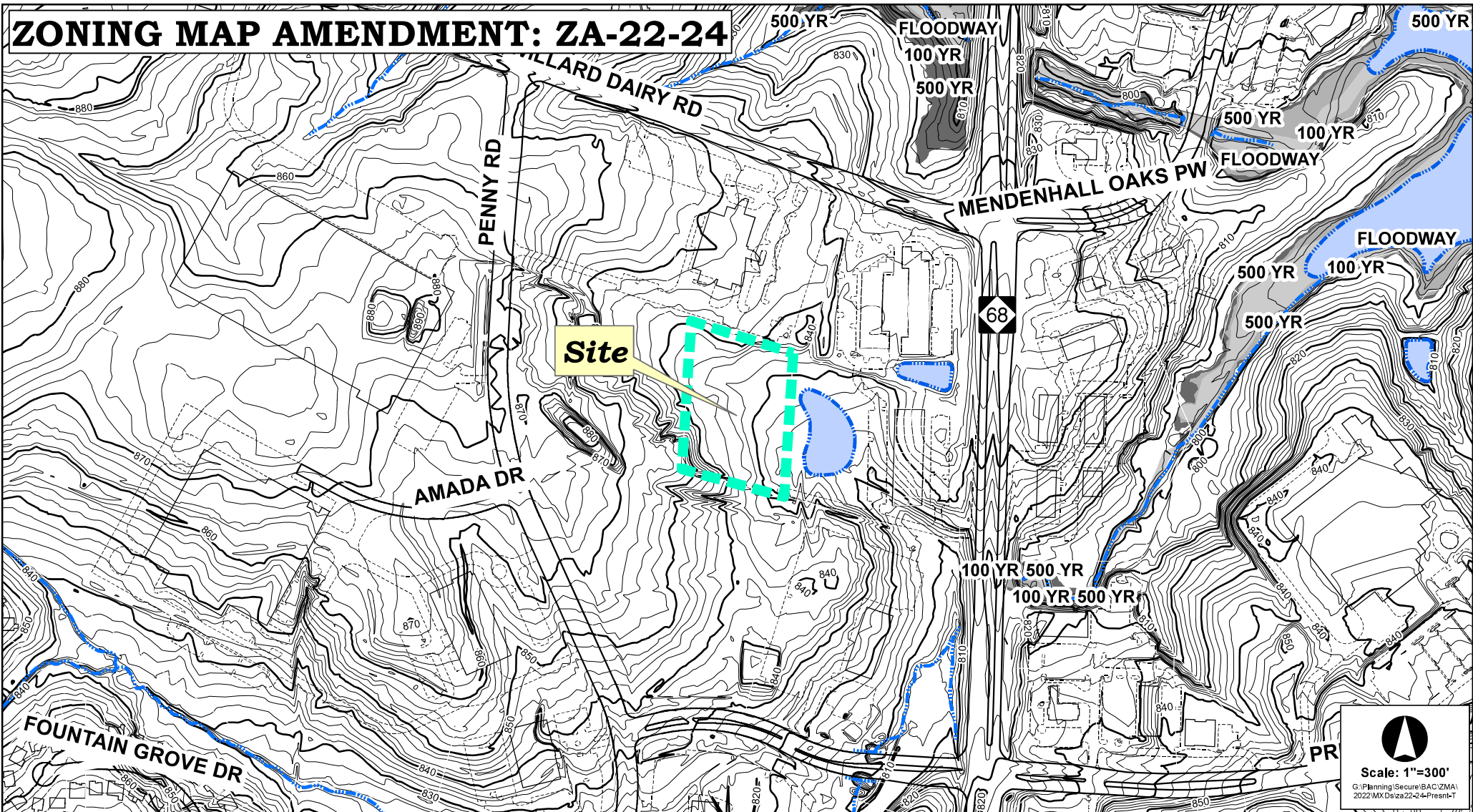


ZONING MAP AMENDMENT: ZA-22-24

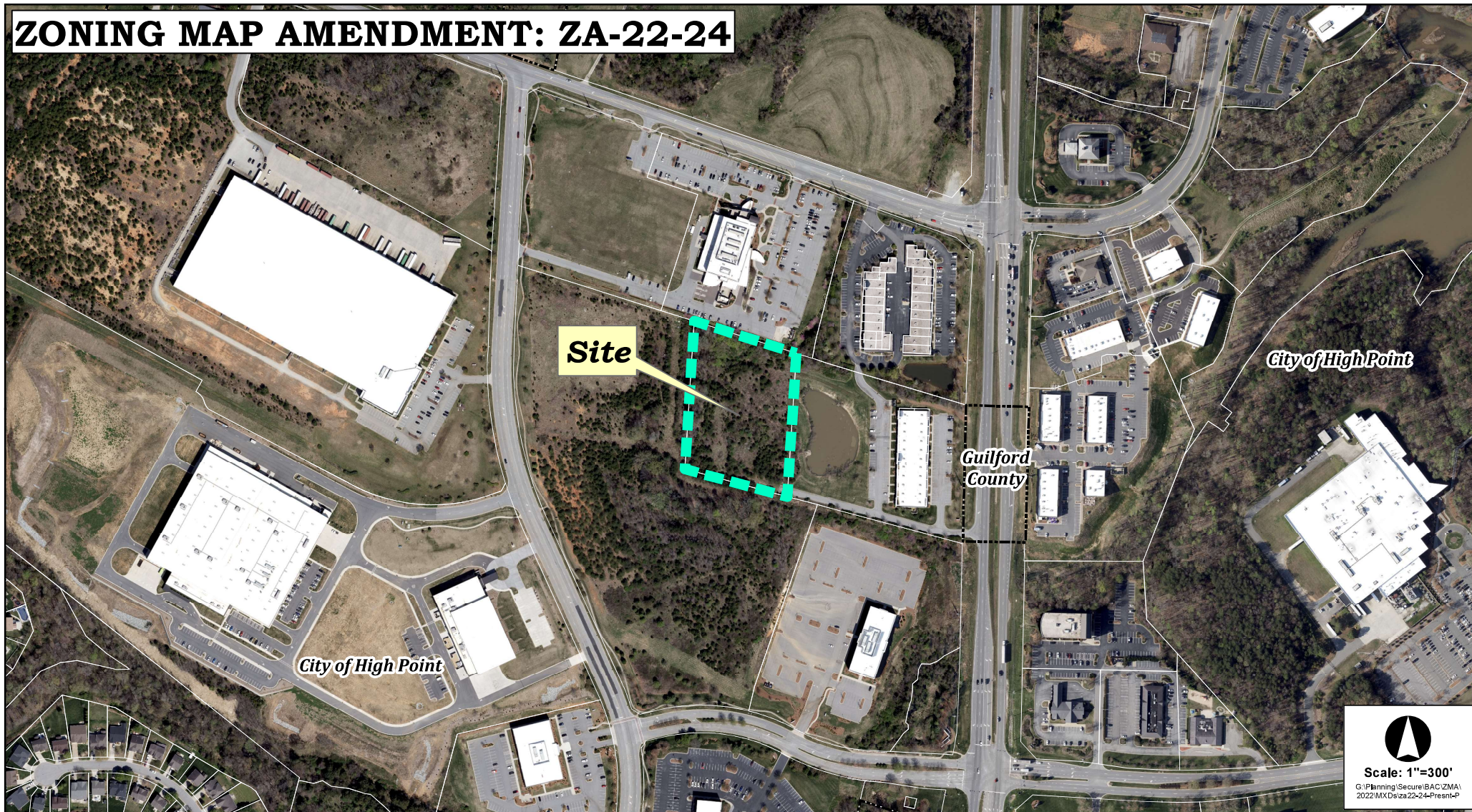


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ZONING MAP AMENDMENT: ZA-22-24



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 8, 2022 and before the City Council of the City of High Point on December 5, 2022 regarding **Zoning Map Amendment Case 22-24 (ZA-22-24)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on October 29, 2022, for the Planning and Zoning Commission public hearing and on October 26, 2022 and November 2, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 5, 2022**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Light Industrial (CZ-LI) District**. The property is approximately 3.5 acres, located approximately 580 feet west of NC 86 and approximately 570 feet south of Willard Dairy Road. The property is also known as Guilford County Tax Parcel 212472.

SECTION 2

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

Part I. USES:

- a) Any principal use of the Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted:
 1. **Institutional Use Classification**
 - a. Taxi or limousine service facility
 - b. Major Utility facility
 - c. Truck driving school

2. Commercial Use Classification
 - a. Major Vehicle Establishment
 - b. Minor Vehicle Establishment
 - c. Convenience Store with Fuel Sales
3. Industrial Use Classification
 - a. Major Industrial Service
 - b. Freight movement
 - c. Self-storage, external access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Eastchester Gateway Corridor Overlay District:
The rezoning site is subject to the Eastchester Gateway Corridor Overlay District.
2. Architectural Conditions:
Exterior building materials, colors, architectural character and style shall be governed by the same design guidelines as those applied under the Eastchester Gateway Corridor Overlay District to property immediately to the north, at 2638-2640 Willard Dairy Road.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 5th day of **December, 2022**

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

Citizen Information Meeting Report

NC Hwy 68 Storage

Zoning Case ZA-22-24

A Citizen Information Meeting was scheduled for property owners near the proposed zoning change at 2783 R1 NC Hwy 68 South. An informational letter dated October 1 was sent by US Mail to the 13 addresses supplied by the City of High Point Planning and Development Department as well as an additional 47 additional property owners in the area. A Zoom meeting was set for October 12 at 6:00 pm. The mailing included the *City of High Point Conditional Zoning Citizen Information Meetings* statement. A copy of the letter and list of addressees is attached. The letter provided the Zoom address, a general description of the location, and a description of the proposed zoning change.

Stuart Nunn of Charis Companies attended the meeting in favor of the proposed zoning.

Paul Kirkland, owner of Fire and Sticks restaurant called prior to the meeting in favor of the proposed zoning.

THE STALDER GROUP LLC

PO Box 5581 High Point North Carolina 336.688.2204 jstalder@northstate.net

October 1, 2022

Dear Neighbor,

This letter is to notify you of a Neighborhood Meeting concerning a request to amend the zoning of property at 2783 R1 NC Hwy 68 South to allow one additional use. The meeting will be held on Wednesday, October 12 at 6:00 pm via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86068417544?pwd=eFhCZWFMU25iREZrcjRoYWRRhWndYdz09>

Meeting ID: 860 6841 7544

Passcode: 602067

One tap mobile

+12678310333,,86068417544#,,,,*602067# US (Philadelphia)

+13017158592,,86068417544#,,,,*602067# US (Washington DC)

Please email me at jstalder@northstate.net if you would like for me to send you a direct link.

The property owner, C-D II LLC, is requesting an amendment to add *Internal Access Self Storage* as a use. This is the only change in the current zoning and the amendment affects only the 3.46-acre site adjacent to the existing pond behind Deep River Business Center. The property is approximately 580 feet west of NC Hwy 68 and approximately 570 feet south of Willard Dairy Road.

The zoning designation will remain Conditional Zoning Light Industrial CZ-LI. All rules and regulations will remain the same for the Development and Dimensional Requirements. The property is subject to the Eastchester Gateway Corridor Overlay and the Architectural standards that apply to the exterior building materials, colors, character, and style of the Deep River Business Center. The following uses will continue to be prohibited: taxi or limousine services, major utility facilities, truck driving school, vehicle establishment, convenience store with fuel sales, major industrial service, freight movement and *external* access self-storage.

If you are unable to attend or have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

Thank you for your time regarding this request.

Sincerely,

Judy Stalder

Development Consultant

PARKER FAMILY TRUST
6287 BAHIA DEL MAR CIR APT 607
ST PETERSBURG FL 33715

Impact Golf LLC
2010 ANCHORIDGE AVE
HIGH POINT NC 27265

BAILEY, ROBERT C
6924 EAGLESFIELD RD
GIBSONVILLE NC 27249

Treasure Beach Investments LLC
3832 LILLIE ST
HIGH POINT NC 27265

RQ JMAN Realty LLC
8014 WADE GREEN PL
CARY NC 27519

Andrea Byrd/Dexter Byrd
1642 HADDINGTON POINT DR
KERNERSVILLE NC 27284

Charis Companies LLC
PO BOX 5525
HIGH POINT NC 27262

GAREECCA Investments LLC
401 BALL PARK RD
BISCOE NC 27209

BTA Management LLC
1310 CEDARWOOD LN
ROCK HILL SC 29732

PIERSOL Properties LLC
2415 ROUND OAKS LN
KERNERSVILLE NC 27284

Lisa A Salyer
2646 MOUNTAIN LAKE RD
ASHEBORO NC 27205

Kirkland Holdings LLC
4140 MENDENHALL OAKS PKWY
HIGH POINT NC 27265

ZHOU, BIN;UNIT, FANG MU 105
2783 NC HIGHWAY 68 S
HIGH POINT NC 27265

C-D II LLC
1414 LONG ST # 607
HIGH POINT NC 27262

GULLEDGE, PERRY V;GULLEDGE, LAURA
200 CASTLETON PL
JAMESTOWN NC 27282

THE HOWARD ALLAN COMPANY LLC
15425 GUTHRIE DR
HUNTERSVILLE NC 28078

SPARTAN REAL ESTATE LLC
P O BOX 174
BRENTWOOD TN 37024

TRIAD PROPERTIES ENTERPRISES LLC
200 DOLLY LN
WINSTON SALEM NC 27107

TOTAL REAL ESTATE SOLUTIONS INC
2638 WILLARD DAIRY RD STE 108
HIGH POINT NC 27265

LUTHER, MICHAEL F
2638 WILLARD DAIRY RD STE 110
HIGH POINT NC 27265

TECHUNIFI LLC
7605 STERLINGSHIRE DR
GREENSBORO NC 27409

LOCALEDGE CAROLINA LLC
140 JOHN JAMES AUDUBON STE 201
AMHERST NY 14228

WILLARD RENTAL LLC
PO BOX 16109
HIGH POINT NC 27261

SBCB REALTY LLC
PO BOX 16109
HIGH POINT NC 27261

OSCARS INC
1551 GREEN HILL RD
BLOWING ROCK NC 28605

DEEP RIVER INSURANCE SOLUT INC
2640 WILLARD DAIRY RD STE 122
HIGH POINT NC 27265

WARD FAMILY GROUP #3 LLC
8000 SAPP ACRES LN
OAK RIDGE NC 27310

RAYMOND, CLAIRE G
810 SHERWOOD DR
LEXINGTON KY 40502

MARY WHITAKER GREER REVOCABLE
LIVING TRUST;GREER, DEWEY H III
TRUSTEE
785 LANCASTER PARK CT
WINSTON SALEM NC 27103

PICKETT, ALFRED THOMAS;PICKETT,
DONA L
2898 CAUSEY LAKE RD
GREENSBORO NC 27406

ARLEEN LEWIS MCGINN LIVING
TRUST;MCGINN, ARLEEN LEWIS
TRUSTEE
5300 PERROU CT
GREENSBORO NC 27410

102 WILLARD DAIRY ROAD LLC
2640 WILLARD DAIRY RD STE 102
HIGH POINT NC 27265

BLANQ MCGEE TRIAD HOLDINGS LLC
2640 WILLARD DAIRY RD
HIGH POINT NC 27265

MOSES H CONE MEMORIAL HOSPITAL
1200 N ELM ST
GREENSBORO NC 2740

CAROLINA INCOME PROPERTIES XVI
LLC
PO BOX 21509
WINSTON SALEM NC 2712

PREMIER CENTER ASSOCIATES LLC
PO BOX 21509
WINSTON-SALEM NC 27120

PREMIER CENTER PROPERTY OWNERS
ASSOCIATION INC
PO BOX 1066
LEXINGTON NC 27292

AMADA NORTH AMERICA INC
7025 FIRESTONE BLVD
BUENA PARK CA 90621

BEE JAY REAL ESTATE LIMITED
PARTNERSHIP;BP EASTCHESTER LLC
804 GREEN VALLEY RD STE 202
GREENSBORO NC 27408

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17

From: [Judy Stalder](#)
To: [Herbert Shannon Jr](#)
Cc: [Hunter Oglesby](#)
Subject: NC Hwy 68 Storage
Date: Monday, January 9, 2023 2:40:25 PM

CAUTION: This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Herb,

As we discussed in our telephone conversation on January 5, AAA Storage Management LLC requests an additional continuation of the public hearing by City Council from January 17 to February 20 or March 20. The purpose of the delay is to complete due diligence concerning use of the water quality pond adjacent to the site. The applicant is awaiting information from both the City of High Point and the seller.

Please let me know if you need further information.

Thank you,

Judy Stalder

Judy Stalder
THE STALDER GROUP LLC
PO BOX 5581 HIGH POINT NC 27262 336.688.2204

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-24
(AAA Storage Management, LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Public Hearing: Yes

Meeting Date: December 5, 2022

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Judy Stalder, PO Box 5581, High Point, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to develop an internal self-storage use on the parcel. She concluded by noting that this use is a low traffic generator and based upon standards of the Development Ordinance will be compatible with surrounding uses.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 22-24 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan. Furthermore, ss conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-24
November 8, 2022**

Request	
Applicant: AAA Storage Management, LLC	Owner: Carr Davis II, LLC
Zoning Proposal: To rezone approximately 3.5 acres	From: CZ-LI Conditional Zoning Light Industrial District
	To: CZ-LI Conditional Zoning Light Industrial District.
Notices: - Applicant held a Citizen Information Meeting (Yes) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.
Tax Parcel Number:	Guilford County Tax Parcel 212472
Site Acreage:	Approximately 3.5 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a gently sloping terrain and no noteworthy features.
Water and Sewer Proximity:	An 8-inch private water line lies adjacent to the site in the shared driveway that provides access to the site. An 8-inch City sewer line lies adjacent to the site along its southern and western boundaries.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Major medical care facility
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel
East:	CU-LI	Conditional Use Light Industrial District	Light Industrial uses
West:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Restricted Industrial land use classification, which is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.
Relevant Area Plan:	<u>Eastchester Corridor Plan - Phase III</u> This plan includes recommendations to maintain the aesthetic quality of the corridor by applying appearance guidelines regarding building materials/design, signage, parking, lighting, and landscaping as zoning conditions when properties are rezoned.
Zoning History:	<u>Zoning Map Amendment 00-39:</u> The site was initially annexed and zoned to the CU-LI District in 2000, as part of a larger 9-acre zoning request. Adjacent lands to the north, west and south were granted CU-LI District zoning in 2001 and 2005. <u>Zoning Map Amendment 20-05:</u> In 2020, the industrial zoning of this parcel was amended to support restricted industrial type uses under standards of the newly adopted 2017 Development Ordinance

Transportation Information			
Adjacent Streets:	Name		Classification
	NC 68		Major Thoroughfare
	Approx. Frontage		
	None		
Vehicular Access:	Via existing private driveway from NC 68.		
Traffic Counts: <i>(Average Daily Trips)</i>	NC 68		32,000 ADT (NCDOT 2017 traffic count)
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required.

School District Comment
Not applicable to this zoning case.

Details of Proposal

The zoning site is part of a larger 9-acre development that was annexed in 2000. The NC68 frontage and eastern two-thirds has developed as a business park with a 30,000-square-foot multi-tenant building and a stormwater treatment pond. The rear of this development, which consists of the zoning site, is undeveloped.

In 2000, the zoning approval for the original 9-acre development restricted allowable uses to address policy guidance established by the Eastchester Drive Corridor Plan and the Land Use Plan. In 2020, the zoning conditions governing the rear of the development, which lies outside the Eastchester Gateway Corridor Overlay district, were amended to allow a warehouse use. The applicant desires

to amend the zoning conditions for this site again to allow an “Internal Access Self Storage Facility”. This use type prohibits any form of outdoor storage and has development standards that prohibits indoor storage material, racks, bins, shelving or other evidence of the warehouse or wholesale operation to be visible from the public right-of-way.

Based on the Conditional Zoning Ordinance offered by the applicant, the only change to the prior ordinance will be removing “Internal Access Self Storage Facility” as a prohibited use. All other relevant zoning conditions and restrictions from the prior zoning approval are proposed to be carried forward in the new Conditional Zoning Ordinance.

Staff Analysis

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

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City’s adopted policy guidance.

As conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan.

Reasonableness/Public Interest:

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

As conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

Compatibility with Surrounding Areas

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

As conditioned, allowable uses will be similar to those permitted on abutting industrially zoned lands within the Eastchester Gateway Corridor Overlay District. The applicant has offered to carry forward existing conditions from the 2020 zoning approval that 1) development is subject to the Eastchester Gateway Corridor Overlay District standards and 2) exterior building materials, colors,

architectural character and style of development be governed by the same design guidelines as those applied to the existing developed portion of this business/industrial park.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The zoning site is in an area designated as Restricted Industrial by the Land Use Plan and surrounded by parcels with CU-LI District zoning. As conditioned, allowable uses will be similar to those permitted on adjacent lands and will not adversely impact nearby lands. ❖ As part of the development of the Eastchester Drive frontage of this industrial/business park, a right turn lane was installed at the Eastchester Drive entrance to mitigate traffic impacts.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. The site is surrounded by LI zoned parcels, many of which are conditioned to meet higher standards of the former Corporate Park zoning district(current Employment Center District). As conditioned, the requested amended CZ-LI District will not adversely impact adjacent lands.

Supportive Changes in the Area

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

There have been no significant changes in land use policies in this area. Warehousing use types, with no outdoor storage activity, have been previously supported on industrially zoned lands lying outside this segment of the Eastchester Gateway Corridor Overlay District.

Promotes a Preferred Development Pattern

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

As conditioned, allowable uses will be similar to those uses permitted on adjacent LI zoned

properties lying outside the Eastchester Gateway Corridor Overlay District.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 3.5-acre parcel to the CZ-LI District. As conditioned, the requested CZ-LI District will be compatible with the surrounding area and in conformance with adopted policy guidance.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

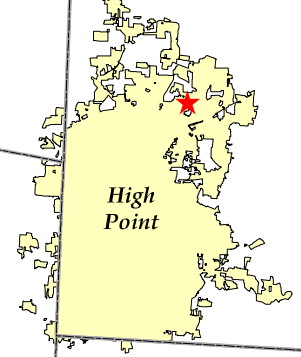
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-24

Applicant: AAA Storage Management LLC

Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

City of High Point

Site

SANDY RIDGE RD

CLINARD FARMS RD

GALLIMORE DAIRY RD

BARROW RD

SKEET CLUB RD

NC 68

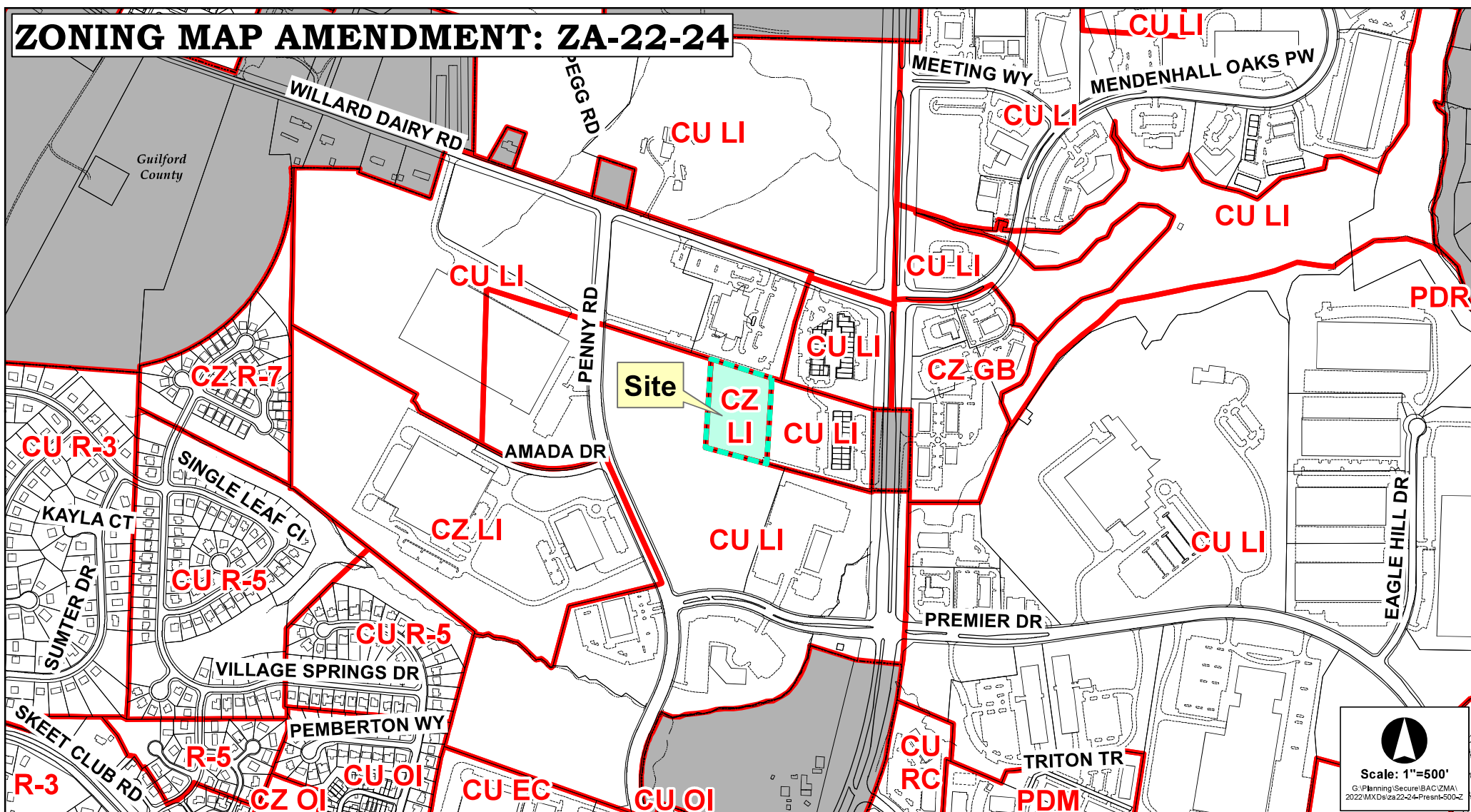
W WENDOVER AV



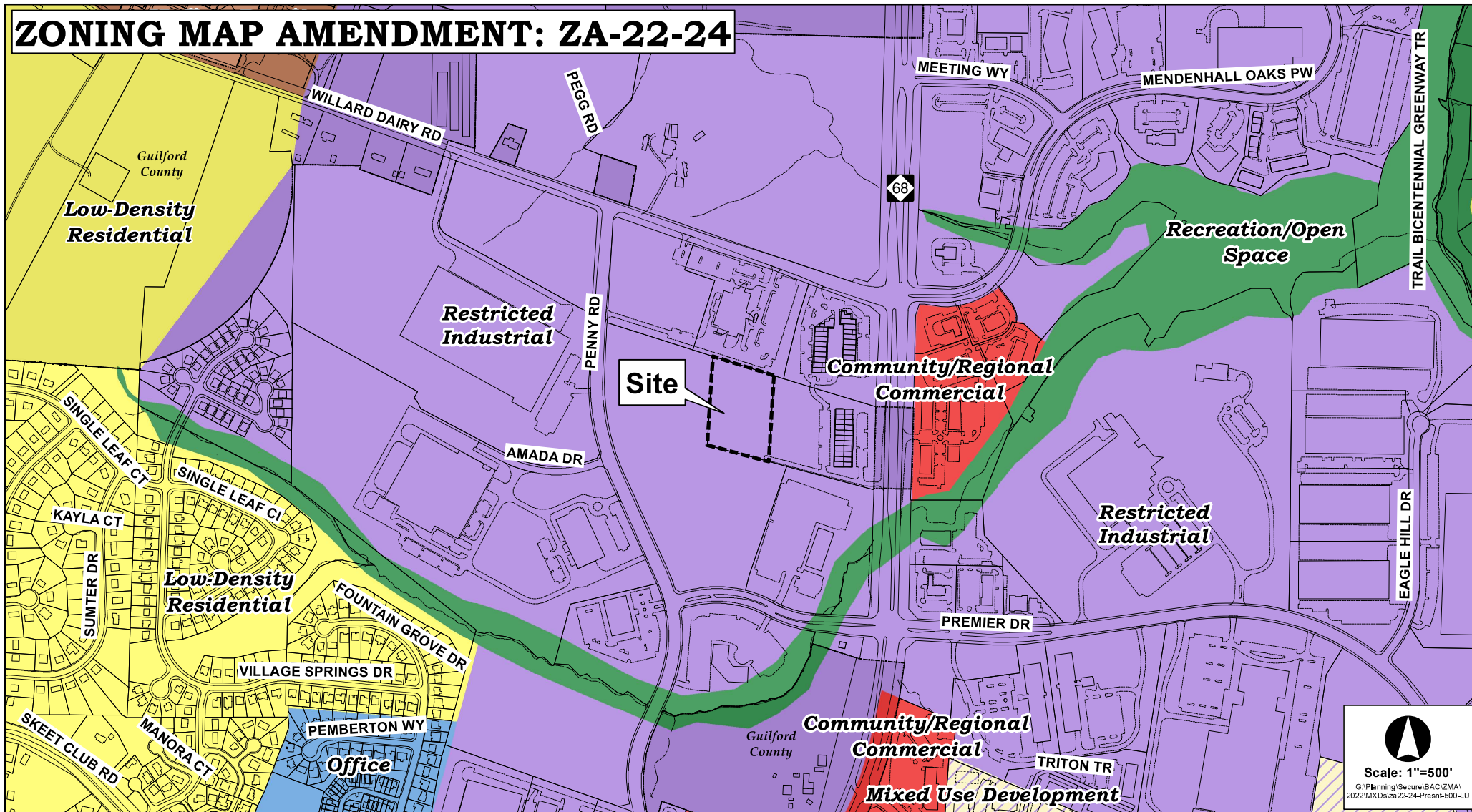
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ZONING MAP AMENDMENT: ZA-22-24



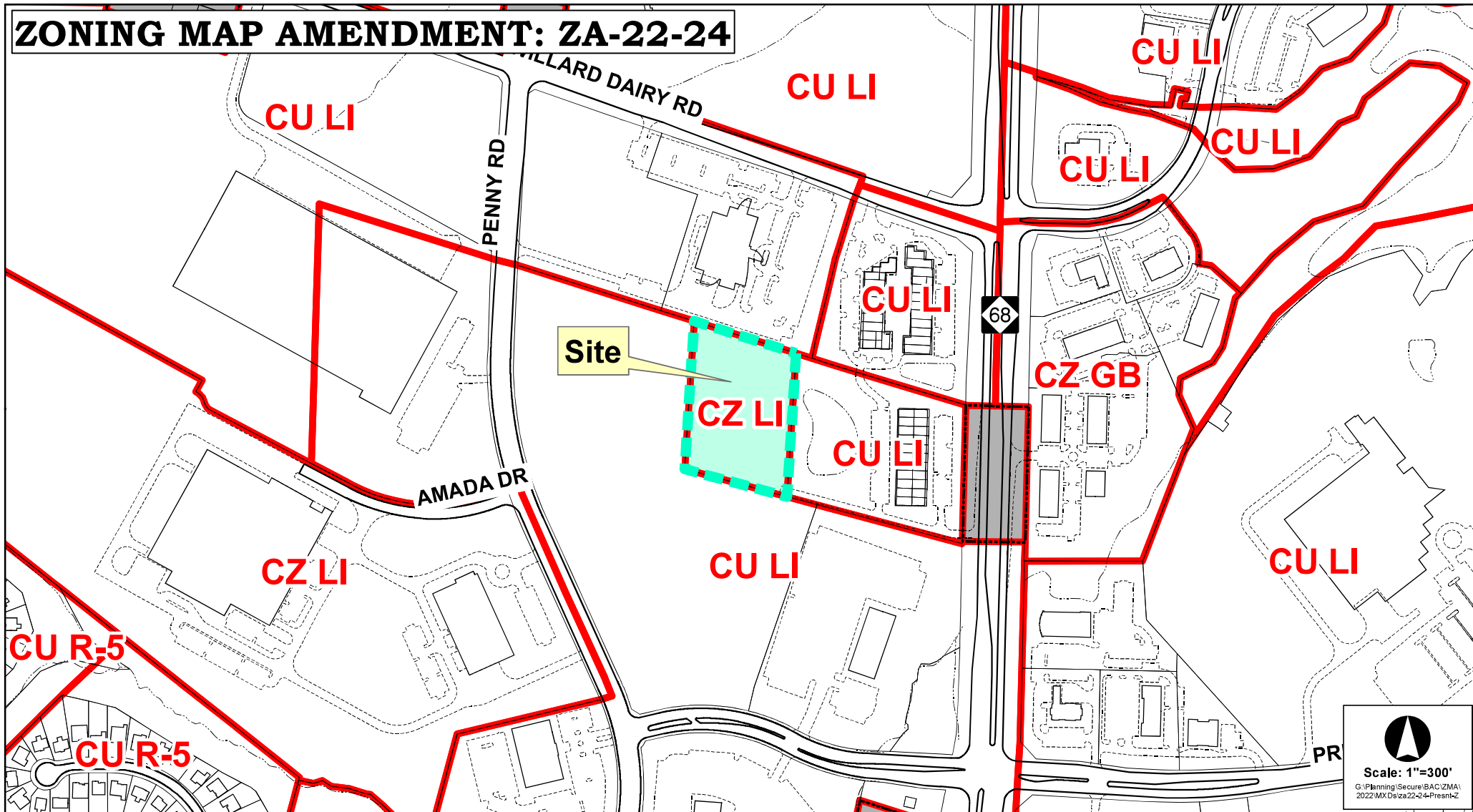
ZONING MAP AMENDMENT: ZA-22-24

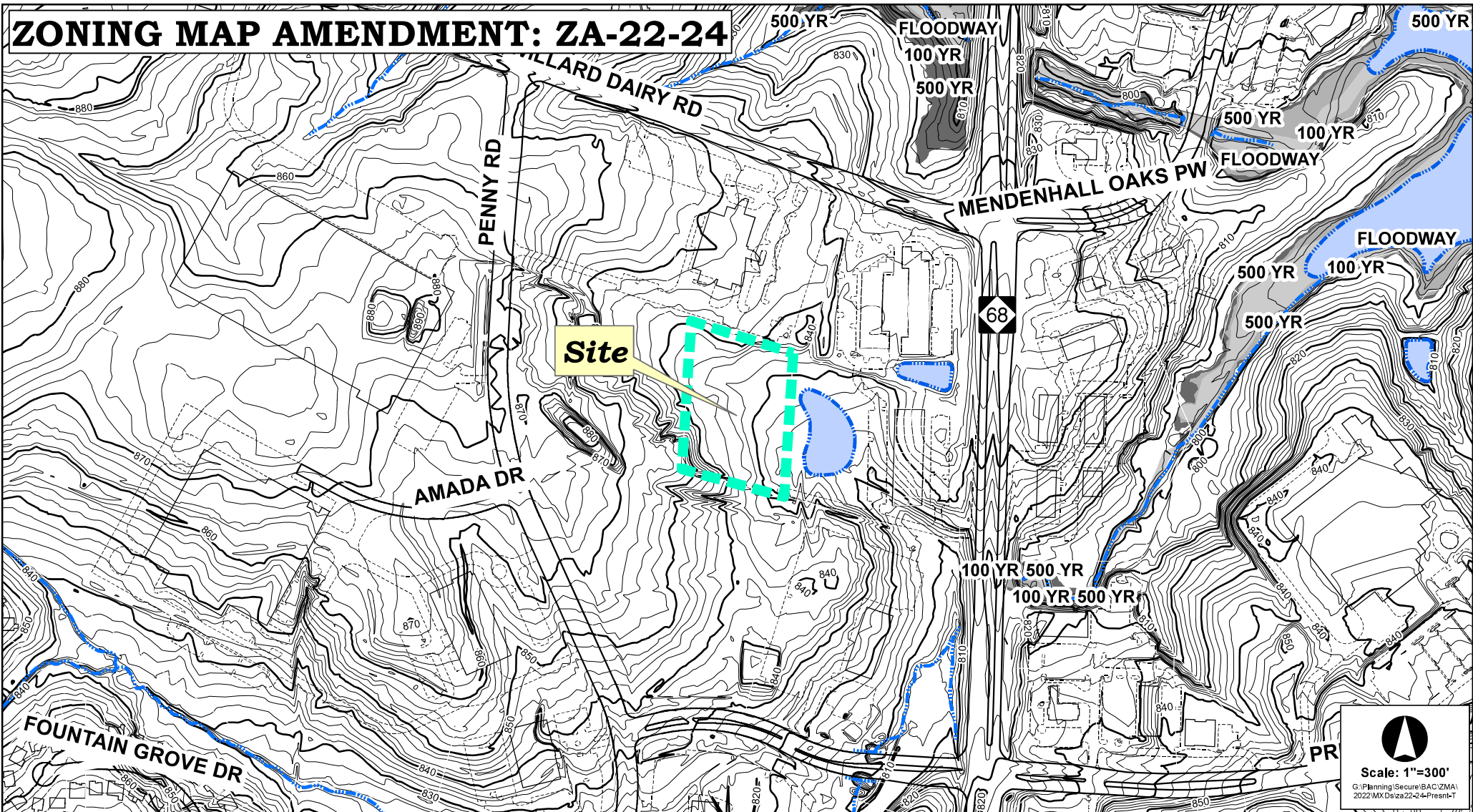


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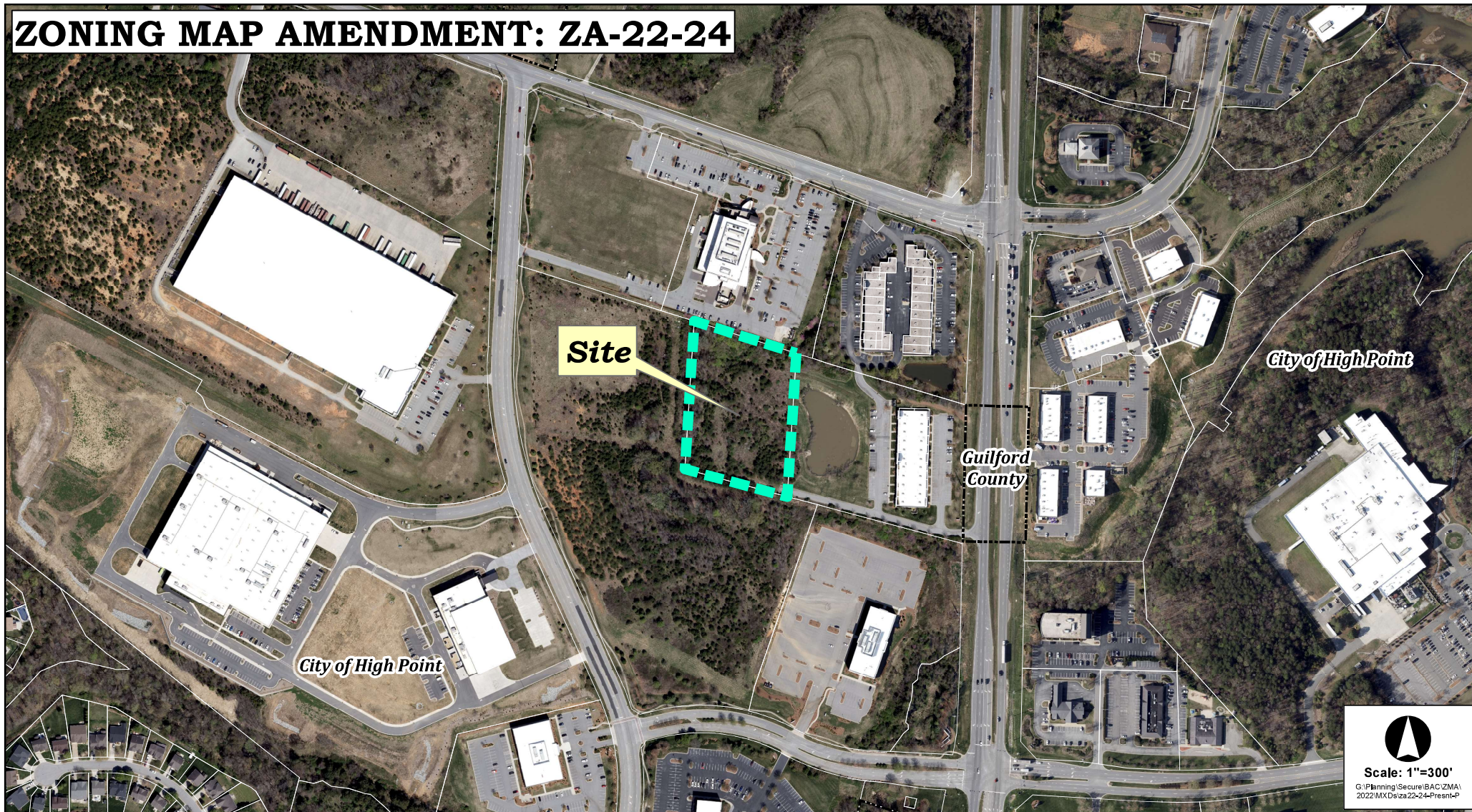
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ZONING MAP AMENDMENT: ZA-22-24





ZONING MAP AMENDMENT: ZA-22-24




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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 8, 2022 and before the City Council of the City of High Point on December 5, 2022 regarding **Zoning Map Amendment Case 22-24 (ZA-22-24)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on October 29, 2022, for the Planning and Zoning Commission public hearing and on October 26, 2022 and November 2, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 5, 2022.**

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Light Industrial (CZ-LI) District.** The property is approximately 3.5 acres, located approximately 580 feet west of NC 86 and approximately 570 feet south of Willard Dairy Road. The property is also known as Guilford County Tax Parcel 212472.

SECTION 2

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

Part I. USES:

- a) Any principal use of the Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted:
 1. **Institutional Use Classification**
 - a. Taxi or limousine service facility
 - b. Major Utility facility
 - c. Truck driving school

2. Commercial Use Classification
 - a. Major Vehicle Establishment
 - b. Minor Vehicle Establishment
 - c. Convenience Store with Fuel Sales
3. Industrial Use Classification
 - a. Major Industrial Service
 - b. Freight movement
 - c. Self-storage, external access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Eastchester Gateway Corridor Overlay District:
The rezoning site is subject to the Eastchester Gateway Corridor Overlay District.
2. Architectural Conditions:
Exterior building materials, colors, architectural character and style shall be governed by the same design guidelines as those applied under the Eastchester Gateway Corridor Overlay District to property immediately to the north, at 2638-2640 Willard Dairy Road.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 5th day of December, 2022

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

Citizen Information Meeting Report

NC Hwy 68 Storage

Zoning Case ZA-22-24

A Citizen Information Meeting was scheduled for property owners near the proposed zoning change at 2783 R1 NC Hwy 68 South. An informational letter dated October 1 was sent by US Mail to the 13 addresses supplied by the City of High Point Planning and Development Department as well as an additional 47 additional property owners in the area. A Zoom meeting was set for October 12 at 6:00 pm. The mailing included the *City of High Point Conditional Zoning Citizen Information Meetings* statement. A copy of the letter and list of addressees is attached. The letter provided the Zoom address, a general description of the location, and a description of the proposed zoning change.

Stuart Nunn of Charis Companies attended the meeting in favor of the proposed zoning.

Paul Kirkland, owner of Fire and Sticks restaurant called prior to the meeting in favor of the proposed zoning.

THE STALDER GROUP LLC

PO Box 5581 High Point North Carolina 336.688.2204 jstalder@northstate.net

October 1, 2022

Dear Neighbor,

This letter is to notify you of a Neighborhood Meeting concerning a request to amend the zoning of property at 2783 R1 NC Hwy 68 South to allow one additional use. The meeting will be held on Wednesday, October 12 at 6:00 pm via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86068417544?pwd=eFhCZWFMU25iREZrcjRoYWRRhWndYdz09>

Meeting ID: 860 6841 7544

Passcode: 602067

One tap mobile

+12678310333,,86068417544#,,,,*602067# US (Philadelphia)

+13017158592,,86068417544#,,,,*602067# US (Washington DC)

Please email me at jstalder@northstate.net if you would like for me to send you a direct link.

The property owner, C-D II LLC, is requesting an amendment to add *Internal Access Self Storage* as a use. This is the only change in the current zoning and the amendment affects only the 3.46-acre site adjacent to the existing pond behind Deep River Business Center. The property is approximately 580 feet west of NC Hwy 68 and approximately 570 feet south of Willard Dairy Road.

The zoning designation will remain Conditional Zoning Light Industrial CZ-LI. All rules and regulations will remain the same for the Development and Dimensional Requirements. The property is subject to the Eastchester Gateway Corridor Overlay and the Architectural standards that apply to the exterior building materials, colors, character, and style of the Deep River Business Center. The following uses will continue to be prohibited: taxi or limousine services, major utility facilities, truck driving school, vehicle establishment, convenience store with fuel sales, major industrial service, freight movement and *external* access self-storage.

If you are unable to attend or have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

Thank you for your time regarding this request.

Sincerely,

Judy Stalder

Development Consultant

PARKER FAMILY TRUST
6287 BAHIA DEL MAR CIR APT 607
ST PETERSBURG FL 33715

Impact Golf LLC
2010 ANCHORIDGE AVE
HIGH POINT NC 27265

BAILEY, ROBERT C
6924 EAGLESFIELD RD
GIBSONVILLE NC 27249

Treasure Beach Investments LLC
3832 LILLIE ST
HIGH POINT NC 27265

RQ JMAN Realty LLC
8014 WADE GREEN PL
CARY NC 27519

Andrea Byrd/Dexter Byrd
1642 HADDINGTON POINT DR
KERNERSVILLE NC 27284

Charis Companies LLC
PO BOX 5525
HIGH POINT NC 27262

GAREECCA Investments LLC
401 BALL PARK RD
BISCOE NC 27209

BTA Management LLC
1310 CEDARWOOD LN
ROCK HILL SC 29732

PIERSOL Properties LLC
2415 ROUND OAKS LN
KERNERSVILLE NC 27284

Lisa A Salyer
2646 MOUNTAIN LAKE RD
ASHEBORO NC 27205

Kirkland Holdings LLC
4140 MENDENHALL OAKS PKWY
HIGH POINT NC 27265

ZHOU, BIN;UNIT, FANG MU 105
2783 NC HIGHWAY 68 S
HIGH POINT NC 27265

C-D II LLC
1414 LONG ST # 607
HIGH POINT NC 27262

GULLEDGE, PERRY V;GULLEDGE, LAURA
200 CASTLETON PL
JAMESTOWN NC 27282

THE HOWARD ALLAN COMPANY LLC
15425 GUTHRIE DR
HUNTERSVILLE NC 28078

SPARTAN REAL ESTATE LLC
P O BOX 174
BRENTWOOD TN 37024

TRIAD PROPERTIES ENTERPRISES LLC
200 DOLLY LN
WINSTON SALEM NC 27107

TOTAL REAL ESTATE SOLUTIONS INC
2638 WILLARD DAIRY RD STE 108
HIGH POINT NC 27265

LUTHER, MICHAEL F
2638 WILLARD DAIRY RD STE 110
HIGH POINT NC 27265

TECHUNIFI LLC
7605 STERLINGSHIRE DR
GREENSBORO NC 27409

LOCALEDGE CAROLINA LLC
140 JOHN JAMES AUDUBON STE 201
AMHERST NY 14228

WILLARD RENTAL LLC
PO BOX 16109
HIGH POINT NC 27261

SBCB REALTY LLC
PO BOX 16109
HIGH POINT NC 27261

OSCARS INC
1551 GREEN HILL RD
BLOWING ROCK NC 28605

DEEP RIVER INSURANCE SOLUT INC
2640 WILLARD DAIRY RD STE 122
HIGH POINT NC 27265

WARD FAMILY GROUP #3 LLC
8000 SAPP ACRES LN
OAK RIDGE NC 27310

RAYMOND, CLAIRE G
810 SHERWOOD DR
LEXINGTON KY 40502

MARY WHITAKER GREER REVOCABLE
LIVING TRUST;GREER, DEWEY H III
TRUSTEE
785 LANCASTER PARK CT
WINSTON SALEM NC 27103

PICKETT, ALFRED THOMAS;PICKETT,
DONA L
2898 CAUSEY LAKE RD
GREENSBORO NC 27406

ARLEEN LEWIS MCGINN LIVING
TRUST;MCGINN, ARLEEN LEWIS
TRUSTEE
5300 PERROU CT
GREENSBORO NC 27410

102 WILLARD DAIRY ROAD LLC
2640 WILLARD DAIRY RD STE 102
HIGH POINT NC 27265

BLANQ MCGEE TRIAD HOLDINGS LLC
2640 WILLARD DAIRY RD
HIGH POINT NC 27265

MOSES H CONE MEMORIAL HOSPITAL
1200 N ELM ST
GREENSBORO NC 2740

CAROLINA INCOME PROPERTIES XVI
LLC
PO BOX 21509
WINSTON SALEM NC 2712

PREMIER CENTER ASSOCIATES LLC
PO BOX 21509
WINSTON-SALEM NC 27120

PREMIER CENTER PROPERTY OWNERS
ASSOCIATION INC
PO BOX 1066
LEXINGTON NC 27292

AMADA NORTH AMERICA INC
7025 FIRESTONE BLVD
BUENA PARK CA 90621

BEE JAY REAL ESTATE LIMITED
PARTNERSHIP;BP EASTCHESTER LLC
804 GREEN VALLEY RD STE 202
GREENSBORO NC 27408

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17



City of High Point

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

Master

File Number: 2023-018

File ID: 2023-018

Type: Ordinance

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: **High Point Bowman, LLC, Annexation Case 22-06**

A request by High Point Bowman LLC to consider a voluntary contiguous annexation of approximately 17.8 acres. The proposed annexation site is located approximately 2,000 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is addressed as 741 Summey Avenue, 730 Summey Avenue (portion) and 1308-Near Baker Road (portion) and also known as Guilford County Tax Parcels 157946, 180691 (*eastern portion of parcel*) and 180694 (*eastern portion of parcel*).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report AN-22-06.pdf, Staff Report AN-22-06 (Revised).pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 2023-018

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 22-05**
 (High Point Bowman LLC)

From: Sushil Nepal, AICP
 Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: December 27, 2022

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by High Point Bowman LLC to consider a voluntary contiguous annexation of approximately 17.8 acres located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is also known as Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 22-06.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ANNEXATION 22-06
January 17, 2023**

Request	
Applicant: High Point Bowman LLC	Owner: High Point Bowman LLC
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: None, the site is within the City of High Point's Extraterritorial Jurisdiction Area (ETJ)

Site Information	
Location:	The site is located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74.
Tax Parcel Number:	Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).
Site Acreage:	Approximately 17.8 acres
Current Land Use:	Undeveloped
Current Zoning:	The site is within the City's ETJ Area, and subject to the City's zoning requirements. There is no rezoning application associated with this annexation case, the current Residential Single Family – 5 (R-5) District will be used to govern development of this site.
Current Fire District:	The proposed annexation site is within the Guil-Rand Special Fire District
Proposed Development:	This 17.8 acre annexation site is part of a larger 62.5 acre development in which approximately 106 single family dwellings are proposed to be developed.
Proposed Unit Type, Number & Average Value:	The applicant has noted that the overall development cost (including construction of new streets) will be approximately \$37,100,000. <i>Approximately \$350,000 per dwelling unit</i>
Proposed Build-out Schedule:	Approximately 12 to 18 months
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 3. If approved, the annexation area will be part of Ward 3.
Physical Characteristics:	The annexation site has a moderate to severely sloping terrain. Two perennial streams, with associated 100-year flood zone areas, impact the western portion of the site.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Baker Road. Also, an 8-inch City sewer line runs along the southern right-of-way of I-74.
General Drainage and Watershed:	The site drains in a southeasterly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements.

	Primary stormwater control measures are required for a residential development that is greater than one dwelling unit per acre.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family – 5 District	Single family dwellings (lying across I-74)
South:	R-5 CU-RM-5	Residential Single Family – 5 District Conditional Use Residential Multifamily-5 District	Single family dwellings and undeveloped parcels
East:	CU RM-5	Conditional Use Residential Multifamily-5 District	Undeveloped
West:	R-5	Residential Single Family – 5 District	Undeveloped

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	None	Not applicable	Not applicable
Vehicular Access:	Vehicle access proposed via an extension of the Townsend Avenue right-of-way.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is surrounded on three sides by the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

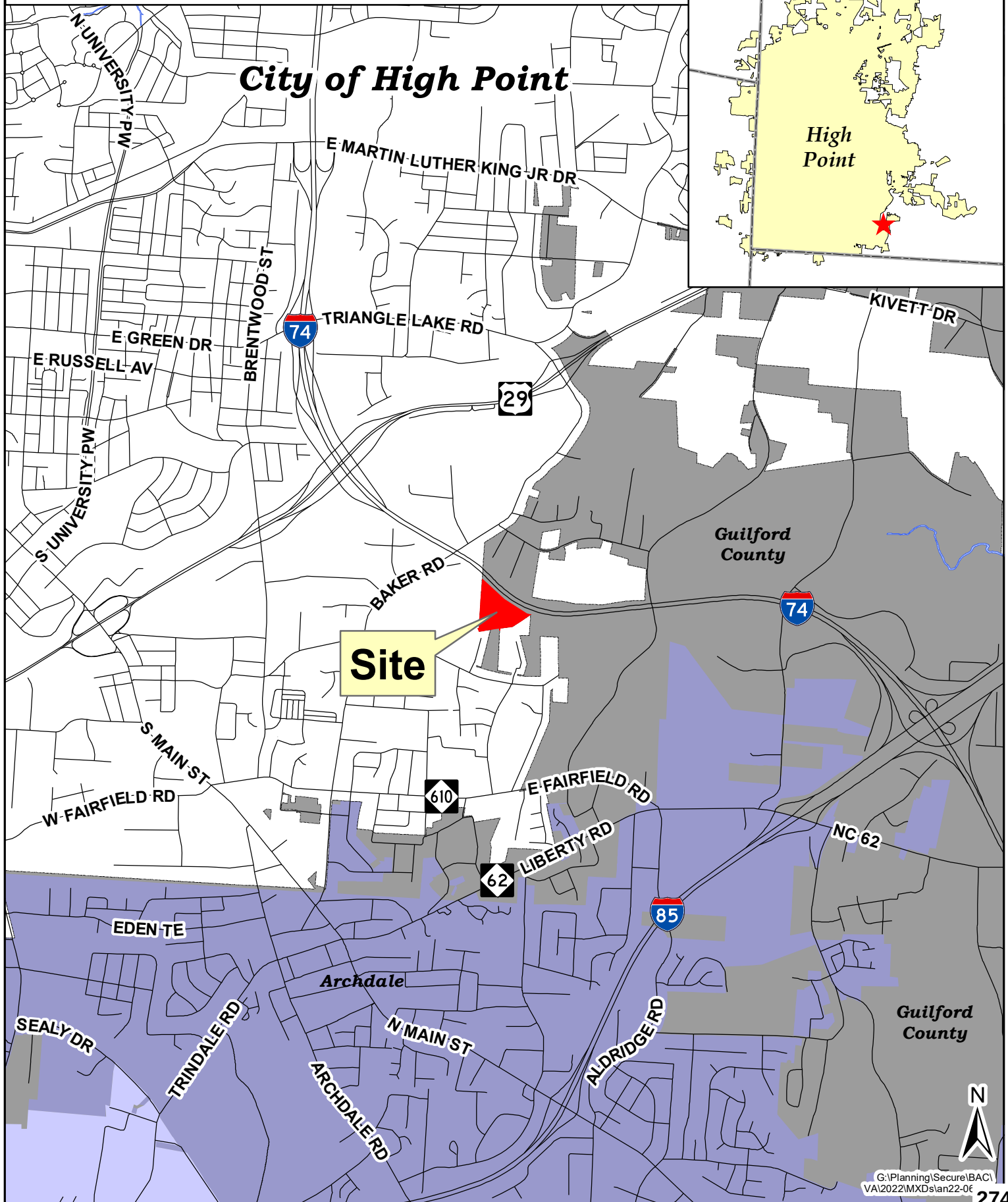
The applicant is requesting annexation to have access to City utilities to facilitate development of a residential subdivision. This property is situated in the southeastern portion of the City's planning area within the City of High Point Extraterritorial Jurisdiction (ETJ). The ETJ is a designation for lands adjacent to the City limits where Guilford County has granted the City of High Point zoning and building permit authority. If approved, the annexation site will be part of a larger development in which approximately 106 single family dwellings are proposed to be developed.

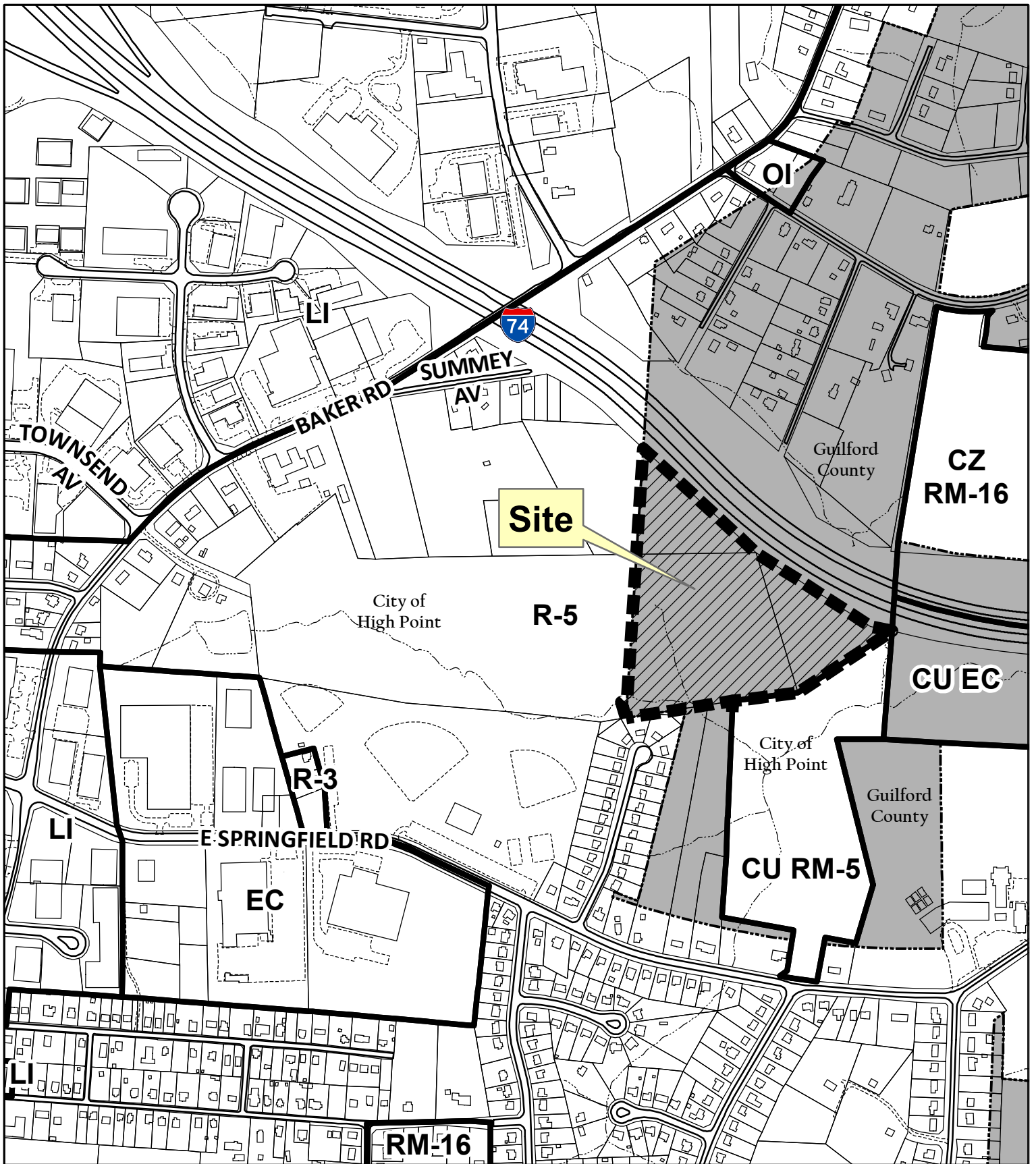
This annexation petition represents a logical progression of the City's annexation policy for this area. The site is surrounded by the City's corporate limits on three sides, with City services and service vehicles providing municipal services to adjacent developments to the west along Baker Road and to the south along E. Springfield Road. The annexation of this 17.8-acre tract of land will not negatively impact the City's ability to provide services in this area.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

ANNEXATION REQUEST: AN-22-06
Applicant: High Point Bowman LLC





ANNEXATION REQUEST: AN-22-06

Applicant: High Point Bowman LLC
Area: 17.7 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=600'
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 \2022\MXDs\an22-06-NM

Return to: Meghan Maguire, Interim City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA**

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17th day of January, 2023; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of January 17, 2023.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION

High Point Bowman LLC

Annexation Case 22-06 (AN-22-06)

PROPERTY DESCRIPTION

Being Guilford County Tax Parcel 157946 (PIN#7719663974), and the eastern portion of Guilford County Tax Parcels 180691 (PIN#7719469867) and the eastern portion of 180694 (PIN#7719575523), property of High Point Bowman LLC. The annexation site is more specifically described as follows:

Beginning at a concrete monument found on the southern right of way of Interstate 74 and being the common corner of the High Point Bowman, LLC property as recorded in Deed Book 8649 Page 2051 and the Friendship Missionary Baptist Church property, both as recorded in Deed Book 7907 Page 486 of the Guilford County Public Registry, thence with the common line of said properties S 56° 33' 37" W for a distance of 512.63 feet to a set iron rod on the northern line of the church property, thence continuing with said property, the Karla Ivette Cazarin Orea and Viosergy F Rosa property as recorded in Deed Book 8403 Page 1584, The John D Griggs property as recorded in Deed Book 7043 Page 2232, the common open space and lot 14 as shown on Plat Book 134 Page 11 all of the Guilford County Public Registry, S 82° 45' 53" W passing through an iron pipe at 394.12 feet, an iron pipe at 493.76 feet, an iron rod at 648.43 feet, for a total distance of 779.95 feet to a point, thence with the existing City of High Point Corporate limit line crossing the properties of High Point Bowman LLC as recorded in Deed Book 8614 Page 3007 and Deed Book 8561 Page 2569 of the Guilford County Public Registry N 3° 00' 46" E for a distance of 1,251.20 feet to a point on the southern right of way of Interstate 74, thence with said right of way six (6) courses; 1.) S 47° 08' 37" E for a distance of 153.63 feet to a found concrete monument, 2.) S 46° 35' 47" E for a distance of 387.17 feet to a found concrete monument, 3.) with a curve to the left, having a radius of 2427.82 feet, an arc distance of 153.90 feet and a chord bearing S 51° 04' 17" E for a distance of 153.87 feet to a point at the northern corner of the first mentioned High Point Bowman, LLC property, 4.) with a curve to the left, having a radius of 2427.82 feet, an arc distance of 227.62 feet and a chord bearing S 55° 34' 24" E for a distance of 227.53 feet to a point, 5.) S 56° 23' 37" E for a distance of 421.39 feet to a found concrete monument, 6.) S 64° 35' 19" E for a distance of 92.45 feet to the POINT OF BEGINNING, containing 775,679 square feet or 17.807 acres of land, more or less.

SECTION 2. Upon and after **January 17, 2023** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of **Guilford County** and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The **17th** day of **January 2023**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 22-06**
 (High Point Bowman LLC)

From: Sushil Nepal, AICP
 Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: December 27, 2022

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by High Point Bowman LLC to consider a voluntary contiguous annexation of approximately 17.8 acres located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is also known as Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 22-06.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ANNEXATION 22-06
January 17, 2023**

Request	
Applicant: High Point Bowman LLC	Owner: High Point Bowman LLC
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: None, the site is within the City of High Point's Extraterritorial Jurisdiction Area (ETJ)

Site Information	
Location:	The site is located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74.
Tax Parcel Number:	Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).
Site Acreage:	Approximately 17.8 acres
Current Land Use:	Undeveloped
Current Zoning:	The site is within the City's ETJ Area, and subject to the City's zoning requirements. There is no rezoning application associated with this annexation case, the current Residential Single Family – 5 (R-5) District will be used to govern development of this site.
Current Fire District:	The proposed annexation site is within the Guil-Rand Special Fire District
Proposed Development:	This 17.8 acre annexation site is part of a larger 62.5 acre development in which approximately 106 single family dwellings are proposed to be developed.
Proposed Unit Type, Number & Average Value:	The applicant has noted that the overall development cost (including construction of new streets) will be approximately \$37,100,000. <i>Approximately \$350,000 per dwelling unit</i>
Proposed Build-out Schedule:	Approximately 12 to 18 months
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 3. If approved, the annexation area will be part of Ward 3.
Physical Characteristics:	The annexation site has a moderate to severely sloping terrain. Two perennial streams, with associated 100-year flood zone areas, impact the western portion of the site.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Baker Road. Also, an 8-inch City sewer line runs along the southern right-of-way of I-74.
General Drainage and Watershed:	The site drains in a southeasterly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements.

	Primary stormwater control measures are required for a residential development that is greater than one dwelling unit per acre.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family – 5 District	Single family dwellings (lying across I-74)
South:	R-5 CU-RM-5	Residential Single Family – 5 District Conditional Use Residential Multifamily-5 District	Single family dwellings and undeveloped parcels
East:	CU RM-5	Conditional Use Residential Multifamily-5 District	Undeveloped
West:	R-5	Residential Single Family – 5 District	Undeveloped

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	None	Not applicable	Not applicable
Vehicular Access:	Vehicle access proposed via an extension of the Townsend Avenue right-of-way.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is surrounded on three sides by the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a residential subdivision. This property is situated in the southeastern portion of the City's planning area within the City of High Point Extraterritorial Jurisdiction (ETJ). The ETJ is a designation for lands adjacent to the City limits where Guilford County has granted the City of High Point zoning and building permit authority. If approved, the annexation site will be part of a larger development in which approximately 106 single family dwellings are proposed to be developed.

This annexation petition represents a logical progression of the City's annexation policy for this area. The site is surrounded by the City's corporate limits on three sides, with City services and service vehicles providing municipal services to adjacent developments to the west along Baker Road and to the south along E. Springfield Road. The annexation of this 17.8-acre tract of land will not negatively impact the City's ability to provide services in this area.

Report Preparation

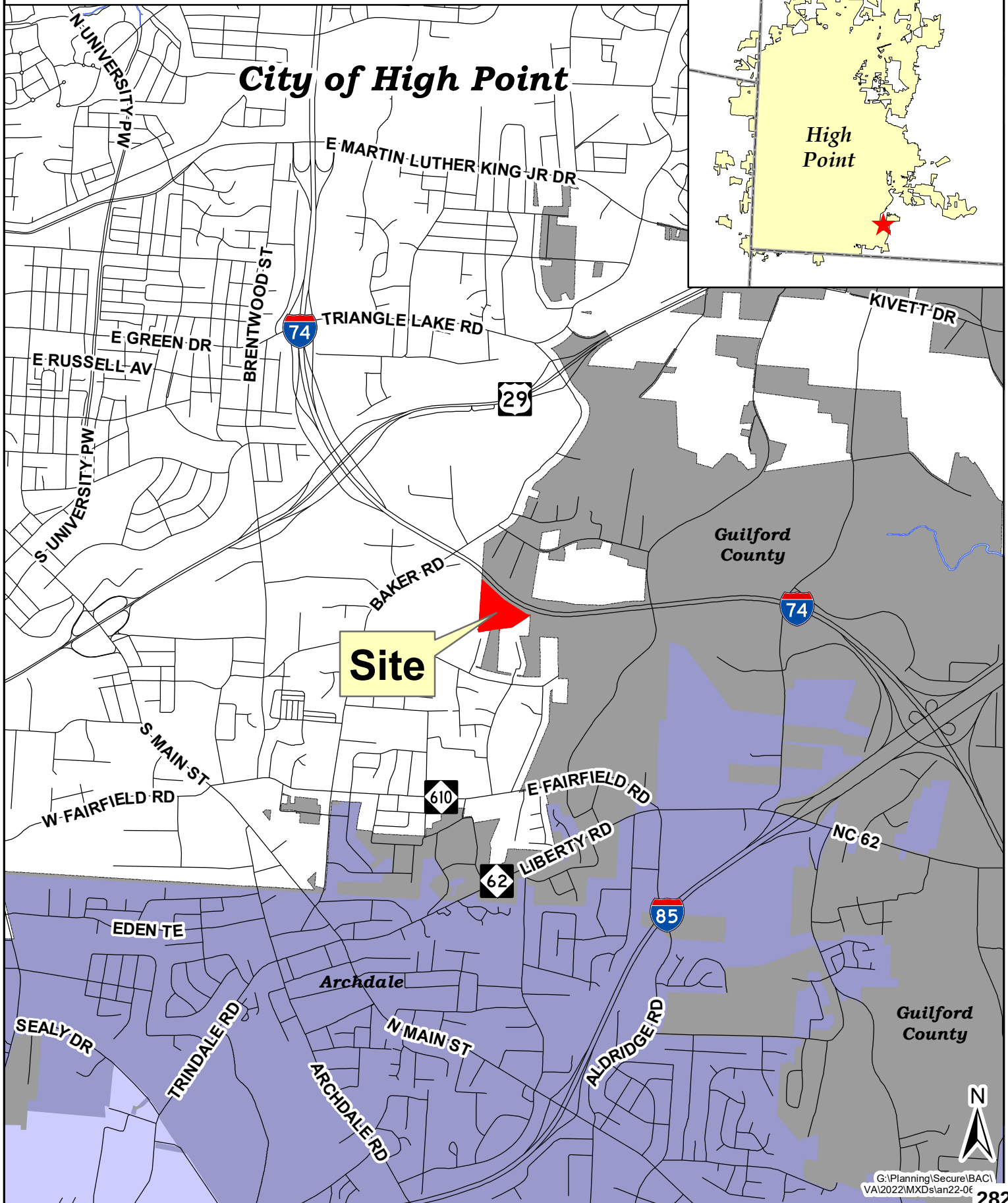
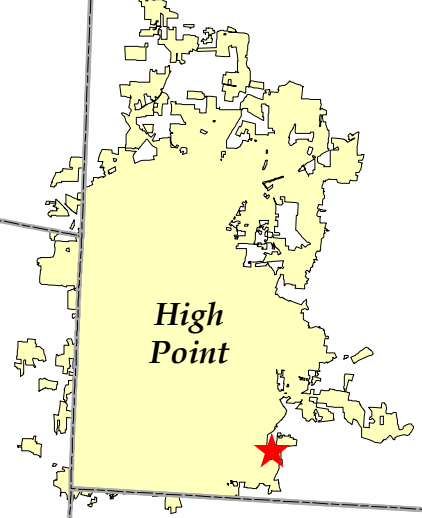
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

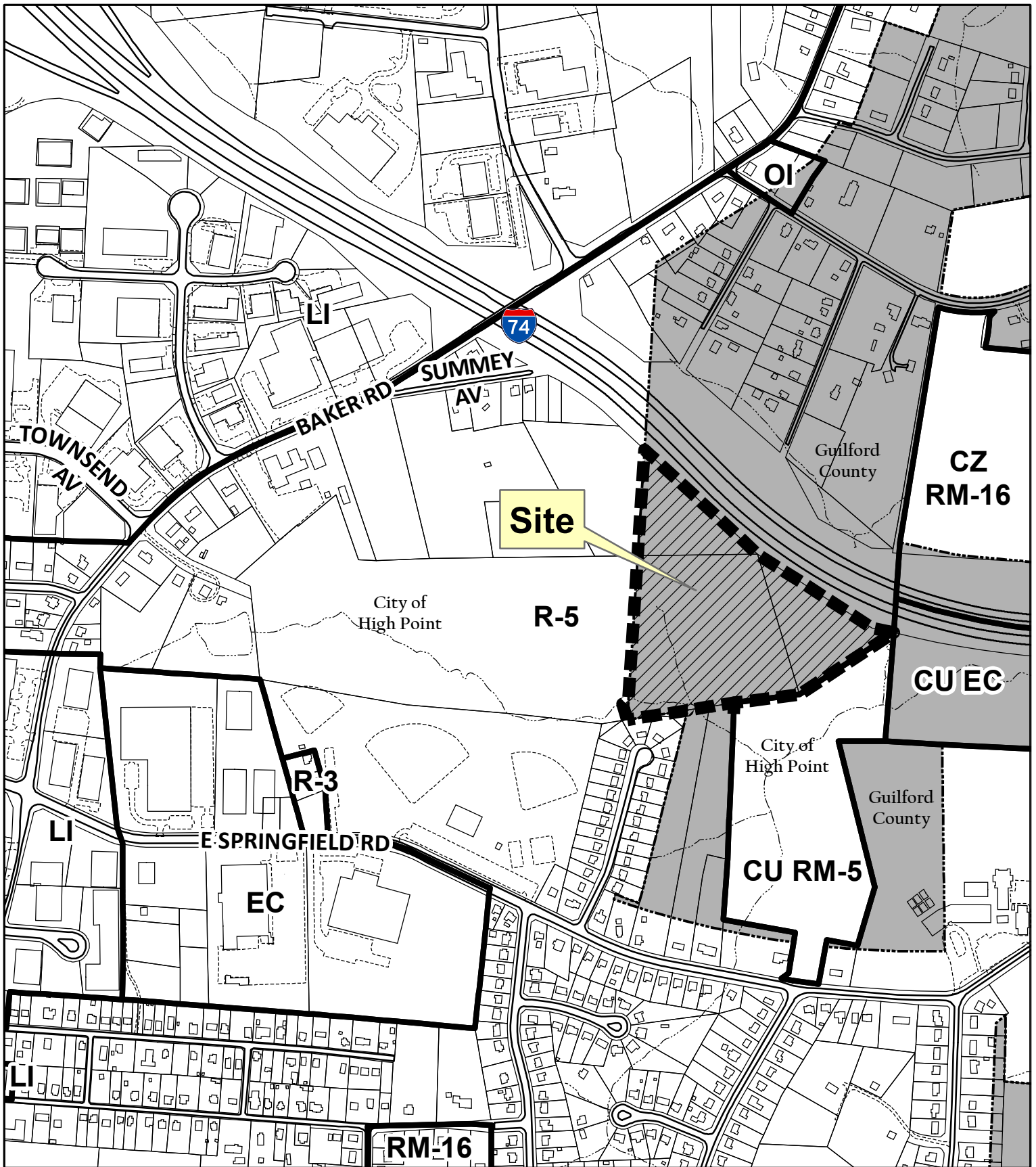
LOCATION MAP

ANNEXATION REQUEST: AN-22-06

Applicant: High Point Bowman LLC

Vicinity Map





ANNEXATION REQUEST: AN-22-06

Applicant: High Point Bowman LLC
Area: 17.7 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=600'
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Return to: Meghan Maguire, Interim City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA**

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17th day of January, 2023; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of January 17, 2023.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION

High Point Bowman LLC

Annexation Case 22-06 (AN-22-06)

PROPERTY DESCRIPTION

Being Guilford County Tax Parcel 157946 (PIN#7719663974), and the eastern portion of Guilford County Tax Parcels 180691 (PIN#7719469867) and the eastern portion of 180694 (PIN#7719575523), property of High Point Bowman LLC. The annexation site is more specifically described as follows:

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SECTION 2. Upon and after **January 17, 2023** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of **Guilford County** and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The 17th day of January 2023.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-013

File ID: 2023-013

Type: Zoning Map Amendment

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: **Bricks & Beams, LLC, Zoning Map Amendment 22-26**

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-22-26.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-013



Talent • Teamwork • Tradition

Elizabeth M. Koonce

January 5, 2023

Mr. Herbert K. Shannon, Jr., AICP
Senior Planning / Zoning Coordinator
for the City of High Point
211 S. Hamilton Street
High Point, NC 27260

RE: Requested Continuance for Rezoning Case #22-26 / Bricks & Beams, LLC

Dear Mr. Shannon:

Please accept this letter as a formal request to continue the above referenced Rezoning Case from City Council's January 17, 2023 meeting to the February 20, 2023 meeting.

I apologize for having to make this request, but when the date was announced at the Planning and Zoning Commission meeting, I did not realize that High Point's meeting would be shifted from Monday night to Tuesday night due to the Martin Luther King Holiday. Unfortunately, I have a prior commitment to attend the Jamestown Town Council meeting that night, and therefore cannot be in High Point.

Please let me know if there is any objection to my request, and thank you for your assistance.

Very truly yours,

Elizabeth M. Koonce, Attorney

EMK/jgb

Attorneys & Counselors at Law

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-26
(Bricks & Beams, LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: January 4, 2023, and
January 11, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 13, 2022 public hearing. All members of the Commission were present except for members Angela Jiménez, Joan Swift and Terry Venable. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Elizabeth Koonce, attorney with Roberson, Haworth & Reese PLLC, 300 N. Main Street, High Point, spoke in favor of the request. Ms. Koonce stated that the applicant desires to develop a master plan for this city block, in which the zoning site is located, as an "innovation hub" with a variety of uses. The initial phase of redevelopment will consist of assembly/event center, warehousing, office and year-round retail uses related to the furniture industry. As some of these uses are not permitted in the HI District, the applicant has requested rezoning to the LI District to allow them to obtain initial development permits. In conclusion, Ms. Koonce noted that a multiyear design process has been commenced by the applicant to develop a master plan for the entire block. Once completed, there will likely be an additional zoning request for this block based upon their proposed master plan.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended *approval* of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 22-26 is consistent with the City's adopted policy guidance because the proposed LI District is more in line with land use policy goals and policy guidance documents that seek to guide redevelop the southwestern edge of the downtown area. Furthermore, the request is reasonable and in the public interest because the requested zoning to the LI District is reasonable in that the Development Ordinance reserves the HI District for more noxious land uses, while the proposed LI District supports a wider range of land uses in the Core City Area and also encourages redevelopment of vacant structures.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-26
December 13, 2022**

Request	
Applicant: Bricks & Beams, LLC	Owner: Bricks & Beams, LLC
Zoning Proposal: To rezone approximately 7.2 acres	From: HI Heavy Industrial District
	To: LI Light Industrial District
Notices: - Applicant held a Citizen Information Meeting (<i>Not required, rezoning to a less intensive district</i>) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive and 908 Taylor Avenue).
Tax Parcel Number:	Guilford County Tax Parcels 172322, 172327, 172328, 172332, 172331
Site Acreage:	Approximately 7.2 acres
Current Land Use:	The site consists of five vacant industrial buildings totaling approximately 472,000 square feet.
Physical Characteristics:	The southeastern corner of the site is bisected by an approximately 35-foot wide H.P.D & T Railroad right-of-way (<i>High Point Thomasville and Denton Railroad Company right-of-way</i>).
Water and Sewer Proximity:	Multiple City water lines of various sizes lie adjacent to the site within the abutting public street rights-of-way (6-, 8-, 12- and 24-inch water lines). Also, a 6-inch and 8-inch City sewer line lie adjacent to the site within the abutting public street right-of-way.
General Drainage and Watershed:	The site is relatively flat and drains in a general southerly direction, and development is subject to the Randleman Lake General Watershed Area requirements. Primary stormwater control measures are required for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site to mitigate stormwater runoff.
Overlay Districts:	Core City Area Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	HI	Heavy Industrial District	Major Manufacturing use (<i>lumber and wood product processing and outdoor storage</i>)
South:	HI	Heavy Industrial District	Undeveloped parcel and vacant office building
East:	HI	Heavy Industrial District	Office/warehouse use and undeveloped parcels

West:	GB HI	General Business District Heavy Industrial District	Manufacturing use and major vehicular establishment (automotive repair) <i>(across the railroad tracks)</i>
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Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point's most important natural and cultural resources. <u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point. Goal 4: Make Downtown High Point and its environs a vibrant, diverse and mixed use environment. <u>Obj. 4D:</u> Establish more retail shops, services, restaurants, and entertainment through zoning and/or incentives.
Land Use Plan Map Classification:	The site has a Heavy Industrial land use classification. This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.
Land Use Plan Goals, Objectives & Policies:	The following objectives of the Land Use Plan are relevant to this request: Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
Relevant Area Plan:	<u>Core City Plan</u> The Core City Plan conceptually depicts the zoning site as being situated on the edge of a proposed Showroom District bordering an Industrial (Rail-oriented) District. Since adoption of the Core City Plan, the Central Business (CB) district has been designated as the area where new Market showrooms are allowed by right. This was intended to allow other more traditional downtown uses to establish in adjacent areas. Additionally, the site is depicted as being within a five-minute walking distance of the English Road and Kivett Drive Mixed Use Center.
Zoning History:	There has been no recent zoning approval in this area.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. Green Drive	Major Thoroughfare	670 ft.
	Taylor Avenue	Local Street	400 ft.
	W. Grimes Avenue	Local Street	720 ft.
Vehicular Access:	Via driveway access from W. Green Drive, Taylor Avenue and W. Grimes Avenue.		

Traffic Counts: (Average Daily Trips)	W. Green Drive Taylor Avenue W. Grimes Avenue	2,600 AADT - NCDOT 2020 traffic counts Not applicable, this is a local street Not applicable, this is a local street
Estimated Trip Generation:	Trip Generation will depend on type of uses in the proposed development.	
Traffic Impact Analysis (TIA):	Required	
	<u>Yes</u>	<u>No</u> X A TIA may be required depending upon the intensity of the uses of the proposed development

School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning of this 7.2 acres to promote redevelopment of several vacant industrial buildings within the Core City Area. A multiyear design process has been commenced by the applicant to develop a master plan for the entire block encompassing the zoning site. Once that plan is completed, there will likely be an additional zoning request for this site. Currently the applicant is requesting rezoning from the Heavy Industrial (HI) District to the Light Industrial (LI) District.

Staff Analysis

The initial phase of redevelopment for this block by the applicant is proposed to consist of an assembly/event center, warehousing, office and year-round retail uses related to the furniture industry. As some of these uses are not permitted in the HI District, the applicant has requested rezoning to the LI District. With the adoption of the 2017 Development Ordinance, a wider range of uses are supported by the LI District, especially in the Core City Area. Furthermore, the updated Development Ordinance has changed the intent of the HI District to reserve it for the most intensive and noxious land uses that may have negative impacts on adjacent lands such as asphalt plants, hazardous waste disposal, landfills, trash transfer stations and toxic chemical/pesticide/fertilizer manufacturing.

The site is located southwest of the downtown within the Core City Area. The Core City Plan identified the site as being on the edge of a potential Showroom District bordering an Institutional (Rail-oriented) District. However, the 2017 Development Ordinance established the Central Business (CB) District as the area where new Market Showrooms are allowed by right. In addition, a new Downtown-Mixed Use District (MX-D) has been adopted to the northeast, featuring development around Truist Point Stadium. The site is within walking distance of the mixed-use COHAB Space development that has been established in recent years. The site is also within an area proposed for a more detailed Southwest Area Plan that will study and further define the land development policies for this area. Based upon preliminary evaluations to determine the scope of the Southwest Area Plan, the zoning site and surrounding lands have been deemed appropriate for industrial redevelopment with a focus on the establishment of a small-scale manufacturing hub, in a manner similar to a higher-end industrial park. It is also anticipated that land use policy will be further evaluated as part of the future comprehensive plan. Therefore, this area is more likely to redevelop with a mix of commercial or small-scale manufacturing uses, which the requested LI District allows. The existing HI District zoning that dominates this area is anticipated to be eliminated or drastically reduced.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not

controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The proposed LI District is more in line with land use policy goals and policy guidance documents that seek to guide redevelop the southwestern edge of the downtown area.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed zoning map amendment would be reasonable and in the public interest.

The requested zoning to the LI District is reasonable in that the Development Ordinance reserves the HI District for more noxious land uses, while the proposed LI District supports a wider range of land uses in the Core City Area and also encourages redevelopment of vacant structures.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone these 7.2 acres to the LI District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

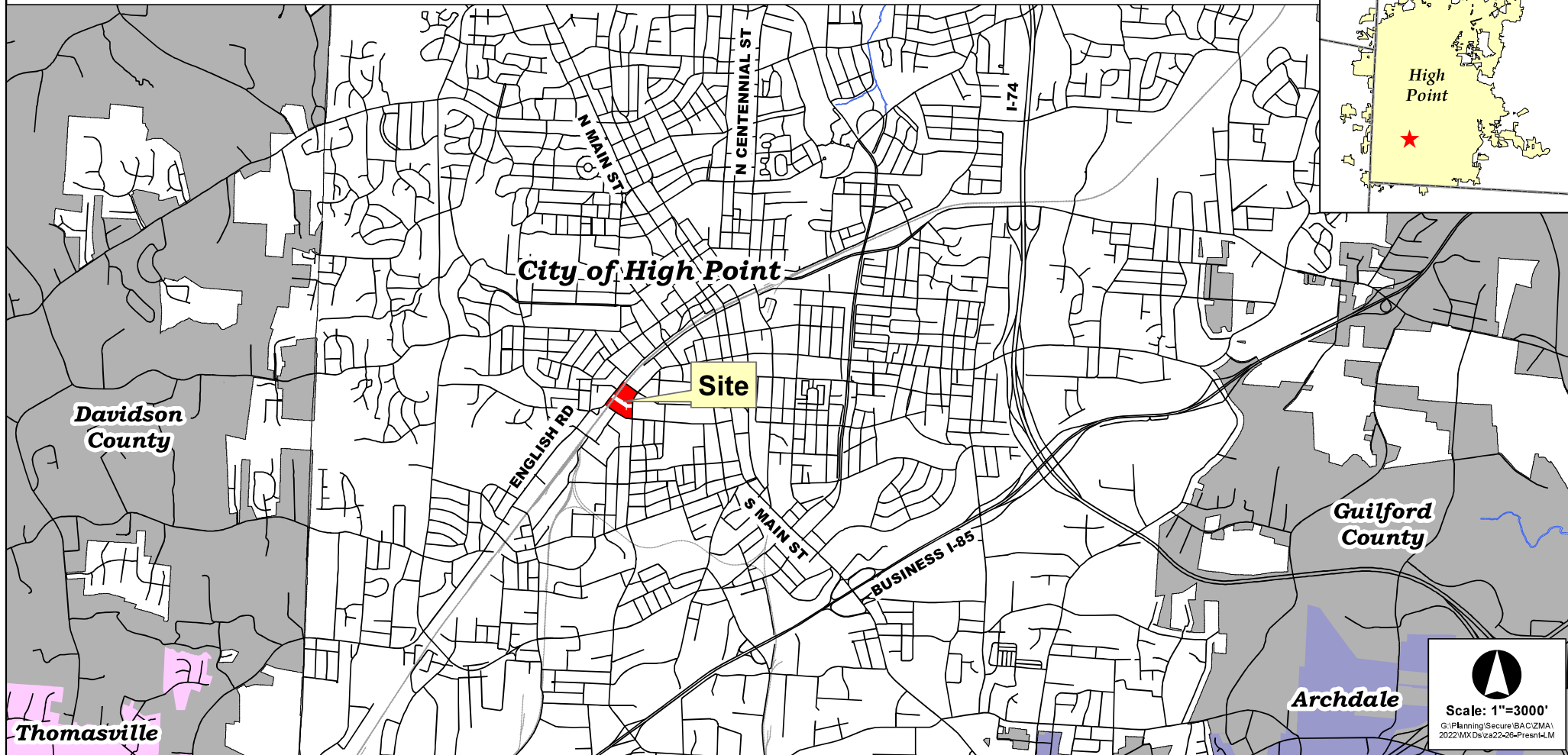
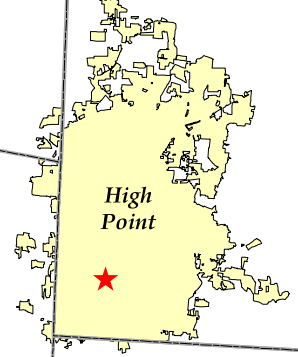
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-22-26

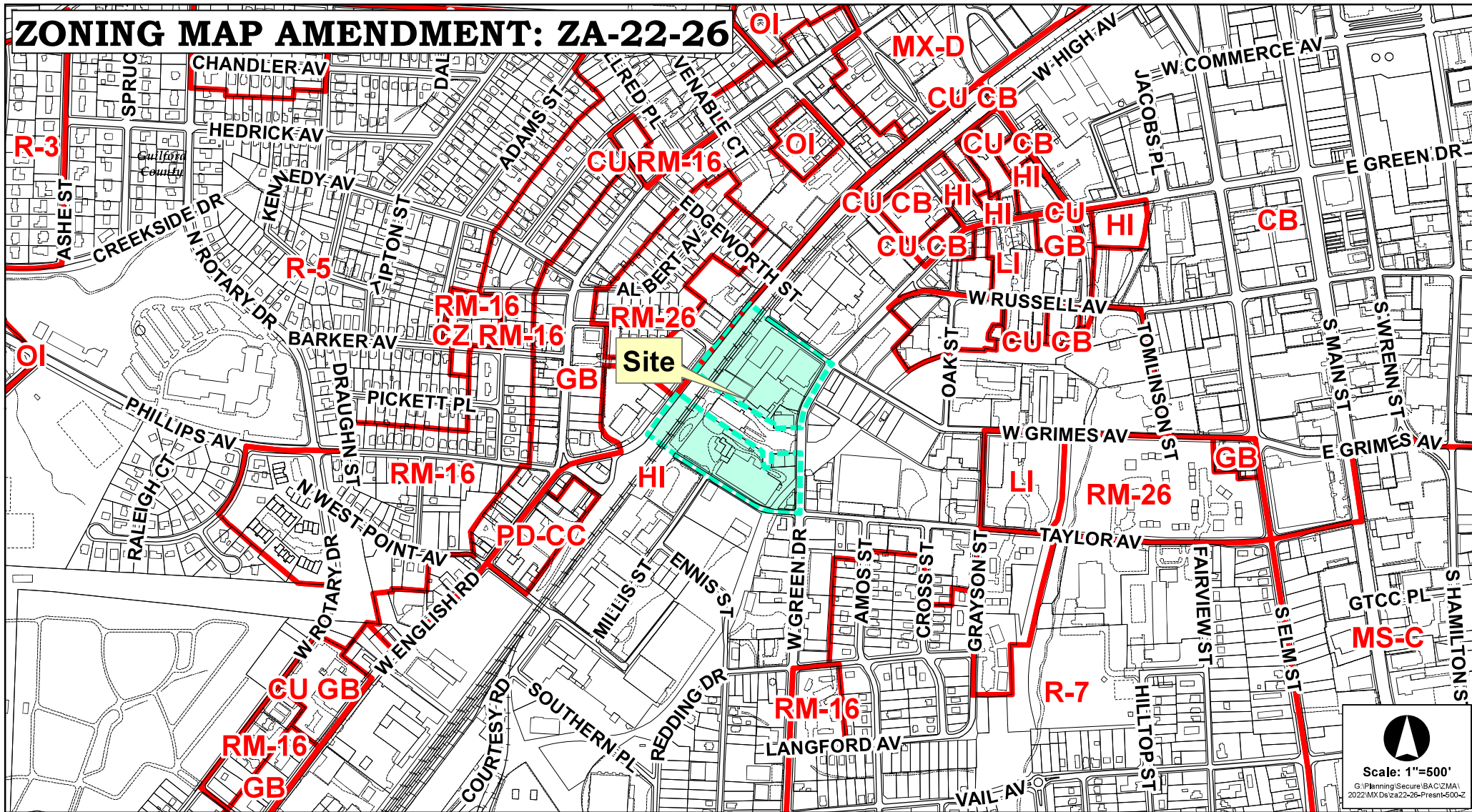
Applicant: Bricks & Beams LLC

Vicinity Map

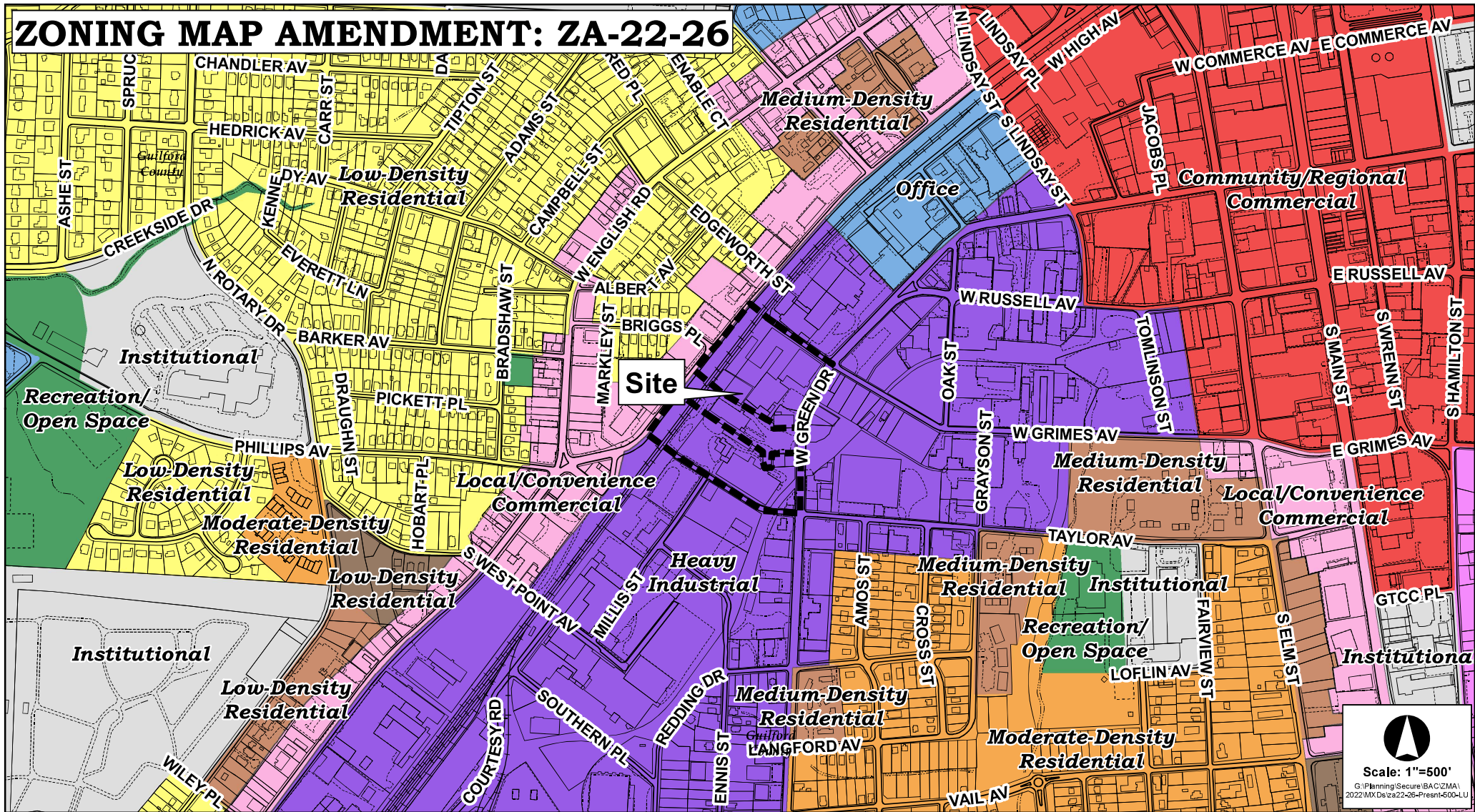


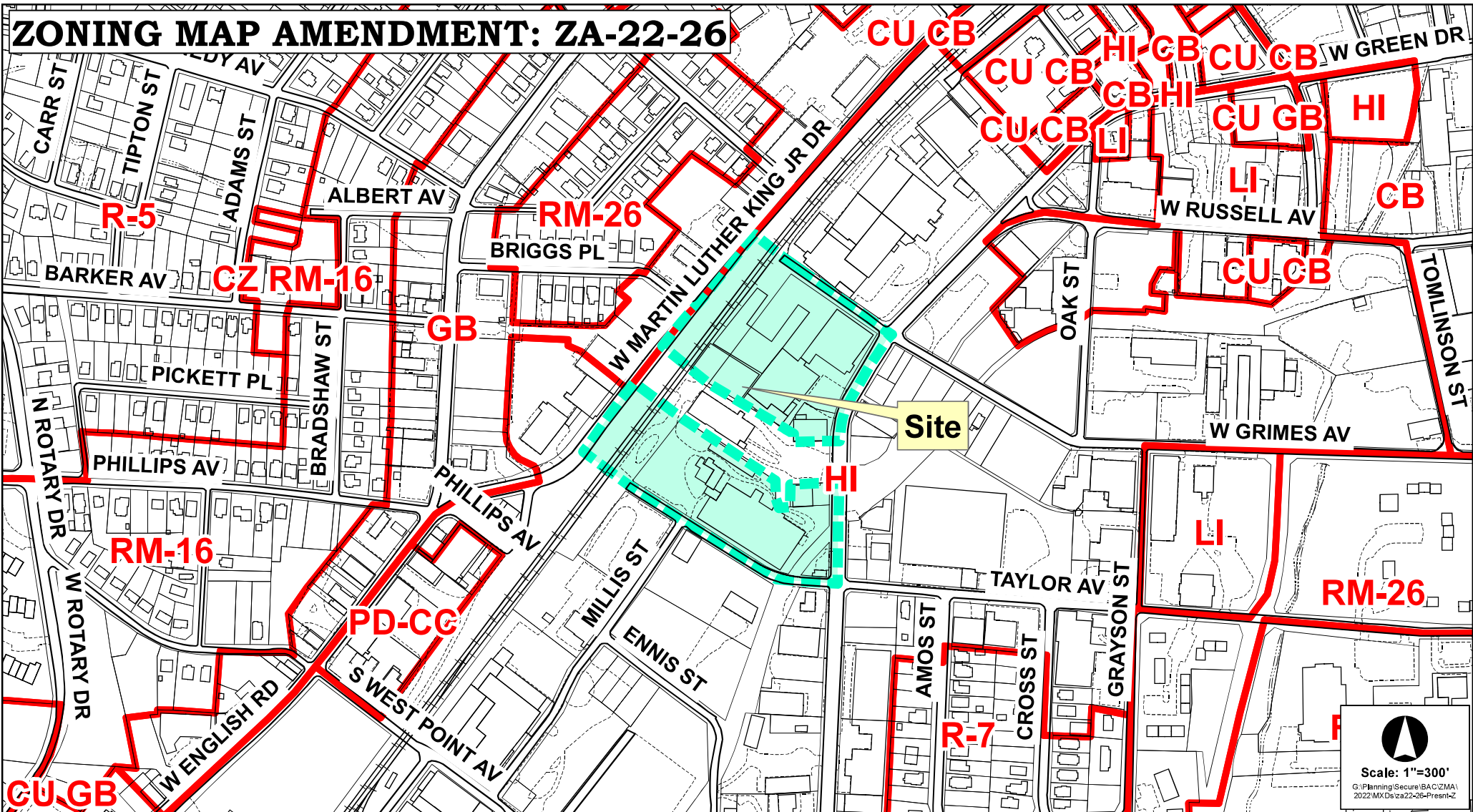
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ZONING MAP AMENDMENT: ZA-22-26

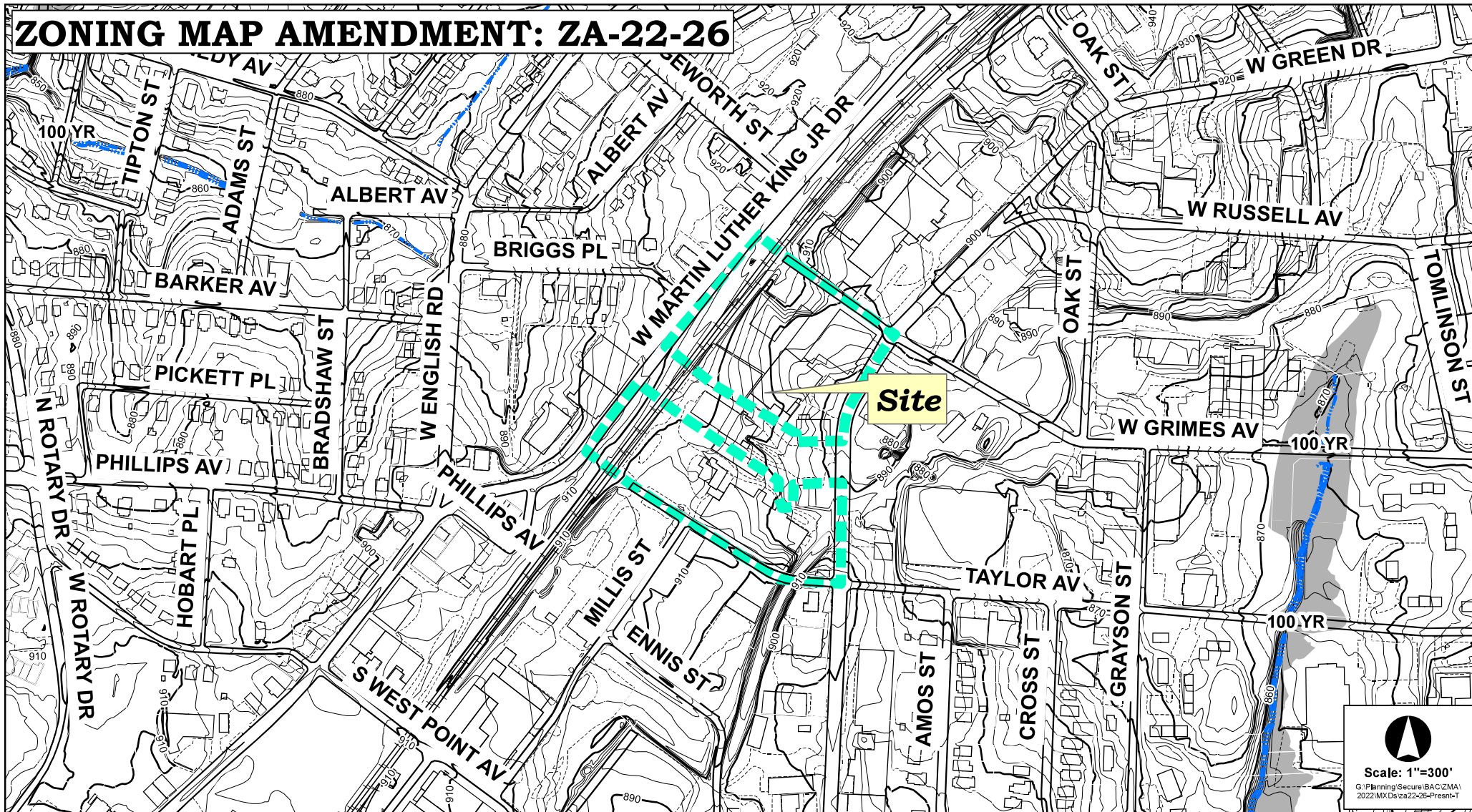


ZONING MAP AMENDMENT: ZA-22-26

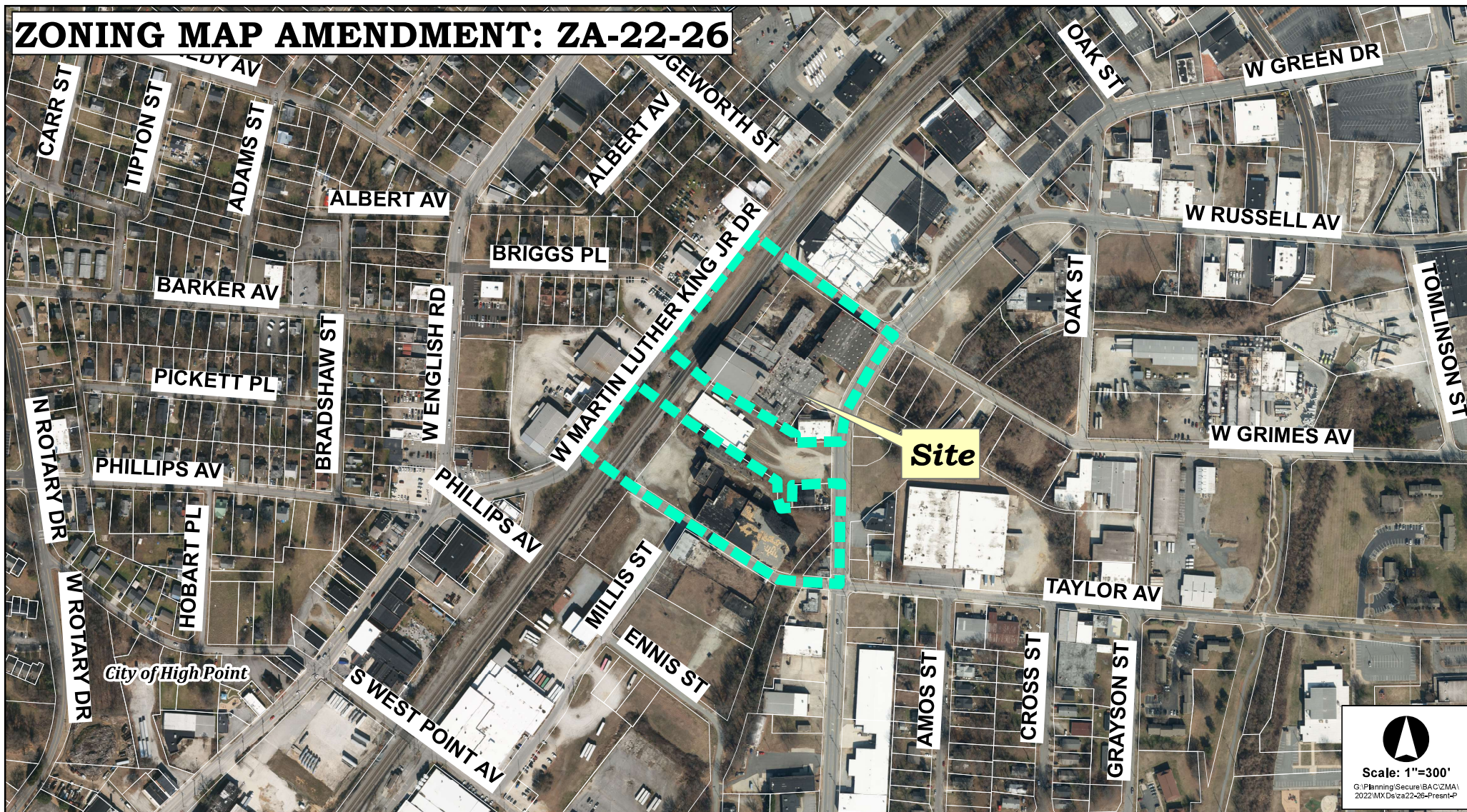




ZONING MAP AMENDMENT: ZA-22-26



ZONING MAP AMENDMENT: ZA-22-26



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2022 and before the City Council of the City of High Point on January 17, 2023 regarding **Zoning Map Amendment Case ZA-22-26 (ZA-22-26)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 3, 2022, for the Planning and Zoning Commission public hearing and on January 4, 2023 and January 11, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 17, 2023**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Light Industrial (LI) District**. The property is approximately 7.2 acres located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue. The property is addressed as 700-A, 716, 720, 730 W. Green Drive & 908 Taylor Avenue, and is also known as Guilford County Tax Parcels 172322, 172327, 172328, 172332, 172331.

SECTION 2

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

SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 17th day of January , 2023

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk



City of High Point

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

Master

File Number: 2023-014

File ID: 2023-014

Type: Zoning Map Amendment

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: Price Nursery (Richard Price), Zoning Map Amendment 22-27

A request by Price Nursery to rezone approximately 0.8 acres from the Residential Single Family - 5 (R-5) District to the General Business (GB) District. The site is located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street (115, 117, 119 and 121 Scott Avenue).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-22-27.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-014

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-27
(Price Nursery)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: January 4, 2023, and
January 11, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Price Nursery to rezone approximately 0.8 acres from the Residential Single Family – 5 (R-5) District to the General Business (GB) District. The site is located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street (115, 117, 119 and 121 Scott Avenue).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 13, 2022 public hearing. All members of the Commission were present except for members Angela Jiménez, Joan Swift and Terry Venable. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Judy Stalder, planning consultant with The Stalder Group, 1012 Wellington Street, High Point, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to rezone the site to the GB District so that it may be combine with abutting commercially zoned parcels, fronting along Westchester Drive, to create a more developable square-shaped commercial property.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 22-27 is consistent with the City's adopted policy guidance because the proposed zoning map amendment is supported by the Land Use Plan and policy guidance statement for the conversion of this area from a residentially zoned area to a commercially zoned area. Furthermore, the request is reasonable and in the public interest because the requested GB District matches the surrounding zoning and development pattern and will remove unintended barriers to redevelopment.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-27
December 13, 2022**

Request	
Applicant: Price Nursery	Owners: Jerry Robbins & Phyllis Robbins; Inez Prevatt (Pam Clark POA) and Carolyn Ayscue
Zoning Proposal: To rezone approximately 0.8 acres	From: R-5 Residential Single Family – 5 District
	To: GB General Business District
Notices: • Applicant held a Citizen Information Meeting <i>(Yes)</i> • As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street <i>(115, 117, 119 and 121 Scott Avenue)</i> .
Tax Parcel Number:	Guilford County Tax Parcels 188692, 188693, 188694 and 188695
Site Acreage:	Approximately 0.8 acres (34,400 square feet)
Current Land Use:	Four single family dwellings
Physical Characteristics:	The zoning site is currently developed with four single family dwellings and there are no noteworthy physical features.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line both lie adjacent to the site along Scott Avenue.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	Oak Hollow Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	GB	General Business District	Office uses
South:	GB	General Business District	Undeveloped parcel <i>(former retail nursery establishment)</i>
East:	GB	General Business District	Commercial use <i>(carwash/vehicular establishment)</i>
West:	GB	General Business District	Undeveloped parcel <i>(former retail nursery establishment)</i>

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use classification. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	There are no applicable area plans for this site.
Zoning History:	Between 1983 to 2016, there have been approximately 23 rezoning requests within this two-block area between Westchester Drive and E. Parris Avenue. The culminative effect has been the conversion of this former residential neighborhood into a patch-work of CU-GB and CU-OI zoned parcels. Only two residential nodes remain, a 3-lot area along W. Parris Avenue and a 4-lot area along Scott Avenue (current zoning site). In 2019, as part of the Comprehensive Zoning Map Amendment Project, the patchwork of various CU-GB and CU-OI Districts in this two-block area was rezoned to a single GB zoning district.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Scott Avenue		Local Street	100 ft.
Vehicular Access:	The zoning site is proposed to be combined with the abutting commercial zoned parcel to the south and west. With the combination of these parcels, it is anticipated that access will be from Westchester Drive and Scott Avenue.			
Traffic Counts: (Average Daily Trips)	Westchester Drive Scott Avenue		19,500 AADT - NCDOT 2020 traffic counts Not applicable, this is a local street	
Estimated Trip Generation:	No specific use has been proposed at this time.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required at this time for these four parcels. Once the lot combination is completed and a specific use is proposed, a TIA may be required.	

School District Comment
Not applicable to this zoning case.

Details of Proposal
This zoning request pertains to four abutting single-family-zoned parcels lying along the south side of Scott Avenue. The applicant owns an abutting unusually shaped commercial-zoned parcel to the south that fronts along Westchester Drive. To create a more usable square-shaped commercial development site, the applicant has requested rezoning of these four parcels to the GB District so they may be incorporated into the abutting commercial parcel fronting along Westchester Drive.

Analysis

The zoning site lies in the middle of a two-block area encompassed by N. Main Street, W. Parris Avenue, Idol Street and Westchester Drive. This area was historically a residential neighborhood lying at the edge of the N. Main Street commercial corridor. Beginning in the early 1980s, zoning requests began to be submitted and approved for properties along Westchester Drive and within the middle of these blocks to allow commercial and office uses. By 2000, most of the residential zoning had been changed to commercial and office uses. Thus, the 2000 Land Use Map was amended to classify these blocks as commercial.

As part of a 2006 zoning approval within this area, City Council adopted a policy statement in a zoning staff report pertaining to the rezoning of the remaining abutting groups of residential lots in this area. This statement noted that staff will only support future zoning request when all abutting residential lots are combined and rezoned together to a commercial zoning district. The intent was to prevent a single unusable lot being left as this area completes its conversion from residential to a commercial area.

The applicant proposes to rezone this group of 4 abutting residential parcels, which is surrounded by commercial zoning, from the R-5 District to the GB District. The zoning change will remove outdated and obsolete zoning that could be an unintended barrier to development. Furthermore, the requested GB District more accurately reflects the manner in which this area has redeveloped over the past 35 years and will promote greater consistency in zoning standards among abutting parcels.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The proposed zoning map amendment is supported by the Land Use Plan and policy guidance statement for the conversion of this area from a residentially-zoned area to a commercially-zoned area.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed zoning map amendment would be reasonable and in the public interest.

The requested GB District matches the surrounding zoning and development pattern and will remove unintended barriers to redevelopment.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 0.8 acre area of land to the GB District.

There is one remaining node of residential zoning in this two-block area consisting of three abutting parcels along the south side of W. Parris Avenue (149, 151 & 153 W. Parris Avenue). As part of

Round #5 of the Comprehensive Zoning Map Amendment Project, which will be submitted to City Council in early 2023, staff will request City Council initiate rezoning of this last residential node of land in this block from the R-5 District to the GB District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

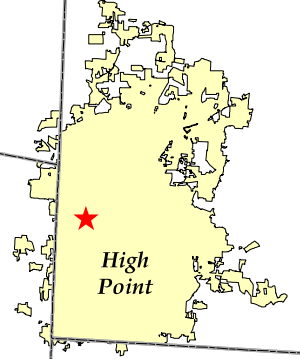
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-27

Applicant: Price Nursery

Vicinity Map



Jamestown

Guilford County

City of High Point

E HARTLEY DR

JOHNSON ST

Site

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PW

I-74

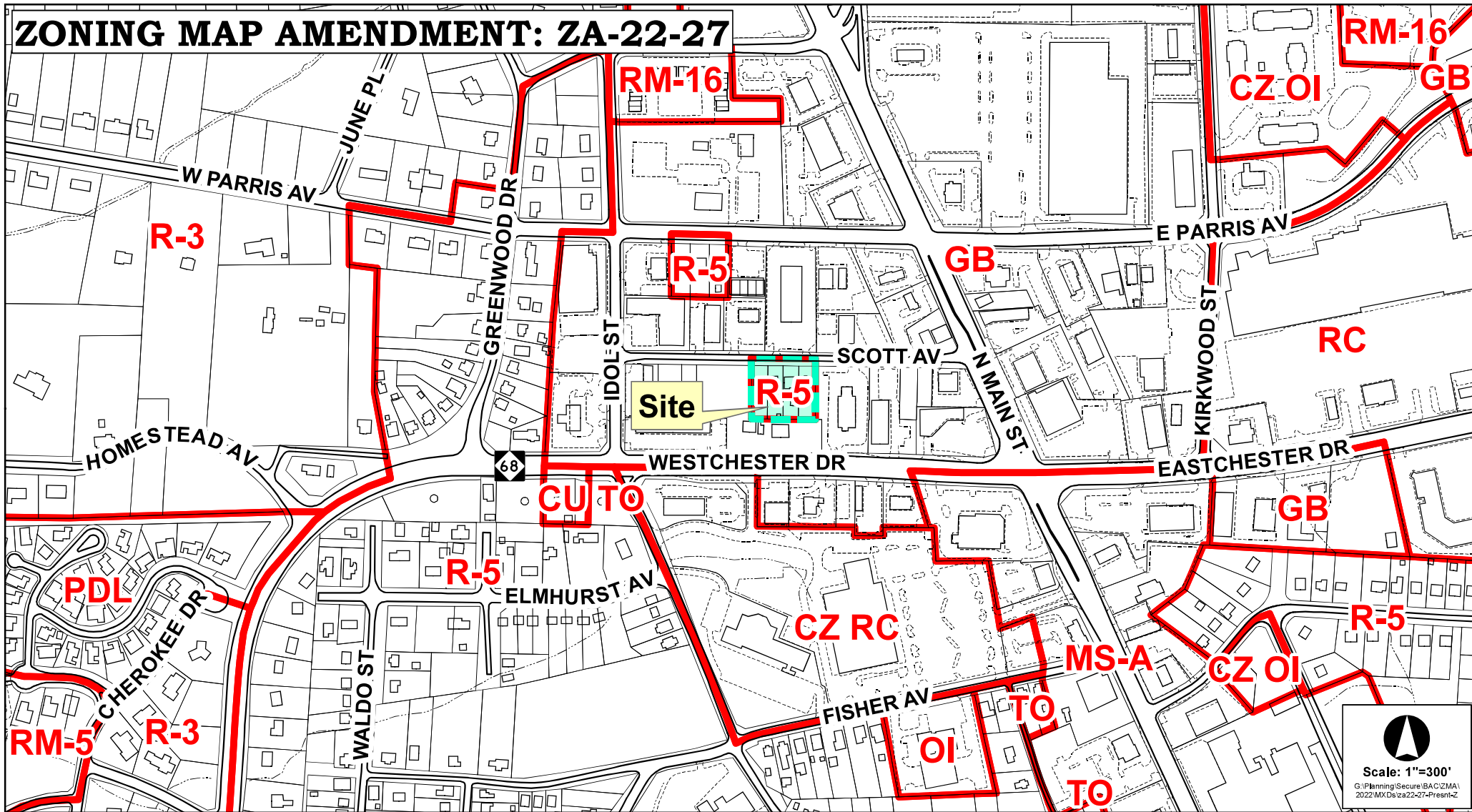
Davidson County



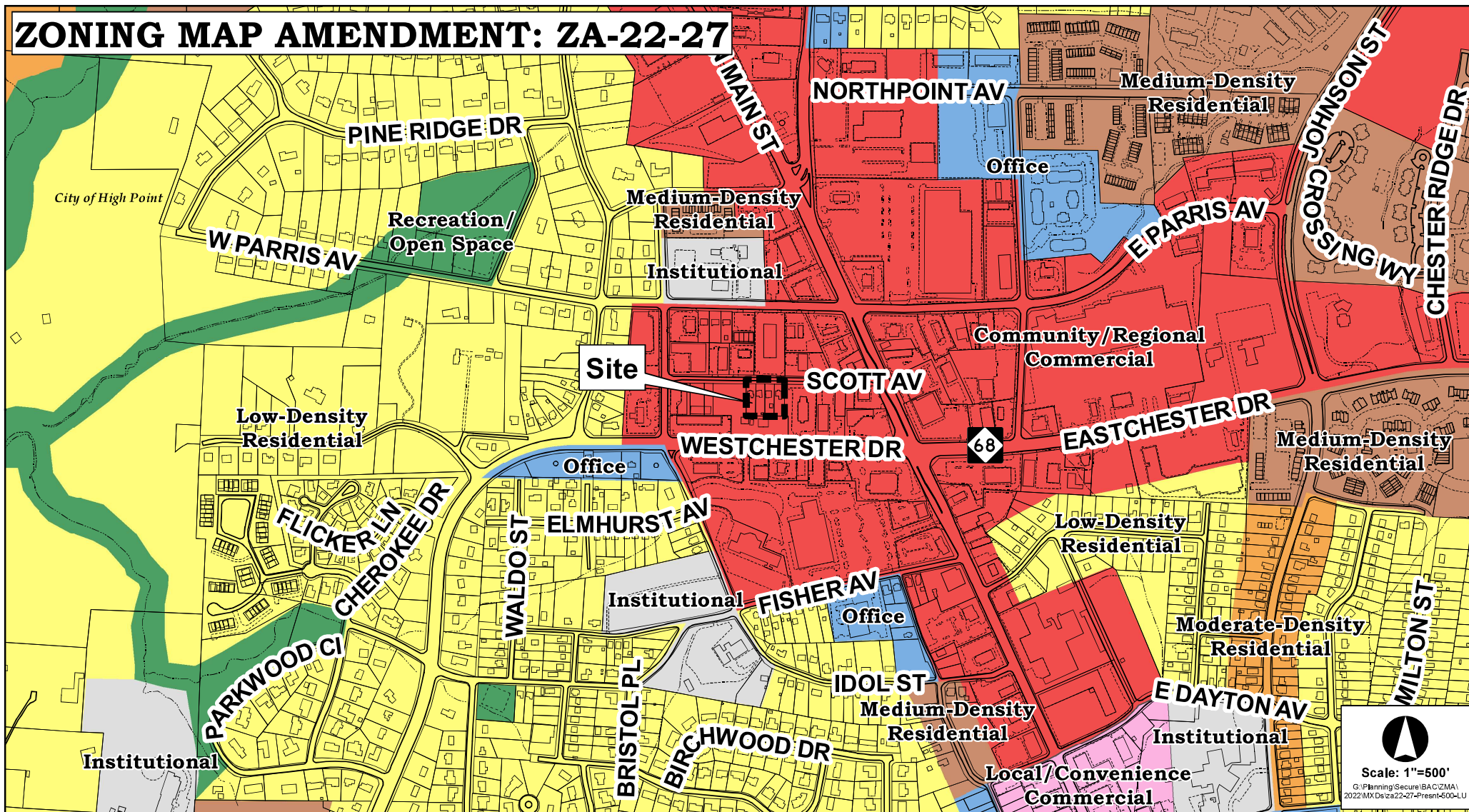
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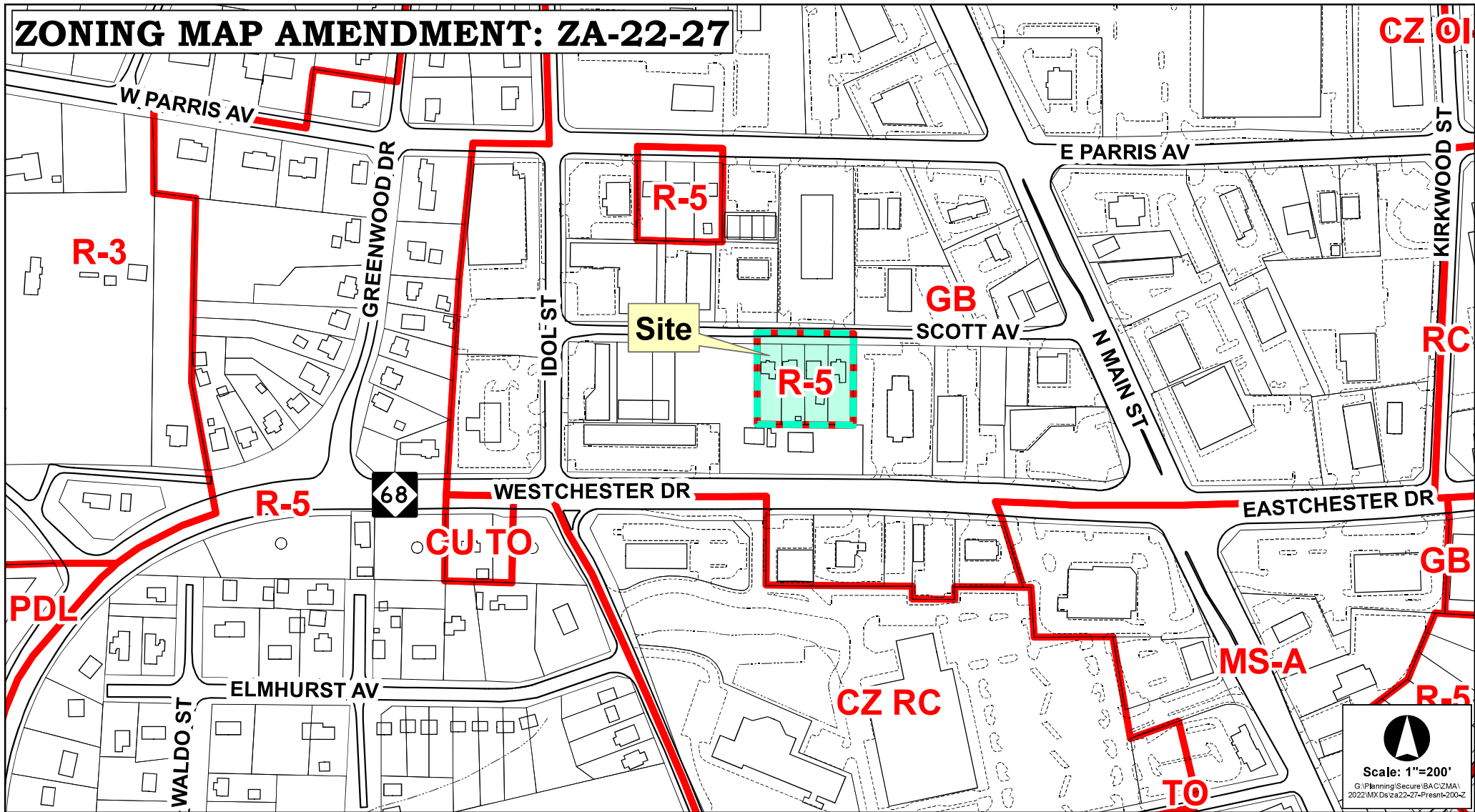
ZONING MAP AMENDMENT: ZA-22-27



ZONING MAP AMENDMENT: ZA-22-27

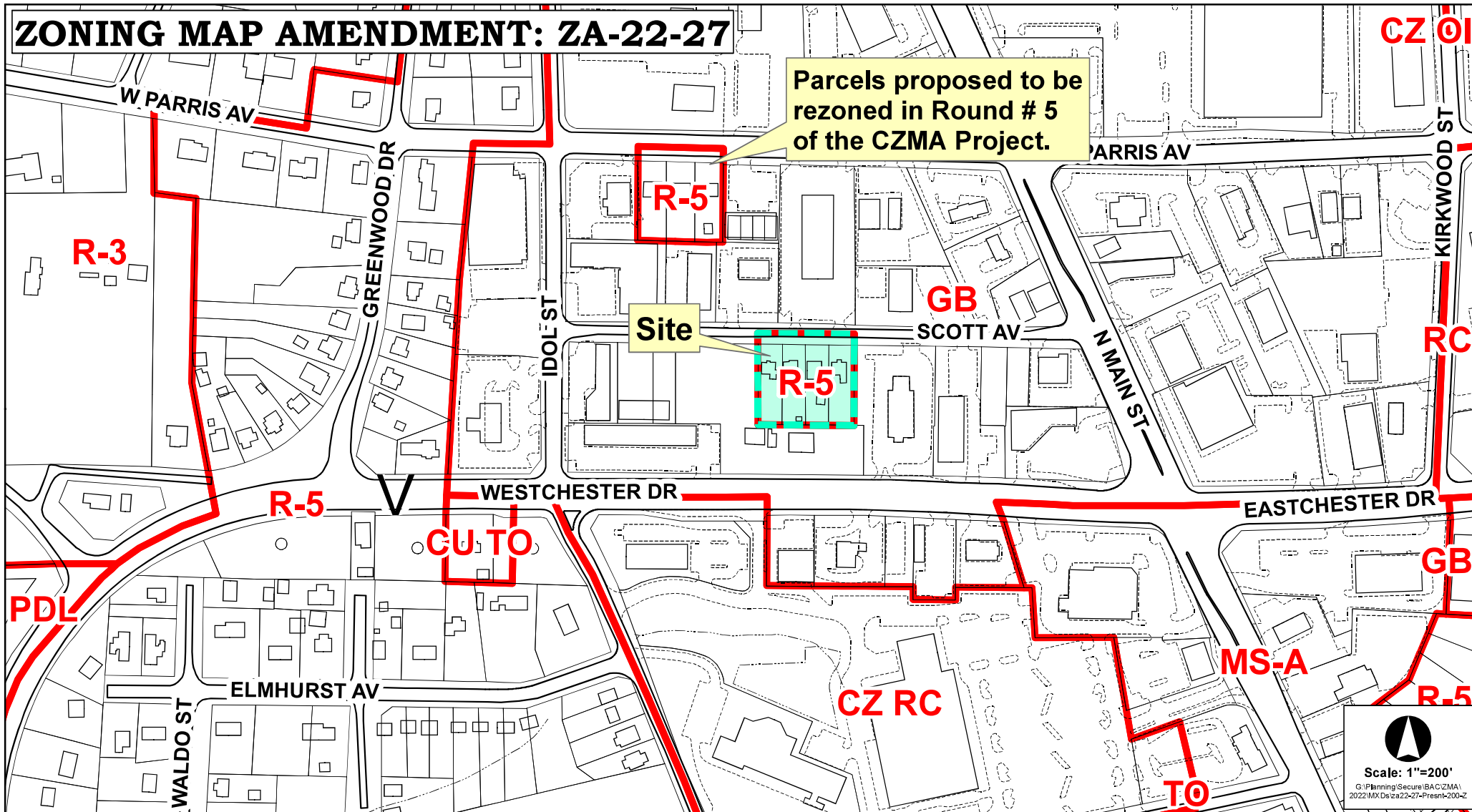


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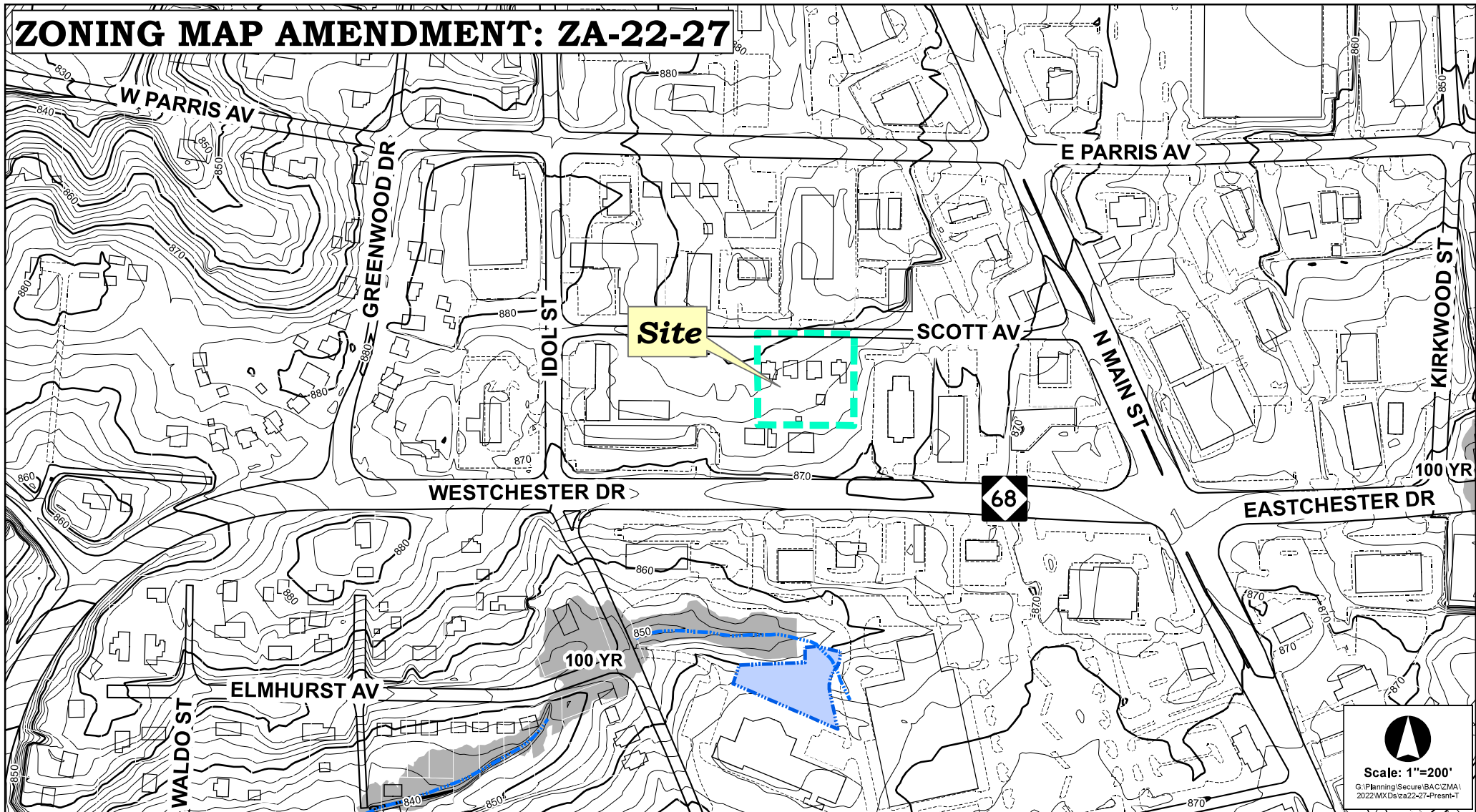


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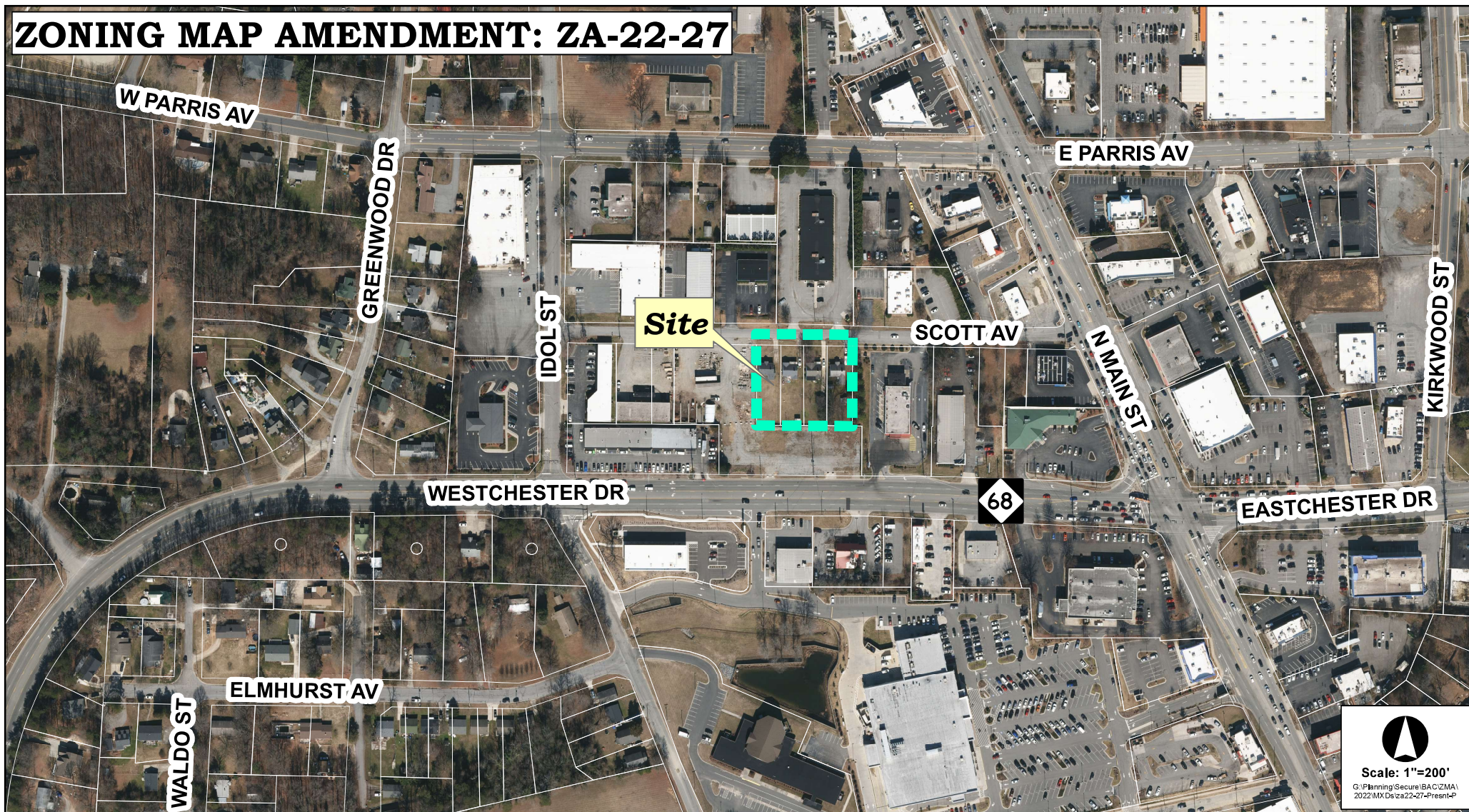
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ZONING MAP AMENDMENT: ZA-22-27



ZONING MAP AMENDMENT: ZA-22-27



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2022 and before the City Council of the City of High Point on January 17, 2023 regarding **Zoning Map Amendment Case ZA-22-27 (ZA-22-27)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 3, 2022, for the Planning and Zoning Commission public hearing and on January 4, 2023 and January 11, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 17, 2023**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **General Business (GB) District**. The property is approximately 0.8 acres, located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street. The property is addressed as 115, 117, 119 and 121 Scott Avenue, and is also known as Guilford County Tax Parcels 188692, 188693, 188694 and 188695.

SECTION 2

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

SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 17th day of January , 2023

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-27

Submitted by: Ms. Judy Stalder,
Development Consultant

Citizen Information Meeting Report

115, 117, 119 and 121 Scott Avenue

Zoning Case ZA-22-27

A Citizen Information Meeting was held for property owners in the vicinity of 115, 117, 119 and 121 Scott Avenue. An informational letter dated November 18 was sent by US Mail to the 34 addresses supplied by the City of High Point Planning and Development Department to set a Zoom meeting for November 29. The mailing also included the *City of High Point Conditional Zoning Citizen Information Meetings* statement and a site map. A copy of the letter and list of addressees is attached. The letter provided the Zoom address, a general description of the property, the proposed zoning of General Business, and an explanation of what could be expected at the meeting.

Attendees:

Marc Delille, representing applicants, Price Commercial Properties 410 English Road, High Point NC 27262
Richard Price, applicant, 810 West Parkway Ave, High Point NC 27262
Carolyn Ayscue, applicant, 117 Scott Ave, High Point NC 27262
Tony Ayscue, son of applicant, 117 Scott Ave, High Point NC 27262
Tammy Sgroi, property owner at 145 W Parris Ave Ste 101, High Point NC 27262

Presentation

The four lots proposed for a zoning change are currently zoned as residential. However, the surrounding property is zoned General Business. We are proposing General Business for these lots and the owners of the lots are part of the application.

The City of High Point has indicated support for the rezoning and staff has mentioned plans to initiate the rezoning of similarly situated properties on West Parris Avenue. Since 2017 staff has been working on a project to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. The primary goal of the project is to eliminate improper or obsolete zoning districts that may be acting as a barrier to development.

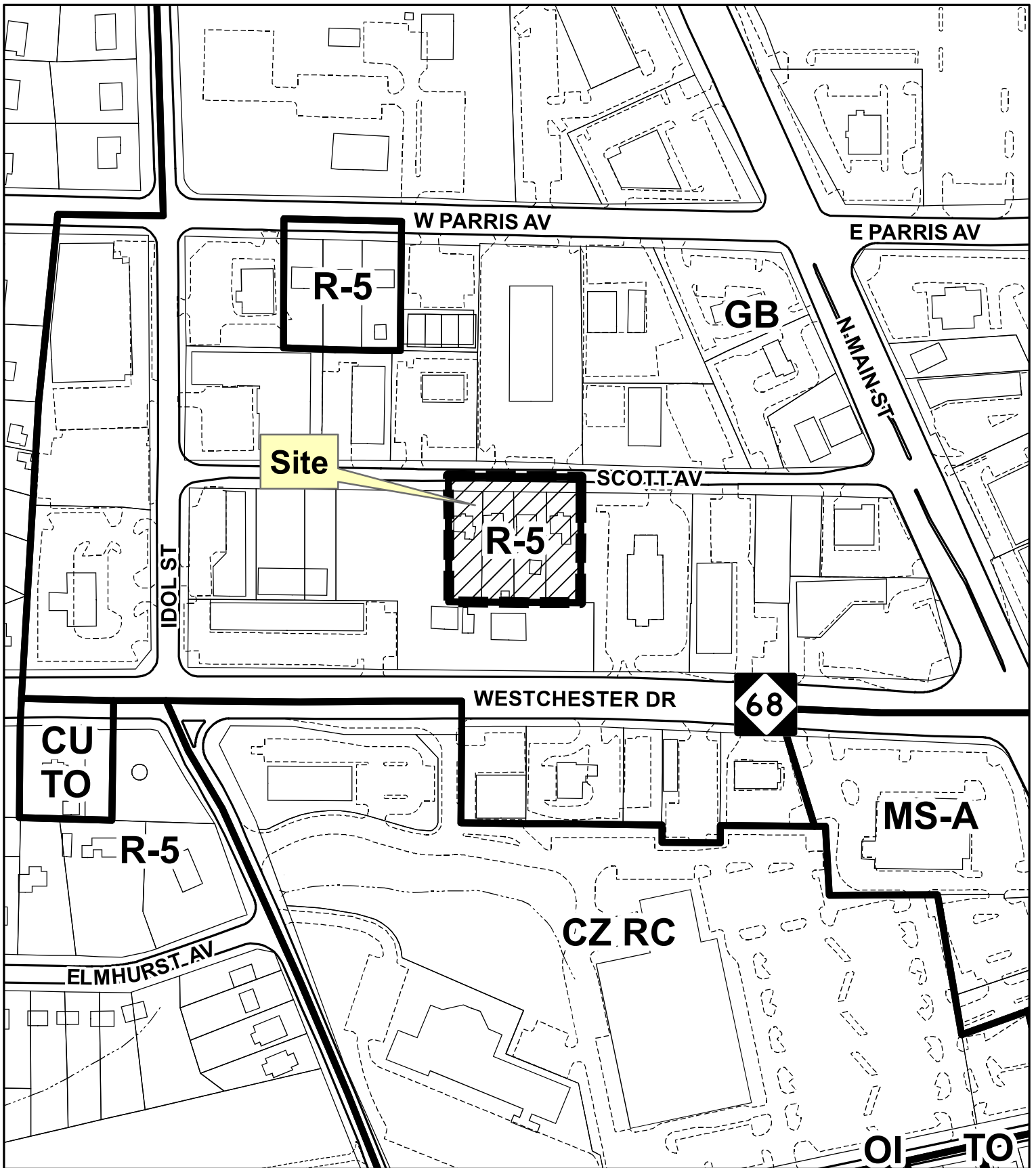
Questions and Comments

Will the properties be sold? *If the properties are rezoned, they will be offered for sale as a package along with property at 130 Westchester Drive.*

How soon will the property be sold? *The property at 130 Westchester Drive is being marketed now and there is some interest, but no contract at this time.*

When are the public hearings? *The Planning and Zoning Commission hearing is on Tuesday, December 13 at 6:00 pm. The date and time for the City Council hearing will be announced at the P&Z meeting.*

No one expressed opposition.



ZONING MAP AMENDMENT ZA-22-27

From: General Business (GB)
To: General Business (GB)

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

**Planning & Development
 Department**

City of High Point



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 ZMA/2022/MXD/za22-27-NM

THE STALDER GROUP LLC

PO Box 5581 High Point North Carolina 336.688.2204 jstalder@northstate.net

November 18, 2022

Dear Neighbor,

This letter is to notify you of a Citizen's Meeting concerning a request to amend the zoning of four properties located at 115-121 Scott Avenue in High Point, North Carolina from Residential to General Business. Please review the map included in this mailing. All the surrounding properties are currently zoned General Business, and the owners of these properties agree with the change.

The meeting will be held on **Tuesday, November 29 at 6:00 pm via Zoom**. This is an opportunity for you to ask questions or make comments concerning the rezoning.

Join Zoom Meeting

<https://us02web.zoom.us/j/89441232080?pwd=Z3VJU0Q1UWNWZzdpOGxjOFZveG5vUT09>

Meeting ID: 894 4123 2080

Passcode: 144067

One tap mobile

+12678310333,,89441232080#,,,,*144067# US (Philadelphia)

+13017158592,,89441232080#,,,,*144067# US (Washington DC)

Dial by your location

+1 267 831 0333 US (Philadelphia)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 213 338 8477 US (Los Angeles)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 894 4123 2080

Passcode: 144067

Find your local number: <https://us02web.zoom.us/u/kbFKInb4Yx>

Please email me at jstalder@northstate.net if you would like to be emailed a direct link.

If you are unable to attend or have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

Thank you,

Judy Stalder

Development Consultant

1911 LLC
608 IDOL ST
HIGH POINT, NC 27262

2201 N MAIN STREET LLC
94 GREEN ST STE 104
WOODBIDGE, NJ 7095

2209 NORTH MAIN STREET LLC
1233 W LOOP ST STE 1500
HOUSTON, TX 77027

AYSCUE, CAROLYN M
117 SCOTT AVE
HIGH POINT, NC 27262

CENTURY INCOME INC
215 N CENTENNIAL ST
HIGH POINT, NC 27262

FLAX MILL PROPERTIES LLC
1410 45TH AVE N
ST PETERSBURG, FL 33703

HIGH POINT CITY
PO BOX 230
HIGH POINT, NC 27261

HIGH POINT WAL POOH LLC
101 W 55TH ST
NEW YORK, NY 10019

J & M INVESTMENTS OF HIGH POINT LLC
926 COUNTRY CLUB DR
HIGH POINT, NC 27262

JNS PROPERTIES LLC
284 N EMILY CT
HIGH POINT, NC 27265

JNS PROPERTIES LLC
PO BOX 5316
HIGH POINT, NC 27262

JS & SONS PROPERTIES LLC
7237 BELMONT DR
TRINITY, NC 27370

KAH IV LLC
2500 LEHIGH AVE
GLENVIEW, IL 60026

KRESS, ELEANOR DALE
25 SUTTON PL S APT 6I
NEW YORK, NY 10022

LEXINGTON STATE BANK
38 W 1ST AVE
LEXINGTON, NC 27292

MANSOUR, ERNEST NORMAN JR;MANSOUR,
EDWARD FRANCIS II
1810 EVERGREEN AVE
GOLDSBORO, NC 27530

MONA-T LLC
153 W PARRIS AVE
HIGH POINT, NC 27262

ODOM, CHARLES L;ODOM, SANDRA R
PO BOX 2003
HIGH POINT, NC 27261

PACHYDERM PROPERTIES LLC
PO BOX 460389 DEPT 125
HOUSTON, TX 77056

PRIMAX PROPERTIES LLC
1100 E MOREHEAD ST STE 200
CHARLOTTE, NC 28204

PUBLIX NORTH CAROLINA LP
PO BOX 32018
LAKELAND, FL 33802

RAIES INTERNATIONAL INC STE 103
145 W PARRIS AVE
HIGH POINT, NC 27265

ROBBINS PROPERTIES LLC
1828 THISTLEBURN LN
COLFAX, NC 27235

ROSS, FLOYD DONALD
151 W PARRIS AVE
HIGH POINT, NC 27260

SGROI PROPERTIES LLC
PO BOX 6277
HIGH POINT, NC 27262

SPIRIT MASTER FUNDING X LLC
301 N MAIN ST STE 2030
WINSTON SALEM, NC 27101

TEDDER, DAVID A
1751 W LEXINGTON AVE
HIGH POINT, NC 27262

VAUGHAN, JOHN R JR;VAUGHAN, KELLY F
904 FAIRWAY DR
HIGH POINT, NC 27262

VICKI S DALLAS FAMILY TRUST
110 SCOTT AVE
HIGH POINT, NC 27262

WANG & CHU LLC
123 WESTCHESTER DR
HIGH POINT, NC 27262

WESTCHESTER BAPTIST CHURCH INC OF HIGH
POINT
PO BOX 5188
HIGH POINT, NC 27262

WH CAPITAL LLC
PO BOX 6450
NORCROSS, GA 30091

Y&Z INVESTMENTS LLC
18800 HUBBARD DR STE 200
DEARBORN, MI 48126

YOUNG, RUTHIEBELLE S;YOUNG, MICHAEL L
3831 NC HIGHWAY 65
REIDSVILLE, NC 27320

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17



City of High Point

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

Master

File Number: 2023-015

File ID: 2023-015

Type: Plan Amendment

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: City of High Point, Plan Amendment 22-06

A request by the City of High Point to change the land use classification for approximately 263 acres to a variety of land use map classifications, in multiple areas along the Jamestown bypass corridor, based on recommendations in the Jamestown Bypass Land Use Assessment.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report PA-22-06.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-015

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 22-06
(City of High Point)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: January 4, 2023, and
January 11, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the City of High Point to change the land use classification for approximately 263 acres to a variety of land use map classifications, in multiple areas along the Jamestown bypass corridor, based on recommendations in the Jamestown Bypass Land Use Assessment.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 13, 2022 public hearing. All members of the Commission were present except for members Angela Jiménez, Joan Swift and Terry Venable. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

There were no speakers in opposition to the Plan Amendment request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
PLAN AMENDMENT 22-06
December 13, 2022**

Requests		
Applicant: City of High Point	Owners: Various	
Plan Amendment Proposal: To change the land use classification for approximately 263 acres from/to a variety of classifications in multiple areas based on recommendations in the Jamestown Bypass Land Use Assessment.	From:	Area A: Local/Convenience Commercial Area B1: Low-Density Residential Area B2: Community/ Regional Commercial Area B3: Community/ Regional Commercial Area B4: Low-Density Residential Area B5: Low-Density Residential Area C1: Light Industrial Area C2: Light Industrial Area D: Low-Density Residential
	To:	Area A: Mixed Use Development Area B1: Medium-Density Residential Area B2: Local/Convenience Commercial Area B3: Mixed Use Development Area B4: Local/Convenience Commercial Area B5: Mixed Use Development Area C1: Medium-Density Residential Area C2: Low-Density Residential Area D: Medium-Density Residential

Site Information	
Location:	Properties generally along Greensboro Road, future Jamestown Parkway, N. Scientific Street, and Dillon Road.
Acreage:	Area A: 19.1 acres Area B1: 9.8 acres Area B2: 45.1 acres Area B3: 16.8 acres Area B4: 7.7 acres Area B5: 19.8 acres Area C1: 38.1 acres Area C2: 26.3 acres Area D: 80 acres

Current Land Use:	Area A: Commercial service and retail uses Area B1: Mostly undeveloped and Single-family residential Area B2: Commercial service and retail uses, and undeveloped Area B3: Undeveloped Area B4: Mostly undeveloped and a commercial use Area B5: Construction staging, Single-family residential and undeveloped Area C1: Industrial and single-family residential Area C2: Mostly undeveloped and 1 office Area D: Rural residential, agricultural, and undeveloped
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Adjacent Property Existing Land Use Area A	
North:	Single-family residential
South:	Single-family residential
East:	Vacant (formerly Presbyterian Home), Undeveloped (Guilford County Property)
West:	Single-family residential

Adjacent Property Existing Land Use Area B	
North:	Single-family residential
South:	Religious Institution, Single-family residential and undeveloped
East:	Single-family residential and commercial uses
West:	Single-family residential and I-74

Adjacent Property Existing Land Use Area C	
North:	Jamestown Bypass
South:	Single-family and Multi-family residential
East:	Single-family residential and undeveloped
West:	Single-family residential

Adjacent Property Existing Land Use Area D	
North:	Jamestown Bypass
South:	Single-family residential and rural residential
East:	Rural residential and agriculture
West:	Undeveloped

Adjacent Land Use Plan Designations Area A	
North:	Low-Density Residential and Office
South:	Low-Density Residential
East:	Mixed Use Development
West:	Low-Density Residential

Adjacent Land Use Plan Designations Area B	
North:	Low-Density Residential
South:	Low-Density Residential and Institutional
East:	Low-Density Residential and Local/Convenience Commercial
West:	Low-Density Residential and Mixed Use Development

Adjacent Land Use Plan Designations Area C	
North:	Light Industrial
South:	Low-Density Residential, High-Density Residential, and Recreation/Open Space
East:	Low-Density Residential and Recreation/Open Space
West:	Low-Density Residential and Moderate-Density Residential

Adjacent Land Use Plan Designations Area D	
North:	N/A (Town of Jamestown)
South:	Low-Density Residential
East:	Low-Density Residential
West:	Low-Density Residential and Recreation/Open Space

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designations:	Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. Light Industrial: Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.
Proposed Designations:	Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. Mixed Use Development: This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement:	The following goals and objectives of the Community Growth Vision Statement are relevant to this request:

	Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location. Obj. 3B: Establish new or redeveloped mixed use areas at key intersections where suitable land use and development patterns exist. Obj. 3F: Encourage mixed use centers as an alternative to “strip commercial” corridors that would use land inefficiently, generate unnecessary traffic, and create traffic congestion and safety challenges because of frequent driveways and their associated turning movements.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area; Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas; Obj. #5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development; Obj. #8. Stimulate more efficient use of the City’s land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations; and Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan(s):	<u>U.S. 311 Bypass Interchange Study</u> The U.S. 311 Bypass Interchange Study is a corridor plan that covers the 7-mile segment of I-74 (formerly U.S. 311). The plan evaluated the future impacts on the adjacent neighborhoods and businesses for the four proposed interchanges (Greensboro Road, M.L. King Jr. Drive, E. Green Drive, and I-85). The plan proposed improvements in the areas of land use, transportation, and gateway appearance. The following is a summary of the recommendations for the Greensboro Road Interchange: • Provide uses to serve existing residents, university students, and travelers; • Redevelop the Five Points commercial area; • Redevelop east of I-74 along Greensboro Road as a “main street” with local commercial uses;

	• Encourage planned mixed-use development east of the interchange; • Provide housing choices; • Develop enhanced driveway access controls; • Improve street and pedestrian lighting, provide sidewalks, bikeways, improve bus stops; and • Create a gateway appearance – create a theme for the area building on the history and heritage, using public art, wayfinding signage, decorative paving, banners, etc. <u>Core City Plan</u> The Five Points area is identified as a Mixed Use Center. This Mixed Use Center’s target market is a combination of the adjacent neighborhoods and the travelling motorists along the I-74 corridor. The Core City Plan recommends redevelopment of this area in a more urban and pedestrian friendly manner by pulling new commercial buildings to the street and providing streetscapes with broad sidewalks, street trees, pedestrian streetlights and benches. <u>Jamestown Bypass Land Use Assessment</u> Adopted in May 2021, this assessment was conducted to: • evaluate impacts of the new roadway; • Examine existing land uses; • Assess water and sewer availability; and • Provide policy guidance for potential future development The following recommendations are relevant to this request: • When new development occurs, lots should be consolidated to maximize the size of the development and limit access points. • The more intense commercial uses and higher density housing opportunities are clustered close to the I-74/Jamestown Bypass intersection, and the areas further to the east along the bypass offer opportunities for a mix of housing types including single family, townhomes, condos and possibly some apartments. • Amend the Land Use Plan as recommended in this staff report.
LUPA History:	<u>PA 11-04:</u> The Core City Plan recommended a review of the Land Use Plan for neighborhoods within the core city and as a part of that review there were three areas to the west of I-74 in Five Points that were amended to support potential future development. The former Presbyterian Home property and the property owned by Guilford County that was the former Evergreen nursing home were amended from Institutional to Mixed-Use Development. These amendments were approved on December 19, 2011.

Details of Proposal

Summary of Land Use Plan Amendment Request:

The City of High Point is requesting Land Use Plan amendments for four areas totaling 263 acres within the vicinity of the new Jamestown Bypass. These plan amendments are a result of the recommendations that are included in the Jamestown Bypass Land Use Evaluation, which was adopted in May 2021.

Staff Analysis

The Jamestown Bypass Land Use Evaluation recommends the following amendments to the Land Use Plan.

Area A - is known as the Five Points commercial area. It fronts along Greensboro Road from just west of Montlieu Avenue to Wayside Street just west of I-74. The area consists of approximately 22 parcels and 19 acres. Currently, this area is a mix of local commercial service and retail uses. The Eastgate Shopping Center located on the north side of Greensboro Road is not currently fully occupied and it has seen uses come and go over the years. Recently announced, Dedicated Medical Center (a primary care facility), will occupy the old Save-A-Lot grocery store providing 30 jobs and it is scheduled to open in 2023. The properties along the south side of Greensboro Road are within an Opportunity Zone, which could serve as an incentive for redevelopment. The U.S. 311 Bypass Interchange Study and the Core City Plan identify this area as a mixed-use area that could serve both nearby residents and those traveling on I-74. This area is currently zoned General Business (GB) and Limited Business (LB). Area A is recommended to be amended from Local/Convenience Commercial to Mixed Use Development.

Area B1 – is located approximately 180 east of Spencer Street, south of Sterling Avenue, west of Hampton Drive and approximately 290 feet north of Greensboro Road. It consists of 9 parcels that total approximately 10 acres. This area has mostly undeveloped lots with three unopened rights-of-way that are surrounded by single-family residences that could offer an opportunity for infill residential uses. Spencer Street will have right-in and right-out access to the bypass at a signalized intersection. The portion of Greensboro Road west of Hampton Drive will become a dead-end. This area is currently designated as Low-Density Residential, which supports single-family detached dwellings on individual lots. With some land assembly and access to the dead-end section of Greensboro, this area could support some infill housing with a variety of detached or attached homes. Area B1 is recommended to be amended from Low-Density Residential to Medium-Density Residential.

Area B2: is located along both sides of the bypass between I-74 and to just east of the recently realigned section of Greensboro Road. It consists of 37 parcels that total approximately 45 acres. The area has a mix of commercial and service uses including: a gas station, a self-storage facility, a construction office, and a drive-thru restaurant. These uses are more in character with the Local/Convenience Commercial land use classification therefore, an expansion of the Local/Convenience Commercial designation that runs along Greensboro Road is recommended. This area is currently designated as Community/Regional Commercial, which supports commercial retail and service uses intended to serve the entire community and nearby regional customers. Due to the reconfiguration of the roads and the narrow lot depth along dead-end

portion of Greensboro Road, the Land Use Plan is recommended to be amended from Community/Regional Commercial to Local/Convenience Commercial.

Area B3 - is located on the south side of the bypass between Enterprise Drive and just west of the southern section of Ring Street. It contains 3 parcels that total approximately 17 acres. There will be a new signal at the T-intersection where Greensboro Road is being realigned to intersect with the bypass. The bypass construction plans also show an 80-foot wide break in the controlled access to allow access to the undeveloped land on the south side of the intersection. This could be an opportunity for the development of a shopping center with a cohesive mix of commercial uses, possibly a hotel, and higher density housing. This area is currently designated as Community/Regional Commercial and it is recommended to be amended to Mixed Use Development.

Area B4 - is located on the north side of the bypass along the northern portion of Ring Street. It contains 8 parcels that total approximately 8 acres. This northern section of Ring Street will not connect to the bypass. The area includes a mix of commercial and office uses, some of which appear to be vacant. An expansion of the Local/Convenience Commercial designation that runs along Greensboro Road is recommended. This area is currently designated as Low-Density Residential and it is recommended to be amended to Local/Convenience Commercial.

Area B5 - is located on the south side of the bypass along the southern portion of Ring Street. It contains 16 parcels that total approximately 20 acres. The bypass will have a median at the intersection with the southern portion of Ring Street therefore, it will be restricted to right turn movements onto and off of the bypass. This area has become an isolated pocket that has some single-family homes and some undeveloped parcels. If combined with Area B3, this could be an opportunity for the development of a shopping center with a cohesive mix of commercial uses, possibly a hotel, and higher density housing. This area is currently designated as Low-Density Residential on the Land Use Plan. The area is currently zoned R-5 and it should remain until a development proposal is submitted. If this area is developed, lot consolidation will be needed to maximize the development potential, and protection of the neighborhoods to the east and south will be important to maintain their stability. The land use classification is recommended to be amended to Mixed Use Development to support uses for the community and the travelling motorist on I-74.

Area C1 - is located south of the bypass between N. Scientific Street and the railroad tracks. It contains 8 parcels that total approximately 38 acres. This area is currently a mix of residential and industrial uses. The area has potential for redevelopment due to the new signalized intersection with the bypass, and its proximity to the new Wrenn Farm residential development located diagonally across the intersection, and other neighborhoods to the west. The area is currently designated as Light Industrial on the Land Use Plan. The zoning is a mix of Residential Single-family -5 (R-5), Heavy Industrial (HI), and Light Industrial (LI). This area was annexed into the city in the 1960's and has been zoned as it currently is since 1992. The land use classification is recommended to be amended to Medium-Density Residential to support a mix of higher density housing in the area. This area is also the subject of a zoning map amendment to change the LI and HI zoning to the R-5 district to support future residential development.

Area C2 - is located south of the bypass along the east side of the railroad tracks. It contains 9 parcels that total approximately 26 acres. The area is currently undeveloped except for one small parcel on S. Scientific Street next to the railroad tracks and an unopened right-of-way. The area

is constrained by lack of access, rough topography and a perennial stream. The Land Use Plan currently classifies this area as Light Industrial. Due to the constraints, the Light Industrial designation is recommended to be amended to Low-Density Residential. Like Area C1, this area is also the subject of a recommended zoning map amendment. This area has been zoned Light Industrial (LI) since 1959 and only one $\frac{3}{4}$ acre parcel was developed with a small office building in 1986. The R-3 zoning district is recommended for this area, which is consistent with the zoning applied to the existing residential area to the south and east.

Area D – is located south of the bypass along the east and west sides of Dillon Road. It contains 31 parcels that total approximately 80 acres. The area is outside the corporate limits however, the area on the west side of Dillon Road is within the City's Extraterritorial Jurisdiction (ETJ). The area has some undeveloped parcels and parcels with single-family residential uses on large lots. It is currently designated as Low-Density Residential on the Land Use Plan. Given the proximity to the bypass and a signalized intersection, the area has potential for higher density development such as twin homes, town homes, or multi-family. The land use classification is recommended to be amended from Low-Density Residential to Medium-Density Residential to support higher density residential development.

Recommendation

Staff Recommends Approval:

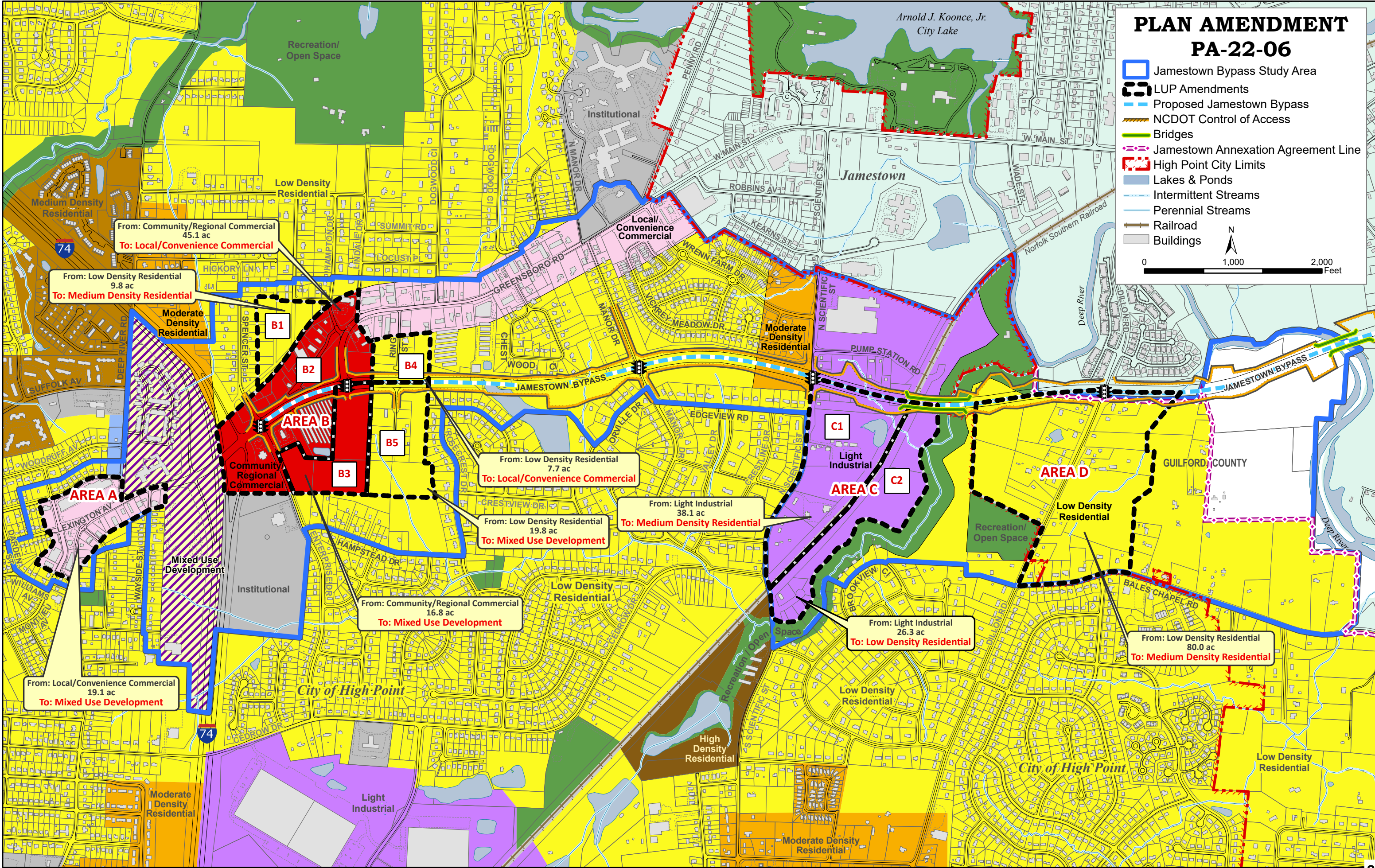
Staff recommends approval of the requested changes to the Land Use Plan Map in accordance with the Jamestown Bypass Land Use Assessment.

Report Preparation

This report was prepared by Planning and Development Department staff member Heidi Galanti, AICP, Planning Services Administrator, and reviewed by Chris Andrews, AICP, Development Services Administrator, and Sushil Nepal, AICP, Planning & Development Director.

List of Attachments:

Land Use Plan Recommendations Map



**PLAN AMENDMENT
PA-22-06**

- Jamestown Bypass Study Area
 - LUP Amendments
 - Proposed Jamestown Bypass
 - NCDOT Control of Access
 - Bridges
 - Jamestown Annexation Agreement Line
 - High Point City Limits
 - Lakes & Ponds
 - Intermittent Streams
 - Perennial Streams
 - Railroad
 - Buildings
- 0 1,000 2,000 Feet
- N

A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA*

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time-to-time particular land use designations be changed from one classification to another; and

WHEREAS, the Jamestown Bypass Land Use Assessment, which was adopted on May 19, 2021, reviewed changing conditions due to the new multi-lane, median divided roadway with new signalized intersections and controlled access and recommended amendments the Land Use Plan designations in the area; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on December 13, 2022, and before the City Council of the City of High Point on January 17, 2023, regarding these proposed amendments (PA 22-06) to said *Land Use Plan for the High Point Planning Area*.

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying the following areas (as shown on the attached map):

Area A: 19.1 acres from Local/Convenience Commercial to Mixed Use Development
Area B1: 9.8 acres from Low-Density Residential to Medium-Density Residential
Area B2: 45.1 acres from Community/ Regional Commercial to Local/Convenience Commercial
Area B3: 16.8 acres from Community/ Regional Commercial to Mixed Use Development
Area B4: 7.7 acres from Low-Density Residential to Local/Convenience Commercial
Area B5: 19.8 acres from Low-Density Residential to Mixed Use Development
Area C1: 38.1 acres from Light Industrial to Medium-Density Residential
Area C2: 26.3 acres from Light Industrial to Low-Density Residential
Area D: 80 acres from Low-Density Residential to Medium-Density Residential

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
City of High Point, North Carolina
The 17th day of January 2023

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk



City of High Point

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

Master

File Number: 2023-016

File ID: 2023-016

Type: Zoning Map Amendment

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: City of High Point, Zoning Map Amendment 22-28

A request by the High Point City Council to rezone 13 properties, totaling approximately 76 acres, to address recommendations of the Jamestown Bypass Land Use Assessment Report (adopted May 2021).

- a) Northern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 11.5 acres from the Heavy Industrial (HI) District to the Residential Single Family - 5 (R-5) District. The zoning site is located south of the Jamestown bypass and approximately 210 feet east of N. Scientific Street (*portions of 422, 430 and 420 N. Scientific Street*).
- b) Southern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 6.5 acres from the Light Industrial (LI) District to the Residential Single Family - 5 (R-5) District. The site is located east of the intersection of N. Scientific Street and Longview Road (*324 N. Scientific Street and a portion of 420 N. Scientific Street*).
- c) Area 6B of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 58 acres, from the Light Industrial (LI) District to the Residential Single Family - 3 (R-3) District. The site is generally located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-22-28.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-016

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-28
(City of High Point)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: January 4, 2023, and
January 11, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the High Point City Council to rezone 13 properties, totaling approximately 76 acres, to address recommendations of the Jamestown Bypass Land Use Assessment Report (adopted May 2021).

- a) **Northern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report (Tract 1):**
To rezone approximately 11.5 acres from the Heavy Industrial (HI) District to the Residential Single Family – 5 (R-5) District. The zoning site is located south of the Jamestown bypass and approximately 210 feet east of N. Scientific Street (*portions of 422, 430 and 420 N. Scientific Street*).
- b) **Southern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report (Tract 1):**
To rezone approximately 6.5 acres from the Light Industrial (LI) District the Residential Single Family – 5 (R-5) District. The site is located east of the intersection of N. Scientific Street and Longview Road (*324 N. Scientific Street and a portion of 420 N. Scientific Street*).
- c) **Area 6B of the Jamestown Bypass Land Use Assessment Report (Tract 2):** To rezone approximately 58 acres, from the Light Industrial (LI) District to the Residential Single Family – 3 (R-3) District. The site is generally located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 13, 2022 public hearing. All members of the Commission were present except for members Angela Jiménez, Joan Swift and Terry Venable. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Tract 1 (area lying north of the railroad track), the following people spoke on this portion of the request :

- Mr. Richard Glover, 108 Bramble Dr., Jamestown
- Mr. Daniel Watts, 430 N. Scientific St., High Point
- Ms. Elizabeth Greeson, 403 Edwards Place, High Point
- Mr. Kenneth Irvin, 300 N. Scientific St., High Point

These speakers noted the following concerns:

- The LI and HI zoned lands have been used for industrial related uses for several decades. Rezoning from industrial to the R-5 District would limit the future growth options of the existing grading businesses as they would become nonconforming uses.
- The current owner of the grading company is in the process of selling the business to one of his current employees. Both the owner and proposed buyer had concerns that the proposed rezoning would limit expansion opportunities. Also, by becoming a nonconforming use they expressed concerns it would impact the ability to secure financing in the future.

Tract 2 (area lying south of the railroad track), the following people spoke on the request :

- Mr. Daniel Johnson, 214 Brookview Cir., High Point
- Mr. Michael Whitfield, 210 Brookeview Cir., High Point
- Mr. Christopher Borsani, 212 Brookview Cir., High Point

These speakers noted the following concerns or questions:

- Concern access may be gain from the existing residential neighborhood to the abutting land proposed to be rezoned, via an undeveloped parcel in their neighborhood).
- General questions as to what may develop and if this zoning case is related to previous survey work done in this neighborhood a few years ago.

The commission requested input from staff on these various questions:

Tract 1: The Commission wanted to know if the current industrial uses could continue if rezoned and they became nonconforming uses. Staff stated that if rezoned the current industrial uses would become nonconforming. As a nonconforming use that specific industrial use may continue to operate, and any expansion would be restricted to 25%.

Tract 2: The Commission asked staff if they had any response to the questions from the property owners off Brookview Circle. Staff noted that the undeveloped parcel in question (215 Brookview Court) could be used to access the proposed zoning site. However, this parcel is owned by the City and access is unlikely or would be very expensive as it abuts two streams and a 300 foot wide flood zone area. Crossing these environmental features would be difficult and more convenient access options are available from S. Scientific Street and Dillon Road. As to survey activity in the neighborhood, the Planning and Development Department is unaware as to the reason for that survey activity. In conclusion, the chairman stated that if developed in the future, would the abutting property owners want to have an industrial use behind them, or a single family neighborhood, or a park as proposed for the City owned portion of Tract 2.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. Tract 1: The Planning and Zoning Commission recommended ***denial***, by a vote of 6-0, to rezone Tract 1 from the LI District and HI District to the R-5 District. (*NOTE: The commission recommended Tract 1 be omitted from the zoning case*)

Tract 2: The Planning and Zoning Commission recommended **approval**, by a vote of 6-0, to rezone Tract 1 from the LI District and to the R-3 District.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 22-28 (*land area associated with Tract 2*) is consistent with the City's adopted policy guidance because the proposed R-5 and R-3 zoning districts are supported by the Medium-Density and Low-Density Land Use Classifications, respectively. The proposed single family zoning districts are also supported by the goals and objectives of the Land Use Plan, and recommendations of the adopted Jamestown Bypass Land Use Assessment. Furthermore, the request is reasonable and in the public interest because the proposed single family zoning districts are reasonable as it would permit uses they would permit uses that will be compatible with the surrounding zoning and development pattern with the omission of tract 1 as it was presented to use because of the current existing use and expected future use.

The Planning and Development Department has no objection with the recommendation from the Planning & Zoning Commission that the City Council remove (omit) the Tract 1 portion of this zoning application.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-28
December 13, 2022**

Request	
Applicant: City of High Point	Owners: Bobby R. Glover & JoAnne Glover; Richard Glover Living Trust, Richard R. Glover Trustee; Tardigrade Properties, LLC; Kenneth T. Irvin; and City of High Point
Zoning Proposal: To rezone approximately 76 acres	From: HI Heavy Industrial District LI Light Industrial District
	To: R-5 Residential Single Family – 5 District R-3 Residential Single Family – 3 District
Notices: - Applicant held a Citizen Information Meeting <i>(Not required; however, staff reached out to all impacted property owners to review this rezoning proposal)</i> - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	<u>Tract 1</u> – Located south of the Jamestown Bypass, between N. Scientific Street and the Norfolk Southern railroad tracks. <u>Tract 2</u> – Located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.
Tax Parcel Numbers:	<u>Tract 1</u> – Guilford County Tax Parcel 177920 (portion), 177921 (portion), 177918 (portion) and 177922 <u>Tract 2</u> – Guilford County Tax Parcel 177833, 177834, 177835, 177836, 177837, 177838, 177839, 177929, 160602 (portion)
Site Acreage:	Approximately 76 acres
Current Land Use:	<u>Tract 1</u> – A grading company, outside storage, and a portion of a residential parcel. <u>Tract 2</u> – Mostly undeveloped and an office use
Physical Characteristics:	The Southern Railroad tracks (200 foot wide railroad right-of-way) runs between Tract 1 and 2. A perennial stream, with associated flood plain, runs in north to south direction through Tract 2.)
Water and Sewer Proximity:	<u>Tract 1</u> – A 16-inch City water line and a 8-inch City sewer line lies adjacent to parcels with N. Scientific Street. <u>Tract 2</u> – A 36-inch City water line lies adjacent to the Southern Railroad right-of way. A 21-inch and 8-inch sewer line runs through the site along the stream corridor.

General Drainage and Watershed:	The site drains in a general southern direction and development is subject to the Oakdale Reservoir General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	Oakdale Reservoir General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	Tract 1: R-5	Residential Single Family – 5 District	Jamestown Bypass
	Tract 2: LI	Light Industrial District	Jamestown Bypass
South:	Tract 1: R-5	Residential Single Family – 5 District	Single family dwellings
	Tract 2: R-3	Residential Single Family – 3 District	Single family dwellings
East:	Tract 1: R-3	Residential Single Family – 3 District	Undeveloped
	Tract 2: R-3	Residential Single Family – 3 District	Single family dwellings and undeveloped
West:	Tract 1: R-3 and R-5	Residential Single Family – 3 District Residential Single Family – 5 District	Single family dwellings and undeveloped
	Tract 2: R-5, LI and HI	Residential Single Family – 5 District Light Industrial and Heavy Industrial Districts	Single family dwellings, a grading company and outside storage

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	Assuming the Land Use Plan amendments are approved, Tract 1 will have a Medium-Density Residential land use designation. This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. Tract 2 will have a Low-Density Residential land use designation. This classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas.

	Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	<u>Jamestown Bypass Land Use Assessment</u> Adopted in May 2021, this assessment was conducted to: • evaluate impacts of the new roadway; • Examine existing land uses; • Assess water and sewer availability; and • Provide policy guidance for potential future development The following recommendations are relevant to this request: • When new development occurs, lots should be consolidated to maximize the size of the development and limit access points. • The more intense commercial uses and higher density housing opportunities are clustered close to the I-74/Jamestown Bypass intersection, and the areas further to the east along the bypass offer opportunities for a mix of housing types including single family, townhomes, condos and possibly some apartments. • Zoning Changes The following are areas where it is recommended that the City Council initiate a zoning map amendment: ○ [Tract 1] <u>Area 6A</u> - The zoning in this area is a mix of Residential Single-family -5 (R-5), Heavy Industrial (HI), and Light Industrial (LI). This area was annexed into the city in the 1960's and has been zoned as it currently is since 1992. Due to the recent development of Wrenn Farm and proximity to other residential neighborhoods, this area may be best suited for residential. It is recommended that the city initiate a zoning change for this area to protect it for future residential development. The R-5 zoning district is recommended to serve as a holding zone for this area until a residential development proposal seeking a higher density is submitted. ○ [Tract 2] <u>Area 6B</u> - Like Area 6A, it is recommended that the city initiate a rezoning for this area due to its constraints and adjacency to existing residential uses to the south and east. This area has been zoned Light Industrial (LI) since 1959 and only one three-quarter-acre parcel was developed with a small office building in 1986. The Residential Single-family-3 (R-3) zoning district is recommended for this area, which is consistent with the zoning applied to the existing residential area to the south and east.
Zoning History:	There has been no recent zoning activity in this area. The last case was in 1985 when land at the southwest corner of S. Scientific Street and the railroad tracks (opposite Tract 2 of this current zoning case), was rezoned to support a multifamily development.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	N. & S Scientific Street		Minor Thoroughfare	680 ft.
Vehicular Access:	Via future public street extension from N. Scientific Street and S. Scientific Street, or from Dillon Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	N & S Scientific Street		3,900 AADT (2021 NCDOT traffic counts)	
	Dillon Road		5,100 AADT (2021 NCDOT traffic counts)	
Estimated Trip Generation:	No specific use has been proposed at this time.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. Once a specific use is proposed, a TIA may be required.	

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (20 th day of class)	Maximum Design / Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Jamestown Elementary <i>(Tract 1 & 2)</i>	425	620	4	74 - 76
Southwest Middle <i>(Tract 1)</i>	1,107	1,223	10	12 - 14
Jamestown Middle <i>(Tract 2)</i>	944	1,434	0	25 - 27
Southwest High <i>(Tract 1)</i>	1,676	1,506	11	11 - 13
Ragsdale High <i>(Tract 2)</i>	1,355	1,513	4	22 - 24
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

On May 19, 2021, the City Council adopted the Jamestown Bypass Land Use Assessment. The Assessment recommended that the City Council initiate zoning for two tracts of land along the Norfolk Southern Railroad corridor from industrial to residential. The City Council recommended initiation of zoning on November 7, 2022.

- Tract 1 contains 4 parcels that total approximately 18 acres. The area has a mix of residential and industrial uses. The zoning is also a mix of R-5, HI, and LI Districts. This area was annexed into the city in the 1960s and has been zoned as it currently is since 1992. Due to the construction of the bypass which has isolated this small area of industrial, the recent development of the Wrenn Farm residential subdivision, and the proximity to other residential neighborhoods, this area may be best suited for residential land uses. The R-5 zoning district is recommended for this area, which is consistent with the zoning applied to the existing residential areas to the north and south.
- Tract 2 contains 9 parcels that total approximately 58 acres. The area is currently undeveloped except for one small parcel on S. Scientific Street next to the railroad tracks and an unopened right-of-way. Approximately 24 acres of this area is currently owned by the city for a potential future park. The area is constrained by lack of access, rough topography, and a perennial stream. This area has been zoned LI District since 1959 and only one three-quarter-acre parcel was

developed with a small office building in 1986. The R-3 zoning district is recommended for this area, which is consistent with the zoning applied to the existing residential area to the south and east.

Staff Analysis

In preparation for the zoning initiation, staff sent letters to the four affected property owners describing the recommended zoning change and asked them to contact staff to discuss the recommendations. Three property owners, Mr. Kenneth Irvin, Mr. Bobby Glover, and Mr. Michael Toman responded to the letters.

- Mr. Irvin and Mr. Glover both own property in Tract 1 and due to having existing businesses, they are not in favor of having their property rezoned.
- Mr. Glover also owns property in Tract 2, but it is currently undeveloped, so he is not as concerned with the rezoning on the east side of the tracks.
- Mr. Toman owns a three-quarter-acre parcel at 101 S. Scientific Street in Tract 2 and staff met with him and he is generally not opposed to the rezoning.
- Staff has not heard from the fourth owner, but he is in the Glover family.

Tract 1 - This area is currently a mix of residential and industrial uses; Glover Grading Company, and outdoor storage of bulk materials, owned by Mr. Irvin. The area has some potential for redevelopment due to it becoming isolated from other industrial uses, the adjacency of the new signalized intersection with the bypass, and the proximity to the new Wrenn Farm residential development located diagonally across the intersection. The Land Use Plan, if amended to the Medium-Density Residential which would support a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. The R-5 zoning district is proposed to serve as a holding zone for this area until a development proposal seeking a higher density is submitted. At that time, the request can be evaluated based on current conditions and any needed conditions could be considered at that time.

If rezoned, the existing industrial uses would become non-conforming uses. As a non-conforming use, the following would apply:

- Existing nonconforming uses may continue in accordance with the standards of Section 8 of the Development Ordinance.
- If a nonconforming use is replaced by a conforming use, the nonconforming use may not be re-established.
- The existing nonconforming use may be expanded or enlarged provided:
 - The expansion does not exceed 25% of the square footage of the existing structures;
 - The expansion or enlargement occupies the same lot of the existing structure;
 - The intensity of the use is not increased; and
 - The expansion does not create any additional nonconformities
- Finally, if a nonconforming use of land ceases operation for a continuous period of more than 180 days it may not be reestablished.

The primary concern is not the long-standing existing industrial uses, but that the current industrial zoning allows higher intensity industrial uses that may not be compatible with nearby residential neighborhoods. Although the current owners may not propose any new uses, land ownership can change, and a future owner may redevelop, introducing higher-intensity industrial uses. For example, the HI District permits noxious land uses that may have negative impacts on adjacent lands such as

asphalt plans, hazardous waste disposal sites, trash transfer stations and toxic chemical/pesticide/fertilizer manufacturing.

Tract 2 – This area is largely undeveloped and due to its lack of a developed access, rough topography, a perennial stream, and the adjacent single-family neighborhood, the R-3 zoning district is recommended for this area. It is consistent with the zoning applied to the existing residential area to the south and east.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location and is consistent with the City's adopted policy guidance.

The proposed R-5 and R-3 zoning districts are supported by the Medium-Density and Low-Density Land Use Classifications, respectively. The proposed single family zoning districts are also supported by the goals and objectives of the Land Use Plan, and recommendations of the adopted Jamestown Bypass Land Use Assessment.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed zoning map amendment would be reasonable and in the public interest.

The proposed single family zoning districts are reasonable as they would permit uses that will be compatible with the surrounding zoning and development pattern.

Recommendation

Staff Recommends Approval:

Tract 1: The Planning and Development Department recommends approval of the request to rezone Tract 1 to the R-5 District.

Tract 2: The Planning and Development Department recommends approval of the request to rezone Tract 2 to the R-3 District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

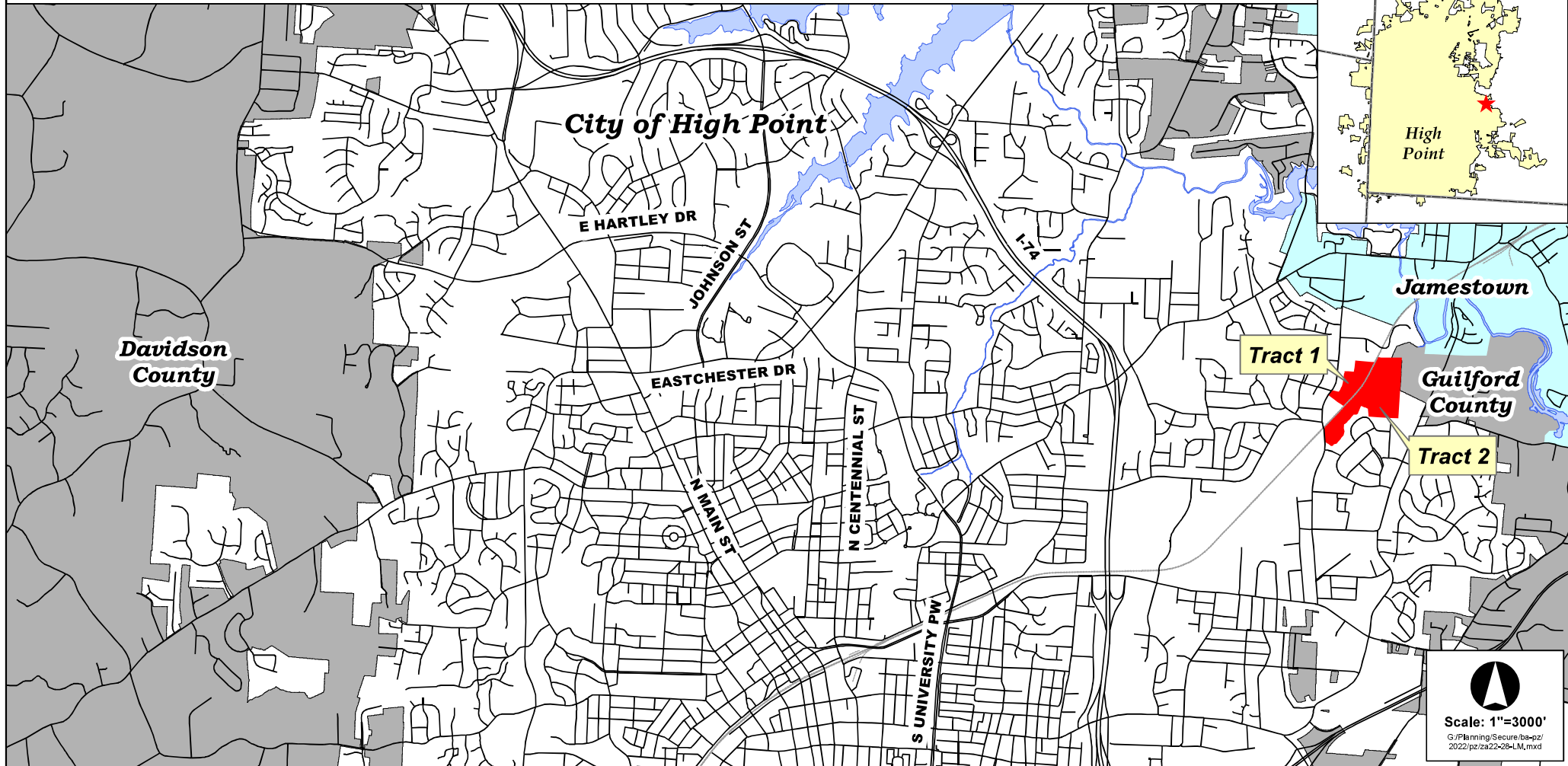
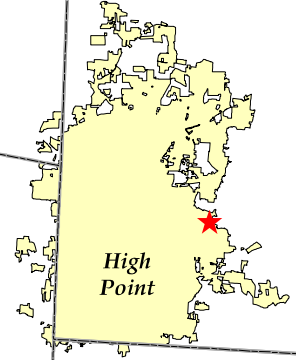
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi Galanti, AICP, Planning Administrator, and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

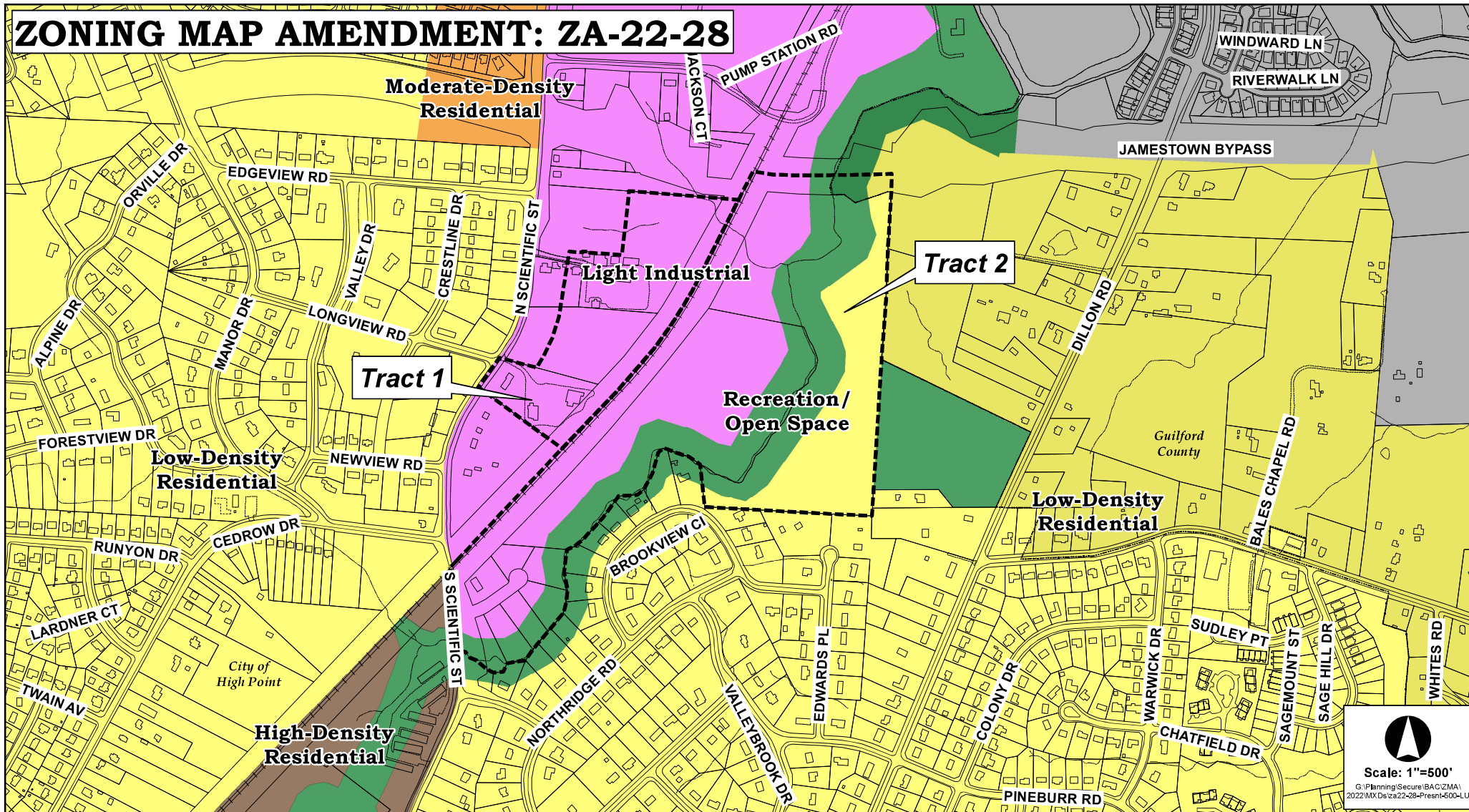
ZONING MAP AMENDMENT: ZA-22-28
Applicant: City of High Point

Vicinity Map



Scale: 1"=3000'
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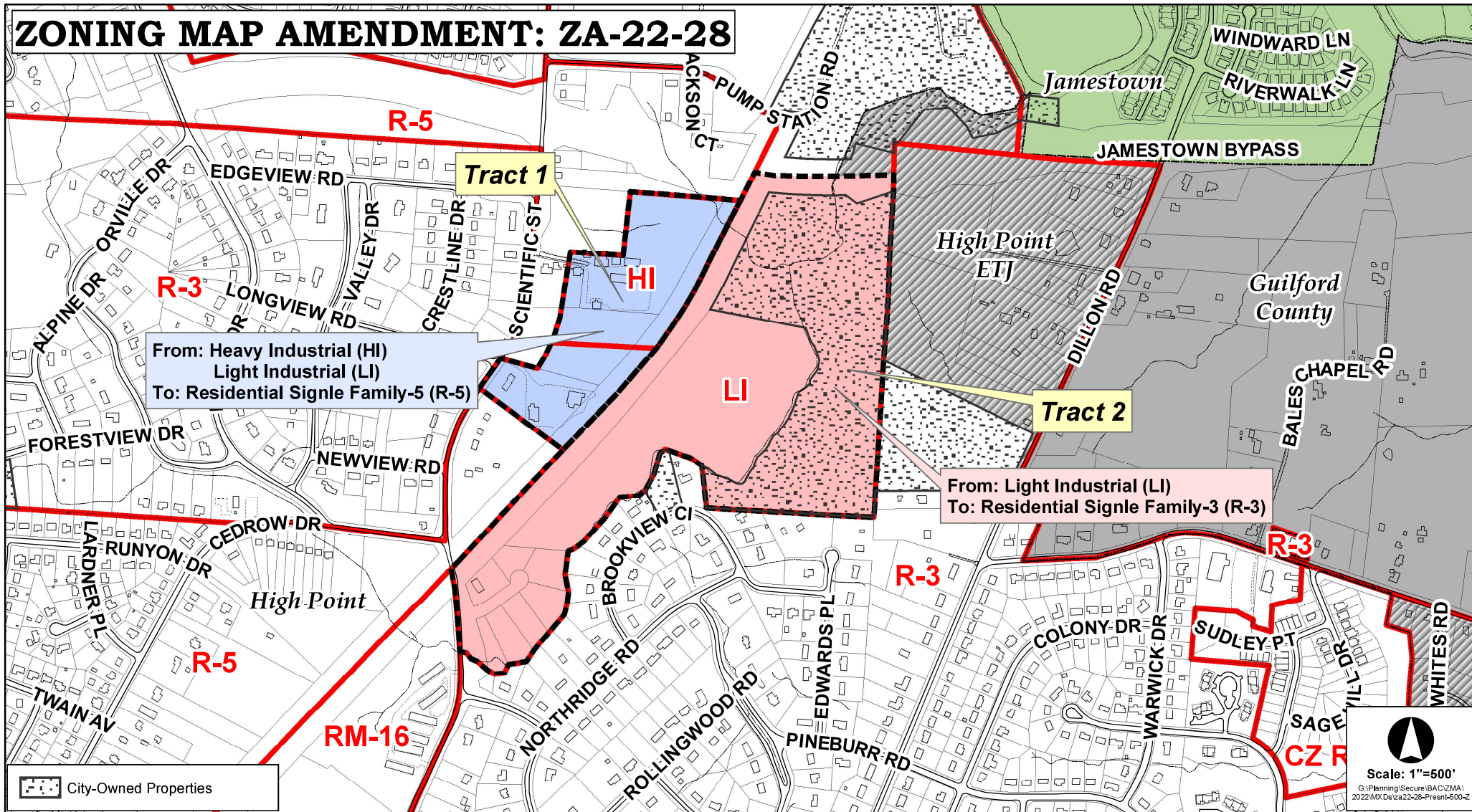
ZONING MAP AMENDMENT: ZA-22-28



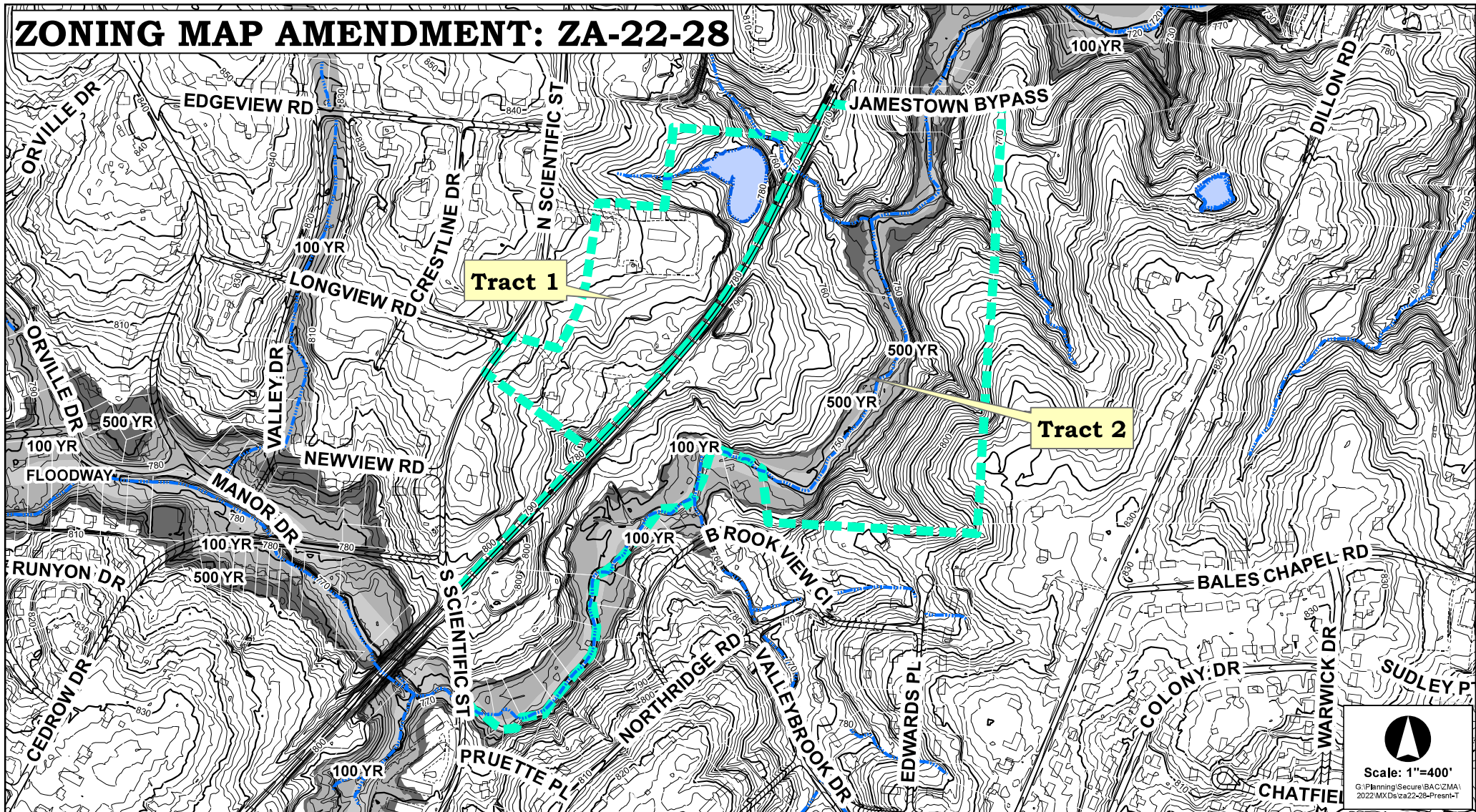
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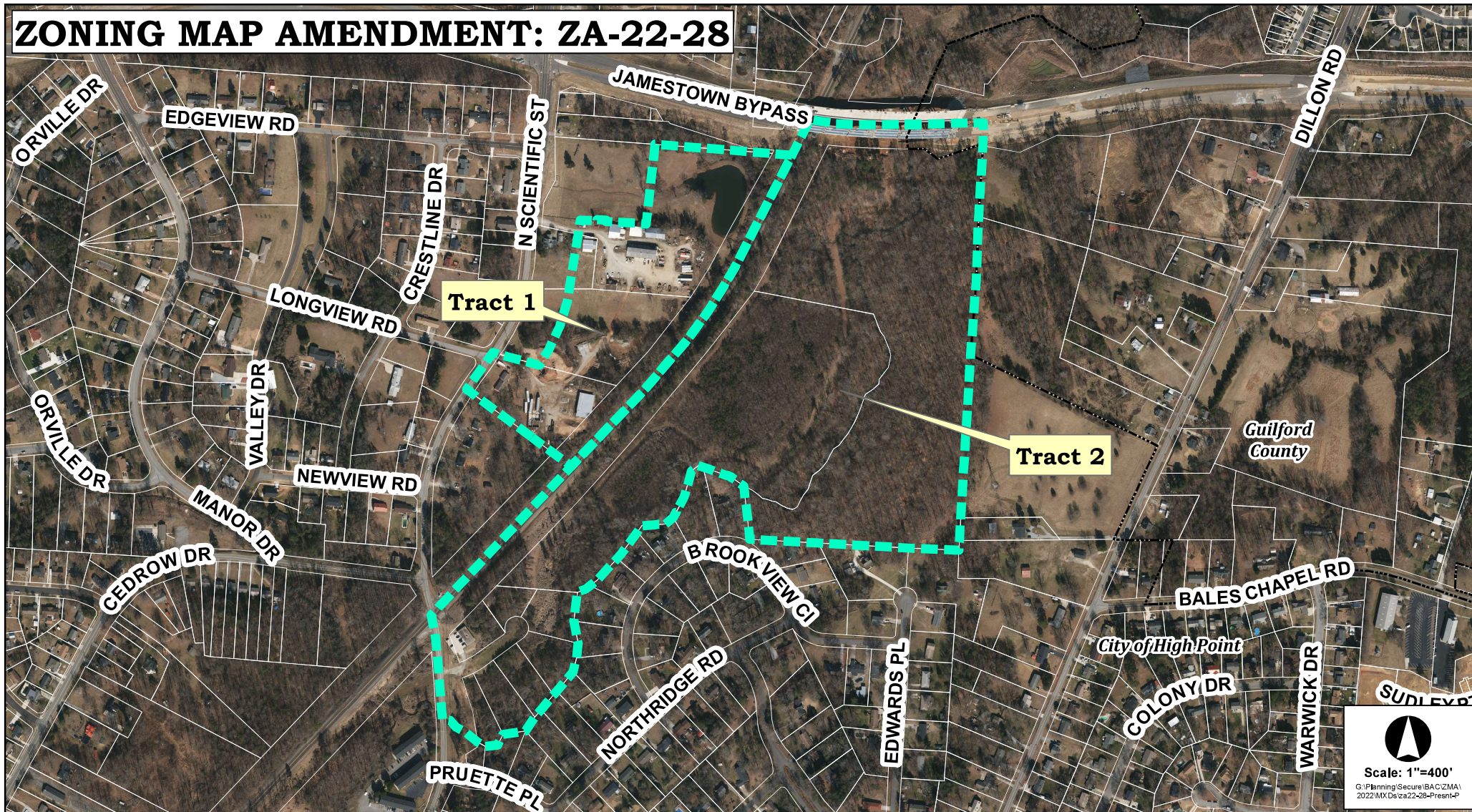
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ZONING MAP AMENDMENT: ZA-22-28



ZONING MAP AMENDMENT: ZA-22-28



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2022 and before the City Council of the City of High Point on January 17, 2023 regarding **Zoning Map Amendment Case ZA-22-28 (ZA-22-28)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 3, 2022, for the Planning and Zoning Commission public hearing and on January 4, 2023 and January 11, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 17, 2023**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 5 (R-5) District.**

Tract 1 (also known as Area 6A in the Jamestown Bypass Land Use Assessment)

The tract contains 4 parcels that total approximately 18 acres. The site is located south of the Jamestown Bypass, between N. Scientific Street and the railroad tracks. The tract is also known as Guilford County Tax Parcel 177920 (portion), 177921 (portion), 177918 (portion) and 177922.

SECTION 2

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 3 (R-3) District.**

Tract 2 (also known as Area 6B in the Jamestown Bypass Land Use Assessment)

The tract contains 9 parcels that total approximately 58 acres. The site is located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass. This tract is also known as Guilford County Tax Parcels 177833, 177834, 177835, 177836, 177837, 177838, 177839, 177929, 160602 (portion).

SECTION 3

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

SECTION 4

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

SECTION 5.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 17th day of January , 2023

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk



City of High Point

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

Master

File Number: 2023-020

File ID: 2023-020

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: Reinstatement - Planning & Zoning Commission (P&Z) - Alex Moore

City Council is requested to consider the reinstatement of Planning & Zoning Commission member Alex Moore as voting member of the board due to absences.

Notes:

Sponsors:

Enactment Date:

Attachments: 2022 Board Member Reinstatement CCFWD - Alex Moore

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-020

CITY OF HIGH POINT

AGENDA ITEM



Title: Reinstatement as voting board member
Planning and Zoning Commission (P&Z)

Sushil Nepal,
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: A. Memorandum

PURPOSE:

Request to reinstate Planning and Zoning Commission member, Alex Moore, as voting member of the board due to absences.

BACKGROUND:

The Development Ordinance's attendance requirements do not allow BOA, HPC or P&Z board members to miss 33% or more of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs, the member loses status as a voting member of the board until reinstated by the City Council or another appointment is made.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends reinstatement of Alex Moore as a voting member as stated in the attached memorandum.



January 6, 2023

MEMORANDUM

To: Honorable Mayor & City Council
From: Sushil Nepal, Planning & Development Director
Date: January 6, 2023
Subject: **P&Z Commission Member Attendance—Alex Moore**

The Development Ordinance's attendance requirements do not allow members of the Planning and Zoning Commission (P&Z), Board of Adjustment (BOA) or Historic Preservation Commission (HPC) to miss more than 33% of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs, the member loses status as a voting member of the board until the City Council reinstates the member or appoints someone to replace the member.

In 2022 the Planning and Zoning Commission met 11 times, with Mr. Moore being absent for four (4) of the Commission's meetings. The absences were not excused under the terms of the attendance requirements. Mr. Moore is in his first term of office, which expires in June of 2023.

Listed below is Mr. Moore's attendance record since being appointed to the Commission in 2016. It is asked that the City Council consider the reinstatement of Mr. Moore's voting status as a member of the Commission.

Planning and Zoning Commission				
Member	Area	2020	2021	2022
Alex Moore	Ward 1	6 of 6	9 of 12	7 of 11

* Excused absences are not included in the attendance record.



City of High Point

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

Master

File Number: 2023-024

File ID: 2023-024

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/09/2023

File Name:

Final Action:

Title: Reinstatement - Board of Adjustment (BOA) - Sandra Hayes

City Council is requested to consider the reinstatement of Board of Adjustment member Sandra Hayes as voting member of the board due to absences.

Notes:

Sponsors:

Enactment Date:

Attachments: Reinstatement of Sandra Hayes as voting member
Board of Adjustment

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-024

CITY OF HIGH POINT

AGENDA ITEM



Title: Reinstatement as voting board member
Board of Adjustment (BOA)

Sushil Nepal,
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: A. Memorandum

PURPOSE:

Request to reinstate Board of Adjustment member, Sandra Hayes, as voting member of the board due to absences.

BACKGROUND:

The Development Ordinance's attendance requirements do not allow BOA, HPC or P&Z board members to miss 33% or more of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs, the member loses status as a voting member of the board until reinstated by the City Council or another appointment is made.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends reinstatement of Sandra Hayes as a voting member as stated in the attached memorandum.



January 6, 2023

MEMORANDUM

To: Honorable Mayor & City Council
From: Sushil Nepal, Planning & Development Director
Date: January 6, 2023
Subject: **BOA Commission Member Attendance—Sandra Hayes**

The Development Ordinance's attendance requirements do not allow members of the Planning and Zoning Commission (P&Z), Board of Adjustment (BOA) or Historic Preservation Commission (HPC) to miss more than 33% of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs, the member loses status as a voting member of the board until the City Council reinstates the member or appoints someone to replace the member.

In 2022 the Board of Adjustment only met twice, with one regular meeting. The other meeting was a special meeting, and is not considered in the Board's attendance requirements. As such, Ms. Hayes missed the only regular meeting of the Board for 2022. The absence was not excused under the terms of the attendance requirements. Ms. Hayes is in her third term of office, which expires in June of 2025.

Listed below is Ms. Hayes' attendance record since being appointed to the Commission in 2016. It is asked that the City Council consider the reinstatement of Ms. Hayes' voting status as a member of the Commission.

Board of Adjustment						
Member	Area	2017	2018	2019	2020	2021
Sandra Hayes	ETJ	0 of 2	6 of 6	7 of 7	4 of 4	2 of 2

* Excused absences are not included in the attendance record.



City of High Point

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

Master

File Number: 2023-023

File ID: 2023-023

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/09/2023

File Name:

Final Action:

Title: Minutes to be Approved

Notes:

Sponsors:

Enactment Date:

Attachments: September 21 2022 Prosperity Livability Committee Minutes, September 29 2022 Finance Committee Meeting Minutes, October 3 2022 Special Meeting Minutes, October 3 2022 Regular Meeting Minutes, Finance Committee Meeting Minutes - December 15 2022, Special Meeting High Point City Council Minutes - December 19, 2022, High Point City Council Minutes - December 19, 2022

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-023

PROSPERITY & LIVABILITY COMMITTEE
Chaired by Council Member Hudson
Committee Members: Hudson, Holmes, Jefferson, and Peters
SEPTEMBER 21, 2022 – 9:00 A.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

CALL TO ORDER

Chairman Hudson called the meeting to order at 9:02 a.m.

The following Committee Members were **Present (4)**:

Chairman Wesley Hudson, Committee Member Monica Peters, Committee Member Cyril Jefferson, and Committee Member Michael Holmes [arrived at 9:10 a.m.]

Staff Present:

Tasha Logan Ford, City Manager, Greg Ferguson, Deputy City Manager, Damon Dequenne, Assistant City Manager; Meghan Maguire, Deputy City Attorney; Lee Tillery, Director of Parks & Recreation; Greg Venable, Transportation Director; Robby Stone, Public Services Director; Tyler Berrier, Electric Utilities Director; Stephen Hawryluk, Budget & Performance Manager; Bobby Fitzjohn, Financial Services Director; and Mary S. Brooks, Interim City Clerk

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

1. *PPP-City of High Point 2019 Bond Project Tracking*

PRESENTATION OF ITEMS**2022-447 Presentation-2019 Bond Project Website**

Stephen Hawryluk, Budget & Performance Manager will be presenting information regarding the 2019 Bond Project Website.

Stephen Hawryluk, Budget & Performance Manager made a PowerPoint Presentation (PPP) regarding the City of High Point 2019 Bond Project Tracking website; said that the Budget Department collaborated with the Marketing Division to create said website; that the website provided information and status updates on the projects funded from the 2019 bond referendum to include the projects' information such as: project description, budgeted amount, amount spent/committed, and status update; the website would be updated quarterly; gave an overview regarding the current projects posted to the website; he also provided the URL for the website <https://www.highpointnc.gov/2626/Bond-Projects>; and entertained questions.

Committee Member Jefferson spoke to the importance of community feedback; and to having community outreach that would provide specific information regarding project timelines. .

Damon Dequenne, Assistant City Manager attended a Washington street neighborhood meeting regarding the bond projects where he shared updates; and spoke to reaching out to the targeted communities that would be affected by said projects.

Greg Ferguson, Deputy City Manager spoke to having effective community outreach moving forward that would involve feedback; and spoke to some of the challenges faced regarding the projects.

Committee Member Jefferson asked staff to provide an update regarding projects at the next council meeting.

Committee Member Holmes recommended providing more information, such as literature outlining project timelines, in the neighborhoods that would be affected by said projects.

Committee Member Peters voiced concerns regarding walking conditions located on Burton Avenue; asked staff to create a temporary solution until sidewalks were completed; and asked staff to create a search engine for the projects located on Burton Avenue, and Lincoln Street on the city's website. Greg Venable, Transportation Director replied that staff would investigate a temporary solution regarding walking conditions for Burton Ave. Mr. Hawryluk replied that staff would create a search engine for Burton Avenue and Lincoln Street.

Chairman Hudson asked if there was request form for sidewalks. Mr. Venable responded no, and said that the city has a prioritized list of new sidewalk projects.

Committee Member Jefferson thanked staff for their efforts; spoke to the transportation barriers; and asked staff to provide an update regarding public transportation.

Mr. Ferguson replied that staff would provide that information.

ADJOURNMENT

There being nothing further to come before the Prosperity & Livability Committee, there were no objections to adjourn. The meeting was adjourned at 9:24 a.m.

Respectfully Submitted,

Wesley Hudson, Chairman
Prosperity & Livability Committee

Attest:

Mary S. Brooks, CMC
Interim City Clerk



FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
September 29, 2022 – 4:00 p.m.

CALL TO ORDER (Virtual Roll Call)

Chairman Moore called the meeting to order at 4:00 p.m.

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

Acting Chairman Victor Jones
Committee Member Monica Peters
Committee Member Michael Holmes

Absent (1):

Chairman Britt W. Moore

Staff Members Present:

Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Megan Maguire, Deputy City Attorney; Travis Stroud, Chief of Police; Robby Stone, Public Services Director; Nena Wilson, Community Development Interim Director; Tyler Berrier, Electric Utilities Assistant Director; Bobby Fitzjohn, Financial Services Director; Stephen Hawryluk, Budget Manager; and Mary S. Brooks, Interim City Clerk

PRESENTATION OF ITEMS

2022-449 Contract - Benchmark Tool & Supply, Inc. - Traqnology Sportstraq GPS Line Marking Machine- Parks & Recreation

City Council is requested to award a contract to Benchmark Tool & Supply, Inc. in the amount of \$61,327.88 for the purchase of a Traqnology Sportstraq GPS Line Marking machine for sports fields preparation.

Lee Tillery, Parks and Recreation Director reported that the Sportstraq GPS Line Marking machine is a unique product that combines a vehicle platform with an exclusive

ride on feature for an airless paint delivery system based on accurate GPS layouts; said that this machine was designed exclusively for use on all natural and artificial turf fields; the Sportstraq would allow to program in all different field dimensions and we would only need to one crew member to manage in far less time. Funds for this project were appropriated in the operating expenditures of the 2022-23 Parks and Recreation budget. Staff recommends City Council approve sole source recommendation and purchase for the Traqnology Sportstraq GPS Line Marking machine with Benchmark Tool and Supply, Inc. in the amount of \$61,327.88.

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

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

Absent (1): Chairman Moore

2022-450 Contract - American Pontoon Company, Inc. - Parks & Recreation - City Lake Park

City Council is requested to award a contract to American Pontoon Company, Inc. in the amount of \$101,650.00 for the purchase of a custom built 30 passenger pontoon boat for City Lake Park.

Lee Tiller, Parks and Recreation Director reported that Pontoon boat tours had been a part of programming at City Lake Park for the last 40 years; additionally, parts for this boat were now difficult to find or no longer exist; the purchase of this new 2023 30 passenger boat would provide a needed upgrade; the purchase would also include a trailer, which would assist us in maintenance, upkeep and repairs as the boat would be able to be removed from the water; three quotations were received on the boat and The American Pontoon Company was the lowest, most responsible quotation we received. Funds are included in the 2022-23 budget for the City Lake Park project. Parks and Recreation staff recommends approval and purchase of the 2023 Pontoon Passenger Boat and trailer from The American Pontoon Company in the amount of \$101,650.00.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-451 Contract - Benchmark Tool & Supply, Inc. - ABI Force Zero Turn Work machine - Parks & Recreation

City Council is requested to award a sole source contract in the amount of \$51,912.20 to Benchmark Tool and Supply, Inc. for the purchase of an ABI Force Zero Turn Work machine for ballfield preparation and landscaping.

Lee Tillery, Parks and Recreation Director reported that the ABI Force is an “all in one” piece of equipment that staff feel would assist them in moving that concept forward; this piece of equipment could be used in a variety of ways for ballfield preparation and landscaping. Funds for this project were appropriated in the operating expenditures of the 2022-23 Parks and Recreation budget. Staff recommends City Council approve sole source recommendation and purchase for the ABI Force with Benchmark Tool and Supply, Inc. in the amount of \$51,912.20.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-452 Contract - Border States, Inc. - Large Commercial/Industrial Voltage (277/480V) Transformers (300kVa)- Electric Department

City Council is requested to award a contract to Border States, Inc. in the amount of \$114,280 for the purchase of four (4) Large Commercial/Industrial Voltage (277/480V) Transformers (300kVa) for warehouse stock.

Tyler Berrier, Electric Utilities Director reported that this was to purchase of Large Commercial/Industrial Voltage (277/480V) Transformers (300kVa). Warehouse Stock Items, not associated with a specific project; Border States was the lowest of the qualified bidders. Funds are included in the operating budget to cover this purchase. Staff is recommending that the city council approve, and the department be given the ability to

procure these transformers. The department is recommending that the bid for these transformers be awarded to Border States, Inc. for \$114,280.00.

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

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

Absent (1): Chairman Moore

2022-453 Contract- Sole Source - Carotek - Flow Meter Eastside Wastewater Treatment Plant (WWTP)

City Council is requested to award a sole source contract to Carotek in the amount of \$32,812.00 for the purchase and installation of the flow meter at the Eastside Wastewater Treatment Plant (WWTP).

Robby Stone, Public Services Director reported that replacement flow meter for the nitrified recycle (NRCY) system at the Eastside Wastewater Treatment Plant (WWTP). This meter purchase would be from Carotek who is the sole source vendor in our area; the Eastside WWTP has had ongoing issues with unreliable NRCY (nitrogen recycle) flow meters. Funds for this project are available in the FY 2022-2023 budget. Public Services is recommending that Carotek be approved as a sole source vendor for the purchase and installation of the flow meter at the Eastside WWTP for \$32,812.00.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-454 Contract - Sole Source - C&A Associates, Inc. - PADtrax RFID Property Room Evidence Software

City Council is requested to award a sole source contract to C&A Associates, Inc. in the amount of \$65,315 for the purchase of PADtrax RFID Property Room Evidence Software.

Travis Stroud, Chief of Police reported that this is a request to award a Purchase Order as a Sole Source to C&A Associates, Inc. for PADtrax RFID Property Room Evidence Software; the Police Department's Property Room manages approximately one hundred thousand pieces of evidence; the Department wishes to employ new technology to aid evidence tracking management and eliminate some manual labor presently required C&A Associates, Inc. of Denham Springs, Los Angeles, is the sole source vendor of the PADtrax RFID Evidence and Accountability system, which employs RFID technology to fully track and monitor items of evidence throughout the entire evidence process in a Law Enforcement environment. The Police Department is recommending approval to purchase PADtrax RFID Property Room Evidence Software using the sole source bid recommendation from C&A Associates, Inc for \$65,315 using Equitable Sharing funds.

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

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

Absent (1): Chairman Moore

2022-455 Contract - Geotechnical and Material Testing Firms (8) - Atlantic Coast, ECS, DRMP, ESP, Michael Baker, S&ME, Summit, and Terracon

City Council is requested to approve the selection of eight (8) Geotechnical and Material Testing Firms - Atlantic Coast, ECS, DRMP, ESP, Michael Baker, S&ME, Summit, and Terracon to provide such services for City departments on an as needed basis through master agreements. These agreements will be set up for five (5) year terms to be effective November 1, 2022, through October 31, 2027.

Bobby Fitzjohn, Financial Services Director reported that the Financial Services is recommending the approval of the selection of eight (8) Geotechnical and Material Testing Firms to provide such services for City departments on an as needed basis through master agreements; said that these agreements would be set up for five (5) year terms to be effective November 1, 2022, through October 31, 2027. On September 7, 2022, proposals were received from qualified Consultants (As a result of RFQ 04-090722), to provide professional services to support various City Departments on an on-call basis; department personnel would have the opportunity to select from the master list the Consultant best qualified to perform individual projects; and that fees would be negotiated with the selected Consultant after which a Supplemental Agreement will be prepared for the project. Proposals were received from eight qualified Consultants; and staff is recommending that Master Agreements be entered in to with the following

Consultants: Atlantic Coast, ECS, DRMP, ESP, Michael Baker, S&ME, Summit, and Terracon Approval requested to move forward with Master Agreements.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-456 Ordinance - Demolish Property- 1503-1507 West English Road (1 Building)

City Council is requested to adopt an ordinance to approve the demolition of a condemned structure located at 1503 -1507 West English Road (1 Building).

Greg Ferguson, Deputy City Manager reported that the Inspection Department had been working with the current owners for over a year to demolish the structure at 1503-1507 West English Road; the owner had stated that he would not spend the money to repair or demolish his unsafe building; and the estimated cost of the demolition is up to \$70,000.00. Funds are available in the FY 2022-23 budget. Staff is recommending an Ordinance to demolish by the City of High Point for a structure located at 1503-1507 West English Road.

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

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

Absent (1): Chairman Moore

2022-457 Resolution - 10th Amendment to Lease - High Point Theatre/IMC Property

City Council is requested to adopt a resolution to approve a 10th amendment to the original lease between the High Point Theatre and the International Market Center (IMC) to allow for a consistent budgeting for HVAC service for the period of July 1, 2022, through June 30, 2023, and that the remaining terms of the lease remain as set forth in the original agreement and previous amendments.

Meghan Maguire, Deputy City Attorney reported that this request was to renew the HVAC services lease for the High Point Theatre; the original lease between the City of High Point (“Lessor”) and IHFC Properties, LLC’s predecessor-in-interest, Southern Furniture Exposition Building, Inc. (“Lessee”) was entered into on June 1st, 1973; this tenth amendment to the original lease would extend the period of time during which the HVAC services would be provided; and that the remaining terms of the lease shall remain in effect. The budget impact would be \$90,000 annually. Staff recommends adoption of a resolution approving the Tenth Amendment to the Lease.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-458 Contract - Southeast Select Civil Construction, LLC - Stormwater Improvements - Blair Park Golf Course

City Council is requested to award a contract to Southeast Select Civil Construction, LLC in the amount of \$446,371.00 for Blair Park Golf Course Stormwater Improvements.

Lee Tillery, Parks and Recreation Director reported that stormwater problems had contributed to flooding at Blair Park Golf Course for the last several years; staff had contracted with WK Dickson, Inc. to develop a plan that would address these issues; the proposed plan would provide a system of underground outlets to move the water and decrease flooding; and that this would provide a long-term solution and alleviate a major problem at Blair Park Golf Course. Funds for these services are available through the 2022-23 budget. Parks and Recreation staff recommends approval of contract with Southeast Select Civil Construction, LLC in the amount of \$446,371.00.

Acting Chairman Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-459 Contract-Sole Source - Evoqua Water Technologies - Eastside Wastewater Treatment Plant (WWTP) Final Clarifier #3

City Council is requested to award a sole source contract to Evoqua Water Technologies in the amount of \$142,477 to purchase the necessary parts for the repair of final clarifier #3 at the Eastside Wastewater Treatment Plant (WWTP).

Robby Stone, Public Services Director reported this request was to purchase the necessary parts from Evoqua Water Technologies for the repair of final clarifier #3 at the Eastside Wastewater Treatment Plant (WWTP); funds for this project are available in the FY 2022-2023 budget; and that staff is recommending that Evoqua Water Technologies be approved as a sole source vendor to purchase the parts for final clarifier #3 at the Eastside WWTP for \$142,477.00.

Acting Chairman Jones moved forward this matter to the City Council with a favorable recommendation and place it on the October 3, 2022, 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 3-0 unanimous vote:

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

Absent (1): Chairman Moore

2022-460 Contract - 2022-2023 Operation InAsMuch Contract with Community Housing Solutions

Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2022-2023 fiscal year.

Nena Wilson, Community Development Interim Director reported that this request was to approve of a contract totaling \$200,000.00 with Community Housing Solutions (CHS) to fund materials and operational expenses associated with two (2) Operation InAsMuch (OIAM) events during the 2022-23 fiscal year; the next event has been scheduled for Saturday, October 29, 2022, in the West End community; the neighborhood for the spring event will be Southside and the date has yet to be determined; in the previous nine events 1,333 volunteers have donated their time and energy to assist 157 homeowners; and that funds are available in the 2022-2023 budget and \$200,000.00 would be committed from the Core City Redevelopment fund. The Community Development and Housing Department recommends approval of the contract with CHS and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Committee Member Holmes inquired on the neighborhood selection process. Ms. Wilson explained the selection process; said that a rotation is done where all communities were done at least twice; and noted if anyone would like to volunteer to contact her office.

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

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

Absent (1): Chairman Moore

ADJOURNMENT

There being no further business to come before the Finance Committee, Acting Chairman Jones asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 4:27 p.m.

Respectfully Submitted,

Victor Jones, Acting Chairman

Attest:

Mary S. Brooks, CMC
Interim City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
OCTOBER 3, 2022 – 4:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL

Mayor Wagner called the meeting to order at 4:01 p.m.

He then called the roll for attendance. The following council members were present (7):

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3 [arrived at 4:21 p.m.]; Council Member Britt Moore, At Large; Council Member Tyrone Johnson, At Large [arrived at 4:42]; Council Member Christopher Williams, Ward 2; Council Member S. Wesley Hudson, Ward 4; and Council Member Victor Jones, Ward 5

Absent (2):

Council Member Cyril Jefferson, Ward 1; and Council Member Michael Holmes, Ward 6

Staff present:

Tasha Longan Ford, City Manager; Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Assistant City Attorney; and Mary S. Brooks, Interim City Clerk

Also present:

Caroline Mackie, and Bill Gilkson – Poyner Spruill, LLP

PRESENTATION OF ITEMS

2022-471 Overview-Redistricting Process

Staff will provide an overview regarding the Redistricting Process.

Tasha Logan Ford, City Manager recognized Carline Mackie, Poyner Spruill LLP to discuss the criteria associated with redistricting.

Ms. Mackie made a PowerPoint Presentation regarding the High Point Redistricting 2022; redistricting is the process of defining the districts from which public officials are elected and conducted every ten years; gave an overview of the current wards and population requirements (equal population in each ward and the protections of racial/ethnic voting

right); advised that council would select a plan (criteria) and vote on it; and explained the list of options for consideration as followed:

- *Equal population-required*
- *Contiguity*
- *Consideration of certain administration boundaries using whole precincts as building blocks, e.g.*
- *Avoiding pairing incumbents (double bunking)*
- *Preserving the core of existing wards and or ignoring existing and starting from scratch.*
- *Recognizing communities of interest*
- *Seeking to have boundaries follow visible physical features like roads, waterway*
- *Compactness*
- *Plan for population changes*

Mayor Wagner advised that it was the consensus of council (7 of 9) in agreement to continue the existing system (mayor, 2 at large seats, and six wards); also like to keep precincts whole; no double bunking, preserve the core of existing wards, and produce a blank slate version for comparison.

Council Member Moore asked if the maps could include overlays. Ms. Mackie replied that she would meet with the planning department to provide that information.

Ms. Mackie stated that part of the process would include an interactive map that would be available to the public for comparison and feedback.

Council Member Jones asked if the street lines on Alderbrook Dr. could be confirmed for Ward 5. Ms. Mackie replied that an entire census block would have to be taken in the SDRI area.

Ms. Mackie went over the options received from council; and asked if there would be an interest in planning for future growth that would be included in the blank slate. Mayor Wagner replied, "no".

Ms. Mackie advised council that their residential addresses would need to be provided to assure incumbents stay in their own ward; and said that there would be further discussion next month with maps to view and would be provided to the public as well before the next meeting for feedback.

Ms. Logan Ford advised council to email the clerk and full council with any questions.

Mayor Wagner moved to suspend the rules to add an item to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney Client Privilege at 4:25 p.m.; seconded by Council Member Jones the motion passed by an 5-0 unanimous vote.

Aye (5): Mayor Wagner, Council Member Moore, Council Member Williams, Council Member Hudson, and Council Member Jones

Absent (4): Mayor Pro Tem Peters [arrived at 4:21 p.m.], Council Member Johnson [arrived at 4:42 p.m.], Council Member Jefferson, and Council Member Holmes

2023-036 **Closed Session-Attorney Client Privilege**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney Client Privilege.

Council Member Peters moved to enter Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney Client Privilege at 4:25 p.m.; seconded by Council Member Jones the motion passed by an 5-0 unanimous vote.

Aye (5): Mayor Wagner, Council Member Moore, Council Member Williams, Council Member Hudson, and Council Member Jones

Absent (4): Mayor Pro Tem Peters [arrived at 4:21 p.m.], Council Member Johnson [arrived at 4:42 p.m.], Council Member Jefferson, and Council Member Holmes

Upon reconvening into Open Session at 4:55 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 4:55 p.m. upon motion by Council Member Williams and second by Council Member Moore.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Interim City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 3, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Peters called the meeting to order at 5:40 p.m. She then called for a Moment of Silence; and the Pledge of allegiance followed.

Upon call of the roll, the following Council Members were Present (9):

Mayor Jay W. Wagner Mayor Pro Tem Monica Peters, Ward 3; Council Member Christopher Williams, Ward 2; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

RECOGNITIONS AND PRESENTATIONS

2022-461 Proclamation - Public Power Week - October 2022

Mayor Jay W. Wagner will read a proclamation recognizing the week of October 3-9, 2022 as Public Power week in the City of High Point.

Mayor Wagner read proclamation into the record proclaiming the week of October 3-9, 2022 as Public Power week in the City of High Point.

[Applause, Photo ops]

2022-462 Proclamation - Domestic Violence Awareness Month - October 2022

Mayor Jay W. Wagner will read a proclamation recognizing the month of October, 2022 as Domestic Violence Awareness month in the City of High Point.

Mayor Wagner read proclamation into the record proclaiming the month of October, 2022 as Domestic Violence Awareness month in the City of High Point.

[Applause, Photo ops]

Travis Stroud, City of High Point Chief of Police spoke to his experience regarding domestic violence; and voiced appreciation to the staff at the Family Justice Center (FJC).

Catherine Johnson, Director of the Family Justice Center of High Point recognized the HPPD for their exceptional leadership, team efforts, and support; provided a brief history regarding the FJC; and thanked everyone for their ongoing support.

2022-463 Proclamation - Dysautonomia Awareness Month - October 2022

Mayor Jay W. Wagner will read a proclamation recognizing the month of October, 2022 as Dysautonomia Awareness month in the City of High Point.

Mayor Wagner read proclamation into the record proclaiming the month of October 2022 as Dysautonomia Awareness month in the City of High Point.

[Applause, Photo ops]

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2022-464 Strategic Plan Update

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

Mayor Wagner advised that there will not be a Strategic Plan Update.

PUBLIC COMMENT PERIOD

2022-465 Public Comment Period

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

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

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

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

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

opportunity for people present with the same concerns to be recognized.

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

Mayor Wagner opened the public comment period..

Rev. Frank Thomas, 752 Washington St. thanked the Mayor and Council Member Jones for responding to him regarding fair housing, and minimum housing; and discussed the presentation and voting outcome regarding the fair housing ordinance that was presented at the May 16, 2022 meeting of council.

Andy Stern, Greensboro Resident, Co-Chair of the League of Women Voters; explained what the League did; and asked council to adopt a resolution, that was sent to them, regarding the redistricting process.

Drew and Page Patton, 822 Quaker Lane, voiced safety concerns regarding drug trafficking to include the visibility of needles-syringes in their community; spoke to the challenges faced when reporting crimes to law enforcement; and asked that the police department assist in addressing this concern.

Council Member Jones asked staff to pull the crime statistics in said community for further discussion at the Public Safety Committee Meeting.

Mayor Wagner closed the public comment period.

FINANCE COMMITTEE - Britt Moore, Chair

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on September 29, 2022, and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member Moore then moved approval of all matters on the Finance Committee Consent Agenda. Mayor Pro Tem Peters made a second to the motion. The motion carried by the following 9-0 unanimous vote:

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

CONSENT AGENDA ITEMS

2022-449 Contract - Benchmark Tool & Supply, Inc. - Traqnology Sportstraq GPS Line Marking Machine- Parks & Recreation

City Council is requested to award a contract to Benchmark Tool & Supply, Inc. in the amount of \$61,327.88 for the purchase of a Traqnology Sportstraq GPS Line

Marking machine for sports fields preparation.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a contract with Benchmark Tool & Supply, Inc. in the amount of \$61,327.00. The motion carried by the following 9-0 unanimous vote:

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

2022-450 Contract - American Pontoon Company, Inc. - Parks & Recreation - City Lake Park

City Council is requested to award a contract to American Pontoon Company, Inc. in the amount of \$101,650.00 for the purchase of a custom built 30 passenger pontoon boat for City Lake Park.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a contract with American Pontoon Company, Inc. in the amount of \$101,650.00. The motion carried by the following 9-0 unanimous vote:

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

2022-451 Contract - Benchmark Tool & Supply, Inc. - ABI Force Zero Turn Work machine - Parks & Recreation

City Council is requested to award a sole source contract in the amount of \$51,912.20 to Benchmark Tool and Supply, Inc. for the purchase of an ABI Force Zero Turn Work machine for ballfield preparation and landscaping.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a sole source contract in the amount of \$51,912.00 to Benchmark Tool and Supply, Inc. The motion carried by the following 9-0 unanimous vote:

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

2022-452 Contract - Border States, Inc. - Large Commercial/Industrial Voltage (277/480V) Transformers (300kVa)- Electric Department

City Council is requested to award a contract to Border States, Inc. in the amount of

\$114,280 for the purchase of four (4) Large Commercial/Industrial Voltage (277/480V) Transformers (300kVa) for warehouse stock.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a contract with Border States, Inc. n the amount of \$114,280.00. The motion carried by the following 9-0 unanimous vote:

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

2022-453 Contract- Sole Source - Carotek - Flow Meter Eastside Wastewater Treatment Plant (WWTP)

City Council is requested to award a sole source contract to Carotek in the amount of \$32,812.00for the purchase and installation of the flow meter at the Eastside Wastewater Treatment Plant (WWTP).

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a sole source contract with Carotek in the amount of \$32,812.00. The motion carried by the following 9-0 unanimous vote:

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

2022-454 Contract - Sole Source - C&A Associates, Inc. - PADtrax RFID Property Room Evidence Software

City Council is requested to award a sole source contract to C&A Associates, Inc. in the amount of \$65,315 for the purchase of PADtrax RFID Property Room Evidence Software.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a sole source contract with C&A Associates, Inc. in the amount of \$65,315.00. The motion carried by the following 9-0 unanimous vote:

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

2022-455 Contract - Geotechnical and Material Testing Firms (8) - Atlantic Coast, ECS, DRMP, ESP, Michael Baker, S&ME, Summit, and Terracon

City Council is requested to approve the selection of eight (8) Geotechnical and Material Testing Firms - Atlantic Coast, ECS, DRMP, ESP, Michael Baker, S&ME, Summit, and Terracon to provide such services for City departments on an as needed basis through master agreements. These agreements will be set up for five (5) year terms to be effective November 1, 2022, through October 31, 2027.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to the selection of eight (8) Geotechnical and Material Testing Firms - Atlantic Coast, ECS, DRMP, ESP, Michael Baker, S&ME, Summit, and Terracon to provide such services for City departments on an as needed basis through master agreements. The motion carried by the following 9-0 unanimous vote:

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

2022-456 Ordinance - Demolish Property- 1503-1507 West English Road (1 Building)

City Council is requested to adopt an ordinance to approve the demolition of a condemned structure located at 1503 -1507 West English Road (1 Building).

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to adopt an ordinance to approve the demolition of a condemned structure located at 1503-1507 West English Road. The motion carried by the following 9-0 unanimous vote:

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

2022-457 Resolution - 10th Amendment to Lease - High Point Theatre/IMC Property

City Council is requested to adopt a resolution to approve a 10th amendment to the original lease between the High Point Theatre and the International Market Center (IMC) to allow for a consistent budgeting for HVAC service for the period of July 1, 2022, through June 30, 2023, and that the remaining terms of the lease remain as set forth in the original agreement and previous amendments.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to adopt a resolution to approve a 10th amendment to the original lease between the High Point Theatre and the International Market Center (IMC) to allow for a consistent budgeting for HVAC service for the period of July 1, 2022, through June 30, 2023, and that the remaining terms of the lease remain as set forth in the original agreement and previous amendments. The motion carried by the following 9-0 unanimous vote:

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

2022-458 Contract - Southeast Select Civil Construction, LLC - Stormwater Improvements - Blair Park Golf Course

City Council is requested to award a contract to Southeast Select Civil Construction, LLC in the amount of \$446,371.00 for Blair Park Golf Course Stormwater Improvements.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a contract with Southeast Select Civil Construction, LLC in the amount of \$446,371.00. The motion carried by the following 9-0 unanimous vote:

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

2022-459 Contract-Sole Source - Evoqua Water Technologies - Eastside Wastewater Treatment Plant (WWTP) Final Clarifier #3

City Council is requested to award a sole source contract to Evoqua Water Technologies in the amount of \$142,477 to purchase the necessary parts for the repair of final clarifier #3 at the Eastside Wastewater Treatment Plant (WWTP).

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a sole source contract with Evoqua Water Technologies in the amount of \$142,477.00. The motion carried by the following 9-0 unanimous vote:

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

2022-460 Contract - 2022-2023 Operation InAsMuch Contract with Community Housing Solutions

Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2022-2023 fiscal year.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to approve a contract with Community Housing Solutions (CHS) in the amount of \$200,000.00. The motion carried by the following 9-0 unanimous vote:

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

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,
Chair

2022-466 Presentation - 2019 Bond Project Website

Finance staff will present information on the website created for the 2019 voter approved bond projects. No action requested, information only.

Stephen Hawryluk, Budget and Performance Manager said the 2019 Bond Project website was to present information for the 2019 voter approved bond projects; in November 2019, City of High Point voters approved \$50,000,000 in general obligation bonds for improvements in the areas of Housing (\$6,500,000), Parks and Recreation (\$21,500,000), and Streets and Sidewalks (\$22,000,000); staff had compiled information on the projects, including descriptions, budgets, amount spent/committed, and updates on progress and provided to the City's Marketing Division, which has created web pages showing this information.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair

Council Member Williams, Community Development Committee Chairman, reported that the Committee did meet on September 13, 2022, and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member Williams then moved approval of all matters on the Community Development Committee Consent Agenda. Council Member Johnson made a second to the motion. The motion carried by the following 9-0 unanimous vote:

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

CONSENT AGENDA ITEMS

2022-467 Homebuyer Assistance Programs - Update

Community Development & Housing staff will provide an update on homebuyer assistance provided through City programs and staff will discuss market trends and make recommendations for revisions to the program policy and underwriting guidelines.

A motion was made by Council Member Williams, seconded by Council Member Johnson, to approve revisions to the program policy and underwriting guidelines for the Homebuyer Assistance Programs. The motion carried by the following 9-0 unanimous vote:

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

2022-468 Recapture & Resale Policy Revisions - Presumption of Affordability

To comply with HOME regulations pertaining to continued affordability of HOME-assisted homebuyerproperties, the Recapture and Resale Policy is being revised to include the Presumption of Affordability provision.

A motion was made by Council Member Williams, seconded by Council Member Johnson, to approve the revision for the Recapture & Resale Policy to include the Presumption of Affordability provision. The motion carried by the following 9-0 unanimous vote:

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

2022-469 Section 3 Projects - HUD

Effective November 30, 2020, HUD completed the new Section 3 final rule found at 24 CFR Part 75, designed to improve the focus on economic opportunity outcomes while simultaneously reducing the regulatory burden on those entities that receive funds impacted by this requirement. These regulations are applicable to Section 3 projects for which assistance or funds are committed on or after July 1, 2021. The policy has been updated to reflect those changes and brings the City's policy in alignment with HUD's Section 3 final rule.

A motion was made by Council Member Williams, seconded by Council Member Johnson, to approve the updates to the Section 3 Plan Policy. The motion carried by the following 9-0 unanimous vote:

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

GENERAL BUSINESS AGENDA

2022-470 Minutes To Be Approved

August 1, 2022, Regular Meeting Minutes @ 5:30 p.m.

August 11, 2022, Finance Committee Meeting Minutes @ 4:00 p.m.

August 15, 2022, Special Meeting Minutes @4:45 p.m.

A motion was made by Council Member Moore, seconded by Council Member Williams, that the meeting minutes be approved. The motion carried by the following 9-0 unanimous vote:

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

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:02 p.m. upon motion duly made by Council Member Holmes and second by Council Member Moore.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Interim City Clerk

FINANCE COMMITTEE

Chaired by Council Member Moore

Committee Members: Moore, Holmes, Jones, and Peters

December 15, 2022 – 4:00 P.M.

Council Chambers

211 S Hamilton Street

CALL TO ORDER

Chairman Moore called the meeting to order at 4:00 p.m.

Present:

Chairman Britt W. Moore

Committee Member Michael Holmes

Committee Member Monica Peters

Absent:

Committee Member: Victor Jones

PRESENTATION OF ITEMS

2022-585 Tube Settlers for the Ward WRP - Brentwood Industries

City Council is requested to approve the purchase of tube settler for the Super Pulsator at the Ward Water Treatment Plant.

Chairman Moore considered agenda item 2022-585 first.

Robby Stone, Public Services Director, provided the staff report for this item. He stated the super pulsator is an up-flow clarifier that was installed as part of the 1996 upgrade at the Ward Wastewater Treatment Plant. The super pulsator removes sediment and bacteria from the lake water that is pumped from our reservoirs. The tube settlers in the super pulsator are currently 26 years old and have exceeded their useful life. He noted that Public Services will hire a contractor to install the new tube settlers and there are funds in the fiscal year 2022-2023 budget to accommodate this request. He said Public Services is recommending awarding this contract to Brentwood Industries in the amount of \$197,933.

Chairman Moore made a motion, seconded by Committee Member Peters, to forward this item with a favorable recommendation to the City Council meeting on December 19, 2022. Motion carried with the following vote:

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

Absent (1): Committee Member Jones

2022-588 Contract - WESCO Distribution, Inc. - 40 Residential Voltage (120/240V) Transformers (50 & 75kVA)

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$383,180.00 for a pressing need purchase of 40 transformers (20 - 50kVA and 20 - 75kVA) to be installed around the city electric footprint on various projects.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item. He stated this item is for the purchase of 40 residential style units 20 – 50kVA and 20 – 75kVA units for general use.

A motion was made by Chairman Moore, seconded by Committee Member Holmes, to forward this item with a favorable recommendation to the City Council Meeting on December 19, 2022. Motion carried with the following vote:

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

Absent (1): Committee Member Jones

2022-589 Electric Utilities Rate Change-Rate 41, 43, 45 - Duke Energy Match Rates

City Council is requested to adopt updated Electric Rate 41- General Service, 43- Industrial Service and 45- Time of Day; Industrial, to reflect the most recent Duke Energy rates in territorial areas that are considered to be “customer choice areas”.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item. He stated this item is updating electric rate 41, 43, and 45. He explained in the attached map is a large portion of the city where Duke and the City both provide electric service. He stated these areas are called customer choice areas. He explained if a vacant plot of land is purchased and both utility companies are available, the customer chooses which service provider they would like. Once the utility choice is made, it is final and cannot be changed. He said it is the Electric Department’s recommendation to adopt the updated rates to reflect the most recent Duke Energy changes.

In response to Committee Member Holmes, Mr. Berrier stated these rates are for customers currently utilizing the system.

A motion was made by Chairman Moore, seconded by Committee Member Peters, to forward this item with a favorable recommendation to the City Council meeting on December 19, 2022. Motion carried with the following vote:

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

Absent (1): Committee Member Jones

2022-590 Budget Ordinance - One High Point Commission - Date Extension Request

City Council is requested to adopt a budget amendment in the amount of \$45,000 for activities related to the One High Point Commission and approve a request for an extension of the date for the presentation of recommendations to City Council from the current June 2, 2023, deadline to January 17, 2024.

Jeron Hollis, Managing Director, provided the staff report for this item. He stated there are two requests with this item. The first request is for a budget amendment in the amount of \$45,000. He stated the budget amendment request included up to \$20,000 for subject matter experts in areas including history and socioeconomics, \$20,000 for a project

manager who will report to staff and work to manage information, updates, and deadlines as it relates to the Commission's work and final report, a request for \$5,000 for community outreach and event resources in order to ensure community awareness feedback on recommendations. He stated in addition, the Commission is seeking to extend the date for the presentation of the recommendations to Council from the current June 2, 2023, deadline to Tuesday, January 17, 2024. He noted this is due to resent roster changes on the Commission and a clarification of the group's focus on policy recommendations.

In response to Chairman Moore, Mr. Hollis stated if the extension is approved, the report would be presented to the newly elected City Council.

Committee Member Peters and Committee Member Holmes expressed their support of this item. They noted possible systematic policy changes regarding economics, transportation, health care, and public safety that could help disperse the concentration of poverty-stricken areas.

Chairman Moore stated he would like the entire City Council to discuss this item and made a motion that Agenda Item 2022-590 move forward but not be placed on the Consent Agenda for the December 19, 2022, City Council meeting.

Committee Member Peters seconded the motion of the item not being placed on the Consent Agenda but would like it to be forwarded with a favorable recommendation from the Finance Committee.

Megan Maguire, Deputy City Attorney, clarified the rules of procedures noting the motion made by Chairman Moore, was for the item not be placed on the Consent Agenda.

Committee Member Peters stated she would like the item to be recommended with a favorable recommendation and withdrew her second.

Chairman Moore's motion failed for lack of second.

Committee Member Holmes made a motion, seconded by Committee Member Peters, to forward Agenda Item 2022-590 with a favorable recommendation to the City Council Meeting on December 19, 2022. Motion carried with the following vote:

Aye (3): Committee Member Holmes and Committee Member Peters

Nay (1): Chairman Moore

Absent (1): Committee Member Jones

2022-596 Professional Service Agreement - Mercer Group Associates

City Council is requested to approve an agreement for Executive Search Services for a City Attorney for the base fee amount of \$19,500.

Tasha Logan Ford, City Manager, provided the staff report for this item. She stated this agreement is for the base fee amount of \$19,500 and explained the search process for hiring a new City Attorney should take about 90 days. She stated the consultants are prepared to begin once the agreement is approved.

Chairman Moore made a motion, seconded by Committee Member Peters, to forward this item with a favorable recommendation to the City Council meeting on December 19, 2022. Motion carried with the following vote:

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

Absent (1): Committee Member Jones

ADJOURNMENT

There being no further business to come before the Committee, a motion was made by Chairman Moore, seconded by Committee Member Holmes, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 4:24 p.m.

Respectfully Submitted,

Britt Moore, Chairman

Attest:

Sandra R. Keeney
City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING**

December 19, 2022 – 5:00 p.m.
211 S. Hamilton Street
Council Chambers – Municipal Building

Minutes

ROLL CALL, CALL TO ORDER

Mayor Wagner called the meeting to order at 5:01 p.m.

Present: Mayor Jay Wagner, Council Member Michael Holmes (arrived at 5:14 p.m.) Council Member Tyrone Johnson (arrived at 5:29 p.m.) Council Member Britt Moore, Mayor Pro Tempore Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, Council Member Cyril Jefferson (arrived at 5:02p.m.)

Absent: Council Member Christopher Williams

Staff present: Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Deputy City Attorney; Mary Brooks, Deputy City Clerk and Sandra Keeney, City Clerk

PRESENTATION OF ITEM

2022-594 Closed Session-Attorney-Client Privilege

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

At 5:01 p.m. Council Member Jones made a motion, seconded by Council Member Hudson, to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege. Motion carried unanimously.

At 5:39 p.m. Council Member Holmes made a motion seconded by Council Member Johnson, to end Closed Session and return to Regular Session. Motion carried unanimously. Upon reconvening to Regular Session, Mayor Wagner announced there would be no action taken as a result of Closed Session.

ADJOURNMENT

There being no further business to come before the Council, a motion was made by Council Member Holmes, seconded by Council Member Moore, to adjourn. Motion carried unanimously. The Special Meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Jay W. Wagner, Mayor
City of High Point

Attest:

Sandra R. Keeney, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
December 19, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

Minutes

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:46 p.m. and stated there will be a motion to suspend the rules to add four items to the agenda.

Present: Jay W. Wagner; Mayor Pro Tempore Monica Peters; Council Member Michael Holmes; Council Member Tyrone Johnson; Council Member Britt Moore, Council Member Wesley Hudson; Council Member Victor Jones, and Council Member Cyril Jefferson

Absent: Council Member Christopher Williams

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

RECOGNITIONS AND PRESENTATIONS

2022-597 High Point Arts Council

Allie Arpajian the new Executive Director will present an update on the High Point Arts Council.

Allie Arpajian, Executive Director of the High Point Arts Council, thanked the Mayor, City Council, and Tasha Logan Ford City Manager, for all the amazing support for the Arts Council over the past 63 years. She provided a brief background of herself noting she was previously the Executive Director of Young Musicians of Alamance County which provided free music lessons to students in Title I schools. She stated she has big plans for the High Point Arts Council which included a five-year plan, and she listed several opportunities for growth. She invited everyone to special events hosted by the Arts Council which included a Jazz Brunch New Year's Day and noted the events could be found on their website. She thanked everyone for their support and wished everyone a Happy Holiday.

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

Council Member Moore, Chair of the Finance Committee, stated all items were reviewed at the Finance Committee held December 15, 2022, and items on the Consent Agenda below are being forwarded with a favorable recommendation.

Council Member Moore made a motion, seconded by Council Member Holmes, to approve the Finance Consent Agenda. Motion carried with the following vote:

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

Absent (1): Council Member Williams

2022-588 Contract - WESCO Distribution, Inc. - 40 Residential Voltage (120/240V) Transformers (50 & 75kVA)

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$383,180.00 for a pressing need purchase of 40 transformers (20 - 50kVA and 20 - 75kVA) to be installed around the city electric footprint on various projects.

Approved by the Consent Vote.

2022-585 Tube Settlers for the Ward WRP - Brentwood Industries

City Council is requested to approve the purchase of tube settler for the Super Pulsator at the Ward Water Treatment Plant.

Approved by the Consent Vote.

2022-589 Electric Utilities Rate Change-Rate 41, 43, 45 - Duke Energy Match Rates

City Council is requested to adopt updated Electric Rate 41- General Service, 43- Industrial Service and 45- Time of Day; Industrial, to reflect the most recent Duke Energy rates in territorial areas that are considered to be “customer choice areas”.

Approved by the Consent Vote.

2022-596 Professional Service Agreement - Mercer Group Associates

City Council is requested to approve an agreement for Executive Search Services for a City Attorney for the base fee amount of \$19,500.

Approved by the Consent Vote.

REGULAR AGENDA ITEMS

2022-590 Budget Ordinance - One High Point Commission - Date Extension Request

City Council is requested to adopt a budget amendment in the amount of \$45,000 for activities related to the One High Point Commission and approve a request for an extension of the date for the presentation of recommendations to City Council from the current June 2, 2023, deadline to January 17, 2024.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, that this item be continued to the January 17, 2023, City Council Meeting. Motion carried with the following vote:

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

Absent (1): Council Member Williams

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair**CONSENT AGENDA ITEMS****2022-581 Approval of an Ordinance Amending Section 11-11-1 Social Districts of the High Point City Code of Ordinances**

Staff is requesting approval on an amendment to the High Point social district ordinance.

Council Member Hudson, Chair of the Prosperity and Livability Committee, stated the Committee met on Wednesday, December 7, 2022, and reviewed the attached Ordinance amending the Social District. He noted the Ordinance would be effective upon adoption.

A motion was made by Council Member Hudson, seconded by Council Member Moore, to approve Ordinance Amending Section 11-11-1 Social Districts of the High Point City Code. Motion carried with the following vote.

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

Absent (1): Council Member Williams

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**2022-591 Ordinance - Rescind Demolition Ordinance - 1113 Jefferson Street - Minimum Housing Code**

City Council is requested to rescind an ordinance for demolition for dwelling located at 1113 Jefferson Street due to property being repaired and in compliance with the City of High Point's minimum housing code.

Mayor Wagner stated that Council Member Christopher Williams, Chair of the Community Development Committee, was not able to attend tonight's meeting and asked if there were any objections to him handling the agenda item. No objections were made. He stated this item is to rescind a demolition ordinance for 1113 Jefferson Street as the property has been repaired and is in compliance.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the Ordinance to rescind demolition - 1113 Jefferson St. Motion carried with the following vote:

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

Absent (1): Council Member Williams

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2022-584 Resolution of Intent, Annexation 22-06

Approval of a Resolution of Intent to establish a public hearing date of January 17, 2023, to consider a voluntary contiguous annexation petition. The proposed annexation site is approximately 17.8 acres, located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is also known as Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).

Mayor Wagner stated this request is for approval of a Resolution of intent to establish a public hearing date of January 17, 2023, to consider a voluntary contiguous annexation petition. The proposed annexation site is approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74.

Mayor Wagner made a motion, seconded by Council Member Hudson, to approve the Resolution of intent to establish a public hearing date of January 17, 2023, to consider a voluntary contiguous annexation petition. Motion carried with the following vote:

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

Absent (1): Council Member Williams

Mayor Wagner made a motion, seconded by Council Member Jefferson, to suspend the rules and add the following items to the agenda for consideration: a lease agreement for property located at 300 A Oak Street, a contract for Interim City Attorney, appointment of a voting delegate for the North Carolina League of Municipalities, and approval of a legal settlement. Motion carried with the following vote:

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

Absent (1): Council Member Williams

2023-003 Resolution - Commercial Lease Agreement for 300 A Oak Street

Meghan Maguire, Deputy City Attorney, provided the staff report for this item. She stated the closing is scheduled for tomorrow and the seller of the building has requested to lease the space back from the City for a term of seven months. She noted the lease term will begin directly after the closing when the City purchases the property.

Mayor Wagner stated the lease agreement will generate revenue in the amount of \$13,349.97 per month for seven months.

Ms. Maguire stated the facility will continue to be a showroom for the duration of the lease agreement.

A motion was made by Council Member Moore, seconded by Council Member Jones, to approve the Resolution of the City of High Point City Council Authorizing the Lease Agreement for property located at 300 A Oak Street High Point, NC 27260. Motion carried with the following vote:

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

Absent (1): Council Member Williams

2023-004 Employment Agreement - Interim City Attorney

Mayor Wagner stated this item is to approve Meghan Maguire as Interim City Attorney effective upon the retirement of the current City Attorney which should take effect January 1, 2023. He stated the contract has been negotiated and copies provided to Council.

A motion was made by Mayor Wagner, seconded by Council Member Jones, to approve the employment agreement for Meghan Maguire to serve as Interim City Attorney effective January 1, 2023. Motion carried with the following vote:

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

Absent (1): Council Member Williams

2023-005 North Carolina League of Municipalities Voting Delegate for City Vision 2023

Mayor Wagner stated the North Carolina League of Municipalities will hold their annual City Vision conference April 25-27, 2023, and request the City submit a voting delegate for the event.

Mayor Wagner volunteered to be the voting delegate and Council Member Moore volunteered to be the alternate.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to approve Mayor Wagner as the voting delegate and Council Member Moore as the alternate for the North Carolina League of Municipalities City Vision Conference. Motion carried with the following vote:

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

Absent (1): Council Member Williams

2023-006 Settlement Agreement - City of High Point vs. Arco Realty LLC, Basil Agapion, Sophia Agapion, and Emmanuel Agapion

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to approve the drafting and execution of a settlement agreement in the stormwater

enforcement case City of High Point vs. Arco Realty, LLC Basil Agapion, Sophia Agapion, and Emmanuel Agapion, which will generally include the following terms, as may be amended as appropriate by the City Attorney's office:

1. Defendants to pay \$60,000 to the City in three equal installments due February 1, March 1, and April 1 of 2023;
2. Defendants to provide the final as-built survey and certification for completion of the repairs to the stormwater device;
3. Defendants to provide proof of payment for the repairs to the stormwater device;
4. The Public Service Director and the Property Owners to execute an Operation and Maintenance Agreement for the stormwater device going forward; and
5. Upon completion of all the above conditions, the City will file dismissal with prejudice of all claims set forth in the lawsuit.

Motion carried with the following vote:

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

Absent (1): Council Member Williams

GENERAL BUSINESS AGENDA

2022-593 Minutes To Be Approved:

September 19, 2022, Special Meeting Minutes @ 3:30 p.m.

September 19, 2022, Regular Meeting Minutes @ 5:30 p.m.

December 7, 2022, Prosperity & Livability Committee Meeting Minutes @ 9:00 a.m.

A motion was made by Council Member Jones, seconded by Council Member Hudson, to approve the meeting minutes. The motion carried by the following vote:

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

Absent (1): Council Member Williams

ADJOURNMENT

Mayor Wagner stated he and Greg Ferguson, Deputy City Manager, attended the Metro Mayor Conference last week and noted there were a lot of discussion about economic changes with electric vehicles and how cities will need to respond to public charging stations as well as creating a committee to expand passenger rail in North Carolina. He stated Winston-Salem Mayor, Allen Joines, was a great host and provided a tour of Innovation Quarter. He wished everyone a very Merry Christmas and Happy New Year.

Council Member Jefferson wished everyone Happy Holidays.

Council Member Peters wished everyone a Merry Christmas and thanked staff for all their hard work.

There being no further business to come before the Council, the meeting adjourned at 6:07 p.m. upon motion duly made by Council Member Holmes and seconded by Council Member Johnson.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra R. Keeney
City Clerk