

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING  
March 19, 2018 – 5:30 P.M.**

**ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

*Mayor Wagner called the meeting to order at 5:30 p.m.*

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

*Mayor Jay W. Wagner; Mayor Pro Tem Chris Williams (Ward 2); Council Member Britt Moore (At Large), Council Member Donald Scarborough (At Large), Council Member Jeffrey Golden (Ward 1), Council Member Monica Peters (Ward 3), Council Member Wesley Hudson (Ward 4), Council Member Victor Jones (Ward 5), and Council Member Jason Ewing (Ward 6)*

*Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance Followed.*

**RECOGNITIONS AND PRESENTATIONS**

**2018-82**

**Award - 2017 Sustained Professional Purchasing Award**

Jeff Moore, Director of Financial Services, would like to recognize the City of High Point Purchasing Division for recently receiving the 2017 Sustained Professional Purchasing Award (SPPA). The City of High Point is one of thirteen agencies throughout the association to receive this award.

*Jeff Moore, Director of Financial Services, introduced members of the city's purchasing team, Erik Conti, Purchasing Manager, and Libby Rush, Buyer for receiving the Sustained Public Purchasing Award by the Carolinas Association of Governmental Purchasing (CAGP) for the 14th consecutive year.*

*Mr. Conti displayed the plaque and advised that the award is provided by the CAGP for the city's efforts in technology, minority outreach, training of our staff and vendors, and also for staff certifications. Erik Conti, Purchasing Manager; Libby Rush, Buyer; and Josh Williams, Warehouse Manager, are all Certified Local Government Purchasing Officers (CLGPOs). Mr. Conti reported that the CAGP covers the States of North Carolina and South Carolina and High Point was one of thirteen entities that received this award.*

[applause]

**2018-104**

**Proclamation - National Service Recognition Day**

Mayor Wagner will present a Proclamation designation April 3, 2018 as "National Service Recognition Day in the City of High Point. Members of AmeriCorps will be in attendance to accept the proclamation.

Mayor Wagner read the Proclamation designating April 3, 2018 as "National Service Recognition Day" in High Point into the record and presented the Proclamation to Sarah Wickham, and other members of AmeriCorps.

[applause] [group photo op with the Mayor followed the presentation]

CONSENT AGENDA ITEMSFINANCE COMMITTEE - *Council Member Moore, Chair*  
*Committee Members: Moore, Jones, Hudson, and Ewing***2018-83      Contract - Purchase of Steel Transmission Poles**

City Council is requested to approve a contract awarding Bid No. 41 to Rohn Products in the amount of \$126,850.00 for the purchase of steel transmission poles.

Approved a contract with Rohn Products in the amount of \$126,850.00 for the purchase of steel transmission poles.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-84      Contract - Track Resurfacing - High Point Athletic Complex**

City Council is requested to approve a contract with Dynamic Sports Construction in the amount of \$127,614.00 for the resurfacing of the track at the Aderholt Track and Field located at the High Point Athletic Complex (HPAC).

Approved a contract with Dynamic Sports Construction in the amount of \$127,614.00 for the resurfacing of the track at the Aderholt Track and Field located at the High Point Athletic Complex.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-85      Contract - Oak Hollow Pump Station Improvements**

City Council is requested to approve a contract with Turner Murphy Company in the amount of \$484,595.00 for the installation of a variable frequency drive system (VFD) and associated improvements at the Oak Hollow Pump Station.

Approved a contract with Turner Murphy Company in the amount of \$484,595.00 for the installation of a variable frequency drive system (VFD) and associated improvements at the Oak Hollow Pump Station.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-86      Capital Project Ordinance - Oak Hollow Pump Station Improvements**

City Council is requested to adopt a Capital Project Ordinance in the amount of \$650,000 for purchase of a variable frequency drive system for improvements at the Oak Hollow Lake Pump Station.

Adopted a Capital Project Ordinance in the amount of \$650,000 for the purchase of a variable frequency drive system for improvements at the Oak Hollow Lake Pump Station.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this Capital Project Ordinance 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7392/18-21**

**Ordinance Book, Volume XX, Page 21**

**Introduced 3/19/2018; Adopted 3/19/2018**

**2018-87      NCDOT - Utility Construction Agreement - I-74/US 311 & NC 68 Interchange Improvements**

City Council is requested to approve a Utility Construction Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$1,056,735.00 for utility construction costs associated with the upcoming NCDOT project for interchange improvements at I-74/US 311 and NC 68.

Approved a Utility Construction Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$1,056,735.00 for utility construction costs associated with the upcoming NCDOT project for the interchange improvements at I-74/US 311 and NC 68.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-88      NCDOT - Utility Preliminary Engineering Agreement - I-74/US 311 & NC 68 Interchange Improvements**

City Council is requested to approve a Utility Preliminary Engineering Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$28,643.46 for a utility preliminary engineering costs associated with the upcoming NCDOT project for interchange improvements at I-74/US 311 and NC 68.

Approved a Utility Preliminary Engineering Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$28,643.46 for utility preliminary engineering costs associated with the upcoming NCDOT project for interchange improvements at I-74/US 311 and NC 68.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-89      NCDOT - Municipal Agreement - Jamestown Bypass Construction**

City Council is requested to approve a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) and the City of High Point to acknowledge a Transportation Improvement Project for the Jamestown Bypass.

Approved a Municipal Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point to acknowledge a Transportation Improvement Project for the Jamestown Bypass.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-90      NCDOT - Utility Construction Agreement - Jamestown Bypass**

City Council is requested to approve a Utility Construction Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$205,411.00 for utility construction costs associated with the upcoming NCDOT Jamestown Bypass project.

Approved a Utility Construction Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$205,411.00 for utility construction costs associated with the upcoming NCDOT Jamestown Bypass project.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-91      NCDOT - Utility Preliminary Engineering Agreement - Jamestown Bypass**

City Council is requested to approve a Utility Preliminary Engineering Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$10,572.35 for utility preliminary engineering costs associated with the upcoming NCDOT Jamestown Bypass project.

Approved a Utility Preliminary Engineering Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point in the amount of \$10,572.35 for utility preliminary engineering costs associated with the upcoming NCDOT Jamestown Bypass project.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-92      NCDOT - Municipal Agreement - James Road Sidewalk Improvements**

City Council is requested to approve a Municipal Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point for Congestion Mitigation & Air Quality (CMAQ) funding to construct sidewalk and transit improvements on James Road.

Approved a Municipal Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point for Congestion Mitigation & Air Quality (CMAQ) funding for construction of a sidewalk and transit improvements on James Road.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-93      Budget Ordinance Amendment - CMAQ Funds - James Road Sidewalk Improvements**

City Council is requested to adopt an Ordinance amending the 2017-2018 Budget Ordinance to recognize North Carolina Department of Transportation (NCDOT) CMAQ funds in the amount of \$197,600.00 for the James Road Sidewalk improvements.

Adopted an Ordinance amending the 2017-2018 Budget Ordinance to recognize North Carolina Department of Transportation (NCDOT) CMAQ funds in the amount of \$197,600.00 for the James Road Sidewalk improvements.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this Budget 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7393/18-22**

**Ordinance Book, Volume XX, Page 22**

**Introduced 3/19/2018; Adopted 3/19/2018**

**2018-94      Authorize Write-off of Delinquent Utilities Accounts Receivables**

City Council is requested to authorize the Financial Services Director to write-off \$667,077 for original billings from the fiscal year 2012-2013 and to write off \$1,308,653 for original billings from fiscal year 2013-2014.

Authorized the Financial Services Director to write off \$667,077 for original billings from FY 2012-2013 and to write off \$1,308,653 for original billings from FY 2013-2014.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-95      Authorize Write-off of Delinquent Miscellaneous Accounts Receivables**

City Council is requested to authorize the Financial Services Director to write-off \$44,256.00 of Delinquent Miscellaneous Accounts Receivable for prior years' original billings through the fiscal year 2013-2014.

Authorized the Financial Services Director to write off \$44,256 of Delinquent Miscellaneous Accounts Receivable for prior years' billings through FY 2013-2014.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-96      FY2017-2018 - Financial and Compliance Audit Contract**

City Council is requested to approve the attached 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, 2017-June 30, 2018 in the amount of \$71,000.

Approved a Contract in the amount of \$71,000 to Audit Accounts and related engagement letter with Cherry Bekaert, LLP for completion of financial and compliance audit services for FY July 1, 2017 - June 30, 2018

**A motion was made by Council Member Moore, seconded by Council Member Ewing, 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-97      Resolution - Stadium Exclusive Use Area Lease Agreement**

City Council is requested to adopt a Resolution approving an Exclusive Use Area Lease Agreement between the City of High Point, High Point Baseball, Inc. and High Point Downtown Stadium Foundation.

Adopted a Resolution Approving an Exclusive Use Area Lease Agreement between the City of High Point, High Point Baseball, Inc., and the High Point Downtown Stadium Foundation.

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

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Resolution No. 1751/18-13**

**Resolution Book, XX, Page 13**

**Introduced 3/19/2018; Adopted 3/19/2018**

**2018-98      Budget Ordinance Amendment - Library Plaza Project**

City Council is requested to adopt an amendment to the City of High Point 2017-2018 Budget to transfer funds in the amount of \$50,192 from the Library Grant Fund to the General Capital Projects Fund for the High Point Library project.

Adopted an Ordinance amending to the FY 2017-2018 Budget Ordinance transferring funds in the amount of \$50,192 from the Library Grant Fund to the General Capital Projects Fund for the High Point Library project.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this Budget 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7394/18-23**  
**Ordinance Book, Volume XX, Page 23**  
**Introduced 3/19/2018; Adopted 3/19/2018**

**2018-99      Budget Ordinance Amendment - High Point Community Foundation - Children's Museum**

City Council is requested to adopt a Budget Ordinance amending the 2017-2018 Budget to appropriate funds in the amount of \$100,000 received from the High Point Community Foundation as a pass-through grant for the Nido & Mariana Qubein Children's Museum.

Adopted an Ordinance amending the FY 2017-2018 Budget Ordinance appropriating funds in the amount of \$100,000 received from the High Point Community Foundation as a pass-through grant for the Nido & Marianna Qubein Children's Museum.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this Budget 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7395/18-24**  
**Ordinance Book, Volume XX, Page 24**  
**Introduced 3/19/2018; Adopted 3/19/2018**

**REGULAR AGENDA ITEMS**

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

*Committee Members: Golden, Peters, Scarborough, and Williams*

**2018-101      Ordinance - Demolition of Structure - 1403 Wiltshire Street**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1403 Wiltshire Street belonging to Coast to Coast Realty LLC.

*Lori Loosemore, Local Codes Enforcement Supervisor, reported that a fire occurred on the property on November 12, 2013. Staff conducted an inspection on this property on June 8, 2017. The property caught fire on November 12, 2013. A hearing was held on October 27, 2017 and no one appeared at the hearing. Staff issued an Order to Repair or Demolish on January 30, 2018 with a compliance date of February 22, 2018. Ms. Loosemore noted that the owners did appear at a previous meeting and disputed the value of the property. At that*



*time, they were advised to get an estimate and bring it back to staff for review, but that never happened and staff proceeded with the demolition case.*

*Ms. Loosemore advised that the property owner did state that he planned to start making repairs, but indicated that money was an issue. At that time, staff referred the property owner to the Community Development Department to see if there might be some funds available to assist with possibly repairing the roof to keep water from getting into the house and causing further deterioration. After having heard nothing from the property owner, Reggie Hucks, the Inspections Administrator, sent a notice to the property owner advising him of his responsibility to move the electric utilities and the plumbing from the main burned structure to the garage that he upfitted and was currently using as his residence. Ms. Loosemore explained that typically all buildings on the property, including outbuildings, are demolished with residential demolitions and since the property owner was now residing in the accessory structure, he was given notice that he would have to pay to have the electric utilities and the plumbing moved to his current residence on the property.*

*Staff is recommending the demolition of the property.*

*Chairman Golden asked if the property owner was present.*

*Sean O'Connell, the property owner at 1403 Wiltshire Street, addressed Council. He informed Council that the property is vested in an LLC and provided a brief history on the home. He stated that he paid cash for the home and did not have insurance on it when it burned. Since the fire, he reported that he suffered a stroke and is now on disability, which is his sole source of income. He realized that the burned structure would have to be demolished, but in the process he asked for the following considerations:*

- 1. Protection for the \$70,000, 300-foot driveway that is on the property from any damages when the house is demolished because he does not have the money to make any repairs to the driveway if it is damaged.*
- 2. He has a park-like yard, and does not want it dug up when the structure is removed.*
- 3. He asked the City to waive the dump fees that are estimated at \$12,500 for the demolition.*

*Mr. O'Connell accused the city of being aggressive and noted that staff came to him under the guise of bringing him a loan application for possible assistance in disconnecting the utilities. Staff had the Police show up and Mr. O'Connell claimed that he was told that they would issue an administrative warrant if he did not allow them on the property so they could take some pictures.*

*Mr. O'Connell stated that there was a permit pulled by his electric contractor, but it had not yet shown up on the city's records. He further stated that it would cost around \$5,000 to move the electrical panel to his current residence on the property, but he did not have the money to get it done, nor could he obtain a loan. He shared that he was not happy with the structure being demolished and a lien being placed on his property citing that it would probably cost \$30,000, but he felt that is the only alternative available to him.*

*Chairman Golden asked staff to confirm if Mr. O'Connell would be allowed to keep the structure he is currently living in, and to address his concerns regarding his driveway. Ms. Loosemore explained that Mr. O'Connell would be allowed to continue using the accessory structure as his primary residence, and regarding the possible driveway damages, the contractor would have general liability insurance that should protect the property owner against any damages.*

*Council Member Ewing asked if staff has an estimated cost for the demolition. Ms. Loosemore replied that according to the estimates obtained by Mr. O'Connell, it would cost around \$30,000.*

Adopted an Ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1403 Wiltshire Street.

**A motion was made by Council Member Golden, seconded by Council Member Ewing, that this demolition ordinance 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7396/18-25  
Ordinance Book, Volume XX, Page 25  
Introduced 3/19/2018; Adopted 3/19/2018**

#### PENDING ITEMS

**Council Member Golden moved to remove items 2018-75, 2018-74, 2018-13, and 2018-10 out of pending and place on the regular agenda for further discussion and/or consideration. Council Member Ewing made a second. The motion carried by a unanimous 9-0 vote.**

#### **2018-75**

##### **Ordinance - Demolition of Structure - 2903 Bolton Place**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 2903 Bolton Place belonging to the Estate of Paul Alden McKeehan, Jr.

Lori Loosemore, Local Codes Enforcement Supervisor, reported that this property was originally inspected on August 8, 2017 and the hearing was held on October 30, 2017, and no one appeared for the hearing. An Order to Repair or Demolish was issued on November 15, 2017 with a compliance date of December 18, 2017. Delinquent property taxes in the amount of \$1,487.19 are owed on the property and the property owner has not made contact with the inspector, nor have any permits been pulled.

There was no one present to speak regarding the property.

Adopted an Ordinance ordering the housing inspector to effectuate the demolition of a structure located at 2903 Bolton Place.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Williams, that this demolition ordinance 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7397/18-26**

**Ordinance Book, Volume XX, Page 26**

**Introduced 3/5/2018; Adopted 3/19/2018**

**2018-74**

**Ordinance - Demolition of Structure - 1605 E. Commerce Avenue**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1605 E. Commerce Avenue belonging to Heirs of Dennie and Sarah Berry.

*Lori Loosemore, Local Codes Enforcement Supervisor, advised this property was originally inspected on October 31, 2017, a hearing was held on November 20, 2017, and no one appeared for the hearing. An Order to Repair or Demolish was issued on January 4, 2018 with a compliance date of February 6, 2018. Ms. Loosemore reported that a niece did contact the inspector and she thought her father had power-of-attorney for the property, but he did not. The family informed staff that they have no interest in the property. Delinquent property taxes in the amount of \$3,242 are due and no permits have been pulled. Ms. Loosemore pointed out there is an active public nuisance case on the property and noted the city is in the process of having the exterior of the property cleaned.*

Adopted an Ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1605 E. Commerce Avenue.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Williams, that this demolition ordinance 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7398/18-27**

**Ordinance Book, Volume XX, Page 27**

**Introduced 3/5/2018; Adopted 3/19/2018**

**2018-13      Ordinance - Demolition of Structure - 613 Manley Street**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 613 Manley Street belonging to Joshua and Sarah Stahl.

*Lori Loosemore, Local Codes Enforcement Supervisor, explained this case was continued by the City Council at the January 16, 2018 Meeting and at that time, the property owner was given a 60-day extension. She shared that the property owner has obtained permits and has put up siding on the exterior of the house, and has replaced some subflooring as well, but has not called for any inspections. She reported that the property owner has also paid some of the delinquent property taxes due and now owes \$917.50 in taxes versus the \$2,900 that was previously owed. Ms. Loosemore pointed out that since the property was unsecured, staff did send the property owner a notice to secure the property.*

*Staff is recommending a 30-day extension and pointed out the property owner did not actually start any work on the property until the last week and a half.*

Approved a 30-day extension on the property and placed the matter back onto the pending list for the Community Housing, Neighborhood Development & Public Safety Committee. Matter due back on or around May 7, 2018.

**A motion was made by Council Member Golden, seconded by Council Member Ewing, to give the property owner a 30-day extension and place this matter back in Pending as assigned to the Community Housing, Neighborhood Development and Public Safety Committee, due back on 5/7/2018. The motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-10      Ordinance - Demolition of Structure - 1227 Pearson Place**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1227 Pearson Place belonging to Monument of Praise Ministries.

*Lori Loosemore, Local Codes Enforcement Supervisor, advised that this housing case was also continued by the City Council at the January 16, 2018 Meeting. She explained that she did meet with the property owner's representative, Masita Dorley, and she did provide staff with some signed contracts with KC's Home Improvements, as well as an outline of the work to be done. She noted that Ms. Dorley did not submit a solid plan for the financing of these improvements and stated they are awaiting on donations to come in and plan to use manpower/volunteers from the church to help with making the improvements. Ms. Loosemore noted that Ms. Dorley is anticipating completion of the repairs to the property in about 60 days, but because the estimate on the repairs was \$45,000 and with financing being an issue, staff is recommending another 30 days to make sure things are moving and progressing and the fact that no work on the house has been started.*

Ms. Loosemore advised that Ms. Dorley could not attend the meeting, but did send another representative, Ms. Duncan. Ms. Duncan stated that KC's Home Improvement has started on the inside of the home and the walls have been removed. They also plan to do some additional work this weekend. She confirmed that their permits have been applied for and that they would be meeting tomorrow to talk about the remaining contract for the work that needs to be done and look at what needs to be paid for. She pointed out KC's Home Improvements has outlined a payment plan for payments to be made as they do the work.

Mayor Pro Tem Williams asked about the purpose for which the home would be used. Ms. Duncan advised that the structure would be used to house a homeless family, to revitalize the neighborhood and provide housing for those who do not fit the criteria of affordable housing. Ms. Dorley stated they are pushing to have the repairs done in no less than 60 days, but would do it sooner if needed.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Williams, to place this matter back on the Pending list as assigned to the Community Housing, Neighborhood Development and Public Safety, due back on or around 5/7/2018. The motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

PLANNING & DEVELOPMENT COMMITTEE - *Mayor Pro Tem Williams, Chair*  
*Committee Members: Williams, Jones, Moore, and Scarborough*

#### PUBLIC HEARINGS

#### **2018-102      City of High Point - Text Amendment 18-02 (TA-18-02)**

A request by the Planning & Development Department to amend Section 5.14.6 Pocket Neighborhoods and to add a new Section 5.14.7. Tiny Home Neighborhood.

*The public hearing for this matter was held on Monday, March 19, 2018 at 5:30 p.m.*

*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 minutes.*

*Text Amendment 18-02 is a request proposed by the Planning and Development Department to amend Section 5.14 of the Development Ordinance pertaining to development types. This amendment proposes to add Tiny Home Neighborhoods as a development type in the Development Ordinance and to establish appropriate standards for that use. It also proposes amendments to the Pocket Neighborhoods, an existing use type within the Development Ordinance.*

*Mr. Shannon advised that tiny homes typically contain less than 400 square feet; however, when built on a permanent foundation, they can go up to 600 square feet. The structures would be built on a permanent foundation and developed and inspected in accordance to the*

*North Carolina Building Code. Mr. Shannon explained that structures could be built on any residentially zoned lot without regard to size, as long as the lot size meets the minimum requirement, the setbacks for the structure are met.*

*The city has been approached by a developer who has constructed a similar type tiny home neighborhood in Greensboro and they are looking at that type of development in the Core City area of downtown High Point.*

*The proposed development of a Tiny Home Neighborhood would allow up to four to twelve dwelling units with a minimum lot size of one-quarter acre, not to exceed two acres. The following additional requirements would have to be met:*

- 1. The lot must have at least 50-feet of frontage on a public street.*
- 2. It must be in a zoning district that permits single-family detached dwellings.*
- 3. The individual homes cannot exceed 600 square-feet in area.*
- 4. Must have at least 40% of open area.*
- 5. It must be designed in such a way that each unit has a sidewalk that leads to the individual units and must have sidewalks on the public streets.*
- 6. Must have a perimeter standard where it abuts non-compatible uses.*
- 7. The Tiny Home Neighborhood must have a Homeowner's Association to ensure that the common area and any type of stormwater control device is maintained.*

*Mr. Shannon explained depending on the layout of the development, they have the option of having parking. The Development Ordinance does not require parking, but if they want to have shared parking, it is permitted. They also have the option of having some type of common building for recreation or storage purposes.*

*The changes to the Pocket Neighborhood regulations are primarily so that the language between the Tiny Home Neighborhood and the Pocket Neighborhood sync and laid out in a similar manner in the Development Ordinance.*

*Staff is recommending approval of the request based on the following reasons as outlined in the staff report:*

- 1. The Tiny Home Neighborhood is consistent with the adopted policy guidance.*
- 2. It provides a wide range of housing types for individuals with varied incomes.*
- 3. It's supported by the Core City infill strategy.*
- 4. The request is reasonable and in the public interest because it would further the flexibility of the Development Ordinance and provide additional affordable housing options to help encourage reuse of vacant and underutilized properties within the Core City area.*

*The Planning & Zoning Commission reviewed this request at their February meeting and are also recommending approval by a unanimous 9-0 vote.*

*At the conclusion of Mr. Shannon's overview, he entertained questions from Council.*

*Council Member Moore asked if there were any photo examples available from the Greensboro development and if there would be any restrictions in what type of materials they*

*could use. Mr. Shannon explained there are no restrictions on materials, but they would be restricted as far as the size, and the structure must be on a permanent foundation. The Development Ordinance does impose a height limit for all development, and the structure would have to be hooked up to public utilities.*

*Responding to another question posed by Council Member Moore regarding the differences between tiny homes and container homes, Mr. Shannon replied that unless it is on a permanent foundation and meets the North Carolina Building Code, it is not considered a tiny home. Lee Burnette, Director of Planning and Development, explained that a container home could be altered and engineered to meet the North Carolina Building Code.*

*Chairman Williams asked if there were any additional questions for staff. There being none, he opened the public hearing and asked if there was anyone present who would like to speak in favor of or in opposition to this request.*

***Scott Jones**, a resident in Pleasant Garden at 1852 Rosswood Street, addressed Council and spoke in support of Text Amendment 18-02. He identified himself as the developer for the project and explained they have a nonprofit 501(c)3 they are working with in Greensboro and other areas throughout North Carolina in developing tiny house communities. He advised that they are doing this to support individuals that are experiencing homelessness or those that are experiencing extreme poverty levels that cannot afford current, excessive rents being charged by developers at this time. He noted that these structures would be built with standard construction materials and would be built in accordance to the North Carolina Residential Building Code.*

*In response to an inquiry from Chairman Williams regarding the number of units that could be placed on an acre of land, Mr. Jones explained it would depend on the size of the structures, zoning requirements, the setbacks, and density levels. He advised that they are currently putting about six homes on just under a one-half acre tract of property in Greensboro. He anticipates being able to put ten 384 square foot tiny homes on the property in High Point and pointed out the existing duplex structures currently on the property will be offered for Fire Department training and demolished once the asbestos is removed.*

*Mr. Jones noted the proposed Tiny Home Neighborhood will be developed with money from the North Carolina Housing Financing Agency. He further explained that their program will be affordable rentals based off income and HUD recommended rates. The clientele will receive some sort of housing voucher until they can get permanent employment and they will be assigned case managers to help guide them through the process. He pointed out this would provide them with an address that they can use when filling out applications. They hope to develop other programs in the near future providing more opportunities for homeownership on individual lots of tiny houses. Mr. Jones anticipates holding a groundbreaking in May with construction/grading/infrastructure following and their goal is to have the ten tiny houses constructed sometime in the fall of this year.*

*Chairman Williams asked if there were any additional questions, or if there was anyone else present to speak. There being no further comments, the public hearing was declared closed.*

*Adopted an Ordinance approving Text Amendment 18-02, amending Section 5.14.6 Pocket Neighborhoods and adding a new Section 5.14.7 Tiny Home Neighborhood to the Development Ordinance.*

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Peters, that this ordinance approving Text Amendment 18-02 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 Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Ordinance No. 7399/18-28  
Ordinance Book, Volume XX, Page 28  
Introduced 3/19/2018; Adopted 3/19/2018**

## GENERAL BUSINESS AGENDA

### **2018-105      Resolution of Intent Calling for a Public Hearing Regarding Amending the City of High Point Charter to Implement Four-Year Terms for the Members of the City Council**

Consideration of Adoption of a Resolution of Intent of the High Point City Council to establish a public hearing to hear public comment regarding an Amendment to the City of High Point Charter, Article III, Section 3.1- Method of Election to implement four-year terms for the members of the City Council.

***Council Member Ewing moved to suspend the rules for consideration of a Resolution of Intent setting the date for a public hearing be held for the purpose of amending the City of High Point's Charter. Mayor Pro Tem Williams made a second to the motion, which carried by a unanimous 9-0 vote.***

*Council Member Ewing introduced a Resolution of Intent calling for a public hearing regarding amending the City of High Point's Charter, more specifically Article III, Section 3.1 Method of Election, to implement four-year terms for the members of the High Point City Council. He advised this was heard and discussed in the Prosperity & Livability Committee previously, as well as presented at a Manager's Briefing last month. He recommended the public hearing be held on Monday, April 2, 2018 at 5:30 p.m. to hear public comments prior to making a decision as to whether or not to move forward with amending the Charter for four-year terms for the members of the High Point City Council.*

*Council Member Hudson advised that he would support the resolution because it calls for a public hearing date to solicit citizen input; however, he is not in favor of changing the terms of the members of the High Point City Council to four-year terms.*

**Adopted the Resolution of Intent calling for a public hearing date of April 2, 2018 at 5:30 p.m. to receive public comment regarding amending the City of High Point's Charter, to implement four-year terms for the members of the High Point City Council.**



**A motion was made by Council Member Ewing, seconded by Mayor Pro Tem Williams, that this Resolution of Intent be adopted. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**2018-103      Minutes to be Approved**

1. Special Meeting (Department Presentations); February 28th @ 3:30 p.m.
2. High Point City Council Regular Meeting; Monday, March 5th @ 5:30 p.m.
3. Community Housing, Neighborhood Dev. & Public Safety Committee; March 6th @ 10:00 a.m.
4. Prosperity & Livability Committee; March 7th @ 9:00 a.m.

*Council Member Ewing referenced an email Council received from Ken Orms requesting a correction be made to comments he made during the Public Comment Period at the March 5th Regular Meeting. For the record, Council Member Ewing pointed out the City Clerk did go back and listen to the audio of the meeting, and the minutes were drafted and reflective of what was said.*

Approved the preceding minutes as submitted.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jones, that the preceding minutes be approved as submitted by the City Clerk. The motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 6:23 p.m. upon motion duly made and seconded.

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Jay W. Wagner, Mayor

Attest:

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Lisa B. Vierling, MMC  
City Clerk