

**HIGH POINT CITY COUNCIL
REGULAR MEETING
June 3, 2019 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Wagner called the meeting to order at 5:30 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 Jason P. Ewing (Ward 6); Council Member Britt W. Moore (At Large), Council Member Donald A. Scarborough (At Large), Council Member Jeffrey J. Golden (Ward 1), Council Member Christopher Williams, Council Member Monica L. Peters (Ward 3), Council Member S. Wesley Hudson (Ward 4), and Council Member Victor A. Jones (Ward 5)

RECOGNITIONS AND PRESENTATIONS

2019-231 Proclamation - American Flag Day 2019

Mayor Wagner will present a proclamation to Lois Markham proclaiming Saturday, June 15th as “American Flag Day” in the City of High Point.

Mayor Wagner read the proclamation proclaiming Saturday, June 15, 2019 as "American Flag Day" in the City of High Point and presented it to Lois Markham and Gloria Halstead.

[applause, photo opportunity]

2019-251 Proclamation - Children & Families Reading Month

Mayor Wagner will present a proclamation to Lorraine Fleming proclaiming the month of July as "Children & Families Reading Month" in the City of High Point.

Mayor Wagner read the proclamation into the record proclaiming the month of July as "Children & Families Reading Month" in the City of High Point and presented it to Lorraine Fleming.

[applause, photo opportunity]

STRATEGIC PLAN UPDATE**2019-23****Strategic Plan Update**

Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

Blight Reduction

Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development & Public Safety Committee provided an update on some numbers as they relate to the Code Enforcement. He then shared numbers for the May 2019 activities as follows:

Minimum Housing Complaints	30
Active Minimum Housing Cases	302
Active Backlog Cases (270 originally)	1
City Demolished Houses	1
Public Nuisance Complaints	21
Active Public Nuisance Cases	113
City Abated Public Nuisance Cases	5
Owner Abated Public Nuisance Cases	19
Zoning Complaints (vehicles, signs, etc...)	11
Active Zoning Cases	97
Signs Collected	92

Lori Loosemore, Local Codes Enforcement Manager, shared some photos of success stories, one highlighted a property that was cleaned up that had numerous junked vehicles.

PUBLIC COMMENT PERIOD**2019-253****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 the Public Comment Period.

The following individuals addressed Council during the Public Comment Period.

Jim Morgan, a strong supporter for the arts, commented that a community that does not support the arts is not a thriving community and strongly believed the city should support the Arts Council financially and otherwise. In addressing the Arts Council's most recent audit, Mr. Morgan noted that the Arts Council did get a clean audit, and admitted they are struggling financially as pointed out in the audit. He explained the reason for the struggle has been paying off the mortgage for the building they purchased 6.5 years ago. He admitted the interest on the mortgage has been a major expense, but noted they have paid it down significantly over the last several years and believed once the pledges come in, the mortgage will be down to \$70,000. Additionally, he added that the city has cut their funding for the last several years and they have had to pay out about \$150,000 in interest over the last several years to get their building paid for. He pleaded to Council to please help them.

Susan Koger, a resident on Eastchester Drive, addressed Council regarding excessive, aggressive, and distracted speeders and the dangerous effect that the construction of the bridge on Eastchester has had on the speeding and flow of traffic, particularly around the Foxwood Meadows neighborhood. She requested installation of stoplights at Rivermeade to slow the traffic down and noted that although she has spoken numerous times to elected officials, city staff, police, etc.... regarding these concerns, there have been no changes, actions, or improvements.

James Adams, a resident at 1440 Bailey Circle, High Point and President of the High Point Branch of the NAACP, addressed Council regarding the numerous gang-related, gun-related deaths occurring in the city. He prefaced his comments with the following question: "How angry do we have to become?" He mentioned a NAACP Town Hall Meeting that took place in April where concerns were shared as to what the community would like to see and the one that took the most time was gun violence in the city. He strongly urged Council to consider looking at the model being incorporated in Greensboro. He applauded the High Point Police Department's recent efforts to get many of the weapons off the streets over the last few months, but felt that was not helping in a system that offers after the fact crisis management which warrants a more proactive approach. He noted the lack of education and employment opportunities over the years has significantly contributed to the problem, along with lack of housing and food insecurity. He stated that staying still is not an option, being silent is not an option, and the community and its leaders must be louder, bolder, and intentional. He concluded his comments with the same question: "How angry do we have to become"?

Mary McInerney, 318 Log Cabin Circle, spoke to the funding that the Southwest Renewal Foundation has applied to from the city and encouraged the city to continue the grant for the Southwest Renewal Foundation. She felt a little bit of attention to the area would make a huge difference and development would spur other development opportunities. She pointed out Southwest Renewal Foundation's work with gardens, greenways, and educational programs will certainly help draw more economic interest in the southwest area and make it more prosperous in the long run.

Dot Kearns, 1315 Longcreek Drive, High Point, also spoke on behalf of the Southwest Renewal Foundation. She prefaced her comments by thanking the City Council for all the unbelievable things going on in High Point and felt it was worth the time and energy to take

a deep look at the Southwest area of the city since the rest of the city is going to be inviting and thriving. She acknowledged that funds awarded by the city for nonprofits are very limited, but begged the city to look carefully at making any small grant from the city to the Southwest Renewal Foundation contingent upon them receiving a large \$500,000 grant that the Foundation is applying for. She expressed appreciation for anything that Council could do to show appreciation for the volunteer efforts that have been made.

Mayor Wagner asked if there was anyone else in the audience that would like to address Council. There were none and the Public Comment Period was closed.

FINANCE COMMITTEE - Council Member Moore, Chair
Committee Members: Moore, Ewing, Hudson, and Jones

CONSENT AGENDA ITEMS

Chairman Moore reported that the Finance Committee did meet as scheduled on Thursday, May 30, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation for approval.

Council Member Moore moved to approve all finance-related items on the Consent Agenda. Mayor Pro Tem Ewing made a second to the motion, which carried by a 9-0 unanimous 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.

2019-232 Contract - MobileDoc - Fire Department Employees

Council is requested to award an agreement for a services contract to MobileDoc Medical Services to include on-site/as needed physicals for the Fire Department employees in the amount of \$98,000.

Approved a contract in the amount of \$98,000 with MobileDoc Medical Services to include on-site/as needed physicals for the Fire Department employees.

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 Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones

2019-233 Resolution - High Point University - Radio Donation

Council is requested to adopt a resolution approving the donation of sixty (60) surplus radios to High Point University that were slated to be sold on the GovDeals online auction service.

Adopted a Resolution approving the donation of sixty (60) surplus radios that were initially slated to be sold on the GovDeals online auction service to High Point University.

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

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

**Resolution No. 1844/19-30
Resolution Book Volume XX, Page 103**

2019-234 Change Order - J&J Underground Utilities

Council is requested to approve a change order to the J&J Underground Utilities contract in the amount of \$197,869 to close the project and process final payment to the vendor for work performed under the contract for boring conduits for primary power in the Carol Bay subdivision.

Approved a Change Order to the J & J Underground Utilities contract in the amount of \$197,869 to close the project and process final payment to the vendor for work performed under the contract for boring conduits for primary power in the Carol Bay subdivision.

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

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

2019-235 Contract - Guy M. Turner, Inc. - Crane & Rigging Services

Council is requested to award a contract to Guy M. Turner, Inc. to establish unit pricing for Crane and Rigging work on an as needed basis. These prices will be locked in for three years with options for additional years of renewal if agreeable with vendor.

Awarded a contract to Guy M. Turner, Inc. to establish unit pricing for crane and rigging work on an as needed basis (prices will be locked in for three years with options for additional years of renewal if agreeable with the vendor).

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 Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones

2019-236 Contract - On-Call Professional Services - Supervisory Control & Data Acquisition Systems (SCADA) & Integration Support - Piedmont Automation/Citi, LLC/ Revere Control Systems/ Lord & Co

Council is requested to award Master Professional Service Agreements for SCADA Design & Integration Support with four (4) firms: Piedmont Automation, CITI LLC, Revere Control Systems and Lord & Co to provide professional services for Public Services facilities control systems such as Wastewater, Water Treatment, Material Recovery Facility, as well as all remotely controlled located systems.

Awarded contracts to the following companies to provide professional services for Supervisory Control & Data Acquisition systems (SCADA) and Integration Support for the Public Services facilities control systems such as Wastewater, Water Treatment, Material Recovery Facility, and all remotely controlled located systems.

- ✓ Piedmont Automation
- ✓ CITI LLC
- ✓ Revere Control Systems
- ✓ Lord & Co.

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 Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones

2019-237 Contract - Ward WTP Caustic & Alum Pump Replacement - Brushy Mountain Builders

Council is requested to award a contract to Brushy Mountain Builders in the amount of \$245,000 to demolish the existing alum and caustic chemical feed system at the Ward Water Plant and to replace the pumps, valves, accessories and related electrical and control work. The project also includes the rehabilitation and coating application of both the caustic and alum containment areas.

Awarded a contract to Brush Mountain Builders in the amount of \$245,000 to demolish an existing alum and caustic chemical feed system at the Ward Water Treatment Plant and to replace the pumps, valves, accessories and related electrical /control work, and to include the rehabilitation and coating application for both the caustic and alum containment areas.

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 Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones

2019-238 Contract - TransLōc, Inc.

Council is requested to award an amended contract to TransLōc, Inc. in the amount of \$94,400 for access to the real-time bus information platform for the City's Hi-Tran buses.

Awarded an amended contract to TransLōc, Inc. in the amount of \$94,400 for access to the real-time bus information platform for the city's Hi-Tran buses.

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 Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones

2019-239 Resolution - Revised Reimbursement Agreement - BSC Holdings, Inc.

Council is requested to adopt a Resolution to amend the Reimbursement Agreement with BSC Holdings, Inc. and authorize the appropriate City Staff to execute all documents to execute the same.

Adopted a Resolution amending the Reimbursement Agreement with BSC Holdings, Inc. and authorized the appropriate city staff to execute all documents as necessary.

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

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

2019-132 Financial Software Technology Initiative- NC Treasurer's Office

Council is requested to approve memorandums of understanding and contract documents between the City of High Point and the North Carolina State Treasurer's Office to partner in a financial software technology initiative; and, authorize the appropriate city official to execute all necessary documents.

Approved a Contract Administrator Memorandum of Understanding (MOU), Steering Committee Memorandum of Understanding (MOU), and contract documents between the City of High Point and the North Carolina State Treasurer's Office to partner in a financial software technology initiative and authorized the appropriate city official to execute all necessary documents.

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

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

2019-254 Contract Renewal - The Ferguson Group

Council is requested to authorize the renewal of contract with The Ferguson Group (TFG) for the period of July 1, 2019 - June 30, 2020.

Approved a renewal to the contract with The Ferguson Group (TGF) for the period of July 1, 2019 - June 30, 2020.

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

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

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - *Council Member Moore, Chair*
Committee Members: Moore, Ewing, Hudson, and Jones

2019-240 Public Hearing - 2019-2020 City of High Point Annual Budget

Monday, June 3, 2019 at 5:30 p.m. is the date and time established to receive public comments on the proposed 2019-2020 City of High Point Annual Budget.

The public hearing on the FY 2019-2020 City of High Point Annual budget was held on Monday, June 3, 2019 at 5:30 p.m.

Finance Committee Chair Moore asked staff to come forward to provide an overview of the proposed budget.

Eric Olmedo, Managing Director, provided a brief overview of the highlights for the FY 2019-2020 proposed budget.

- *Combined electric rate decrease and water/sewer rate increase for an average house in High Point would come out to a .37 per month increase.*
- *Adds seven (7) additional positions.*
- *Continues Pay-for-Performance program of a 0-4% merit-based increase for employees.*
- *Continues city's 1% match for employees participating in 401K/457 retirement programs.*
- *Anticipates a 5% increase in health and insurance cost on January 1, 2020.*
- *Funds the State-mandated increase in the Employees Retirement System.*

- *Continues the important work done in the Core City and continues funding for Core City Redevelopment programs.*
- *Continues street resurfacing at \$2.5 million, which is a slight increase from the previous year.*
- *Continues to address deferred maintenance for city facilities.*
- *Replacement of approximately 10% of the total fleet of aging vehicles and equipment at \$4.4 million.*
- *Replacement of three (3) paratransit buses (this program is funded between state and federal grants with the city paying 10% of the total).*
- *Continues the Pay-as-you-Go funding for maintenance or deferred capital programs in electric, water/sewer, solid waste, and the general fund. This has been a healthy investment program for the last few years and it is continued.*

Mr. Olmedo advised that overall the proposed FY 2019-2020 Annual Budget is a .05% increase over the current year's budget. He referenced the two pages placed on the dais that reflected corrections from the discussions that took place in the Budget Review Session and pointed out it did not impact the total amount of the budget. Following his presentation, Mr. Olmedo entertained questions from Council prior to the start of the public hearing.

There being no questions, Chairman Moore opened the public hearing and asked if there was anyone present who would like to speak regarding the proposed FY 2019-2020 Annual Budget. There being none, he asked City Manager Greg Demko to speak to the 4% water/sewer rate increase that has been figured in the budget.

Mr. Demko explained the 4% water/sewer rate increase is built off a 20-year financial plan to ensure compliance with EPA laws, water quality, as well as to continue to reduce the deferred maintenance and replace water/sewer lines that are up to 150 years of age to keep the water system intact. He further explained that outside firms assisted with the financial analysis and validated the financial analysis so that it fits in with the future bond program as well as deferred maintenance. He advised the Pay-As-You-Go capital program has been in place for the last 15 years and would continue for at least the next 10 years.

Following Mr. Demko's comments, Chairman Moore provided another opportunity for comments from the public. Council Member Peters mentioned a letter she received from a Louis Thibodeaux, a constituent in Ward 3, regarding the budget and asked that it be entered and attached as a permanent part of the record of these proceedings.

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

Chairman Moore thanked management and staff for their hard work on the budget and felt staff does a great job with fiscal responsibility of taxpayer dollars.

Council Member Peters spoke to the reliance Council has on residents to speak and offer comments during the public comment period on the budget and noted that Council does not make a decision on the budget until all voices are considered.

Mayor Wagner thanked staff for their hard work in presenting a balanced budget with no tax increase. He thanked staff for following management's directive to cut their department

budgets, so the budget submitted to Council for consideration contained everything necessary to continue services at the current level, but without raising taxes, and with an electric rate decrease.

2019-241 Ordinance - City of High Point 2019-2020 Budget Ordinance and Related Documents

City Council is requested to adopt the FY 2019-2020 Budget Ordinance for the City of High Point and associated fee schedules.

Adopted the City of High Point FY 2019-2020 Budget Ordinance and Comprehensive Fee Schedule.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that the FY 2019-2020 Budget Ordinance and the associated fee schedules be adopted. The motion carried by the following unanimous 9-0 vote:

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

**Ordinance No. 7529/19-46
Ordinance Book Volume XX, Page 158**

2019-242 Contract - High Point Convention & Visitors Bureau - 2019-2020 Annual Budget/Contract

City Council is requested to approve the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2019-2020 and authorize the City Manager to execute contract between the High Point Convention and Visitors Bureau for FY 2019-2020.

Approved the annual budget and contract for the High Point Convention & Visitors Bureau (CVB) for FY 2019-2020 and authorized the city manager to execute the contract between the City of High Point and the High Point CVB for FY 2019-2020.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that the FY 2019-2020 Annual Budget and Contract with the High Point Convention & Visitors Bureau be approved. The motion carried by the following unanimous 9-0 vote:

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

2019-243 International Home Furnishings Market Authority - 2019-2020 Annual Budget
City Council is requested to approve the FY 2019-2020 annual budget for the Market Authority.

Approved the draft budget submitted by The Market Authority for FY 2019-2020. The draft budget will be reviewed and approved by the Market Authority Executive Committee on June 5, 2019 and is slated for approval by the Market Authority Board on June 19, 2019.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that the FY 2019-2020 Annual Budget and Contract with the international Home Furnishings Market Authority be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, 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.

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair
Committee Members: Golden, Peters, Scarborough, and Williams

2019-244 Urgent Repair Program (URP) Policies and Procedures - FY 2019 - 2020
The Community Development and Housing Department recommends approval of the URP 19 Procurement and Disbursement Policy and the URP 19 Assistance Policy, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Thanena Wilson, Assistant Director of Community Development & Housing, reported that the City of High Point has been awarded a \$50,000 grant from the North Carolina Housing Finance Agency for the 2019 Urgent Repair Program (URP); the City of High Point will be providing a \$10,000 match which will bring the total to \$60,000. The following documents require approval as part of the post approval process.

1. URP 19 Procurement and Disbursement Policy, and
2. URP 19 Assistance Policy

The URP 19 Assistance Policy will be given to each homeowner that assistance is provided for. It outlines the process, steps, and requirements, for the program.

The URP 19 Disbursement Policy outlines the bidding processes required for the contractors as well as methods of payment and the documentation required to submit for completion.

Ms. Wilson advised that the URP 2019 program has been closed out and funds expended that assisted 10 homeowners. Staff is requesting Council's approval.

Approved the URP 19 Procurement and Disbursement Policy and the URP 19 Assistance Policy and authorized the appropriate city official and/or employee to be authorized to execute all necessary documents.

A motion was made by Council Member Golden, seconded by Council Member Williams, that the URP 19 Procurement and Disbursement Policy and the URP 19 Assistance Policy be approved. The motion carried by the following unanimous 9-0 vote:

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

2019-245 Ordinance To Demolish - 1124 Textile Place

City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 1124 Textile Place belonging to Fred Thompson Sr and Sandra Thompson.

Lori Loosemore, Local Codes Enforcement Manager, reported that the original inspection on this structure was conducted on July 5, 2019 which identified violations of the Minimum Housing Ordinance. A hearing was held on March 19, 2019. Because both property owners were deceased, staff did advertise the property which was the reason for the lapse in time following the inspection before the first hearing was held. As a result of the hearing, an Ordinance to Repair or Demolish was issued on March 21, 2019 with a compliance date of April 26, 2019. Delinquent property taxes are owed on the property in the amount of \$455.

Ms. Loosemore advised that Michael Thompson, representing the deceased property owners, did appear for the hearing and stated he planned to get an attorney to get the property in his name so that he could apply to the city for possible rehab money to make the necessary repairs. Ms. Loosemore stated Mr. Thompson had indicated that he would be present at tonight's meeting, but later left a message stating he may not be able to appear due to a work conflict. She also advised that he was cited previously for not having city utilities at this property but was still staying there.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of the structure at 1124 Textile Drive.

**Ordinance No. 7530/19-47
Ordinance Book Volume XX, Page 159**

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

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

PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, Chair
Committee Members: Williams, Scarborough, Moore, and Jones

2019-246 Resolution of Intent - Annexation 19-03

Approval of a Resolution of Intent that establishes a public hearing date of Monday, June 17, 2019, at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 0.48-acre parcel lying along the south side of Kivett Drive, approximately 275 feet west of Kersey Valley Road. The property is also known as Guilford County Tax Parcel 161079.

Adopted a Resolution of Intent establishing a public hearing date of Monday, June 17, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 0.48-acre parcel lying along the south side of Kivett Drive, approximately 275 feet west of Kersey Valley Road, more specifically known as Guilford County Tax Parcel 161079.

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

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

Resolution No. 1846/19-32
Resolution Book, Volume XX, Page 105

PUBLIC HEARINGS - Planning & Development Committee
Chaired by Council Member Williams

2019-247 Ordinance - Zoning Map Amendment 19-06 - City of High Point

A request by the City Council to amend the boundary of the Airport Overlay (ARO) District that changes approximately 227.67 acres from Zones 1 & 2 to Zone 3 and approximately 39.5 acres from Zone 1 to Zone 2. The area lies between Gallimore Dairy Road and Clinard Farms Road, generally east of Barrow Road and west of Pegg Road.

The public hearing for this matter was held on Monday, June 3, 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.

This is a request to the city's Airport Overlay District, also known as the ARO District. The City Council is requesting that the ARO District be revised which includes approximately 267 acres in the northern portion of the city's planning area, generally lying south of Gallimore Dairy Road, north of Clinard Farms Road, and generally east of Barrow Road, and west of Pegg Road.

Mr. Shannon pointed out that the ARO District is an Overlay District and is applied in addition to the underlying zoning standards for the property.

After providing a brief history on the ARO District, Mr. Shannon explained in April of 1998, Federal Express selected the Piedmont Triad International Airport (PTIA) as the location of their airport cargo facility and as part of that project, a new parallel runway was constructed. Based upon the Johnson Street/Sandy Ridge Road Area Plan which identified areas of concern due to noise impact, the city employed Wiley Laboratory to assess airport noise impacts and help develop Land Use policies to combat those impacts in that portion of the city. The end result was the adoption of the Airport Overlay District in 2003 by the City Council in 2003. The Airport Overlay districts were reviewed again in 2012 and resulted in some slight adjustments based upon the PTIA PART 150 Noise Study that was conducted.

The PART 150 Noise Study identified the following four zones that impact this portion of the city.

- 1. **Zones 1 and 2.** Intended to prevent development of land uses that are sensitive to day and nighttime noise. No new residential developments are permitted. Zone 1 is more restrictive in that there are certain uses such as schools or other land uses that may have a safety concern and are prohibited.*
- 2. **Zone 3.** Requires building construction standards that require any new residential development to be designed in such a way to reduce interior versus exterior noise by 30 decibels.*
- 3. **Zone 4.** Requires notification to the new property owners of any property that is sold so they are aware that the property is located in an area where there may be noise impact. This same notification is also required in the other three districts as well.*

Mr. Shannon advised this matter surfaced as a result of discussions with an applicant who is considering developing a 79-acre industrial research development park, which may include a small residential component. Staff was asked to look at the Airport Overlay zones in this area to see if any revisions were appropriate based upon the science of those noise metrics. With a project of this caliber and type, staff not only looked at the 79 acres for the project, but took a larger comprehensive view and studied 200+ acres for possible considerations. As part of the process, staff reached out to the executive director at the PTIA and there were no objection subject to the condition on any rezoning for the establishment of an aviation easement to the airport. Staff is recommending the following changes based upon their review.

- ✓ Area 1 (225 acres). Proposed to change from Zone 1 to Zone 3.*

- ✓ Area 2 (a little over 39 acres). Proposed to change from Zone 1 to Zone 2.
- ✓ Area 3 (under .29 acres). Proposed to change from Zone 2 to Zone 3.

Mr. Shannon explained that staff tries to use physical boundaries such as roads and streams and in this area, that configuration is based upon the stream that is located in the area. the Planning and Development Department is recommending approval of the proposed amendments to the Airport Overlay District. The Planning & Zoning Commission considered this request at their May 28, 2019 public hearing and they also recommend approval by a vote of 7-0. The Commission adopted a statement that the Zoning Map Amendment is consistent because the proposed ARO District amendment does not conflict with the noise metrics upon which the district was based. Furthermore, the Commission stated the request is reasonable and in the public interest because the change of the subject site from Zone 2 to Zone 3 as proposed would continue to provide noise mitigation protection measures by limiting incompatible uses, required design standards, and provides notification to the property owner.

Staff pointed out that these changes would only impact property that is within the High Point city limits and do not apply to the unincorporated parcels that are governed by Guilford County's zoning regulations. However, if any parcels are annexed into the City of High Point, they would not only be subject to the Airport Overlay requirements, but to all standards of the city's Development Ordinance.

Following staff's presentation, Mr. Shannon entertained any questions.

Council Member Golden questioned why staff did not look at zoning the whole big area in Zone 1 and Zone 2 and asked what the reasoning was when this area was split up.

Lee Burnette, Director of Planning and Development, advised that staff tries to follow physical boundaries where possible such as streets, planned streets, streams, etc.... because oftentimes property lines do change. He further explained that staff was hesitant in going much farther west for two reasons.

1. There was not a good physical boundary.
2. The Airport's current plan is based upon the noise metrics that puts the noisier planes on the newest runway which runs along the corridor towards the west.

He pointed out that the PTIA will soon be starting another PART 150 Study that should be completed in about a year. When the new PART 150 Study is complete, staff will be revisiting the noise districts again and will see if any revisions might be necessary based on the users of the airport, number of flights anticipated, type of flight mix used, and type if aircraft used.

Chairman Williams asked if there were any additional questions for staff. There being none, he opened the public hearing and invited those desiring to speak to come to the podium.

Kay House, a resident of 1241 Blackberry Ridge Drive, stated she was unsure of what an overlay is. She questioned the impact of changing Zone 1 to Zone 3 and asked how it would affect her property and if they would be dealing with more or less noise from the changes.

Mr. Shannon pointed out Ms. House's property is not within the city limits, so it will not be impacted by the overlay zone because the overlay only restricts the type of development for property within the city of High Point in that portion of the city. He explained that the city has no control over flights in the area and further explained that the Airport Overlay governs the manner in which the property within the City of High Point may develop to reduce the impact on new development.

Chairman Williams asked if there was anyone else present who would like to speak. There being no further comments, the public hearing was declared closed.

Adopted an Ordinance approving Zoning Map Amendment 19-06 amending the boundary of the Airport Overlay (ARO) District changing approximately 227.67 acres from Zones 1 and 2 to Zone 3 and approximately 39.5 acres from Zone 1 to Zone 2 for the area lying between Gallimore Dairy Road and Clinard Farms Road, generally east of Barrow Road and west of Pegg Road based on the following:

Consistency and Reasonableness Statements

The Zoning Map Amendment is consistent because the proposed ARO District amendment does not conflict with the Land Use Plan and other adopted plans and it does not conflict with the noise metrics upon which the district is based. Furthermore, the request is reasonable because the change of the subject site to Zones 2 and 3 as proposed will continue to provide noise mitigation protection measures by limiting incompatible uses, requiring design standards and providing notification to potential property owners.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this ordinance be adopted approving Zoning Map Amendment 19-06. The motion carried by the following unanimous 9-0 vote:

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

Ordinance No. 7531/19-48

Ordinance Book Volume XX, Page 160

2019-248

Ordinance - Annexation 19-02 - Oasis Investment LLC

A request by Oasis Investment LLC to consider a voluntary non-contiguous annexation of approximately 79.5 acres lying along the south side of Gallimore Dairy Road, approximately 1,800 feet west of Pegg Road. The property is also known as Guilford County Tax Parcels 169959 and 169966.

*The joint public hearing for this matter and related matter **2019-249 Zoning Map Amendment 19-07- Oasis Investment LLC** was held on Monday, June 3, 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 on Annexation 19-02 and Zoning Map Amendment 2019-249, which is hereby attached in Legistar as a permanent part of these proceedings.

He advised that staff would do a combined presentation on both matters; however, separate votes would be necessary.

Regarding Annexation 19-02, Oasis Investment LLC is requesting a voluntary non-contiguous annexation of approximately 79.5 acres lying along the south side of Gallimore Dairy Road, approximately 1,800 feet west of Pegg Road. The applicant is requesting annexation and to establish initial city zoning to facilitate development of this site. The applicant is requesting annexation to have access to the city's utilities as they are proposing to develop an industrial business park in this area. The proposed site does abut the city limits to the north and northeast and is generally surrounded by the city as there are adjacent lands to the south, southeast, and southwest that are within the City of High Point corporate limits. The annexation represents a logical progression of the city's annexation policy in this area as the site does abut and is surrounded by property in the city. There are existing service vehicles in the area and staff has determined that the annexation of this parcel would not negatively impact the city's ability to provide services in this area.

Regarding Zoning Map Amendment 19-07, the applicant is requesting establishment of initial city zoning on this property; the site is within the portion of the city where the city's Land Use Plan does support industrial type uses. The applicant is requesting the establishment of a Conditional Zoning Employment Center District. A 1.3 million square foot medical related industrial business park is proposed to be developed on the site. There have been several zoning requests for the Employment Center (EC) District which have been approved. The developer's intent for this site is to develop a campus-like setting along with the various industrial and medical-related development type uses such as a hotel, personal service uses to serve employers or employees working in the area.

The applicant has also submitted a Conditional Zoning Ordinance with various zoning conditions noting the manner in which the site may be developed. They have offered conditions pertaining to:

- ✓ *Location and limiting the number of residential units;*
- ✓ *Right-of-Way dedication;*
- ✓ *Landscaping;*
- ✓ *Location and number of access points;*
- ✓ *Transportation-related Improvements*

The EC District was specifically designed for development in the restricted industrial area and is intended to accommodate office, light industrial uses, warehouse, research development-type uses in a business park setting. It also has specific design and development standards to ensure compatibility with surrounding uses.

Mr. Shannon reviewed the key items.

Consistency of Adopted Policy Guidance Documents. *The site is designated as restricted industrial by the Land Use Plan and does advance the Goals and Objectives of the Community Vision Growth Statement.*

As for reasonableness in the public interest, the approval of the requested Conditional Zoning EC District is similar and compatible to previous zoning conditions granted in this area.

To ensure compatibility in this area, the applicant has offered a Type B planting yard and they have also offered a condition that there be no access to Blackberry Ridge Drive. There will be no extension or no access to this industrial development from the development to the south; this is important to ensure compatibility as far as not having industrial-related traffic going through the residential neighborhood.

Mr. Shannon noted the intent is not for the whole site to be developed with residential uses. As part of the research facility, the applicant is proposing a very limited amount of residential uses that will only be limited to the southern portion of the site.

Staff also looked at mitigating impacts. The EC District was specifically designed for restricted industrial land use designation and has standards that any EC District must the development must meet regarding screening of mechanical equipment, orientation of loading bays, prohibiting any type of outdoor manufacturing assembly. The Development Ordinance also has standards as far as regulating exterior lighting, landscaping, and screening of solid waste facilities which will also ensure compatibility with surrounding uses.

The development of this site will have an impact on traffic and a Traffic Impact Analysis was prepared by the applicant's traffic engineer and reviewed by the City of High Point Transportation Department. This will be a long-range development and developed in phases and the applicant has offered conditions for installing turn lanes at the entrance to the facility. There are two proposed access points from Gallimore Dairy Road. The applicant has included conditions as the development progresses for installing the traffic light at their main access point and a traffic light to the east at the intersection of Pegg Road at Gallimore Dairy Road. As part of the proposed Phase II of the development, they have offered conditions for improving Gallimore Dairy Road.

Staff is recommending approval of the request to rezone this 79.5 acres to a Conditional Zoning EC District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans. The Planning & Zoning Commission reviewed the request at their May 28, 2019 public hearing and recommended approval by a 7-0 vote.

Following the presentation, Mr. Shannon entertained questions for staff.

Council Member Ewing inquired about the long-range build out of the intersection of Gallimore Dairy Road and Eastchester and if it might be possible that NCDOT would push the project forward sooner because of the added traffic from the development. Mark McDonald, Director of Transportation, advised the proposed improvements for the Eastchester corridor are still in the development phase, so NCDOT is looking at the long-range impacts along the entire corridor and would take developments such as this one that is currently being planned into consideration. He felt the project was probably already

moved up as far as it could be given the project schedules for development, design, and construction and noted the current schedule calls for it to be built in 2024 or 2025.

At this time, Chairman Williams invited the applicant to come forward.

***Marc Isaacson**, 804 Green Valley Road, Greensboro, attorney representing the applicant, spoke in favor. He noted he was present on behalf of the owner of the subject project, the Oasis Investment Group and its principle, Dr. Adnan Mjalli, who is a long-time resident and business leader in High Point. Mr. Isaacson shared that Dr. Mjalli has been working on his vision for this project for the past several years and has put together a first-rate experience development team, many of whom are present at the meeting this evening.*

He reiterated the details of the request that were aforementioned by Mr. Shannon and directed attention to the illustrative site plan that was distributed to Council. He provided a brief overview of Dr. Mjalli's vision for the development of the Oasis Center and noted when fully developed, it will consist of offices and lab facilities, daycare, temporary housing (a small hotel or inn) that is proposed for the northern part of the property, triplex housing which is intended primarily for employees and others at the site, and lite retail and dining which is also proposed to be located near the north part of the property. Additionally, the site plan provides for ample walking trails, open green spaces, and quiet areas for patients and visitors and an abundance of landscaping and retention ponds and a traffic circle to facilitate traffic flow within the site.

He shared the vision is to establish a comprehensive site that will accommodate all the needs and requirements for research and development of new products in the field of pharmaceuticals and bio technology. He reported that the Oasis Center will merge as a primary partner for bio pharmaceutical clients to innovate, design, and implement unique emerging drug development programs. Since all necessary services will be located on site and within an embedded drug development team, this project will contain every support service that early innovators need to move their candidate forward, early proof of concept to full market availability and within a singular seamless environment. Mr. Isaacson advised that at full build-out of the project, they anticipate having 1,600 employees and a project value of over \$400 million.

Mr. Isaacson advised they did have the required neighborhood meeting, listened to the concerns, and tried to be sensitive to the neighbors' concerns. He acknowledged that traffic is a concern and they have offered a condition that there would be no street access between this property and the subdivision to the south at Blackberry Ridge Drive. Additionally, along certain areas, they have enhanced the required buffer and setbacks were feasible to provide as much mitigation of impacts as reasonably possible. He noted several changes have been made to the site plan as they have gone through the process and they look forward to continuing to hear from the neighbors about their concerns so they can further adjust the site plan as appropriate. Mr. Isaacson advised that they have agreed to every request made to them by the City of High Point throughout the process and pointed out the request does meet the goals of the city's long-range Land Use Plan per the staff report. In closing, Mr. Isaacson noted that The Oasis Center is a unique opportunity for the City of High Point to allow public and private sectors to cooperate and develop a world class employment center in the Triad with access to their transportation system.

Following his presentation, Mr. Isaacson asked if there were any questions.

Council Member Jones asked about the triplex in the southern area, apartments, and the hotel and if they would be for employees only. Mr. Isaacson advised that legally they cannot restrict it to employees, but noted they are intended for employees that live on campus. Regarding the proposed 110-room hotel, he advised that logically patrons would be visitors on campus.

Chairman Williams asked if there were any additional questions from Council for the applicant. There being none, he opened the public hearing and asked if there was anyone present who would like to comment in support of or against the request.

Sandra Clinard Noble, a resident at 7850-A Clinard Farms Road, advised that she lives where the two research and development buildings are proposed. She stated she attended the neighborhood meeting and would like clarification because they were told at the meeting that the residents for the apartments/townhomes would be for R & D employees only. While she understood that they may not be able to restrict them, she pointed out they were told at that time they were restricted. She also expressed concerns regarding the proposed walking trail around the entire premise. She advised her main concerns are the large four-story building, the residents living within, and the walking trail proposed along the edge of the property.

Mr. Isaacson acknowledged they are proposing a walking trail, but it would be relocated or moved more interior on the property to address some of the neighbors' concerns.

Council Member Moore stated that while he certainly understands these concerns, but pointed out the applicant seems to be very willing to listen to the neighbors in the area when they developed the plan.

Ms. Noble agreed this was correct but wanted to have it in the record that they were told one thing at the neighborhood meeting and heard contradictory information tonight.

Chairman Williams asked if there was anyone else present who would like to speak regarding this matter. There being no further comments, the public hearing was declared closed.

Prior to the vote, Council Member Moore advised that he would be voting in support of both Annexation 19-02 and Zoning Map Amendment 19-07, but he highly encouraged the developer to stay true to their promise to stay in touch with the community as they develop and grow the property.

The following actions were taken:

Annexation 19-02

Adopted an Ordinance approving the annexation of 79.5 acres lying along the south side of Gallimore Dairy Road, approximately 1,800 feet west of Pegg Road.

Ordinance No. 7532/19-49

Ordinance Book Volume XX, Page 161

Zoning Map Amendment 19-07

Adopted an Ordinance approving the rezoning of 79.5 acres from the Agricultural (AG) District within Guilford County's jurisdiction to the Conditional Zoning Employment Center (CA EC District) based upon the following:

Consistency & Reasonableness Statements

The Zoning Map Amendment is consistent because the site is designated Restricted Industrial by the Land Use Plan and advances the goals and objectives of the Community Growth Vision Statement. Furthermore, approval of the requested CZ EC District is similar and compatible with previous conditional zoning approvals granted in the area.

Ordinance No. 7532/19-49**Ordinance Book Volume XX, Page 161**

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

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

2019-249 Ordinance - Zoning Map Amendment 19-07 - Oasis Investment LLC

A request by Oasis Investment LLC to rezone approximately 79.5 acres from the Agricultural (AG) District, within Guilford County's jurisdiction, to the Conditional Zoning Employment Center (CZ EC) District. The site is lying along the south side of Gallimore Dairy Road, approximately 1,800 feet west of Pegg Road.

Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

The joint public hearing for this matter and related matter **2019-248 Annexation 19-02** was held on Monday, June 3, 2019 at 5:30 p.m. as duly advertised.

Note: For specific comments regarding Zoning Map Amendment 19-07, please refer to 2019-148 Annexation 19-02.

Adopted an Ordinance approving the rezoning of 79.5 acres from the Agricultural (AG) District within Guilford County's jurisdiction to the Conditional Zoning Employment Center (CA EC District) based upon the following:

Consistency & Reasonableness Statements

The Zoning Map Amendment is consistent because the site is designated Restricted Industrial by the Land Use Plan and advances the goals and objectives of the Community Growth Vision Statement. Furthermore, approval of the requested CZ EC District is similar and compatible with previous conditional zoning approvals granted in the area.

A motion was made by Council Member Williams, seconded by Council Member Jones, that this ordinance approving Zoning Map Amendment 19-07 be adopted. The motion carried by the following unanimous 9-0 vote:

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

Ordinance No. 7532/19-49
Ordinance Book Volume XX, Page 161

GENERAL BUSINESS AGENDA

2019-252 City of High Point - Alcoholic Control Board

City Council is requested to authorize the High Point Board of Alcoholic Control to use the adopted City of High Point Employee Travel Reimbursement Policy.

Authorized the High Point Alcoholic Beverage Control (ABC) Board to use the City of High Point Employee Travel Reimbursement Policy.

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

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

2019-250 Minutes To Be Approved

- Special Meeting (Budget Presentation); Thursday, May 16th @ 3:00 p.m.
- Finance Committee Meeting; Thursday, May 16th @ 4:00 p.m.
- City Manager's Briefing, Monday, May 20th @ 4:00 p.m.
- Regular Council Meeting; Monday, May 20th @ 5:30 p.m.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Williams, 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 Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Jones

CLOSED SESSION- PERSONNEL

Mayor Wagner announced the need for a Closed Session pursuant to N.C. General Statute 143-318.11(a)(6)- Personnel.

At 6:51 p.m. Mayor Pro Tem Ewing moved to go into Closed Session for personnel. Council Member Moore made a second to the motion, which carried by a unanimous 9-0 vote.

Upon reconvening into Open Session at 7:15 p.m., Mayor Wagner reported there would be no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:15 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk