

City of High Point

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



Meeting Agenda

Tuesday, March 3, 2020

4:00 PM

3rd Floor Lobby Conference Room #302

Community Development Committee

*Christopher Williams, Chair
Wesley Hudson
Cyril Jefferson
Tyrone Johnson
Mayor Jay Wagner (Alternate)*

Community Development Committee - Mayor Pro Tem Williams, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2020-98](#) Low Income Housing Tax Credit (LIHT) Awards Process for 2020
Staff will provide an update on the Low Income Housing Tax Credit (LIHTC) Awards Process for 2020.

Attachments: [Low Income Housing Tax Credit Awards Process for 2020](#)
[LIHT](#)

[2020-99](#) Leslie's House Expansion
Staff will make a presentation on Leslie's House Expansion.

Attachments: [Leslie House Expansion PPP](#)

[2020-100](#) Code Enforcement Service Areas
Staff will provide an update on the Code Enforcement Services Areas.

ADJOURNMENT



FINANCE COMMITTEE
Chaired by Council Member Moore
Members: Moore, Holmes, Peters, and Jones
December 12, 2019 – 4:00 p.m.
3rd Floor Lobby Conference Room

Present (4): Chairman Britt Moore, Committee Member Michael Holmes, Committee Member Monica Peters, and Committee Member Victor Jones

Staff Present:

Randy McCaslin, Deputy City Manager; Meghan Maguire, Assistant City Attorney; Greg Ferguson, Assistant City Manager; Mark McDonald, Transportation Director; Bobby Fitzjohn, Director of Financial Services; Jeron Hollis, Communications and Public Engagement Director; Angela Kirkwood, Human Resources Director; Steve Lingerfelt, Communication and Information Services Director; Eric Xavier, Applications Development Manager; Scott Dingus, Civil Engineer II of the Engineering Department; Tim McKinney, Facility Services Director; and Mary S. Brooks, Deputy City Clerk

Media Present: Paul B. Johnson, *High Point Enterprise*

Others Present: Arts Council Board Members: Council Member Wesley Hudson (Liaison), Steve Ilderton, Chair, Tom Blount, Chair Elect, Erica Best-Hunt, Treasurer, and Jim Morgan

Chairman Moore called the meeting to order at 4:00 p.m.

FINANCE COMMITTEE - Council Member Britt W. Moore, Chair.

2019-536 Contract - Yates Construction - N. Main Street/E. Lexington Ave Intersection Improvements

City Council is requested to approve the award of a contract to Yates Construction Company in the amount of \$2,042,266.50 for the North Main Street and Lexington Avenue Intersection and Utility Improvements.

Randy McCaslin, Deputy City Manager, provided background on the initial phase of the N. Main Street/E. Lexington Ave. Intersection Improvements project, which began around 2011; said the city received its initial grant from the Department of Transportation to complete the project; the project required more construction which resulted in an extension request in order to retain the grant from the DOT; said the project was

designed in house to install electrical lines underground and to replace water and sewer lines in preparation for the next project that would go up to Krispy Kreme and Lexington Ave.; explained the bidding process and reasoning for having to re-advertise for the project for bids; and introduced Terry Kuneff of the Engineering Department to speak more on the request.

Terry Kuneff, Civil Engineer III of the Engineering Department; reported that Lexington Ave. would be closed, and that there would be one lane open on Main Street; once council pass the resolution, the DOT would, in writing, concur with the bid; the goal was to finish before the spring; and that there was timeframe of 230 days in the contract.

Chairman Moore asked if the streets would be open for the Spring Furniture Market if the project was not completed. Committee Member Peters asked if Yates Construction Company had submitted an original bid for the project. Mr. McCaslin replied yes, all lanes would opened up for the Spring Market; and yes, Yates Construction Company did submit an original bid.

A motion was made by Committee Member Jones, seconded by Committee Member Holmes, that this matter be recommended for approval and placed on the December 16, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Holmes, Committee Member Peters, and Committee Member Jones

2019-537 Agreement - Samet Corporation - New High Point Police Headquarters & Communication Center

City Council is requested to approve an agreement between the City of High Point and Samet Corp (CMAR) in the amount of \$14,149,734.00 for construction services for the new High Point Police Department Headquarters and Communications Center and authorize the appropriate city official to execute all necessary documents.

Randy McCaslin, Deputy City Manager, reported at the March 18, 2019 City Council meeting, City Council approved a professional services agreement with Samet Corporation (Samet) as the Construction Manager at Risk (CMAR) for the renovations and additions to the building located at 1730 Westchester Drive which will house the new High Point Police Department and Communications Center; said that Samet had established their sub-contractors; this is their maximum guaranteed price; and stated that the purchase price of the building was \$2.5 million.

A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be recommended for approval and placed on the December 16, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Holmes, Committee Member Peters, and Committee Member Jones

2019-538 Capital Project Amendment - High Point Police Headquarters & Communication Center

City Council is requested to adopt a Capital Project Ordinance Amendment for the acquisition and renovations of a Municipal Facility (High Point Police Headquarters & Communication Center) located at 1730 Westchester Drive.

Bobby Fitzjohn, Financial Services Director; reported the project ordinance would be out in the spring and it would start the project for the High Point Police Headquarters & Communication Center located at 1730 Westchester Drive; and spoke to working with the financial advisors in saving money for the project in the spring.

A motion was made by Chairman Moore, seconded by Committee Member Holmes, that this matter be recommended for approval and placed on the December 16, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Holmes, Committee Member Peters, and Committee Member Jones

2019-539 Consulting Agreement - ClientFirst Technology Consulting

City Council is requested to approve Consulting Agreement with ClientFirst Technology Consulting in the amount of \$ 95,719.00 to develop an RFP (request for proposal) for the current ERP (Enterprise Resources Planning) system which is near end of life. This system is used for Finance and Human Resource functions.

Steve Lingerfelt, Communication and Information Services Director, reported that the current ERP system was nearing its end of life cycle; said the amount requested was the lowest bid; the process would start in January of 2020; and be completed by November of 2020.

Chairman Moore inquired if the current software was obsolete because of new technology. Mr. Lingerfelt replied yes; and that the entire system would be re-written.

Committee Member Holmes inquired on the integration process of the new system. Mr. Lingerfelt replied they would be contracted with Lawson; and introduced to different vendors to allow staff to use best practices during the integration period.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the December 16, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Holmes, Committee Member Peters, and Committee Member Jones

2019-540 Resolution - Results of the Bond Referendum - November 5, 2019

City Council is requested to approve a resolution declaring the results of the Bond Referendum held on November 5, 2019, and the publication of a notice thereof.

Bobby Fitzjohn, Financial Services Director, reported this resolution would be recognizing the results of the Bond Referendum from all of the counties; said this would be council's official last action to taken; and asked to make sure council reads the full title of the resolution for the record at the meeting.

A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be recommended for approval and placed on the December 16, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Moore, Committee Member Holmes, Committee Member Peters, and Committee Member Jones

2019-548 Continuance of Public Hearing - 201 W. English Road

Council is requested to continue the December 16th Public Hearing for the lease of 201 W English Road, High Point NC to the January 21, 2020 meeting as requested by the client.

Randy McCaslin, Deputy City Manager, reported the request was an economic development project discussed in closed session; the client requested to continue the public hearing until January 21, 2020; stated the public hearing would be kept open until January 21st; and that no action needed to be taken today.

Meghan Maguire, Assistant City Attorney, confirmed that no action needed to be taken today.

Chairman Moore confirmed that items 2019-540 and 2019-548 would be discussed separately from the consent agenda at the December 16, 2019 meeting.

PENDING ITEMS**2018-169 Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

DISCUSSION-ARTS COUNCIL

Council Member Hudson Wesley, who serves as the Council Liaison to the Arts Council, reported that Tom Blount, Chair Elect, would discuss the Arts Council's budget; present the differences in the budget prior to paying off the note/loan; what would happen now that the note/loan was paid off; discuss what the rest of this fiscal year should look like; what the next fiscal year's budget should look like compared to last year's budget; and said the discussion today was just for informational purposes only; and no action was needed.

Tom Blount, Chair Elect, extended greetings; and introduced Jim Morgan, Arts Council Board Member, to proceed with the discussion on the Arts Council's budget.

Jim Morgan, Arts Council Board Member, provided a brief history of his experience serving on the board and his work with the Arts Council; spoke to purchasing the Centennial Station in 2012, and paying the loan off in less than seven years; said the building was a home to the Community Theatre (who paid their own utilities), and the High Point Ballet; said they did not charge rent; discussed when the city furnished the Arts Council with free rent; and during that time frame the budget was also cut by the city while working on the Ball Park; reported their reserve fund was around \$100 thousand for emergencies; and spoke to the process of holding events, and having to advance the funds for them. Mr. Morgan continued discussing stating that Guilford County had them set up as a line item in their budget as an economic development force instead of a nonprofit agency; spoke to bringing business to the city of High Point; referenced an article in the Triad Business Journal, dated October 17th, of their economic impact on the Arts; spoke to an independent study completed that showed the positive impact they had on the community; thanked everyone for their support; said they were in a great financial state; and they were honored to have Council Member Hudson on their board.

Randy McCaslin, Deputy City Manager, asked if they expected their budget to be in the black this fiscal year. Mr. Blount replied yes; spoke to having a balanced budget in 2019-2020; said the budget was approved before they received funding from David Hayworth; letters were sent out for end of year donations; the end date of the fund drive would be around April of 2020; invited everyone to attend the Casino Art event at the High Point Country Club on February 8, 2020 at \$60 per person; said they would be advertising for this event through social media, newspapers, email, flyers, and through a mailing program.

Committee Member Jones recommended using the Next Door advertising program.

Jim spoke to the new tax laws in regard to donations; and how it changed statically; and to retaining great givers.

Erika Best-Hunt, Treasurer reported that the Arts Council expected to finish the fiscal year's budget in the black; and said they were in a good place with the bookkeeping, leadership, and their succession plan.

Steve Ilderton, Chair, voiced appreciation for everyone's support.

Chairman Moore spoke to enjoying the art; and inquired on the status of the Arts Council funding. Mr. Morgan replied that they would like the city to consider adding them as a line item in the city manager's budget or a line item under economic development; and to consider the Arts Council to not be part of the nonprofit group funding; spoke to having stable funding; and stated that the Arts Council was an economic driver for High Point; and asked again to be considered as being added as a line item on the budget.

Chairman Moore asked when the next audit review would be; and inquired if they were contracted for deferred maintenance. Ms. Best-Hunt replied the audit review would be completed within the next couple of months; and that they do have a contract for preventive maintenance.

Mr. Morgan spoke to being conscientious about preventive maintenance; and spoke to the reasoning of their reserve funds was to assist with the needs that may occur for the building.

Mr. Blount said they were getting showroom clients to showcase their furniture in their building; and that this would help in raising funds for the building's needs.

Committee Member Holmes inquired on the current rate to rent space for weddings. Ms. Best-Hunt replied the average price range was \$3,000.

Chairman Moore thanked everyone for their time and information; and spoke to wanting them to be successful.

Committee Member Peters mentioned an event (A Christmas Carol) that starts tonight at High Point Community Theatre.

ADJOURNMENT

There being no further business to come before the Finance Committee, the meeting adjourned at 4:50 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, Deputy City Clerk

Britt Moore, Acting Chairman

**HIGH POINT CITY COUNCIL
REGULAR MEETING
DECEMBER 16, 2019 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:33 p.m. The Pledge of Allegiance followed with a Moment of Silence.

*Upon call of the roll, the following Council Members were **Present (9)**:*

Mayor Jay W. Wagner, Mayor Pro Tem 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 Monica L. Peters (Ward 3); Council Member S. Wesley Hudson (Ward 4); Council Member Victor A. Jones (Ward 5); and Council Member Michael A. Holmes (Ward 6)

STRATEGIC PLAN UPDATE

2019-534 Strategic Plan Update

Council will receive an update on the Strategic Plan from Mayor Pro Tem Williams, Chair of the Community Development Committee.

Mayor Wagner stated there would not be a Strategic Plan Update at tonight's meeting.

PUBLIC COMMENT PERIOD

2019-535 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 up the floor for the Public Comment Period.

***Louis Thibodeaux**, 1242 Kensington Drive, extended congratulations to the newly elected council; spoke to the Mayor's campaign discussions on schools as being very important; requested council to create a committee to address the violence in the city; and asked the Mayor and City council to stay true to what they campaigned on to be elected.*

***Rocky B. Carter**, 602 East Dayton Street, voiced concerns on the cost for electric utilities from the city of High Point; inquired on receiving electrical power from Duke Energy, instead of having a third party; inquired if high utility bills were related to the electric used during Furniture Markets; spoke to the profits made by the city during the Market; to High Point having their own power plant; voiced concerns of the homicides and violence in the city; and to being able to utilize library cards at all branches.*

Mayor Wagner informed Mr. Carter that staff would be in contact with him in regard to his concerns with the city of High Point's Electric services; and to provide information on his other issues and concerns.

Mayor Wagner asked if there was anyone else present who would like to comment. There being no one else to speak, the Public Comment Period was closed.

CONSENT AGENDA ITEMS - Finance Committee

Finance Committee Chairman Council Member Moore reported that the Finance Committee did meet as scheduled on Thursday, December 12, 2019 and placed all of the following Finance-related matters on the Consent Agenda with a favorable recommendation for approval.

Council Member Moore then made a motion, seconded by Council Member Jones, to approve the finance-related items on the Consent Agenda. The motion carried unanimously by a unanimous 9-0 vote.

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

2019-536

Contract - Yates Construction - N. Main Street/E. Lexington Ave Intersection Improvements

City Council is requested to approve the award of a contract to Yates Construction Company in the amount of \$2,042,266.50 for the North Main Street and Lexington Avenue Intersection and Utility Improvements.

Approved the contract to Yates Construction Company in the amount of \$2,042,266.50 for the North Main Street and Lexington Avenue Intersection and Utility Improvements.

A motion was made by Council Member Moore, seconded by Council Member Jones, that this contract be approved. The motion carried by the following unanimous 9-0 vote:

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

2019-537 Agreement - Samet Corporation - New High Point Police Headquarters & Communication Center

City Council is requested to approve an agreement between the City of High Point and Samet Corp (CMAR) in the amount of \$14,149,734.00 for construction services for the new High Point Police Department Headquarters and Communications Center and authorize the appropriate city official to execute all necessary documents.

Approved an agreement between the City of High Point and Samet Corp (CMAR) in the amount of \$14,149,734.00 for construction services for the new High Point Police Department Headquarters and Communications Center and authorize the appropriate city official to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Jones, that this agreement be approved. The motion carried by the following unanimous 9-0 vote:

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

2019-538 Capital Project Amendment - High Point Police Headquarters & Communication Center

City Council is requested to adopt a Capital Project Ordinance Amendment for the acquisition and renovations of a Municipal Facility (High Point Police Headquarters & Communication Center) located at 1730 Westchester Drive.

Adopted a Capital Project Ordinance Amendment for the acquisition and renovations of a Municipal Facility (High Point Police Headquarters & Communication Center) located at 1730 Westchester Drive.

A motion was made by Council Member Moore, seconded by Council Member Jones, that this Ordinance Amendment be adopted. The motion carried by the following unanimous 9-0 vote:

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

2019-539 Consulting Agreement - ClientFirst Technology Consulting

City Council is requested to approve Consulting Agreement with ClientFirst Technology Consulting in the amount of \$ 95,719.00 to develop an RFP (request for proposal) for the current ERP (Enterprise Resources Planning) system which is near end of life. This system is used for Finance and Human Resource functions.

Approved a consulting agreement with ClientFirst Technology Consulting in the amount of \$ 95,719.00 to develop an RFP (request for proposal) for the current ERP (Enterprise Resources Planning) system which is near end of life. This system is used for Finance and Human Resource functions.

A motion was made by Council Member Moore, seconded by Council Member Jones, that this agreement be approved. The motion carried by the following unanimous 9-0 vote:

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

REGULAR AGENDA ITEMS

2019-540 Resolution - Results of the Bond Referendum - November 5, 2019

City Council is requested to approve a resolution declaring the results of the Bond Referendum held on November 5, 2019, and the publication of a notice thereof.

Council Member Moore read the resolution into the minutes.

Adopted a resolution declaring the results of the Bond Referendum held on November 5, 2019, and the publication of a notice thereof.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted. The motion carried by the following unanimous 9-0 vote:

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

**Resolution No. 1911/19-67
Resolution Book Volume XX, Page 140**

2019-548 Continuance of Public Hearing – 201 W. English Road

Council is requested to continue the December 16th Public Hearing for the lease of 201 W English Road, High Point NC to the January 21, 2020 meeting as requested by the client.

Council Member Moore opened up the public hearing and asked for a continuance of the public hearing until January 21, 2020 per the company's request.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that the December 16th Public Hearing for the lease of 201 W. English Road, High Point, NC be continued until January 21, 2020 at 5:30 p.m. The motion carried by the following unanimous 9-0 vote:

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

PENDING ITEMS**2018-169 Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

Note: This matter was initially heard by City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.

PLANNING DEPARTMENT ITEMS - Mayor Wagner**2019-541 Resolution of Intent - Annexation 19-12**

Approval of a Resolution of Intent to establish a public hearing date of Tuesday, January 21, 2020, at 5:30 p.m. to consider a voluntary noncontinuous annexation of approximately 31.15 acres located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road. The property is also known as Guilford County Tax Parcels 169780 and 169762.

Adopted a Resolution of Intent to establish a public hearing date of Tuesday, January 21, 2020, at 5:30 p.m. to consider a voluntary noncontinuous annexation of approximately 31.15 acres located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that this resolution be adopted. The motion carried by the following unanimous 9-0 vote:

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

**Resolution No. 1910/19-66
Resolution Book Volume XX, Page 139**

PUBLIC HEARINGS

2019-542 Ordinance - The Arden Group, Inc. - Zoning Map Amendment 19-22

A request by The Arden Group, Inc. to rezone an approximate 28.3-acre parcel from a Conditional Use Residential Single Family - 5 (CU R-5) District to a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District. The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.

Judy Stalder (applicant) appeared before Council and requested this matter be withdrawn from the agenda.

A motion was made by Council Member Moore, seconded by Council Member Holmes that this matter be withdrawn from the agenda. The motion carried by the following unanimous 9-0 vote:

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

2019-543 Ordinance - Peters Holdings, LLC - Zoning Map Amendment 19-23

A request by Peters Holdings, LLC to rezone an approximate 6.3-acre parcel from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located along the south side of Skeet Club Road, opposite Fountain Grove Drive (1564 & 1568 Skeet Club Road).

The public hearing for this matter was held on Tuesday, November 12, 2019 at 5:30 p.m. as duly advertised

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

The Zoning Map Amendment is consistent with the City's adopted policy guidance because the zoning site and immediate area are designated Office by the Land Use Plan and the requested CZ OI District does not change the previous approved land uses. Furthermore, the request is reasonable and in the public interest because the

request carries forward relevant zoning conditions intended to mitigate impacts while allowing a second point of access to Skeet Club Road.

At this time, Mayor Wagner opened the public hearing and asked if there was anyone present who would like to speak regarding this matter.

Brian Gavigan, Representative for Peters Holdings, LLC (applicant), spoke in favor of the request; thanked council; and said he would answer any questions, if there should be any.

There being no one else to comment, the public hearing was closed.

Zoning Map Amendment 19-23

Mayor Wagner moved adoption of an Ordinance as requested by Peters Holdings, LLC to rezone an approximate 6.3-acre parcel from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. Council Member made a second to the motion, which carried by the following 9-0 unanimous vote.

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

Ordinance No. 7584/19-101

Ordinance Book Volume XX, Page 213

GENERAL BUSINESS AGENDA

2019-544 Reappointment - High Point Housing Authority - Dr. N'Tuma

Mayor Wagner is requesting that City Council confirm the reappointment of Dr. N'Tuma Jah to the Housing Authority Board. Reappointment will be effective immediately and will expire December 22, 2024.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams to appoint Dr. N'Tuma to the Housing Authority Board. The motion carried by the following unanimous 9-0 vote.

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

2019-546 Appointment - Citizens Advisory Council - Jessica Wynn

Council is requested to confirm the appointment of Jessica Wynn to the Citizens Advisory Council as Council Member Hudson's Ward 4 appointment. Ms. Wynn will be filling an unexpired term which will end May 31, 2020.

A motion was made by Council Member Hudson, seconded by Council Member Moore to appoint Jessica Wynn to the Citizens Advisory Council. The motion carried by the following unanimous 9-0 vote.

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

2019-547 Reappointment - Guilford County/City Insurance Advisory Committee - Lynwood Roach

Mayor Wagner is requesting that City Council confirm the reappointment of Lynwood Roach to the Guilford County/City Insurance Advisory Committee. Reappointment will be effective immediately and will expire December 21, 2022.

A motion was made by Mayor Wagner, seconded by Council Member Moore to reappoint Lynwood Roach to the Guilford County/City Insurance Advisory Committee. The motion carried by the following unanimous 9-0 vote.

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

2019-549 Appointment-Human Relations Commission-Courtland Price

Council is requested to confirm the appointment of Courtland Price to the Human Relations Commission as Council Member Jefferson's Ward 1 appointment. Appointment will be effective immediately and will expire November 1, 2021.

A motion was made by Council Member Jefferson, seconded by Council Member Hudson to appoint Courtland Price to the Human Relations Committee. The motion carried by the following unanimous 9-0 vote.

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

Mayor Wagner moved to suspend the rules to add the two appointments for consideration to the Citizens Advisory Committee for Roberts Sims and Clodagh Leszinski. Council Member Moore made a second to the motion, which carried by a 9-0 unanimous vote

2019-554 Appointment-Citizens Adivsory Council-Robert Sims

Council is requested to confirm the appointment of Robert Sims to the Citizens Advisory Council as Council Member Peters' Ward 3 appointee. Appointment will be effective immediately and will expire on May 31, 2020.

A motion was made by Council Member Peters, seconded by Council Member Moore to appoint Robert Sims to the Citizens Advisory Council. The motion carried by the following unanimous 9-0 vote.

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

2019-555 Appointment-Citizens Advisory Council-Clodagh Leszinski

Council is requested to confirm the appointment Clodagh Leszinski to the Citizens Advisory Council as Council Member Jones' Ward 5 Appointee. Appointment will be effective immediately and will expire on May 31, 2020.

A motion was made by Council Member Jones, seconded by Council Member Hudson to appoint Clodagh Leszinski to the Citizens Advisory Council. The motion carried by the following unanimous 9-0 vote.

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

2019-545 Minutes To Be Approved

Regular Meeting of Council; Monday, December 2nd @ 5:30 p.m.
Installation/Organizational Meeting; Monday, December 2nd @ 6:00 p.m.
Special Meeting of Council; Friday, December 6th @ 2:30 p.m.
Special Meeting of Council; Tuesday, December 10th @ 3:30 p.m.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that the preceding minutes be approved as submitted. The motion carried by the following unanimous 9-0 vote:

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

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 5:59 p.m. upon motion duly made by Mayor Pro Tem Williams and second by Council Member Moore.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, Deputy City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
DECEMBER 16, 2019 – 4:30 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM
HIGH POINT MUNICIPAL BUILDING**

MINUTES

Present:

Mayor Jay W. Wagner; Mayor Pro Tem Christopher Williams; Council Member Britt W. Moore; Council Member Tyrone E. Johnson; Council Member Cyril Jefferson; Council Member Monica L. Peters; Council Member S. Wesley Hudson; Council Member Victor Jones; and Council Member Michael A. Holmes

Staff Present:

Randy McCaslin, Deputy City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Loren Hill, President- High Point Economic Development Corporation; Sandy Dunbeck, Executive Vice President- High Point Economic Development Corporation; Marshall Yandle, Vice President- High Point Economic Development Corporation; Mike McNair, Director of Community Development & Housing; Angela Kirkwood, Director of Human Resources; Jeron Hollis, Director of Communication & Public Engagement; Meghan Maguire, Assistant City Attorney; Mary S. Brooks, Deputy City Clerk, and Lisa B. Vierling, City Clerk

Others Present:

Fred Baggett, High Point Lobbyist- North Carolina Legislature

News Media:

Pat Kimbrough, High Point Enterprise

2019-550 Presentation- Economic Development Incentives Policy

Staff will make a presentation on the High Point Economic Development Incentives Policy.

Loren Hill, President- High Point Economic Development Corporation, introduced the High Point Economic Development Corporation's staff consisting of Loren Hill, President; Sandy Dunbeck, Executive Vice President; and Marshall Yandle, Vice President. Following the staff introductions, he reviewed the city of High Point's current Economic Development Incentives Policy. The Policy makes provisions for incentives for job creation and capital investment and has been in effect since March 21, 2011. Both policies are geographically based and contain lower thresholds in South High Point to try to encourage companies to locate in South High Point. The Capital Investment portion of the policy also shows preferential treatment for existing High Point companies by lowering the thresholds so the existing companies may qualify before other companies.

Mr. Hill shared a map identifying the boundaries of what North High Point and South High Point mean per the definitions in the policy; the dividing line between North High Point and South High Point is Lexington Avenue and Greensboro Road. There are also six targeted neighborhoods (i.e. Macedonia, West End, Washington Street, East Green Drive, Five Points, GTCC/S. Main Street) where additional assistance can be given and lower thresholds met, etc..... While there are no specific boundaries for these neighborhoods, the policy does allow for more flexibility as staff works on projects.

Mr. Hill advised that the Capital Investment portion of the Incentives Policy takes into consideration new money/revenues added to the city's tax base and differentiates between North High Point and South High Point, and the Targeted neighborhoods as follows:

A \$1,000,000 capital investment would be needed for an existing High Point Company in North High Point; a \$500,000 investment would be needed for an existing High Point company in South High Point; and a \$100,000 capital investment would be needed for an existing High Point company in one of the six targeted neighborhoods (or capital investment in underutilized, obsolete industrial buildings in South High Point where redevelopment of the site is expected to stabilize declining property values or stimulate additional reinvestment in the surrounding area.

For a company new to High Point, a \$10,000,000 capital investment would be needed in North High Point; a \$2,000,000 capital investment would be needed in South High Point; and \$250,000 in one of the six targeted neighborhoods identified in the policy.

The minimum average wage of newly-created jobs in North High Point would be 100% of the annual county wage; in South High Point and it would be based on 75% of the annual county wage; and 60% of the annual county wage for the six targeted neighborhoods identified in the policy.

Another requirement per the Incentives Policy for any company seeking and getting incentives from the city of High Point that does not have a High Point address is required to call itself a High Point company; if they rent a Post Office box and if they put on their website that they are a High Point company and their business cards refer to the High Point address, this would meet the requirement. He explained that there are many properties that are located in the High Point city limits but have different zip codes and addresses such as Jamestown, Greensboro, Colfax, Kernersville, etc.... He advised that although the address is not a High Point address, the city of High Point does get the tax base because it is located in the city limits.

Mr. Hill also pointed out companies that hire more than 30 employees in a 12-month period are required to have a job fair in High Point, but the city cannot mandate that the company only hire High Pointers that reside in the city limits.

He advised that the City Council does have discretion and flexibility and can grant incentives that vary from the policy if Council chooses to move forward with a project.

For the **Job Creation** portion of the Incentives Policy, a company in North High Point that creates at least 50 jobs can be considered for incentives depending on the average salary. It can be as much as \$1,000 a job in North High Point or as little as \$800 per job in North High Point. In South High Point, the policy considers lower wages and fewer jobs being created and 25 jobs in South High Point

triggers eligibility, it can even go down to \$700 and \$600 for jobs just to allow more opportunity in South High Point locations.

Mr. Hill entertained questions following the conclusion of the overview of the Incentives Policy.

Council Member Moore asked if there are written guidelines for the new Guilford County Economic Development Alliance (GCEDA). Mr. Hill explained that while they do not currently have any written guidelines, per the prior Council's instruction, staff has been reviewing the policy that will be brought back to Council for consideration. He hopes to bring a draft policy to Council in February or March 2020.

2019-551 Presentation- In State Lobbying Efforts

Staff will hear a presentation from the city's In State lobbyist, Fred Baggett.

Fred Baggett provided information on his lobbying efforts in Raleigh. Mr. Baggett advised he has many, many years of experience and is very familiar with city issues. He stated he started out as General Counsel with the North Carolina League of Municipalities; served as High Point's city attorney from 1990-2010; and since that time he has served as High Point's legislative lobbyist in Raleigh.

He advised that High Point has a strong presence in the Legislature in Raleigh and pointed out that cities are creatures of State government and the Legislature tells cities what they can do, when to do it and how it has to be done with a lot of laws they generate affecting cities. These laws fall within basically two categories:

1. General issues affecting all cities; and
2. Local issues that only affect High Point.

For the larger statewide issues, Mr. Baggett reported that he works with the League's lobbyist teams and they have been very effective in getting cities' points of view across to the State legislators. He provided the following examples:

- ✓ Increasing Powell Bill funds; resulted in a 5% increase for cities under 200,000 in population
- ✓ Successful in restoring \$32.5 million for transit maintenance, public transit maintenance support from the Department of Transportation in Raleigh;
- ✓ Successful in preserving the Historic Property Tax

He also reported on the following important defensive actions that affected most or all cities in North Carolina:

- ✓ Proposal for **new benefit for firefighters' retirement** similar to the benefits the police officers already get (special separation allowance on top of regular retirement pay upon retirement). He advised that the League is not necessarily opposed to enhancing retirement benefits for firefighters, but the question becomes how it will be funded because overtime this special separation allowance for firefighters would be in the hundreds of million dollars that would be borne by the cities. Mr. Baggett reported that discussions with the legislators regarding this special separation allowance were effective and the idea resulted in a study.

- ✓ Successful in the **Privatization of the State ABC system.** Mr. Baggett explained that there has always been a segment of the Legislature who wants to privatize liquor sales which would allow it to be purchased at almost any retail establishment and this would completely eliminate State ABC stores. It would eliminate the High Point ABC Board and all other local ABC Boards as well. He advised there was another proposal that would have retained ABC Boards, but require that there be no more than one ABC Board in each county; this would eliminate the High Point ABC Board. He reported that our local ABC Board and system is a significant contributor to the city's budget and it also gives some local economy to High Point as to how the stores are operated, who they employ, and other practices. This is a recurring issue that continues to come up from time to time, but many believe the State ABC system currently in place is the safest and most efficient way to generate revenue to the state and local government and to have a reasonable degree of consumption of liquor.
- ✓ **Decriminalization of activities that are now against the law and considered a criminal offense as pursued by the John Locke Foundation in every state.** They want to eliminate all criminal offenses for all ordinances. Mr. Baggett stated he personally explained to the John Locke Foundation that there were some criminal offenses in ordinances that needed to remain criminal and as a result of the discussions, they are pursuing a study and the State is asking cities to send in a list of all their ordinances so a bigger statewide picture can be presented to the Legislature for further discussion; however, cities will not face the immediate decriminalization of all city ordinances.
- ✓ Mr. Baggett advised there was an unsuccessful effort to severely weaken **developers' financial guarantees that they must provide to ensure that infrastructure in new development is provided by the developer as promised.** If this law had passed, it would have had a time limit so they would have been relieved from their obligation after a certain period of time.
- ✓ **Billboard (outdoor advertising) legislation.** Mr. Baggett reported that the Outdoor Advertising Association is very strong and very persuasive and give a lot of money to the legislative candidates. They wanted to allow a billboard that has to be removed because a city condemns the land it's located on for a road or other project (happens rarely, but occasionally). The legislation that was proposed would allow removal of the billboard and allow it to be placed elsewhere in the city, which means essentially a loss of the city's ability to control the location for the billboard. Mr. Baggett explained that this bill was watered down significantly to require them to relocate the billboard in a more regulated way so cities could retain some control over the relocation. The bill passed, but it was vetoed by the governor, it is now dead.
- ✓ **Tree regulation.** Mr. Baggett advised there was a serious attempt to reduce the cities' ability to regulate trees; however, this bill also died.

Mr. Baggett stated he would be remiss if he did not mention Police Chief Kenneth Shultz. As a result of the horrific problem with opioid use and opioid overdose deaths, two bills were passed in recent sessions to attempt to deal with this crisis. He spoke to how Chief Shultz was instrumental in getting both bills passed and thanked him for providing practical information and how the Chief actually

went to Raleigh to testify before the committees in the Legislature. He advised that Chief Shultz's work was recognized by Attorney General Josh Stein and he received a special award from the attorney general for his work on these opioid bills.

Local bills affecting High Point.....

- ✓ **Furniture Market funding.** Mr. Baggett advised that the State budget contains significant appropriations for marketing and transportation for the High Point Furniture Market and spoke to how the elimination for this money was seriously threatened two sessions ago, but concerned efforts by the Market Authority and others allowed the funding to be preserved in the State budget.
- ✓ **Special showroom tax** approved for High Point. Mr. Baggett explained special legislation allows for the city to impose showroom tax based on the square footage of wholesale showrooms for showroom operators that is paid to the city and passed through to the Market Authority to help fund Furniture Market operations. He spoke to how this is a great argument for the State to continue appropriating money because it shows that High Pointers are helping to pay for the Market. Additionally, he added that the city of High Point also appropriates a significant amount of money directly to support the Market.
- ✓ **Funding for the public space project at the Library.** The money received in the past for the public space project at the Library was due to the efforts of local legislators, Senator Trudy Wade, Representative John Faircloth and others who saw the need and were able to persuade inclusion in the budget.
- ✓ **City Council terms/Election system.** Mr. Baggett advised that he helped write a local bill for High Point that was introduced and approved in the Legislature to implement 4-year staggered terms for the Mayor and City Council which resulted in some council members at that time getting a special one-time, three-year term so it would work.

Mr. Baggett advised that he would be filling in for City Attorney JoAnne Carlyle during the Council meeting tonight and that he consults with Ms. Carlyle on a regular basis as questions arise pertaining to the city. In closing, he encouraged each council member to do the following:

- ✓ To remain aware of the legislation in Raleigh that affects High Point both indirectly and directly.
- ✓ To foster relationships with the Guilford County Legislative Delegation to discuss the various issues to ensure they will be there when needed.
- ✓ To stay involved with League affairs and encouraged attendance at the Legislative Goals conference held annually.
- ✓ To attend Town Hall Day in Raleigh during the Legislative Session

At this time, Mr. Baggett entertained questions from council members.

Council Member Jefferson inquired about the allocations that came about as recommended by Representative Brockman and Representative Faircloth and asked Mr. Baggett about his role in conversations that occurred in securing those allocations in the State budget. Mr. Baggett advised that he was certainly supportive and talked to legislators who were in support. He explained that the State budget is massive and a lot of small appropriations such as these are a matter of negotiation. He further explained that it is really up to those legislators' attempts at the time to get things included in the budget.

Council Member Holmes asked for clarification about how the \$7 million increase in the Powell Bill money would be distributed and what High Point's appropriation would be. Mr. Baggett stated out of the overall 5% increase, he was unsure as to the exact amount of increase that High Point would get out of the \$7 million that would be distributed throughout the State to the various municipalities that are eligible for the funding. Deputy City Manager Randy McCaslin explained that the Powell Bill money is allocated based on a specific formula and there would probably be adjustments to the formula which is based on road mileage.

Regarding the separation allowance proposed for the firefighters, Council Member Moore asked if any hard figures were available as to the cost since the police have something in place already. Mr. Baggett explained the numbers are huge but pointed out there are too many variables to come up with a hard number depending on how many firefighters and at what age they choose to retire. Mr. McCaslin added that the city budgets the required separation allowance appropriation annually in the budget and the amount continues to get larger. Council Member Holmes asked if this would also encompass early retirement, disability, or sickness. Mr. Baggett explained that the separation allowance for firemen would not affect disability retirement and reiterated that the special separation allowance would be an additional benefit on top of their basic retirement.

There being no further discussion, Mayor Wagner announced the need to go into Closed Session pursuant to N.C. General Statute § 143-318.11(a)(4) for economic development and N.C. General Statute § 143-318.11(a)(3) to preserve the attorney-client privilege.

At 5:12 p.m., Council Member Holmes moved to go into Closed Session for economic development and to preserve the attorney-client privilege. Council Member Hudson made a second to the motion which carried by an 8-0 unanimous vote.

Upon reconvening into Open Session at 5:29 p.m., Mayor Wagner advised that the Closed Session for attorney-client privilege would be held immediately following adjournment of the Regular Meeting scheduled for 5:30 p.m.

Council reconvened to the Special Meeting after adjournment of the Regular Meeting at 6:05 p.m.

At this time, motion was made by Council Member Holmes, seconded by Council Member Hudson, to reenter Closed Session pursuant to N.C. General Statute § 143-318.11(a)(3) to preserve the attorney-client privilege. The motion carried by a 9-0 unanimous vote.

Council then reconvened into Open Session at 6:23 p.m. with an announcement by Mayor Wagner that no action would be necessary as a result of the Closed Session.

There being no further business to discuss, the Special Meeting adjourned at 6:23 p.m. upon motion duly made by Council Member Hudson and second by Council Member Jones. Motion to adjourn carried unanimously.

Respectfully submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk



Community Development Committee

Chaired by Mayor Pro Tem Chris Williams

Committee Members: Williams, Hudson, Jefferson, and Johnson

December 10, 2019 – 4:00 p.m.

3rd Floor Lobby Conference Room

MINUTES

Present:

Chairman Chris Williams, Committee Member Wesley Hudson, Committee Member Cyril Jefferson, and Committee Member Tyrone Johnson

Staff Present:

Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development and Housing; Thanena Wilson, Assistant Director of Community Development and Housing; Michelle McNair, Community Resource Manager; Lori Loosemore, Code Enforcement Manager; Chris Andrews, Development Administrator; Lisa Vierling, City Clerk; Mary S. Brooks, Deputy City Clerk

Others Present:

Walter Hoagland; President of Urban Design Ventures, LLC; Brandon Wilson, Planning Consultant at Urban Design Ventures, LLC; Phyllis Bridges, High Point Preservation; and Judy Stalder, Traditional Real Estate and Building Industry Coalition (TREBIC)

Media Present:

Paul B. Johnson, *High Point Enterprise*

Note: The following handouts were distributed during the meeting and are hereby attached as a permanent part of these proceedings.

- Coltrane Project Update

Chairman Williams called the meeting to order at 4:00 p.m.

2019-532 Update-John Coltrane House Project

Staff will give an update on the John Coltrane House Project.

Michael McNair, Community Development Director; extended greetings; recognized the Coltrane Oversight Committee in attendance; spoke to the committee's history; made a PowerPoint Presentation (PPP) on the John Coltrane House Project update; spoke to the committee's goals that included: to develop an action plan to be presented to the Community Development Committee, review and recommend potential uses, site opportunities/issues, and revenue for planning/long term operations (sustainability); and to the mission statement: To preserve and re-purpose the childhood home of John Coltrane by leveraging its unique historical and cultural significance, sharing its untold story, and serving as a catalyst for further enhancement of the surrounding communities. Mr. McNair continued his discussion regarding funding in the appropriations by the state; spoke to quarterly group meetings that were held on 2/12, 5/9, 8/8, and 11/14 of 2019; to the committee and volunteers clean-up day at the Coltrane House (included photos); to a contract executed in August with David Gall to conduct an architectural assessment for repairs; to the unveiling of the historic marker on August 30, 2019; to an open house tour during the Unity Festival held in September; and to the next steps which included the following:

- Receive final architectural assessment-Jan/2020
- Start application for landmark designation-Jan/2020
- Conduct public meeting to gather community input on progress and future plans for the house- Jan-Feb/2020
- Continue to evaluate options for house usage
- Make recommendations to Community Development Committee (March/April 2020)

Phyllis Bridges, High Point Preservation Society, spoke to challenges/avenues of obtaining photos to show the architectural history of what the Coltrane House looked like; and said that everything else with the project was going well.

Committee Member Jefferson spoke to the collaboration across the community with the Coltrane Project; said its timing coincided with the redevelopment of the Daniel Brooks project; said the Coltrane House was a jewel and asset to the community; recommended moving forward with the project; and to providing Coltrane House Project updates to the newly elected City Council.

Chairman Williams voiced appreciation in preserving history in the community; spoke to presenting the Coltrane House Project update to Council at the December 16, 2019 meeting; and thanked everyone for their hard work.

Mr. McNair said he would come back at a future date with recommendations that would go before council (to include a public comment period); and that no action by the committee was needed at this time.

2019-533 Update-On-going Community Development programs/projects

Staff will provide an update on on-going Community Development programs/projects.

Michael McNair, Community Development Director, introduced the consultant firm, Urban Design Ventures, LLC, to provide an update of the Community Development programs/projects.

Walter Hoagland, President of Urban Design Ventures, LLC; extended greetings, and introduced his colleague Brandon Wilson, Planning Consultant at Urban Design Ventures, LLC. Mr. Hoagland spoke to having meetings with stake holders, housing providers, the homeless population, and having round table discussions to learn about the needs for the city such as transportation, housing, and infrastructure issues; spoke to how funds were used in the community; discussed the requirements by the Department of Housing and Urban Development (HUD) in having a Consolidate plan every five years; spoke to the data received from HUD in reference to overcrowded housing; to the Analysis of Impediments (AI) to Fair Housing in what the city was doing to address housing issues; to economic levels and discrimination issues; and to communication with city staff in regards to having a general concept of where the city is and what they were looking for as far as it's needs. Mr. Hoagland said they would finish the report in the early spring ; give it to city staff to review the findings; come back to the committee; post it for public display for 30 days; said it would be on display in different locations such as libraries and online so citizens can view; have a public hearing afterwards; and present it to city council.

Mr. Wilson added that the resident's survey was available; said the survey was written in English and Spanish; available to accommodate citizens in various locations so they may have access to it; and voiced the need on obtaining a large number of responses.

Chairman Williams inquired if the locations of the surveys included parks and recreation locations. Mr. McNair replied yes, as well as other public locations such as the Housing Authority.

Committee Member Jefferson inquired on the difference between the Resident's Survey and the High Point Community Needs Survey conducted by the resilience group; and voiced concern of citizens becoming exhausted from completing assessments. Mr. McNair replied that both surveys where good sources for useful information. Randy McCaslin, Deputy City Manager, replied to the committee that the Survey was required by federal law and HUD.

Mr. Wilson spoke to the importance of the federal budget; and said the budget needed to be approved before the report could be submitted.

There being no further business to discuss, the meeting adjourned at 4:24 p.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Chris Williams, Chairman

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment – Citizens Advisory Council

From: City Clerk's Office

Public Hearing: N/A

Attachments: Application

Meeting Date: January 6, 2020

Advertising Date /

Advertised By: N/A

PURPOSE:

To confirm the appointment of Warren Boone to the Citizens Advisory Council.

BACKGROUND:

Council Member Holmes is recommending the appointment of Warren Boone to the Citizens Advisory Council as his Ward 6 appointee. Mr. Boone will be filling the unexpired term on the Citizens Advisory Council for Council Member Michael Holmes who recently resigned his position on the CAC after being elected to the High Point City Council. Appointment will be effective immediately and will expire May 31, 2020.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Warren Boone to the Citizens Advisory Council.

Profile

Warren

First Name

Boone

Last Name

wtboone2@aol.com

Email Address

611 Ellwood Drive

Street Address

Suite or Apt

High Point

City

NC

State

27260

Postal Code

Mobile: (336) 314-1720

Primary Phone

Home: (336) 882-5179

Alternate Phone

Guilford County Schools

Employer

Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

Ward you reside in?

Ward 1

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

Worked for GCS for the past 30 years, I serve as an governing Elder at Mt Zion Baptist church in Greensboro, and I enjoy meeting new people.

Upload a Resume**Have you participated in Leadership High Point?**☒ Yes ☐ No

If yes, please list the year in which you participated in Leadership High Point:

Gender☒ Male

2020 Housing Credit Preliminary Applications

Project Name	Project Address	Project City	Project County	Target Pop	Total Units	Applicant	Applicant Contact	Applicant Telephone	Census Tract	RPP Request	Self Score
METRO											
Quail Hollow	111 Bagwell Mill Road	Arden	Buncombe	Family	56	South Creek Development, LLC	Charlie Heritage	(336) 669-3587	22.03	Y	60
Laurel Wood II	650 Caribou Road	Asheville	Buncombe	Senior	69	Volunteers of America National Services	Rodrigo Galavis	(703) 341-5028	21.02	N	60
The Villas at Swannanoa	2255 Highway 70	Swannanoa	Buncombe	Senior	60	WDT Development, LLC	Dennis Tharrington	(252) 432-1445	30.02	Y	60
Ramsey Village	3900 Ramsey Street	Fayetteville	Cumberland	Family	84	MVAH Holding LLC	Brian McGeady	(513) 964-1140	25.02	Y	60
West Cumerland	8103 Raeford Road	Fayetteville	Cumberland	Family	64	United Enterprises of Fayetteville, LLC	Murray Duggins, Jr.	(910) 485-6600	32.01	N	60
The Landing at Beaver Creek	6115 Cliffdale Road	Fayetteville	Cumberland	Family	84	Trinity Housing Development, LLC	J. Ryan Hamilton	(417) 882-1701	20.01	Y	60
Ashton Place *	310 Jackson Street	Durham	Durham	Senior	51	DHIC, Inc.	Natalie Britt	(919) 600-5364	7	Y	60
Elizabeth Street Apartments *	544 Liberty Street	Durham	Durham	Family	72	Laurel Street Residential, LLC	Ronn Stewart, II	(704) 561-5225	11	N	60
Commerce Street Seniors *	1434 Commerce Street	Durham	Durham	Senior	80	Laurel Street Residential, LLC	Ronn Stewart, II	(704) 561-5225	11	N	60
The Village at Kinnamon	4340 Kinnamon Village Drive	Clemmons	Forsyth	Family	78	Landmark Asset Services, Inc.	Lisa Sari	(336) 714-8910	40.14	N	60
Pegram Landing II	4999 Styers Ferry Road	Lewisville	Forsyth	Family	60	South Creek Development, LLC	Charlie Heritage	(336) 669-3587	40.11	Y	60
The Villas at Wilshire	2491 Jay Avenue	Winston-Salem	Forsyth	Senior	84	WDT Development, LLC	Dennis Tharrington	(252) 432-1445	37.03	Y	60
Reynolda Landing	2940 Reynolda Road	Winston-Salem	Forsyth	Senior	48	South Creek Development, LLC	Charlie Heritage	(336) 669-3587	26.03	Y	60
Rolling Hills	959 Stafford Forest Drive	Winston-Salem	Forsyth	Family	72	KRP Investments, LLC	Karen R. Perry	(336) 817-9400	37.03	N	60
The Arbors at South Crossing *	800 W. Florida Street	Greensboro	Guilford	Family	80	Collaborative Housing Solutions, Inc	Richelle Patton	(404) 997-6786	114	N	60
Yanceyville Place	2005 Mitchell Avenue	Greensboro	Guilford	Family	84	Fred Mills Jr	Fred Mills, Jr	(919) 621-9364	119.04	Y	60
Redhill Pointe	2983 West Vandalia Road	Greensboro	Guilford	Family	84	Affordable Housing Management, Inc.	David Levy	(336) 273-0568	165.02	Y	60
The Lofts at Elmsley Crossing	506-511 Kallamdale Road	Greensboro	Guilford	Family	84	Trinity Housing Development, LLC	J.Ryan Hamilton	(417) 882-1701	168	Y	60
Appert Farm	2571 16th Street	Greensboro	Guilford	Family	72	Beacon Management Corporation	Patrick Theismann	(336) 398-2702	154.02	Y	60
Dover Downs	3931 Yanceyville Street	Greensboro	Guilford	Senior	72	MC Morgan & Associates, Inc.	Mark Morgan	(336) 689-0447	119.04	N	60
Hartley Place	501 W. Hartley Drive	High Point	Guilford	Family	72	Park Grove Development, LLC	Andrew Crossed	(585) 435-4766	144.07	Y	60
Abbey Crossing	4955 Samet Drive	High Point	Guilford	Senior	48	Wynnefield Forward, LLC	C. Craig Stone	(336) 906-1854	163.06	N	60
Deep River Pointe	1559 Skeet Club Road	High Point	Guilford	Family	72	Wynnefield Forward, LLC	C. Craig Stone	(336) 906-1854	162.05	N	60
Mineral Springs Commons	2022 West Sugar Creek Road	Charlotte	Mecklenburg	Senior	73	Wesley Community Development Corp.	Joel Gilland	(980) 441-5123	55.24	N	60
Sugar Creek Greene	6130 Bisaner Street	Charlotte	Mecklenburg	Family	72	The Woda Group, Inc.	Garrett LeDonne	(614) 396-3215	55.24	N	60
Northlake Center Apartments	8524 Mason Andrew Way	Charlotte	Mecklenburg	Family	78	The Woda Group, Inc.	Garrett LeDonne	(614) 396-3215	61.06	Y	60
Connelly Creek Apartments	4350 Connelly Circle	Charlotte	Mecklenburg	Family	78	Charlotte-Mecklenburg Housing Partnership	Benjamin Cuevas	(704) 285-6024	39.03	N	60
Crosswinds Trace	8412 W. WT Harris Boulevard	Charlotte	Mecklenburg	Senior	71	Taft-Mills Group, LLC	Dustin Mills	(252) 916-2691	61.06	Y	60
Dillehay Courts	324 West 30th Street	Charlotte	Mecklenburg	Family	143	Horizon Development Properties, Inc.	Connie Staudinger	(704) 336-8332	52	N	59
Broadstone Walk	950 S. Hughes Street	Apex	Wake	Family	72	DHIC, Inc	Natalie Britt	(919) 600-5364	534.17	Y	60
The Cottages at Knight's Landing	904 Old Knight Road	Knightdale	Wake	Senior	84	Trinity Housing Development, LLC	Ryan Hamilton	(417) 882-1701	541.12	Y	60
Aspen Spring	5706 Rock Quarry Road	Raleigh	Wake	Senior	84	Evergreen Construction Co.	Tim Morgan	(919) 848-2041	528.07	Y	60
Booker Park South	1900 Booker Drive	Raleigh	Wake	Senior	68	DHIC	Natalie Britt	(919) 600-5364	506	Y	60
Falls Trace	1200 Granite Falls Boulevard	Rolesville	Wake	Senior	72	Taft-Mills Group, LLC	Dustin Mills	(252) 916-2691	542.1	Y	60
Wendell Place Apartments	3040 Wendell Boulevard	Wendell	Wake	Family	84	Lucius S. Jones, Sr.	Lucius Jones, Sr.	(919) 427-3706	544.04	Y	60

#1

Region	Project Name	ReDev	Project Address	City	County	Housing	Units	Applicant	Contact	Census Tract R	Self Score Q Instead	DP-SD	DP?	Total Points	Poverty		
Metro	Redhill Pointe		2983 West Vandalia Road	Greensboro	Guilford	Family	84	Affordable Housing Management, Inc.	David Levy	165.02	Y	60	1	1	0	62	3.8
Metro	Abbey Crossing		4955 Samet Drive	High Point	Guilford	Senior	48	Wynnefield Forward, LLC	C. Craig Stone	163.06	N	60	1	0	0	61	4.9
Metro	Deep River Pointe		1559 Skeet Club Road	High Point	Guilford	Family	72	Wynnefield Forward, LLC	C. Craig Stone	162.05	N	60	1	0	0	61	5
Metro	Dover Downs		3931 Yanceyville Street	Greensboro	Guilford	Senior	72	MC Morgan & Associates, Inc.	Mark Morgan	119.04	N	60	1	0	0	61	8.7
Metro	Yanceyville Place		2005 Mitchell Avenue	Greensboro	Guilford	Family	84	Fred Mills Jr	Fred Mills, Jr	119.04	Y	60	1	0	0	61	8.7
Metro	The Lofts at Elmsley Crossing		506-511 Kallamdale Road	Greensboro	Guilford	Family	84	Trinity Housing Development, LLC	J. Ryan Hamilton	168.00	Y	60	1	0	0	61	12
Metro	Hartley Place		501 W. Hartley Drive	High Point	Guilford	Family	72	Park Grove Development, LLC	Andrew Crossed	144.07	Y	60	1	1	0	62	15
Metro	Appert Farm		2571 16th Street	Greensboro	Guilford	Family	72	Beacon Management Corporation	Patrick Theismann	154.02	Y	60	1	0	0	61	31
Metro	The Arbors at South Crossing *	1	800 W. Florida Street	Greensboro	Guilford	Family	80	Collaborative Housing Solutions, Inc	Richelle Patton	114.00	N	60	1	1	0	62	58.4

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WALNUT RIDGE

HIGH POINT, NC

SITE INFORMATION:

SITE: 5.83 +/- ACRES
DENSITY: 12.35 UNITS/ACRES
BUILDINGS: (1) 1 STORY CLUBHOUSE
(5) 3-STORY APARTMENT BUILDINGS
SPRINKLERS: 13R
PARKING SPACES: 144 SPACES REQUIRED @ 2 SPACES / UNIT
144 SPACES PROVIDED
ZONING: CONDITIONAL USE - O&I AND R-3
SETBACKS: FRONT = 30'
SIDE = 15'
REAR = 15'

UNIT INFORMATION:

Unit Type	Unit Heated Area	Unit Net Area	No. of Units	Heated Total	Net Total
1 BEDROOM "A1"	705	742	32	8,460	8,904
2 BEDROOM "B1"	997	1,015	36	34,812	36,540
3 BEDROOM "C1"	1,124	1,177	24	26,976	28,248
Total			72	70,248	73,692

REQUIRED SITE AMENITIES:

- (A) PLAYGROUND - (W/ MIN. 1 BENCH)
- (B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- (C) COVERED PICNIC AREA - (150 SQ. FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- (D) OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- (E) COVERED PATIO WITH SEATING - (MIN. 150 SQ. FT.)
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-372-2800

WALNUT RIDGE
HIGH POINT, NC


CSP.1

PROJECT: 2018-012
DATE: 02-06-2020
DRAWN BY: AFDKAM
MRL

ARCHITECTURAL SITE PLAN

NOT RELEASED FOR CONSTRUCTION

ABBAY CROSSING

HIGH POINT, NC



SITE INFORMATION:

SITE: 1.84 ACRES TOTAL
DENSITY: 26.08 UNITS / ACRE
ZONING: CU-GO-H-GENERAL OFFICE, HIGH INTENSITY
FRONT: CONDITIONAL USE AS SHOWN
SIDE: CONDITIONAL USE AS SHOWN
REAR: CONDITIONAL USE AS SHOWN
BUILDINGS: (1) 3-STORY APARTMENT BUILDING
SPRINKLERS: 13R
PARKING SPACES: 48 REQUIRED @ 1 PER UNIT
50 PROVIDED

UNIT INFORMATION:

Unit Type	Unit Heated Area	Unit/Net Area	No. of Units	Heated Total	NetTot
1 BEDROOM "A1"	668	709	36	24018	25524
2 BEDROOM "B1"	974	1,026	12	11688	12312
Total			48	35736	37836

REQUIRED AMENITIES:

- (A) INDOOR/OUTDOOR SITTING AREAS - (W/ MIN. 1 BENCH, 3 LOCATIONS)
(B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
(C) TENANT STORAGE AREAS

ADDITIONAL AMENITIES:

- (D) COVERED DRIVE-THRU AT ENTRY**
- (E) COVERED PATIO WITH SEATING - (MIN. 150 SQ. FT.)**
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)**

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

ABBEY CROSSING
HIGH POINT, NC

ARCHITECTURAL SITE PLAN

NOT RELEASED FOR CONSTRUCTION

VER

CSP.1

Leslie's House Winter Emergency Shelter

Leslie's House Winter Emergency Shelter

Located at 903 W. English Rd.

- ▶ The Winter Emergency Shelter is open daily from 7pm - 7am.
- ▶ It shares a space with Christ Community Church, occupying the second-floor multipurpose room.
- ▶ Prior to opening, the floor had to be upfitted with lighted exit markers, alarms and other fire code specific repairs.

Leslie's House Winter Emergency Shelter

Located at 903 W. English Rd.

- ▶ Setup and takedown of sleeping quarters is required daily to accommodate the shared arrangement.
- ▶ Intake is done with each guest to obtain required federal data and determine case management and possible housing solutions.
- ▶ Dinner is served nightly and breakfast each morning. A go-bag of snacks and water is given to each woman before they leave for the day.

Why is it needed?

In a 22-day period, 23 DIFFERENT women stayed at the Winter Emergency Shelter.

The Point In Time count that measures homelessness in our city showed 86 unsheltered with 27 of those being women.

During that 22-day period, Leslie's House was full. Let's do the math...

Leslie's House has 22 beds.

Winter Emergency Shelter had 23 DIFFERENT women.

THAT'S 45!

We have received calls and placements from Greensboro-Pitt County NC, Asheboro, Winston Salem, Social Service Counselors as far as Alamance County.

WE HAVE A PROBLEM!



Leslie's House Winter Emergency Shelter

Community Partners

- ▶ West End Ministries
- ▶ High Point Public Library Staff
- ▶ Community Development & Housing Staff
- ▶ Partners Ending Homelessness
- ▶ Caring Services
- ▶ Green Street Baptist Church
- ▶ Wesleyan Christian Academy
- ▶ First Presbyterian Church
- ▶ First United Methodist
- ▶ First Christian Church
- ▶ Grace Community Church
- ▶ Acts Ministries of High Point
- ▶ English Road Baptist Church
- ▶ Many other churches that we have probably missed naming



Operating Costs

Donations ▶ \$1600.00 in various donations ▶ \$25000.00 from anonymous donor ▶ This gave us \$26,600.00 to begin work on the building and ensure salaries for this winter season.	Expenditures ▶ \$10,500 Building updates ▶ Salary (140 hours a week) ▶ \$40.00 +/- weekly for laundry ▶ To date many things have been donated such as food, clothing, paper products, soap, cleaners, hand sanitizers, etc.
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Measurable Outcomes

- ▶ **S.** was new to the High Point area. She stayed at the Winter Emergency Shelter for 13 days until transitioning to a place at Caring Services. When she left us, she was 14 days clean and sober.
- ▶ **M.** and **S.** are a married homeless couple. **M.** walked **S.** to the Winter Emergency Shelter each evening so she would have a safe warm place to sleep. He would leave for the night and return the next morning to retrieve her. **S.** stayed with us for 7 days until VEM put them in a hotel room together. **M.** is a veteran so the Salvation Army of GSO in conjunction with the VA is currently seeking permanent housing for them.
- ▶ **B.** and **B.** are a mother and daughter that have been with us from the opening due to domestic violence. **Mother B.** is in her 70s. They are currently seeking assistance with the Family Justice Center of Guilford County. **Daughter B.** has since been hired as a staff member to assist in the operation of the Emergency Shelter.

The Future Needs and Plans

- ▶ We need beds.. Temporary and Semi-permanent. The Triad needs more options for women.
- ▶ They need a place to go at 7am. Nothing is available for those who have nothing.
- ▶ Funding
- ▶ The Winter Emergency Shelter will close its doors April 1, 2020 at 7am.
- ▶ If the funding is available, plans are to open the Winter Emergency Shelter on December 1, 2020 thru April 1, 2021.

Questions


