

City of High Point

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



Meeting Minutes 3

Monday, March 21, 2016

5:30 PM

Council Chambers

City Council

*William S. Bencini, Jr., Mayor
Jeffrey J. Golden, Mayor Pro Tem
Latimer B. Alexander, IV, Cynthia Y. Davis,
James C. Davis, Jason P. Ewing,
Alyce E. Hill, Christopher Williams,
Jay W. Wagner*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Upon call of the roll, the following Council Members were present. Mayor Bencini called for a moment of silence; the Pledge of Allegiance followed.

Present 9 - Council Member Alyce Hill, Council Member Christopher Williams, Council Member Jason Ewing, Council Member Jay Wagner, Mayor Pro Tem Jeffrey Golden, Mayor Bill Bencini, Council Member Latimer Alexander, Council Member Cynthia Davis, and Council Member James Davis

RECOGNITIONS AND PRESENTATIONS

Proclamation - Arbor Day

The Mayor will read a proclamation declaring March 18, 2016 as Arbor Day in the City of High Point, and a representative from the NC Forest Service will present the City's 12th consecutive Tree City USA award.

Attachments: [Arbor Day Proclamation.pdf](#)

PUBLIC COMMENT PERIOD

CONSENT AGENDA ITEMS

Chairman J. Davis announced that the Finance Committee met on March 16, 2016 and favorably recommended the following matters for approval: 160057 Contract Renewal- Sum Total Timekeeping Software; 160058 Contract- High Point Library Improvements Phase 1; 160059 Contract- Allen Jay Aerial Outfall Replacement; 160060 Contract Renewal- Sludge Thickening Polymer; 160061 Contract- City Street Resurfacing; 160062 Contract- Asphalt Supplier; 160063 NCDOT Supplemental Agreement- Greenway Trail; 160064 Budget Ordinance Amendment- Fire Department Grant; 160065 Financial and Compliance Audit Contract- 2015/2016.

Council Member J. Davis then moved to approve the preceding matters. Council Member Williams made a second. The motion carried unanimously.

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

FINANCE COMMITTEE - Council Member J. Davis, Chair

Contract Renewal - Sum Total Timekeeping Software

Council is requested to approve a renewal to the Sum Total Timekeeping Software contract.

Attachments: [1. Contract Extension - Sum Total.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

Contract - High Point Library Improvements Phase 1

Council is requested to approve contract awarding Bid 50 to Bar Construction Company in the amount of \$795,382.00 for the Phase 1 of the High Point Public Library Plaza project.

Attachments: [2. High Point Library Improvements Phase One - Bar March 21 2016.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

Contract - Allen Jay Aerial Outfall Replacement

Council is requested to approve contract awarding Bid No. 51 to Gilbert Engineering Company in the amount of \$448,094.00 for the Allen Jay Aerial Outfall Replacement.

Attachments: [3. Contract - Allen Jay Aerial Outfall Replacement.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

Contract Renewal - Sludge Thickening Polymer

Council is requested to approve an extension to the SNF/Polydyne contract in the amount of \$300,000 for the purchase of sludge thickening polymer for use at the Eastside and Westside Wastewater Treatment Plants.

Attachments: [4. Contract Extension - Polymer for Dewatering.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

Contract - City Street Resurfacing

Council is requested to approve contract awarding Bid No. 52 to Blythe Construction, Inc. in the amount of \$1,892,438.20 for street resurfacing throughout the city.

Attachments: [5. Contract - Street Resurfacing.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

Contract - Asphalt Supplier

Council is requested to approve contract awarding Bid No. 28 to APAC - Thompson Arthur Inc., in the amount of \$548,300 for supplying asphalt materials to city crews for maintenance functions such as patching potholes and short overlays.

Attachments: [6. Contract - Asphalt Supplier.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

NCDOT Supplemental Agreement - Greenway Trail

Council is requested to approve a Supplemental Agreement with the North Carolina

Department of Transportation (NDCOT) for a CMAQ grant for the construction of a Greenway Trail connecting the University Park on Deep River Road to the Piedmont Environmental Center on Penny Road.

Attachments: [7. NCDOT Supplemental Agreement - Greenway Trail.pdf](#)
[NCDOT Agreement -Greenway Project - Signed.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this NCDOT Supplemental Agreement be approved. The motion PASSED by a 9-0 unanimous vote.

Budget Ordinance Amendment - Fire Department Grant

Council is requested to adopt a budget ordinance amendment in the amount of \$20,000.00 for funds received from High Point University for the Fire Department for use in Youth Programs.

Attachments: [8. Budget Ordinance Amendment - HPU Fire Department Grant.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Budget Ordinance Amendment be adopted. The motion PASSED by a 9-0 unanimous vote.

Financial and Compliance Audit Contract - 2015-2016

City Council is requested to approve Contract to Audit Accounts and related engagement letter with Cherry Bekaert LLP for the completion of financial and compliance audit services for the fiscal year July 1, 2015-June 30, 2016 in the amount of \$69,000.

Attachments: [9. 2015-2016 Audit Contract.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

REGULAR AGENDA ITEMS

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro Tem Golden, Chair

Public Hearing - Application for Section 108 Loan from HUD

Monday, March 21, 2015 at 5:30 p.m. is the date and time established for the second of two public hearings (first public hearing was held Monday, February 15, 2015 at 5:30 p.m.) required to authorize the Community Development & Housing Department to proceed with a Section 108 loan application from HUD in the amount of \$694,000.00; and to approve necessary actions associated with the amendment to the City's current Action Plan and Consolidated Plan. Following the close of this public hearing, Council is requested to authorize the appropriate city official to execute all necessary documents necessary for the submitting of the loan application to HUD.

Attachments: [Section 108 - 2nd Public Hearing - Hartley Ridge.pdf](#)
[Section 108 Resolution \(signed\).pdf](#)

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Alexander, to adopt the RESOLUTION PROVIDING CONSENT TO A SECTION 108 LOAN AUTHORIZATION FROM THE FEDERAL GOVERNMENT'S HOUSING AND URBAN DEVELOPMENT (HUD) DEPARTMENT IN THE AMOUNT OF \$694,000.00; APPROVING AND PROVIDING SECURITY FOR THAT CERTAIN HUD SECTION 108 LOAN IN THE AMOUNT OF \$694,000.00; AND THE EXPENDITURE OF SAID FUNDS FOR THE DEVELOPMENT OF A LOW INCOME TAX CREDIT DEVELOPMENT KNOWN AS HARTLEY RIDGE. The motion carried by the following 7-2 vote:

Aye: 7 - Council Member Hill, Council Member Williams, Council Member Ewing, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, and Council Member Davis

Nay: 2 - Council Member Wagner, and Council Member Davis

Ordinance - Vacate/Close Dwelling - 303 Prospect Street

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating of a dwelling located at 303 Prospect Street belonging to Ruth L Wiseman Testamentary Trust; Lisa Jo Phillips TR; & Bianca Lea Kennedy TR.

Attachments: [Ordinance - Vacate - 303 Prospect Street.pdf](#)

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Alexander, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance - Demolition of Dwelling - 1110 Blain Street

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 1110 Blain Street belonging to CBC Investment Properties, LLC.

Attachments: [Ordinance to Demolish - 1110 Blain St.pdf](#)

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Alexander, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

**PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner,
Chair**

REGULAR AGENDA ITEMS

Resolution of Intent - Annexation 16-01

Approval of a Resolution of Intent that establishes a public hearing date of Monday, May 2, 2016, at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 6.3 acres lying along the east side of Eastchester Drive, approximately 600 feet south of Mendenhall Oaks Parkway (2760 & 2756 NC 68).

Attachments: [1. Council ROI - Anx16-01.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member j. Davis, that this Resolution be adopted. The motion PASSED by a 9-0 unanimous vote.

Resolution of Intent - Street Abandonment 16-02

Approval of a Resolution of Intent that establishes a public hearing date of Monday, May 2, 2016 at 5:30 p.m. to consider a request by High Point University to abandon the eastern portion (approximately 72 feet) of the North Avenue right-of-way, lying west of N. Centennial Street.

Attachments: [2. SA16-02 Council ROI.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member J. Davis, that this Resolution be adopted. The motion PASSED by a 9-0 unanimous vote.

PUBLIC HEARINGS

Redwolf Development Company, LLC. - Zoning Map Amendment 15-19

A request by Redwolf Development Company, LLC to rezone approximately 8.7 acres from the Conditional Use Public & Institutional (CU-PI) District to the Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

Attachments: [6. Plan Amendment \(PA15-06 and ZA15-19\)- Redwolf Development.pdf](#)

A motion was made by Council Member J. Davis, seconded by Council Member Wagner to set a public hearing date of May 2, 2016 at 5:30 p.m. for this matter. The motion PASSED by a 9-0 unanimous vote.

Keystone Group, Inc. - Annexation Case 15-09

A request by Keystone Group, Inc. to consider a voluntary non-contiguous annexation request. The proposed annexation site is approximately 114.18 acres, and lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road. The property is addressed as *8809, 8813 & 8819-R1 Boylston Road*, and is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

Attachments: [4. ANX15-09 Staff Report.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member Ewing, that to adopt the Ordinance providing for the annexation of this property with an effective date of July 4, 2016. The motion carried by the following 8-1 vote:

Aye: 8 - Council Member Hill, Council Member Williams, Council Member Ewing, Council Member Wagner, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, and Council Member Davis

Nay: 1 - Council Member Davis

Keystone Group, Inc. - Zoning Case 15-21

A request by Keystone Group, Inc. to rezone approximately 114.18 acres from an Agricultural (AG) District, within Guilford County's zoning jurisdiction, to the Planned Unit Development - Residential (PDR) District. The site is lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road (*8809, 8813 & 8819-R1 Boylston Road*). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [5. Z15-21_PUD Staff Report\(COUNCIL\).pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member Ewing, to adopt the Ordinance amending the official zoning map of the City of High Point and providing for the rezoning of this property. The motion carried by the following 8-1 vote:

Aye: 8 - Council Member Hill, Council Member Williams, Council Member Ewing, Council Member Wagner, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, and Council Member Davis

Nay: 1 - Council Member Davis

BSC Holdings - Zoning Map Amendment 16-01

A request by BSC Holdings to rezone approximately 15.6 acres from a Conditional Zoning Residential Single Family-9 (CZ RS-9) District to an amended Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying south of Clinard Farms Road and east of Barrow Road (4540 Barrow Road).

Attachments: [7. ZA16-01 Staff Report.pdf](#)
[Adopted CZ Ordinance 16-01.pdf](#)

A motion was made by Council Member Davis, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Hill, Council Member Williams, Council Member Wagner, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

Nay: 1 - Council Member Ewing

Whistlestop Lodges, LLC. - Special Use 15-05

A request by Whistlestop Lodges, LLC to allow a Tourist Home (Bed & Breakfast) in the Residential Single Family-9 (RS-9) District. The site is lying along the north side of Ferndale Boulevard, approximately 120 feet west of Locke Street (702 Ferndale Blvd).

Attachments: [6. SUP15-05 Staff Report.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member Williams, that Special Use 15-05 be approved. The motion PASSED by a 9-0 unanimous vote.

Henry & Josephine Williams - Annexation 16-02

A request by Henry & Josephine Williams to consider a voluntary contiguous annexation of approximately 0.9 acres lying along the east side of St. John's Street. The property is also known as Guilford County Tax Parcels 0169447 and 0169448.

Attachments: [8. ANX 16-02 Staff Report.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this Annexation Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

West Mountain Funding, LLC - Zoning Map Amendment 16-03

A request by West Mountain Funding, LLC to rezone approximately 1.4 acres from a Conditional Use Residential Single Family-9 (CU RS-9) District and Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to the Residential Single Family-9 (RS-9) District. The site is lying along the east side of St. John's Street, approximately 750 feet north of Skeet Club Road.

Attachments: [9. ZA16-03 Staf Report.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, to adopt the Ordinance approving the Zoning Map Amendment providing for the rezoning of this property. The motion PASSED by a 9-0 unanimous vote.

West Mountain Funding, LLC - Street Abandonment 16-01

A request by West Mountain Funding, LLC to abandon a portion (approximately 250 feet) of the unimproved Indian Drive right-of-way. The right-of-way to be abandoned is lying along the east side of St. John's Street, approximately 750 feet north of Skeet Club Road.

Attachments: [10. Staff Report SA16-01.pdf](#)

A motion was made by Council Member Wagner, seconded by Council Member Alexander, that this Resolution authorizing Street Abandonment 16-01 be approved. The motion PASSED by a 9-0 unanimous vote.

GENERAL BUSINESS AGENDA

Appointments - Economic Development Corporation Board

Council is requested to confirm the appointment of Jim White and Ken Cochran to the High Point Economic Development Corporation Board effective immediately and expiring December 31, 2016.

Attachments: [EDC Appointments - White and Cochran.pdf](#)

A motion was made by Council Member Alexander, seconded by Council Member Ewing, to approve the appointment of Jim White and Ken Cochran to the High Point Economic Development Corporation Board. The motion PASSED by a 9-0 unanimous vote.

Reappointment - Guilford County/City Insurance Advisory Committee

Council is requested to confirm the reappointment of John Causey to the Guilford County/City Insurance Advisory Committee to be effective immediately and expiring December 21, 2018.

Attachments: [Reappointment - John Causey - Guilford County City Insurance Advisory Cor](#)

A motion was made by Council Member C. Davis, seconded by Council Member Ewing, to approve the re-appointment of John Causey to the Guilford County/City Insurance Advisory Committee. The motion PASSED by a 9-0 unanimous vote.

Contract - Guilford County Economic Development Alliance

Council is requested to authorize the mayor to execute an agreement between Guilford County, City of Greensboro, Greensboro Partnership, High Point Economic Corporation and City of High Point establishing the Guilford County Economic

Development Alliance.

Attachments: [GCEDA contract.pdf](#)

A motion was made by Council Member Ewing, seconded by Council Member J. Davis, to authorize the mayor to execute an agreement between Guilford County, City of Greensboro, Greensboro Partnership, High Point Economic Development Corporation and City of High Point establishing the Guilford County Economic Development Alliance. The motion carried by the following 8-1 vote:

Aye: 8 - Council Member Hill, Council Member Williams, Council Member Ewing, Council Member Wagner, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, and Council Member Davis

Nay: 1 - Council Member Davis

City of High Point Employee Personnel Resolution

Continuation of discussion from the March 10th Special Meeting of City Council - Employee Personnel Resolution- re Residence Requirement.

A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Golden, to rescind previous action taken by the Council at the February 15th Special Meeting regarding Section 5.3 of the City of High Point Personnel Resolution regarding Residence Requirements. The motion failed by the following 4-5 vote:

Aye: 4 - Council Member Williams, Mayor Pro Tem Golden, Council Member Davis, and Council Member Davis

Nay: 5 - Council Member Hill, Council Member Ewing, Council Member Wagner, Mayor Bencini, and Council Member Alexander

Approval of the Minutes of Previous City Council Meetings

Special Meeting (Pre-Budget #1); January 7th @ 3:00 p.m.

Finance Committee; January 13th @ 4:00 p.m.

Manager's Briefing; January 19th @ 4:00 p.m.

Regular Meeting; January 19th @ 5:30 p.m.

Special Meeting (Pre-Budget #2); January 21st @ 3:00 p.m.

Manager's Briefing; February 1st @ 4:00 p.m.

Regular Meeting; February 1st @ 5:30 p.m.

Special Meeting (Pre-Budget #3); February 4th @ 3:00 p.m.

Community Housing & Neighborhood Development Committee; February 9th @ 10:00 a.m.

Finance Committee; February 10th @ 4:00 p.m.

Special Meeting; February 15th @ 3:30 p.m.

Regular Meeting; February 15th @ 5:30 p.m.

Special Meeting (Pre-Budget #4) February 18th @ 3:00 p.m.

Prosperity & Livability Meeting; March 2nd @ 9:00 a.m.

Special Meeting (Pre-Budget #5) March 10th @ 3:00 p.m.

- Attachments:**
- [1. January 7 2016 Special Meeting \(Pre-Budget #1\).pdf](#)
 - [2. January 13 2016 Finance Committee.pdf](#)
 - [3. January 19 2016 Manager's Briefing.pdf](#)
 - [4. January 19 2016 High Point City Council.pdf](#)
 - [5. January 21 2016 Special Meeting \(Pre-Budget #2\).pdf](#)
 - [6. February 1 2016 Manager's Briefing Session.pdf](#)
 - [7. February 1 2016 High Point City Council.pdf](#)
 - [8. February 4 2016 Special Meeting \(Pre-Budget #3\).pdf](#)
 - [9. February 9 2016 CH & ND Committee.pdf](#)
 - [10. February 10 2016 Finance Committee Mtg.pdf](#)
 - [11. February 15 2016 Special Meeting.pdf](#)
 - [12. February 15 2016 High Point City Council.pdf](#)
 - [13. February 18 2016 Special Meeting \(Pre Budget Meeting 4\).pdf](#)
 - [14. March 2 2016 Prosperity & Livability Committee.pdf](#)
 - [15. March 10 2016 Special Meeting.pdf](#)

A motion was made by Council Member Alexander, seconded by Council Member C. Davis, to approve the preceding minutes as submitted. The motion PASSED by a 9-0 unanimous vote.

Boards & Commissions - Vacancy Report

Attached is the current list of vacancies for all Boards & Commissions.

Attachments: [Vacancy Report.pdf](#)

Note: This information is included for informational purposes only.

ADJOURNMENT