

City of High Point

*Parks & Recreation Administration Office
136 Northpoint Avenue
High Point, NC 27265*



Meeting Agenda

Monday, September 18, 2017

5:30 PM

**Parks & Recreation Administration Building - 136 Northpoint
Avenue**

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**

- [170293](#) Charles Collier - 50 Years of Service to the City of High Point
Mayor Bencini will recognize Charles Collier, with the City's Electric Department, for 50 years of service to the City.
- [170294](#) Proclamation - Rail Safety Week
Representatives from North Carolina Operation Lifesaver will be in attendance to receive a Proclamation from Mayor Bencini proclaiming the week of September 24-30, 2017 as "Rail Safety Week" in the City of High Point.
Attachments: [National Rail Week Proclamation](#)
- [170295](#) Proclamation - National Recovery Month
Representatives from Caring Services will be in attendance to receive a Proclamation from Mayor Bencini proclaiming the month of September as "National Recovery Month" in the City of High Point.
Attachments: [National Recovery Month Proclamation 2017](#)

STRATEGIC PLAN UPDATE

- [170296](#) Update on the Strategic Plan adopted by City Council
Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee will give an update to City Council on the Strategic Plan.

PUBLIC COMMENT PERIOD

- [170297](#) 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.

GENERAL CATALYST PROJECT ITEMS

- [170331](#) Resolution - Interlocal Agreement for Revenue Sharing
Council is requested to adopt a Resolution providing for an Interlocal cooperation Agreement with Guilford County for Economic Development Purposes (Revenue Sharing).
Attachments: [1. Interlocal Agreement with GC for Catalyst LOBs](#)
- [170299](#) Request to Initiate Zoning Map Amendment for MX-D and CB Districts
A request by the Planning and Development Department to initiate a zoning map amendment to establish the Mixed-Use Downtown (MX-D) district and to expand the Central Business (CB) District in accordance with the Downtown Mixed-Use Area Plan.
Attachments: [2. Request to Initiate MD-X and CB Zoning Map Amendment](#)
- [170300](#) City of High Point - Downtown Mixed Use Area Plan - Public Hearing
A request by the Planning & Development Department to consider the adoption of the Downtown Mixed Use Area Plan. This plan generally covers that portion of the downtown bounded by East Ray Avenue and Westwood Avenue to the north, Wrenn Street to the east, the railroad tracks to the south, and a combination of Oakwood Street, properties that front on Lindsay Street, and North Elm Street to the west.
Attachments: [3. Downtown Mixed Use Area Plan\(Council\)](#)
- [170301](#) Public Hearing - Proposed Financing of Downtown Multi-Use Sports and Entertainment Facility
Monday, September 18, 2017 at 5:30 p.m. is the date and time established, pursuant to NC General Statute 160A-20, and the adopting of the Resolution Making Certain Findings and Determinations Regarding the Proposed Financing of a Downtown Multi-Use Sports and Entertainment Facility and Requesting the Local Government Commission to Approve the Financing Agreement.
Attachments: [4. Public Hearing For Financing Catalyst Facility And Preliminary Resolution](#)

CONSENT AGENDA ITEMS

- [170302](#) Contract - Purchase of Equipment - Dualift Truck
Council is requested approve award of contract to Carolina Environmental Services, Inc. in the amount of \$179,299.68 for the purchase of a 2018 Freightliner truck with the Heil dualift combination Hook Lift and cable hoist system for use by the Material Recycling Facility.

Attachments: [1. Dualift Truck \(9-18-17\)](#)

[170303](#)

Contract - Purchase of Equipment - Boom Mower

Council is requested approve award of contract to Public Works Equipment and Supply in the amount of \$175,277.00 for the purchase of a Boom Mower for use by the Streets Division of Public Services and declare the old equipment as surplus and disposing through the online auction process.

Attachments: [2. Boom Mower \(9-18-17\)](#)

[170304](#)

Contract - Purchase of Equipment - Tandem Axle Dump Truck

Council is requested approve award of contract to Transource, Inc., in the amount of \$140,018.80 for the purchase of a Tandem Axle Dump Truck for use by the Water & Sewer Residuals Division of Public Services Department; and declare the old equipment as surplus and dispose of through the online auction process.

Attachments: [3. Tandem Dump Truck \(9-18-17\)](#)

[170305](#)

Budget Ordinance Amendment - Model Farm Road Bridge Replacement

Council is requested to adopt an ordinance amending the 2017-2018 Budget Ordinance to appropriate funds in the amount of \$116,161.00 for the Model Farm Road Bridge replacement.

Attachments: [4. Model Farm Bridge ordinance amendment](#)

[170306](#)

Agreement - Model Farm Road Bridge Replacement Construction Administration

Council is requested to approve the Construction Administration Services Agreement to Wetherill Engineering, Inc. in an amount not to exceed \$95,432.06 for the Model Farm Road Bridge Replacement.

Attachments: [5. Model Farm Construction Admin](#)

[170307](#)

Contract - Model Farm Bridge Road Replacement

Council is requested to award contract with Smith-Rowe, LLC in the amount of \$951,864.64 for the Model Farm Bridge Road Replacement.

Attachments: [6. Model Farm Bridge Replacement](#)

[170308](#)

Contract - Water & Sewer Emergency Repairs

Council is requested to approve award of contract to Breece Enterprises in the amount of \$521,720.00 for emergency repairs of water and sanitary sewer utilities.

Attachments: [7. Water Sewer Emergency Repairs](#)

[170309](#)

Contract - Eastside Wastewater Treatment Plant Safety Improvements

Council is requested to approve award of contract to Isley Construction in the amount of \$184,624.00 for safety improvements at the Eastside Wastewater Treatment Plant (WWTP).

Attachments: [8. Eastside Safety Improvements](#)

- [170310](#) Contract - Sludge Thickening and Dewatering Polymer
Council is requested to approve award of contract to Polydyne, Inc., in the amount of \$120,614.00 for the purchase of Polymer which is used to thicken and dewater solids as part of the wastewater treatment process.
Attachments: [9. Contract - Polymer](#)
- [170311](#) Contract - Pike Electric Contract Extension
Council is requested to approve an extension to the Pike Electric, LLC contract for electrical distribution in the approximate amount of \$2.46 million per year.
Attachments: [10. Pike Electric Bid Extension](#)
- [170312](#) Contract - SCADA System
Council is requested to approve the award of contract to Advanced Control Systems (ACS) in the amount of \$85,398.00 for the purchase of SCADA equipment and software.
Attachments: [11. Contract - Advanced Control Systems](#)
- [170313](#) 2017 Edward Byrne Memorial Justice Assistance Grant Funding
Council is requested to established a public hearing date of Monday, October 2, 2017 at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2017 Edward Byrne memorial Justice Assistance Grant Funding (JAG).
Attachments: [12. 2017 Jag Grant Funding - Establish PH Date](#)
- [170314](#) Reimbursement Agreement - BSC Holdings, Inc.
Council is requested to adopt a Resolution authorizing a staff to execute a Reimbursement Agreement with BSC Holdings, Inc. for infrastructure improvements on a 71-acre tract of land located along the boundaries of Kendale Road, Sandy Ridge Road and Johnson Street.
Attachments: [13. Reimbursement Agreement - BSC Holdings](#)
- [170315](#) High Point University - MOU Centennial Street Underground Utilities
Council is requested to approve a MOU between the City of High Point and High Point University to clarify the roles and responsibilities for underground utilities and intersection improvements on North Centennial Street from or around Barbee Avenue to East Farris Avenue and on Montlieu from North Centennial to Denny Street.
Attachments: [14. MOU - HPU Underground Utilities](#)
- [170317](#) Contract- 2017-2018 Operation InAsMuch Contract with Community Housing Solutions
Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2017-2018 fiscal year.

Attachments: [16. Contract Operation InAsMuch 2017-18](#)

REGULAR AGENDA ITEMS

[170316](#)

Contract - Habitat for Humanity - Affordable Housing

Council is requested to approve a contract with Habitat for Humanity in the amount of \$105,000; and to construct three affordable homes in the neighborhood adjacent to Washington Terrace Park (1507 Davis Street; 202 and 206 N. Hoskins Street); and authorize the appropriate City Staff to execute all necessary documents.

Attachments: [15. Contract with Habitat final](#)

FINANCE COMMITTEE - Council Member J. Davis, Chair

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

[170318](#)

Conveyance of Property to Habitat for Humanity

Council is requested to adopt a resolution to convey the properties located at 1507 Davis Street; 202 and 206 N. Hoskins Street to Habitat for Humanity to construct affordable housing in the Washington Street area.

Attachments: [1. Conveyance of Property to Habitat final](#)

[Resolutions - Conveyance of Property to Habitat 2017](#)

[170330](#)

Ordinance Amendment - Chapter 3 Article C - CAC

Council is requested to adopt an ordinance amending the City of High Point Code of Ordinances, Chapter 3, Article C entitled Citizens Advisory Council (CAC).

Attachments: [2. Ordinance Amendment to Chapter 3 Article C of the Code of Ordinances final](#)

[170282](#)

Ordinance - Demolition of Structure - 1216 E. Russell Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 1216 E. Russell Street belonging to Susan Taro.

Attachments: [3. 1216 E Russell Council Final](#)

[170283](#)

Ordinance - Demolition of Structure - 523 N. Centennial Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 523 N. Centennial Street belonging to NTH Realty, LLC.

Attachments: [4. 523 N Centennial Council Packet 9-18-17](#)

[170284](#)

Ordinance - Demolition of Structure - 709 Hilltop Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 709 Hilltop Street belonging to Victor Manuel Campos Rivas and Cynthia Lanto.

Attachments: [5. 709 Hilltop Council packet](#)

- [170319](#) Ordinance - Demolition of Structure - 1002 Carter Street
Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 1002 Carter Street belonging to Michael A. Morgan.

Attachments: [6. 1002 Carter St Council cover memo](#)

- [170320](#) Ordinance - Demolition of Structure - 2212 Chambers Street
Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 2212 Chambers Street belonging to Browns Chapel Holiness Church.

Attachments: [7. 2212 Chambers Council Packet 9-18-17](#)

PENDING ITEMS

- [160330](#) Ordinance - Demolition of Structure - 512 Hines Street
Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting. At the February 6th Council Meeting, item was placed back in pending. At the May 1, 2017 meeting this item was continued to the May 15, 2017 meeting. At the May 15th Council Meeting this item was deferred for 45 days). At the June 5th meeting item was deferred pending receipt of the executed Supplemental Order from the property owner.

Attachments: [512 Hines St Council 5-1-17 updated](#)

- [170255](#) Ordinance - Demolition of Structure - 1013 Johnson Street
Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1013 Johnson Street belonging to Don G. Angell Trust.

Attachments: [5. 1013 Johnson St Council Packet](#)

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair

- [170321](#) Request to Initiate Zoning Map Amendment for Airport Overlay District
A request by the Planning and Development Department to initiate a zoning map amendment to amend the Airport Overlay District for approximately 51.5 acres of land located on north side of Willard Dairy Road, approximately 430 feet east of Shadow Ridge Drive.

Attachments: [Request to Initiate ARO Zoning Map Amendment](#)

[170322](#)

Hartley Ridge, LLC - Right-of-Way Encroachment Permit (RE-17-0010)
A request by Hartley Ridge, LLC to allow two retaining walls to be erected within the right-of-way along W. Hartley Drive. The retaining walls encroach into the right-of-way at differing amounts depending upon location.

Attachments: [Hartley Ridge Staff Rpt \(RE-17-03\)](#)

PUBLIC HEARINGS - PLANNING & DEVELOPMENT COMMITTEE

[170323](#)

Ordinance - Waste Industries, LLC - Annexation 17-08
A request by Waste Industries, LLC to consider a voluntary contiguous annexation of an approximately 19.8-acre parcel lying along the west side of Elon Place, approximately 1,600 feet south of Business 85. The property is addressed as 1236 Elon Place and also known as Guilford County Tax Parcel 0161532.

Attachments: [1. Staff Rpt \(AN-17-08\)](#)

[170324](#)

Resolution - Thomas Built Buses - Street Abandonment 17-03
A request by Thomas Built Buses to abandon the northern portion (approximately 254 feet) of the Joshua Circle right-of-way lying south of Courtesy Road.

Attachments: [2. Staff Rpt SA17-03](#)

[170325](#)

Ordinance - Bencini Realty Limited Partnership - Zoning Map Amendment 17-16

A request by Bencini Realty Limited Partnership to rezone approximately 24 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the east side of N. Main Street, approximately 300 feet north of Old Plank Road (3500 N. Main Street).

Attachments: [3. Staff Rpt ZA-17-16](#)

[170326](#)

Ordinance - Blue Ridge Companies - Zoning Map Amendment 17-12
A request by Blue Ridge Companies to amend a previously adopted Planned Development-Mixed (PDM) District, approved under Zoning Map Amendment Case 12-14, as follows:

- a) to allow an additional access point (total of three access points) from W. Wendover Avenue;
- b) to delete the requirement for right-of way dedication for turn lanes at access points from W. Wendover Avenue;
- c) to delete the requirement that prohibits airhoses, vacuums pedestals and other outdoor automotive service equipment from being located between the principal building and the W. Wendover Avenue right-of-way; and
- d) to amend the PUD Master Plan to allow the changes outlined above.

The Planned Development consists of approximately 74.4 acres lying at

the northeast corner of W. Wendover Avenue and Samet Drive, between Samet Drive and Premier Drive.

Attachments: [4. Staff Rpt \(ZA-17-12\) Council](#)

[Zoning Map Amendment - 17-12 - Blue Ridge Properties \(Sheetz Station\)](#)

GENERAL BUSINESS AGENDA

[170327](#)

Estoppel Certificate - IHFC Properties

Council is requested to authorize the Mayor to sign the Estoppel Certificate with regards to the IHFC Property lease for the property located at 210-220 E. Commerce Avenue.

Attachments: [Estoppel Certificate - IHFC Properties](#)

[170328](#)

Appointments/Reappointments - Boards & Commissions

Council is requested to make the following appointments/reappointments to various Boards and Commissions:

Council Member Alyce Hill is recommending that Council confirm the appointment of Mr. Robert Davis to the Parks & Recreation Commission as the Ward 3 appointment. Appointment will be effective immediately and will expire July 1, 2020.

Council Member Jay Wagner is recommending that Council confirm the reappointment of Mr. Rick Cornwell to the Library Board of Trustees as the Ward 4 appointment. Reappointment will be effective October 31, 2017 and will expire October 31, 2020.

Mayor Bencini is recommending that Council confirm the reappointment of Elizabeth Koonce to the ABC Board. Reappointment will be effective 11/15/2017 and will expire 11/15/2020.

Council Member Jeff Golden is requesting that Council confirm the reappointment of Marie Stone to the Planning and Zoning Commission as the Ward 1 appointment. Reappointment will be effective immediately and will expire 7/1/2020.

Council Member Williams is requesting the reappointment of Julius Clark to the Historic Preservation Commission as the Ward 2 appointment. Appointment will be effective immediately and will expire 7/1/2020.

Attachments: [Appointments -Boards and Commissions](#)

[170329](#)

Minutes to Be Approved

Finance Committee; Wednesday, August 16 @ 4:00 p.m.

Manager's Briefing; Monday, August 21 @ 4:30 p.m.

Closed Session of City Council; Monday, August 21 @ 5:00 p.m.

Regular Council Meeting; Monday, August 21 @ 5:30 p.m.

Community Housing, Neighborhood Development & Public Safety
Committee Meeting, Tuesday, September 5 @ 10:00 a.m.
Prosperity & Livability Committee Meeting; Wednesday, September 6 @
9:00 a.m.

Attachments: [1. August 16 Finance Committee Minutes.pdf](#)
[2. August 21 2017 Manager's Briefing.pdf](#)
[3. August 21 2017 High Point City Council Special Meeting \(Closed Session\).pd](#)
[4. August 21 2017 High Point City Council.pdf](#)
[5. September 5, 2017 CH ND & PS Committee.pdf](#)
[6. September 6 2017 Prosperity & Livability Committee.pdf](#)

ADJOURNMENT