

# City of High Point

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



## Meeting Agenda

**Monday, July 16, 2012**

**4:45 PM**

**Council Chambers**

### **Committee of the Whole**

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

**ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE****PRESENTATION OF ITEMS****FINANCE COMMITTEE**

- 1      [120180](#)      Contract - Bid No. 72 - Transformer for Burton Street Substation  
Approval of contract awarding Bid No. 72 for the purchase of a transformer for the Burton Street Substation. Purchasing and the Electric Department recommends the contract be awarded to Pennsylvania Transformer in the amount of \$442,579.00 which is the lowest responsible and responsive bidder meeting specifications.  
**Attachments:**    [Bid No. 72 - Burton Substation Transformer.pdf](#)
  
- 2      [120181](#)      Contract - Bid No. 76 - Broad Avenue Transit Terminal Reconstruction and Canopy Revisions  
Approval of contract awarding Bid No. 76 for Broad Avenue Transit Terminal Reconstruction and Canopy Revisions. Purchasing, Engineering and the Transportation Department recommends the contract be awarded to S & S Building Company in the amount of \$790,368.00 which is the lowest responsible and responsive bidder meeting specifications.  
**Attachments:**    [Bid No. 76 - Transit Terminal Reconstruction.pdf](#)
  
- 3      [120182](#)      Resolution - BB&T Investment Deposit Account Agreement  
Council is requested to adopt a resolution and agreement for deposit account with BB&T which provides the needed authorization to establish a deposit account and lists the authorized signatories on the account.  
**Attachments:**    [Resolution and Agreement for Deposit - BB&T.pdf](#)
  
- 4      [120183](#)      Resolution - Condemnation - 2210 Penny Road  
Council is requested to authorize the City Attorney's office to proceed with the condemnation of property located at 2210 Penny Road belonging to Mr. & Mrs. Benjamin Jordon. The property is needed for the Penny Road Transmission Line.  
**Attachments:**    [Condemnation - 2210 Penny Road.pdf](#)
  
- 5      [120184](#)      Public Hearing Date - FY 2013 FTA Section 5307 Grant Application - Hitran  
Council is requested to establish the date of Monday, August 6, 2012 at 5:30 p.m. to receive public comments on the filing of the FY 2013 FTA Section 5307 operating, capital and planning grant application for High Point Transit, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by Guilford County Transportation System.  
**Attachments:**    [FY 2013 FTA - Hi Tran - Public Hearing Date Request.pdf](#)

**PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE****Pending Items**[120032](#)

Ordinance - Demolition of Structure - 1315 Vernon Place  
Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1315 Vernon Place belonging to David L and Minnie L. Terry.

**Attachments:** [Demolition Ordinance - 1315 Vernon Place.pdf](#)

Chairwoman Sims recognized the property owners, David L. and Minnie L. Terry, who were present to address Council regarding this housing case.

David and Minnie Terry, who reside at 3212 Loftyview Drive, addressed Council. Mr. Terry informed Council that they have made some progress in fixing up this house (i.e. vinyl siding, roof, sheet rock, installed carpet ) and the house holds sentimental value because it belonged to his great grandmother who willed it to them. The Terrys felt they could complete the necessary repairs in six months and asked for the additional time to finish it.

Questions arose regarding whether or not the Terrys had obtained the necessary permits to do the major repairs (missing kitchen plumbing fixture; no heating system exists; 100 amp upgrade required for faulty electrical system; and demolition of storage building included in request due to structural deficiencies with the roof system. Ed Brown, Inspector, noted the property owner did obtain a building permit on August 20, 2007, but minimal aesthetic repairs have only been made to the structure and the four major violations still exist. He explained this housing case is the oldest one in the Burnshill neighborhood as far as enforcement action that the Council asked staff to take a hard look at several months ago. He reiterated that the owners have been working on it since 2007, but pointed out there's still quite a bit of repairs that remain to be finished.. He shared some pictures of the repairs made to the interior of the structure and informed Council that the property owner had agreed they would take the storage shed down located in the rear of the property.

Chairwoman Sims asked staff if the work that has been done is 50% of the estimate for the repairs that remain and expressed concerns that the Terrys would be putting additional money into the structure that could eventually be demolished if the repairs are not made. Mayor Smothers agreed that the Terrys have done a lot of work, but also shared Ms. Sims' concern. She felt it would be helpful for the Terrys to obtain estimates so they would know how much more work and money would be required to bring it up to code. The Mayor commended them for keeping the outside appearance neat.

Council Member Corey asked the Terrys about their intentions for the house once the repairs are made and Mr. Terry replied that they do not plan on renting it out because their son would be staying there. Council Member Douglas commended the Terrys for the work that has already been done on the house and suggested he be given the extra time he requested to get the remaining repairs done.

**At this time, Council Member Douglas moved that the Terrys be granted a six month extension to allow them an opportunity to finish the necessary repairs. Council Member Corey made a second to the motion.**

For further discussion, Council Member Alexander asked the Terrys if they would have the financial means to invest in a heating system and an electrical system and to make the other repairs. Mr. Terry replied that as things stand now, they should be able to do the work, but he didn't know what the future would hold six months down the road. Chairwoman Sims reiterated her concerns that the Terrys would be putting additional money into the house and noted if they cannot make the necessary repairs within the six month time period, Council would still be faced with taking action to demolish. She also asked about the Terrys how quickly they could move on removing the storage shed. Mr. Terry explained that he would like to leave it there if possible because the structure itself was sound except for the tin roof that would need to be replaced.

Council Member Henley asked Mr. Terry what he would have Council do should he not be able to get the necessary repairs done within the six month period. Mr. Terry felt the Council should follow the laws that are in place and do what would be necessary. Council Member Pugh felt that was good enough if Mr. Terry was willing to accept the consequences if the repairs are not completed in six months.

There being no further discussion, the Mayor called for a vote on the motion to grant the Terrys a six month extension. The motion carried unanimously.

## **PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE**

- 6      [120186](#)      Zoning Map Amendment - City of High Point/City of Archdale  
A request for High Point City Council to initiate a zoning map amendment to establish city zoning for areas recently added to the corporate limits from a land area exchange with the City of Archdale.  
**Attachments:**    [02. Memo to Initiate Zoning.pdf](#)

**ANY OTHER NEW BUSINESS**

- 7      [120185](#)      Appointment/Reappointment - High Point Theatre Advisory Board Council is requested to confirm the appointment of Kerri Sigler to the Theatre Advisory Board (replacing Monica Munoz who has resigned) and the reappointments of Megan Walley, Ryan Ferguson and Barbara Taylor. All appointments are to be effective immediately and will expire May 31, 2015.  
*Attachments:*    [Appointments - Theatre Board.pdf](#)
- 8      [120194](#)      Appointment - Library Board of Trustees Council is requested to confirm the appointment of Ms. Brenda Coats to the Library Board of Trustees as the Ward 4 (Henley) appointment. Ms. Coats will be replacing David Slack. Appointment will be effective immediately and will expire October 31, 2014.  
*Sponsors:*      Committee of the Whole  
*Attachments:*    [COATES Brenda 2012.pdf](#)

**PUBLIC COMMENT PERIOD - 5:15 P.M.****PUBLIC HEARINGS ON ITEMS****PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE**

- 9      [120187](#)      City of High Point- Zoning Case 12-05  
a. A request by the City of High Point City Council to rezone property at 213 Hobson Street from a Residential Single Family-7 (RS-7) District to Central Business (CB) District, and to add this parcel into the Washington Street Mixed Use Center Overlay (WMX) District. This site is lying along the west side of Hobson Street, approximately 125 feet north of Washington Street.  
b. A request by the City of High Point City Council to remove two portions of a parcel from the Washington Street Mixed Use Center Overlay (WMX) District. The areas to be removed are lying along the northeastern and eastern terminus of the Washington Street Mixed Use Center Overlay District.  
*Attachments:*    [03. Z12-05 Zoning Staff Report 06-18-12 .pdf](#)
- 10     [120188](#)      High Point University -Land Use Plan Amendment Case 12-02  
A request by High Point University to change the Land Use Map classification for approximately 4.5 acres from Low Density Residential to Institutional. The land area associated with this amendment is lying along the north side of Boundary Avenue, west of N. College Drive and east of Meadowbrook Boulevard.

**Attachments:** [04. Staff Report LUPA12-02 & Z12-06.pdf](#)

- 11     [120189](#)     High Point University - Rezoning Case 12-06  
A request by High Point University to rezone approximately 10.4 acres from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The site is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue.  
**Attachments:** [04. Staff Report LUPA12-02 & Z12-06.pdf](#)
- 12     [120190](#)     Resolution - High Point University - Street Abandonment Case 12-06  
A request by High Point University to abandon Harrison Street and to abandon a portion of Meadowbrook Boulevard lying west of N. College Drive.  
**Attachments:** [05. Staff Report SA12-06.pdf](#)
- 13     [120191](#)     High Point University - Land Use Plan Amendment Case 12-03  
A request by High Point University to change the Land Use Map classification for approximately 3.6 acres from Low Density Residential to Institutional. The land area associated with this amendment consists of the block lying north of North Avenue, between Willoubar Terrace and N. Centennial Street.  
**Attachments:** [06. Staff Report LUPA12-03 & MA11-03.pdf](#)
- 14     [120192](#)     High Point University - Amendment to Zoning Case 11-03  
A request by High Point University to amend Conditional Zoning Case 11-03 (CZ11-03) to:  
a. Add approximately 4 acres and rezone the additional land area from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The parcels to be added to CZ11-03 consists of the property at 906 Willoubar Terrace and the block lying north of North Avenue, between N. Centennial Street and Willoubar Terrace.  
b. Amend conditions of Conditional Zoning Ordinance CZ11-03 pertaining to permitted uses, development and dimensional requirements, landscaping/buffer/screening, and vehicular access.  
**Attachments:** [06. Staff Report LUPA12-03 & MA11-03.pdf](#)
- 15     [120193](#)     Jacquelyn Haizlip - Special Use Permit Case 12-02  
A request to allow two separate Special Use Permits in the Washington Street Mixed Use Center Overlay District.  
a. A Special Use Permit request to allow a bar, in the Washington Street Mixed Use Center Overlay District, at 607 Washington Street.  
b. A Special Use Permit request to allow a parking lot (principal use of property), in the Washington Street Mixed Use Center Overlay District, at 619 Washington Street.  
The 600 block of Washington Street, where the two parcels are located, is lying along the north side of Washington Street between Fourth Street and Hobson Street.

**Attachments:** [07. SUP12-02 Staff Report 07-09-12 .pdf](#)

## **APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

16      [120196](#)

Council is requested to approve the following minutes:

1. Finance Committee; Monday, June 4th @ 3:30 p.m.
2. Budget Review Session #3; Thursday, June 7th @ 11:30 a.m.
3. Adjourned Session (Budget Review #4); Monday, June 11th @ 4:00 p.m.
4. Combined Meeting; Monday, June 18th @ 4:45/5:30 p.m.
5. Finance Committee; Monday, June 18th @ 3:30 p.m.

**Sponsors:** Committee of the Whole

**Attachments:** [minutes approval memo](#)

[June 4 2012 Finance Committee minutes](#)

[June 7 2012 Budget Review #3 minutes](#)

[June 11 2012 Budget Review #4 \(adjourned session\) minutes](#)

[June 18 2012 Finance Committee minutes](#)

[June 18 2012 Combined Meeting minutes](#)

## **ADJOURNMENT**