City of High Point

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

Meeting Agenda

Monday, August 2, 2010

4:45:00 PM

Council Chambers

Committee of the Whole

Rebecca R. Smothers, Mayor
M. Christopher Whitley, Mayor Pro Tem
Latimer B. Alexander, IV, William S.Bencini,
Mary Lou Blakeney, Foster Douglas, John Faircloth,
Michael D. Pugh, Bernita Sims

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE

PRESENTATION OF ITEMS

FINANCE COMMITTEE

100232 **Budget Ordinance Amendment - US 311 and NC 68 Interchange Study - ARRA Funds**

Adoption of a grant project ordinance amendment for American Recovery and Reinvestment Act Assistance (ARRA) for the US 311/NC 68 Interchange Study.

100233 **Purchase of Equipment - 2010 Autocar Side Loading Refuse Truck**

Approval of the purchase of 2010 Autocar/Labrie 31 yard Side Loading Refuse Truck in the amount of $198,968.60.

100234 **Purchase of Equipment - 2008 Tymco Model 600 Sweeper**

Approval of the purchase of 2008 International 4300 with a Tymco Model Sweeper in the amount of $138,420.00 to replace an existing street sweeper.

100235 **Extension of General Water and Sewer Improvements Contract**

Approval of extension to Breece Enterprises contract in the amount of $392,218.00 for General Water and Sewer Improvements. This contract extension will allow for construction of additional water projects on Jarrell Street and Hobson Street.

Pending Items

090050 **Revised Economic Incentive Policy**

Council is requested to adopt a revised economic incentive policy redirecting incentive dollars to the Core City and south High Point.

3/5/2009 Committee of the Whole referred Committee of the Whole

PUBLIC SAFETY COMMITTEE

100227 **Ordinance - Vacate/Close Structure - 533 Vandever Street**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 533 Vandever Street belonging to Robert W. Henderson, Jr.

100228 **Ordinance - Vacate/Close Structure - 2408 E. Lexington Avenue**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 2408 E. Lexington Avenue belonging to Southeastern Residential Properties, LLC (Jeffrey H. Schwarz).

100229 **Ordinance - Vacate/Close Structure - 1505 Furlough Avenue**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 1505 Furlough Avenue belonging to Bertha N. Perry.

100230 **Ordinance - Vacate/Close Structure - 1611 Beaucrest Avenue**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 1611 Beaucrest Avenue belonging to Care Investments, LLC.

100231 **Ordinance - Vacate/Close Structure - 210 A & B Morgan Place (Duplex Unit)**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 210 A & B Morgan Place (Duplex Unit) belonging to Deutsche Bank National Trust Company.

PUBLIC SERVICES COMMITTEE

PLANNING & DEVELOPMENT COMMITTEE

100236 **Right of Way Encroachment 10-01 - High Point University**

A request by High Point University to construct a wrought-iron fence with brick columns within the western right of way of N. Centennial Street.

Pending Items

100174 **Appeal of Technical Review Committee (TRC) Decision**

Consideration of an appeal of the Technical Review Committee's decision to require dedication of right-of-way for a proposed subdivision located at the southeast corner of Greensboro Road and Enterprise Drive.

6/21/2010	**Committee of the Whole**	**referred**	**Planning and Development Committee**

PUBLIC COMMENT PERIOD - 5:15 P.M.

PUBLIC HEARINGS ON ITEMS

ADJOURNMENT

Fleet Services Department

Gary L. Smith
DIRECTOR

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

DATE: July 20, 2010

TO: Randy McCaslin, Assistant City Manager

FROM: Gary L. Smith, Director of Fleet Services Gary L. Smith

SUBJECT: Agenda Item – 2008 Tymco Model 600 Sweeper

I respectfully request that the following be included for consideration on the Council Agenda scheduled for August 2, 2010:

Purchase of a demonstration street sweeper to replace an existing street sweeper. This truck has been well maintained and should have a useful life of eight years. New sweepers with similar equipment currently sell for over $170,000. The following is a description of the trucks:

2008 International 4300 with a Tymco Model 600 Sweeper

Sweeper is priced at $138,420

This will replace a 2003 Elgin Geovac street sweeper. Sweepers are typically high maintenance equipment under the best of circumstances, but this unit is in need of significant repairs and is not worth investing this level of maintenance funds considering its large number of operating hours.

Funding for this equipment is appropriated in the vehicle replacement account.

pc: Patty Sykes, Purchasing

Engineering Services Department

B. Keith Pugh, P.E.
DIRECTOR

Date: July 26, 2010

To: Pat Pate, Assistant City Manager

From: Keith Pugh, Engineering Services

Re: City Council Agenda, August 2, 2010 – **Extension of General Water and Sewer Improvements Contract** – City Contract ENG-2009-012

On Monday, February 1, 2010 the City of High Point awarded Contract ENG-2009-012, General Water and Sewer Improvements to Breece Enterprises as the lowest responsive bidder at $626,679.50. This contract contains an extension clause that allows the City to extend the contract up to 100 percent beyond the original bid amount at the contract unit prices.

At this time, Engineering Services and Public Services recommend the contract be extended to allow for construction of two additional important water projects.

- Jarrell Street - construct approx. 1,312" of new 8" main from S. College Drive to opposite side of Business 85 to replace existing 16" main. Abandon portion of main under Business 85. $196,076

- Hobson Street – construct approx. 1,030' of new 8" main from Washington Drive to Cumberland Place to replace an existing 4" main. $196,142.

Engineering Services recommends that City Council approves this contract extension in the amount of $392,218.00.

Funding is available in 421779 533701 421001012805 40201 $392,218.00

/bkp

Ec: Mr. Jeff Moore, Finance Director
Mr. Chris Thompson, Public Services Director
Mr. Leon Adams, Adams and Clark Enterprises, Inc.
Mr. Bob Martin, Purchasing Division
Mrs. Lou Hedrick, Budget Director

City of High Point
Budget & Evaluation Office

July 28, 2010

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Louanne C. Hedrick
Budget & Evaluation Officer

SUBJECT: Agenda Item for City Council

At the last City Council meeting, the Council approved a supplemental agreement with NCDOT for an additional $75,000 in American Recovery and Reinvestment funds for the Environmental Study and Design for the replacement of the interchange of US 311 and NC 68.

A budget amendment to appropriate the stimulus funds for this project is attached.

Let me know if you have any questions.

cc: Pat Pate
Randy McCaslin
Mark McDonald
David Hyder

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3052 Phone: 336.883.3296 TDD: 336.883.8517

"A GRANT PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FOR AMERICAN RECOVERY & REINVESTMENT ACT
ASSISTANCE

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

Section 1. The City has been approved by the NCDOT for an additional $75,000 for American Recovery and Reinvestment funds for the US 311/NC 68 interchange study. This is in addition to the original $400,000 approved for the project.

Section 2. The revenues that will be available to the City of High Point include:

(A) That the Special Grant Fund Revenues of the City of High Point, are hereby amended as follows:

Federal Grants (301610/412999)	$ 75,000

(B) That the following Special Grant Fund expenditures be increased as follows:

Special Grant Fund Expenditures (301610/527101)	$ 75,000

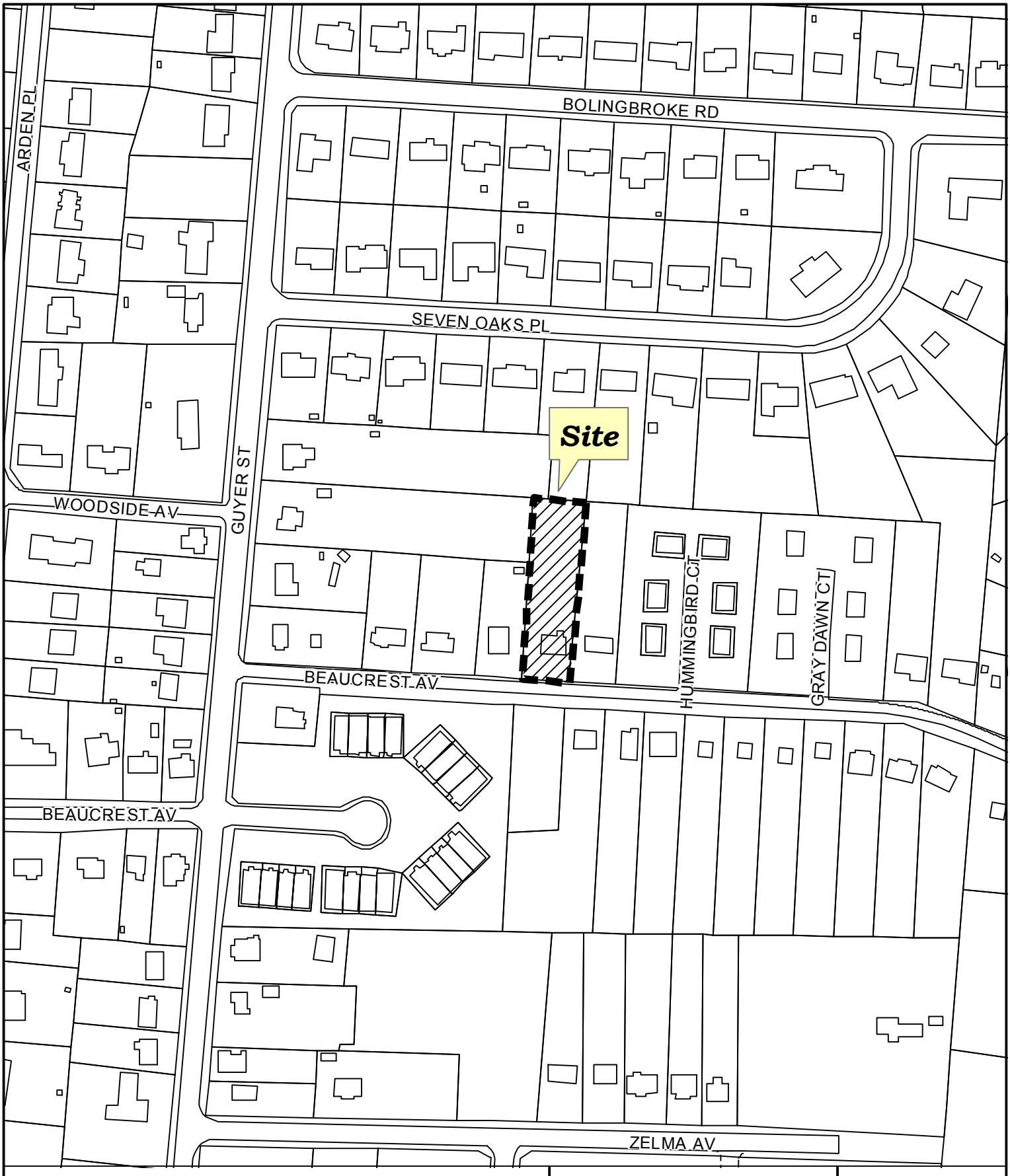
Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

Adopted this _____ day of August, 2010.

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Vacate
PROPERTY ADDRESS:	1611 Beaucrest Avenue
OWNER:	Care Investments, LLC
FIRST INSPECTION 6-2-2010	Number of Violations: Major 2 Minor 9 1) rear porch missing pickets 2) no smoke detectors
HEARING RESULTS: 6-17-2010	The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was in response to complaints from tenant. The tenant advised staff at the time of the initial inspection that it was their intent to move. The tenant moved from the unit on 7-19-2010. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.
ORDER(S) ISSUED: 06-17-2010	Order to Repair with compliance date of 07-19-2010
APPEALS:	No appeals to date.
OWNER ACTIONS:	There have been no repairs made to the dwelling. The violations do not require the issuance of any permits
EXTENSIONS:	None requested by the owner.
CURRENT STATUS: 7-26-2010	Conditions still exist. Dwelling is vacant and secure.



1611 Beaucrest Avenue

Ordinance to Vacate/Close

Location of subject property

Department of Planning and Development

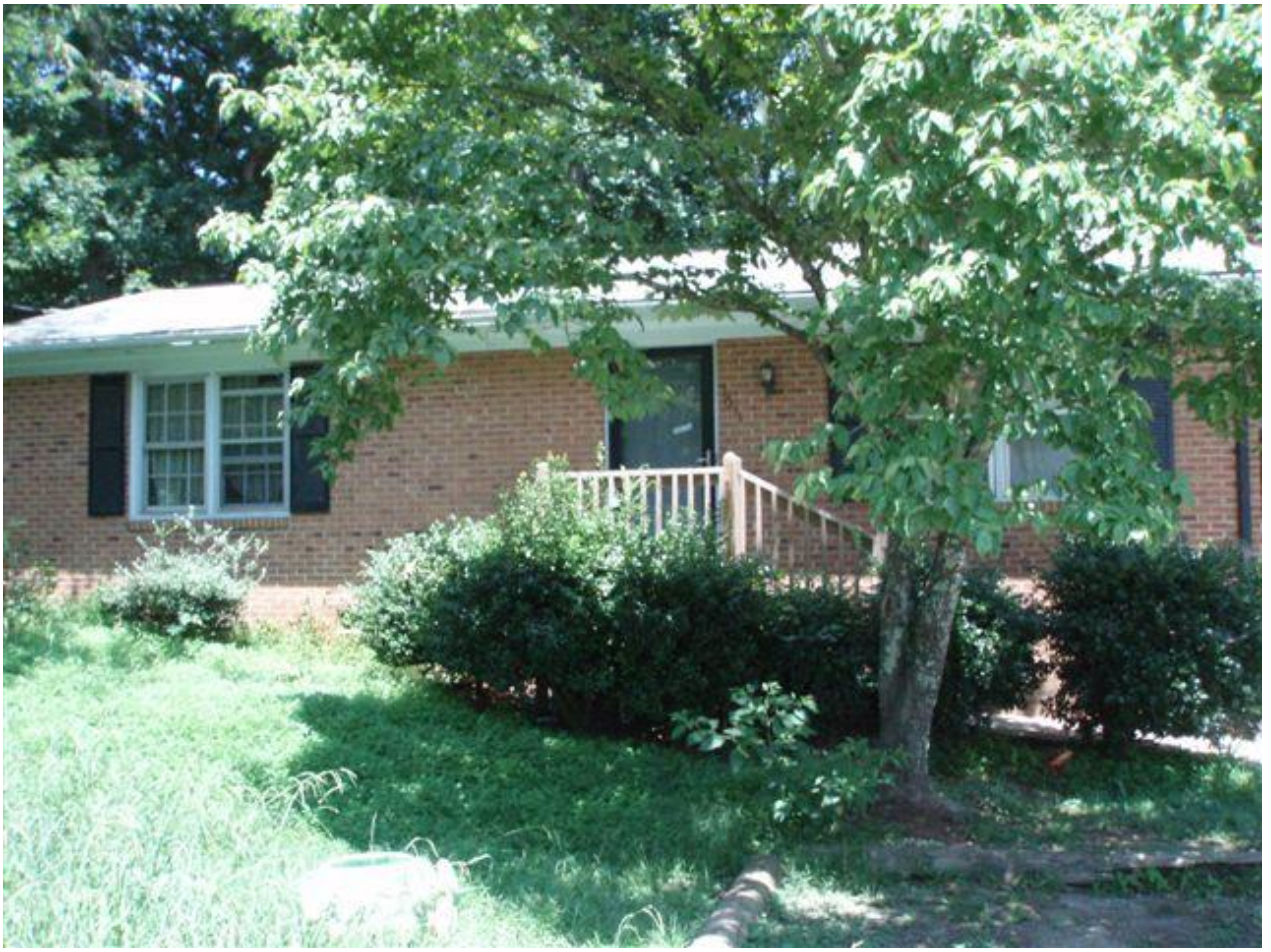
City of High Point

Date: July 27, 2010

N

Scale: 1'=200'

y:/ba-pz/Inspection/vacate



1611 Beaucrest Avenue

Fleet Services Department

Gary L. Smith
DIRECTOR

MEMORANDUM

DATE: July 20, 2010

TO: Randy McCaslin, Assistant City Manager

FROM: Gary L. Smith, Director of Fleet Services Gary L. Smith

SUBJECT: Agenda Item – 2010 Autocar Side Loading Refuse Truck

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I respectfully request that the following be included for consideration on the Council Agenda scheduled for August 2, 2010:

Purchase of a previously leased refuse truck to be used in the automated refuse collection program. This truck has been well maintained and should have a useful life between seven to eight years. New trucks with similar equipment are currently selling for over $240,000. The following is a description of the trucks:

2010 Autocar/Labrie 31 yard Side Loading Refuse Truck with 13,622 miles

Truck is priced at $198,968.60

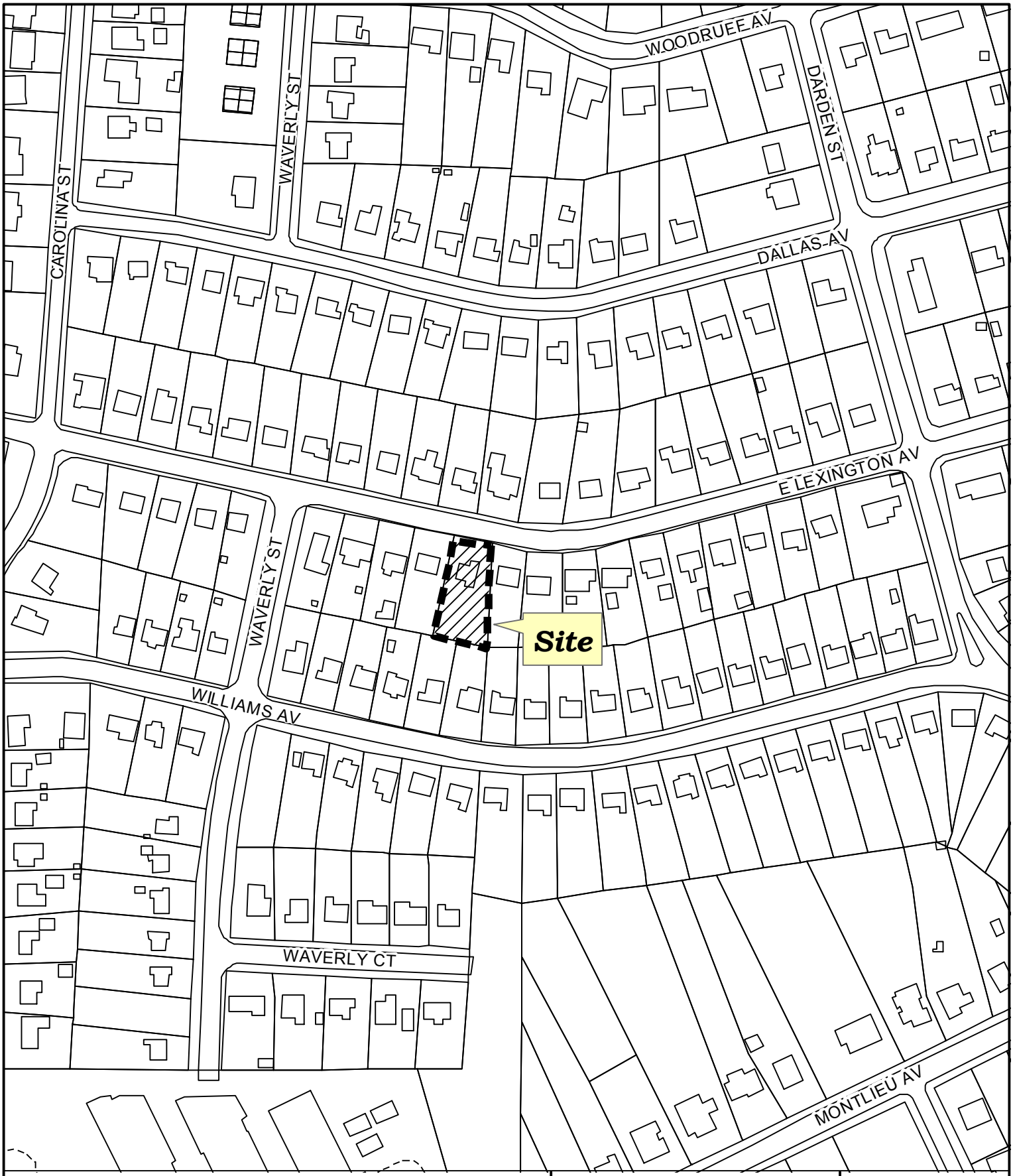
This will replace a 2004 automated side loader that does not work with the toters being used for our refuse collection program.

Funding for this equipment is appropriated in the vehicle replacement account.

pc: Patty Sykes, Purchasing

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Vacate
PROPERTY ADDRESS:	2408 E Lexington Avenue
OWNER:	Southeastern Residential Properties, LLC (Jeffrey H. Schwarz)
FIRST INSPECTION 4-13-2010	Number of Violations: Major 7 Minor 27 1) dryer exhaust not properly vented to exterior 2) unsafe wiring of back porch light 3) repair baseboard heater through out 4) rotten boards on exterior walls 5) leaking tub (leaks onto bathroom floor) 6) accessory structure is need of repair or removal 7) no smoke detectors
HEARING RESULTS: 4-28-2010	The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was in response to complaints from tenant. The tenant moved on 4-26-2010. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.
ORDER(S) ISSUED: 4-28-2010	Order to Repair with a compliance date of 05-28-2010
APPEALS:	No appeals to date.
OWNER ACTIONS:	There have been no permits issued and repairs have not started.
EXTENSIONS:	None requested by the owner.
CURRENT STATUS: 07-23-2010	Conditions still exist. Dwelling is vacant and secure.



2408 East Lexington Avenue

Ordinance to Vacate/Close

Location of subject property

Department of Planning and Development

City of High Point

Date: July 27, 2010

N

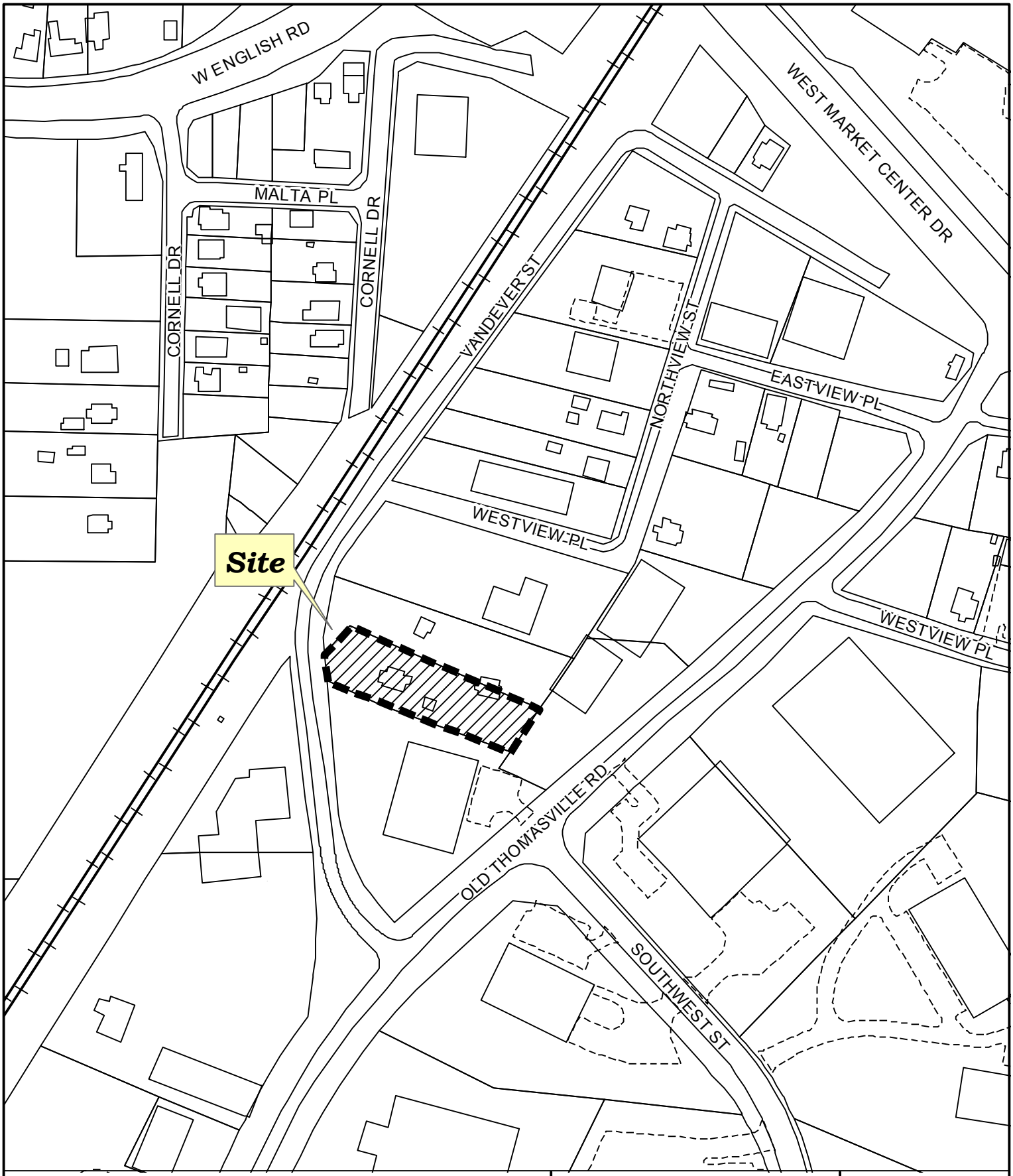
Scale: 1'=200'

y:/ba-pz/Inspection/vacate

2408 E. Lexington Avenue

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Vacate
PROPERTY ADDRESS:	533 Vandever Street
OWNER:	Robert W Henderson, Jr
FIRST INSPECTION 4-23-2010	Number of Violations: Major 3 Minor 11 1) no switched outside exit light (repaired) 2) loose wiring at the water heater (repaired) 3) rotten porch ceiling
HEARING RESULTS: 5-11-2010	The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was in response to complaints from tenant. At the time of the initial inspection, the dwelling was occupied by 2 adults and 2 children. The unit is still occupied. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.
ORDER(S) ISSUED: 5-11-2010	Order to Repair with a compliance date of 06-15-2010
APPEALS:	No appeals to date.
OWNER ACTIONS:	An electrical permit was obtained on 5-12-2010 and repairs made to the water heater wiring. A switched outside exit light was also installed and inspected. Other repairs have not started.
EXTENSIONS:	None requested by the owner.
CURRENT STATUS: 7-22-10	Repairs are not complete. Dwelling is still occupied



533 Vandever Street

Ordinance to Vacate/Close

Location of subject property

Department of Planning and Development

City of High Point

Date: July 27, 2010

N

Scale: 1'=200'

y:/ba-pz/Inspection/vacate

533 Vandever Street

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
RIGHT-OF-WAY ENCROACHMENT CASE 10-01
August 2, 2010

Request	
Applicant: High Point University	**Proposal:** To construct a wrought-iron fence with brick columns within the western right-of-way of N. Centennial Street.

Adjacent Streets		
Name:	**Classification:**	**R/W and Pavement Width:**
N. Centennial Street	Major Thoroughfare	90 ft. R/W and 65-foot curb & gutter

Analysis

High Point University is requesting to construct a wrought-iron fence with brick columns (see attached elevation plan). The fence is proposed on the perimeter of the property recently acquired from Wesleyan Education Center. In front of 1901 N. Centennial Street (Nursing Home Facility) the right-of-way has an 11.20 foot jog. The jog results in the western right-of-way being approximately 2.5 feet from the existing parking area. High Point University wishes to leave the existing parking lot curbing and reconfigure the parking stalls to where the stalls will be oriented towards N. Centennial. A clearance of approximately 4-feet from the parking lot curbing to the proposed fence is being requested. The Technical Review Committee (TRC) reviewed this request on June 23, 2010 and identified no public safety or infrastructure issues related to the encroachment. This results in an encroachment into the right-of-way of just over four feet on the northern limits down to four inches on the southern limits of the encroachment (see attached illustration). Since the proposed fence would be located within the western limits of the public portion of N. Centennial Street a right-of-way encroachment is necessary.

The fence (if approved) will be located within 4-feet of the western limits of the right-of-way of N. Centennial Street, and would run from the north side of an existing driveway located approximately 200 feet north of the N. College Drive/N. Centennial Street intersection and continue north for approximately 165 feet. The desire to leave the existing on-site parking curbing intact and keep a 4-foot clearance from the parking area combined with the fact that the western limits of the right-of-way of N. Centennial Street has an 11.20-foot offset makes the encroachment necessary. The fence location does not interfere with any existing utilities within the public right-of-way.

Recommendation

The Planning and Development Department recommends approval of the requested right-of-way encroachment based on the above findings.

Report Preparation

This report was prepared by Planning and Development Department staff member Mark Schroeder AICP, and reviewed by Bob Robbins AICP and Lee Burnette AICP.

View on the west side of N. Centennial Street looking south towards N. College Drive. Stakes represent the jog in the western right-of-way of N. Centennial Street.

Looking north from the southern driveway entrance off of N. Centennial Street.

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST: Ordinance to Vacate

PROPERTYADDRESS: 210 A & B Morgan Place (duplex unit)

OWNER: Deutsche Bank National Trust Co.

FIRST INSPECTION
5-19-2010

Number of Violations: Major 4 Minor 8
1) broken window glass
2) inoperable windows
3) rotten window sills
4) rotten porch railing, front and side entrance
(similar violations exist in each unit)

HEARING RESULTS:
6-02-2010

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was in response to complaints from the High Point Police Department. The property is in foreclosure and occupied illegally. The occupants did not have utilities on and were reported by staff to Electrical Department for utility tampering. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.

ORDER(S) ISSUED:
6-02-2010

Order to Repair with a compliance date of 07-07-2010

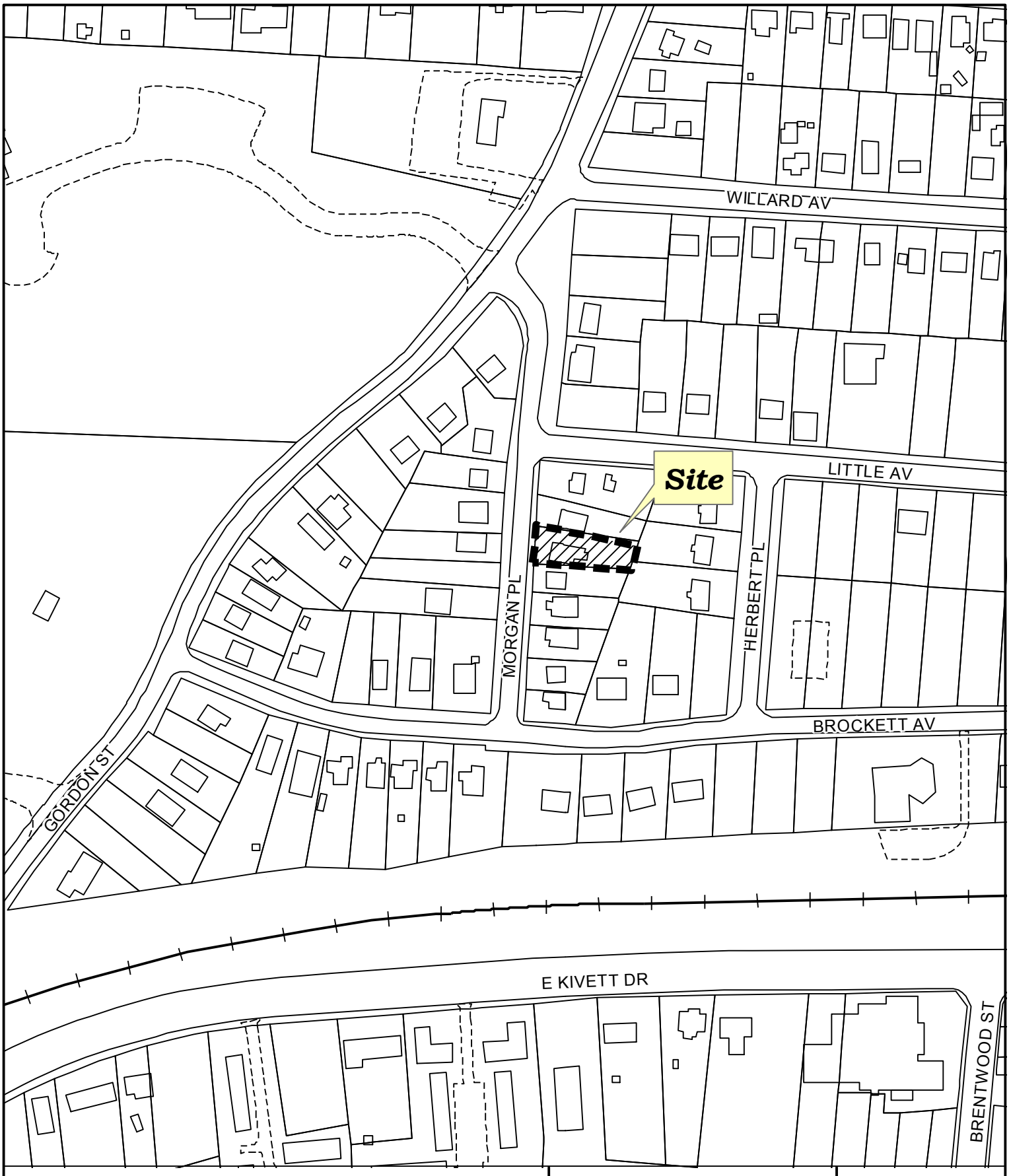
APPEALS: No appeals to date.

OWNER ACTIONS: There have been no permits issued and repairs have not started.

EXTENSIONS: None requested by the owner.

CURRENT STATUS:
7-22-2010

Conditions still exist. Dwelling is vacant and secure.
A public nuisance abatement was completed on 6-7-2010 on this property to remove auto parts, tires, bottle and general household trash and garbage. The public nuisance was created by the illegal occupancy.



210 A & B Morgan Place

Ordinance to Vacate/Close

Location of subject property

Department of Planning and Development

City of High Point

Date: July 27, 2010

N

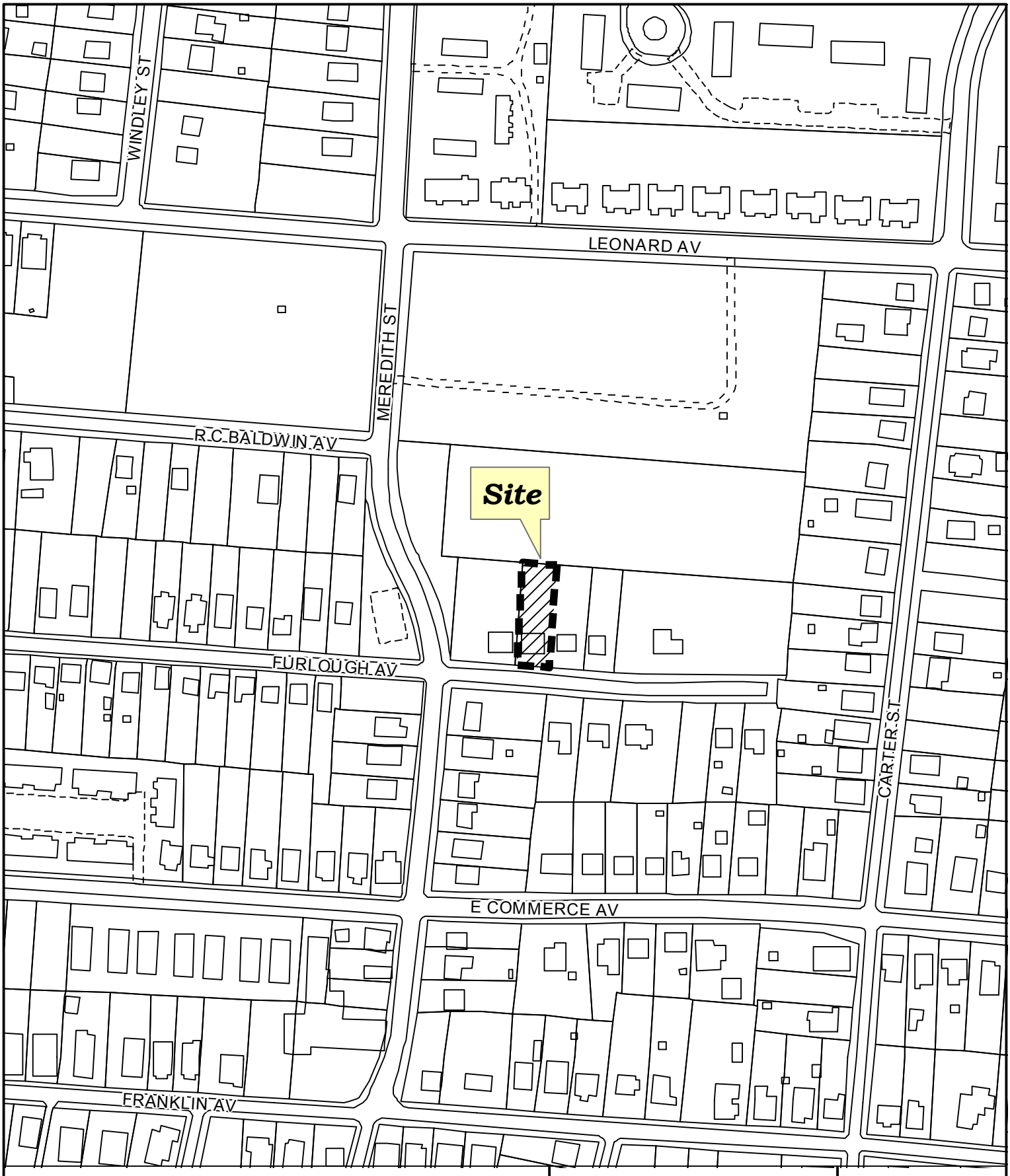
Scale: 1'=200'

y:/ba-pz/Inspection/vacate

210 A & B Morgan Place

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Vacate
PROPERTY ADDRESS:	1505 Furlough Avenue
OWNER:	Bertha N Perry
FIRST INSPECTION 6-2-2010	Number of Violations: Major 6 Minor 16 1) loose ceiling fan/fixture in the living room 2) loose sheetrock on ceiling in living room and hall areas 3) cover to electrical junction box not secure 4) inoperable heating system 5) bathroom baseboard heater not working 6) ground wire from meter base is not connected to ground rod
HEARING RESULTS: 6-22-2010	The owner did not appear for the hearing. The tenant appeared to discuss enforcement process. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was in response to complaints from tenant. The tenant moved from the dwelling on 7-15-2010. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.
ORDER(S) ISSUED: 6-22-2010	Order to Repair with a compliance date of 7-19-2010
APPEALS:	No appeals to date.
OWNER ACTIONS:	There have been no permits issued and repairs have not started.
EXTENSIONS:	None requested by the owner.
CURRENT STATUS: 7-22-2010	Conditions still exist. Dwelling is vacant and secure.



1505 Furlough Avenue

Ordinance to Vacate/Close

Location of subject property

Department of Planning and Development

City of High Point

Date: July 27, 2010

N

Scale: 1'=200'

y:/ba-pz/Inspection/vacate

1505 Furlough Avenue