

**HIGH POINT CITY COUNCIL
REGULAR MEETING
NOVEMBER 4, 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 Moment of Silence.

*Upon call of the roll, the following Council Members were **Present (8)**:*

Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing (Ward 6); Council Member Donald A. Scarborough (At Large), Council Member Jeffrey J. Golden (Ward 1), Council Member Christopher Williams (Ward 2), Council Member Monica L. Peters (Ward 3), Council Member S. Wesley Hudson (Ward 4), and Council Member Victor A. Jones (Ward 5)

*The following Council Members were **Absent (1)**:*

Council Member Britt W. Moore (At Large),

RECOGNITIONS AND PRESENTATIONS

2019-465 Proclamation - International Day of Giving Thanks

Human Relations staff will be present to receive a proclamation recognizing the International Day of Giving Thanks during the month of November in the City of High Point.

Mayor read the proclamation recognizing the International Day of Giving Thanks to be celebrated during the month of November in the city of High Point and presented the proclamation to Jelani Biggs, Human Relations Manager.

Mr. Biggs shared that the International Day of Giving Thanks is an annual event that will be highlighted by an International Day of Giving Thanks potluck dinner at the High Point University Community Center on November 14, 2019 at 6:00 p.m. Joining Mr. Biggs at the podium was Devon Bhandari, the chairman of the International Advisory Committee.

Mr. Bhandari shared that High Point is well known as the "International City," not only because of the Furniture Market, but because of the diverse international community within High Point. He stated that he and thousands of other immigrants and refugees proudly call High Point home and that each individual contributes much to the city's economy and the city's well-being. He strongly believes the International Day of Giving Thanks will connect residents, strengthen the relationship between city leaders and the public and will also reflect the city of High Point's care and support for the international community.

Following the comments, Mr. Biggs recognized the Human Relations commissioners and partnering agencies in attendance and asked them to come forward for a photo opportunity with the Mayor.

[applause, photo op]

2019-494 Proclamation - Wesleyan Christian Academy Soccer Team

Members of the Wesleyan Christian Academy soccer team will be present to receive a proclamation recognizing their NC Independent School Athletic Association 4A State Championship win.

Mayor Wagner read the proclamation into the record recognizing the Wesleyan Christian Academy men's soccer team for their NC independent School Athletic Association 4-A State Championship win. He asked the representatives of the Wesleyan men's soccer team to come forward and presented the proclamation to the team.

[applause, photo op]

STRATEGIC PLAN UPDATE

2019-495 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.

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 shared numbers for the October 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 Supervisor, showcased a home located in the Johnson Street Historic District that had been restored and renovated due to a major fire that occurred in January 2013. The renovations were completed the end of October 2019.

Council Member Hudson pointed out the bricks for the wall of stone in the fire pit/patio area were recycled from the collapsed chimney original to the home.

Chairman Golden stated he was pleased to see the home renovated in its current state.

PUBLIC COMMENT PERIOD2019-496 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.

The following people addressed Council during the Public Comment Period:

Muhammad and Saba Khan, residents at 3940 Hickswood Forest Court in High Point, addressed Council regarding safety concerns at the Kearns Academy. Mr. Khan noted that although the Kearns Academy is located in the same building as Andrews High School, it did have a different entrance and exit which makes it more vulnerable for any incidents. He asked for consideration of the assignment of at least one police officer to the Kearns Academy and pointed out that two school resource officers are assigned to Andrews High School.

Mayor Wagner advised that the city manager would communicate with the police chief to see what could be done, but noted it would have to be worked out with the Guilford County School System.

Julie Bullard, a resident at 3801 Gilmore Drive in Greensboro, representing the property owner at 1213 Leonard Avenue, reported on the progress made to the structure at 1213 Leonard Avenue since the last meeting. She advised that the property owner has been in contact with city staff and has come up with a realistic timeline for the repairs to be completed for this property. They anticipate having the repairs completed by January 15, 2020. She shared some current photos and reported that the following repairs have already started:

- ✓ Complete demolition of the kitchen
- ✓ Installed three masonry repair supports (inspections have passed)
- ✓ Installed three sub-supports
- ✓ Repaired some of the foundation wall
- ✓ Installed 16 joists in the kitchen
- ✓ Replaced a 6-foot section along the side wall
- ✓ Replaced a 16-foot section along the rear of the house

- ✓ Installed subflooring
- ✓ Demolished bathroom (plumber is scheduled to start work on the house this week)

Rev. Frank Thomas, Pastor at Mt. Zion Baptist Church located at 753 Washington Street, appeared before Council on behalf of the children of Guilford County Schools, regarding some recent changes to the school district's student discipline policy. He informed Council that the Board of Education's Policy Committee has forwarded a proposed change to the student discipline policy to the Board of Education for consideration and they would be meeting next Tuesday, November 12th at 5:30 p.m. to vote on this policy change.

He distributed copies of a Joint Resolution in support of children of Guilford County Schools that was drafted for leadership groups in the city, as well as an overview on the changes to the Student Discipline Policy and some questions/answers. These documents will be attached in Legistar as a permanent part of the proceedings for this meeting.

Rev. Thomas reported on the following proposed **changes** to the Student Discipline Policy.

- Requests for an appeal of a short-term suspension (10 days or fewer) would start with the principal, if the suspension was given by an assistant principal.
- If the school is too small to have an assistant principal, the review would be conducted by the principal supervisor.
- The final step, if parents/guardian wish to appeal the decision of the principal supervisor, would be the superintendent's designee, who would act on behalf of and with the delegated authority of the superintendent.
- Only long-term suspensions (10 days or more) are appealable to the Board of Education in a formal hearing.

Rev. Thomas advised that Business High Point and the Minister's Conference have already issued letters of support and he asked that Council suspend the rules to adopt the Resolution so that it could be forwarded to the Guilford County Board of Education for their meeting on Tuesday, November 12th.

Charity Jackson, a resident at 226 Hobson Street, addressed Council regarding the following concerns:

- Sink holes on Washington Street (causing serious safety issues and causing cars to hydroplane)
- Trees on power lines
- Lack of street lights (area is one of the high crime areas)

She shared pictures on her phone of the sink holes that showed her foot in one of the sink holes coming up above her ankle. She reiterated that this is a serious safety issue and asked for the city's assistance to help repair the sink holes.

Eric Garland, a resident of Ward 5 at 4367 Cedar Trail Court in High Point, addressed Council regarding housing, development, and impact fees. He asked if High Point has thought about having impact fees on a scale to encourage builders to construct homes in certain areas where there is more of a need.

Council Member Golden explained that the city does have programs to incentivize people to build in some of the more distressed areas and encouraged him to contact the Community Housing and Development Department to get more information on the programs already offered.

Coy Holton, a resident at 1701 Eastchester Drive, spoke to Council regarding the following concerns:

- *Problems with NCDOT telling him what he could and could not do with his property while they are making road improvements*
- *With the city of High Point because he has been parking in the front yard of his property and he was told by the that he could not park in the front yard if the surface is not improved (i.e. gravel, cement, pavement)*
- *The city of High Point has informed him he is responsible for maintaining property that he rents out to someone who sells yard art; however, his attorney has advised him that the property is not his and the city cannot legally do anything as long as he rents the property out.*

He accused the city of High Point and NCDOT of harassing him and asked the City Council to revisit the zoning ordinance that prohibits people from parking in their front yards.

Greg Commander, a resident of High Point, thanked all the candidates that came out and participated in the citywide prayer gathering that was sponsored by Commander Peace Academy, a local organization that is working to bring peace as a result of the violence in the community. He stressed the need and felt it was his obligation to help the city of High Point make a difference in the violence. He wanted to know where he and his team stands with the city and how everyone could work together and make a difference.

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

CONSENT AGENDA ITEMS

In the absence of Chairman Britt Moore, Mayor Pro Tem Jason Ewing was asked to chair the Finance portion of the agenda.

Acting Chairman Ewing reported that the Finance Committee did meet as scheduled on Thursday, October 31, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation.

Mayor Pro Tem Ewing moved to approve all finance-related items on the Consent Agenda. Council Member Hudson made a second to the motion, which carried by an 8-0 unanimous vote. [Council Member Moore was absent]

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.

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

2019-466 NC State Contract - Purchase of Police Vehicles

City Council is requested approve the purchase of six (6) 2020 Dodge Chargers from Ilderton Chrysler Dodge in the amount of \$167,334.00 through the NC State Contract 070B.

Approved the purchase of six (6) 2020 Dodge Chargers from Ilderton Chrysler Dodge in the amount of \$167,334.00 through the NC State Contract 070B.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-467 Ordinance - Budget Amendment - HPPD Dodge Chargers

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$167,334.00 for the purchase of six (6) dodge charger vehicles for the HPPD.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds in the amount of \$167,334.00 for the purchase of six (5) Dodge Charger vehicles for the High Point Police Department.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

Ordinance No. 7566/19-83
Ordinance Book Volume XX, Page 194

2019-468 Contract - Lawmen's Police & Tactical Supply- HPPD Shotguns

City Council is requested to award a contract to Lawmen's Police & Tactical Supply in the amount of \$94,340.00 for the purchase of 255 pre-owned shotguns for the High Point Police Dept.

Approved award of a contract to Lawmen's Police & Tactical Supply in the amount of \$94,340.00 for the purchase of 255 pre-owned shotguns for the High Point Police Department.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-469 Contract - Wharton Smith - Ward Water Treatment Plant Upgrades - Change Order #001

City Council is requested to approve change order #001 in the amount of \$154,124.00 for the following upgrades/repairs to the Ward Water Treatment Plant.

1. Remove and replace fitting valves at Greenleaf filters.
2. Electrical conduit conflict under the electrical building foundation.
3. Low voltage pump VFD output filters.
4. Electrical duct bank relocation. (Transformers new layout)

Approved Change Order #001 to the Wharton Smith contract in the amount of \$154,124.00 for the upgrades/repairs to the Ward Water Treatment Plant as referenced above.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the change order to this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-470 Contract - Crowder Construction - Riverdale Pump Station Phase 1 Repairs - Change Order #1

City Council is requested to approve a change order with Crowder Construction Company in the amount of \$248,884.00 for a change in pipe material from HDPE to ductile iron, the reinstallation of the existing pumps and the construction of concrete pressure hatches.

Approved a Change Order #1 with Crowder Construction Company in the amount of \$248,884.00 for a change in pipe material from HPDE to ductile iron for the reinstallation of the existing pumps and the construction of concrete pressure hatches.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the change order to this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-471 Contract - Hazen & Sawyer - Riverdale Pump Station Expansion- Amendment 1

City Council is requested to approve an amendment to a contract with Hazen & Sawyer in the amount of \$171,100 for additional construction, administration and inspection services for the Riverdale Pump Station Expansion.

Approved an amendment to a contract with Hazen & Sawyer in the amount of \$171,100 for additional construction, administration, and inspection services for the Riverdale Pump Station expansion.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the amendment to this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-472 Contract - In Water Services, Inc. - Riverdale Pump Station - Change Order #4

City Council is requested to approve a change order with In-Water Services, Inc. in the amount of \$451,979.41 for additional work outside scope of the original contract for the emergency repairs to the wet well at the Riverdale Pump Station.

Approved Change Order #4 to the In-Water Services, Inc. contract in the amount of \$451,979.41 for additional work outside scope of the original contract for the emergency repairs to the wet well at the Riverdale Pump Station.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the change order to this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-473 Contract - Hazen & Sawyer - Catalyst Project Phase 2- Amendment 2

City Council is requested to approve an amendment to a contract with Hazen & Sawyer in the amount of \$206,831.00 for construction management support to perform the water, sewer and stormwater improvements on Phase 2 of the Downtown Mixed Use - Catalyst Project.

Approved Amendment #2 to the Hazen & Sawyer contract in the amount of \$206,831.00 for construction management support to perform the water, sewer, and stormwater improvements on Phase 2 of the downtown Mixed Use - Catalyst Project.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the amendment to this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-474 Contract - STV Engineering - Washington Street Relocation Engineering & Design Services

City Council is requested to award a contract to STV Engineering in the amount of \$369,758.00 for engineering and design services associated with the proposed relocation of a portion of Washington Street adjacent to the railroad.

Approved award of a contract to STV Engineering in the amount of \$369,758.00 for engineering and design services associated with the proposed relocation of a portion of Washington Street adjacent to the railroad.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-475 Fire Apparatus Purchase (Reserve Ladder Truck)

City Council is requested to acknowledge the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus.

Acknowledged the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, to acknowledge the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-476 Ordinance - Budget Amendment - High Point Community Foundation

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$700,000.00 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball Inc. for capital team expense.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds in the amount of \$700,000.00 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball, Inc. for capital team expense.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7567/19-84
Ordinance Book Volume XX, Page 195**

**2019-477 Ordinance - Budget Amendment - Deep River Recreation Center & Park
Playground Equipment**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$29,918 received from the Declan Donoghue Foundation for replacement of playground equipment at Deep River Recreations Center & Park.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds in the amount of \$29,918 received from the Declan Donoghue Foundation for replacement of playground equipment at Deep River Recreation Center & Park.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7568/19-85
Ordinance Book Volume XX, Page 196**

**2019-478 Ordinance - Budget Amendment - NCDOT Reimbursement N. Main Street &
Lexington Avenue Intersection Improvements**

City Council is requested to approve a budget ordinance amendment to appropriate funds for an expected reimbursement from North Carolina Department of Transportation (NCDOT) in the range amount of \$275,000-\$300,000 for improvements at the intersection of N. Main Street and Lexington Avenue.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds for an expected reimbursement from North Carolina Department of Transportation (NCDOT)

in the range amount of \$275,000-\$300,000 for improvements at the intersection of North Main Street and Lexington Avenue.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7569/19-86
Ordinance Book Volume XX, Page 197**

2019-479 Report of Surplus Equipment Disposal

Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2018-2019.

Acknowledged receipt of the report of sale of surplus equipment for FY 2018-2019.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this matter be acknowledged receipt of report. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-480 Procurement Manual - Update

City Council is requested to approve the revised November 2019 Procurement Manual.

Approved the revised November 2019 Procurement Manual.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the revised November 2019 Procurement Manual be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-497 Amendment - HP365 Incubator Agreement Extension

The agreement between the City of High Point and the High Point Chamber Foundation, Inc. that was approved in August 2018 had an end date of October 31, 2019. The HPU365 Incubator project is in process but has taken longer than originally planned. The amended agreement proposes to extend the date of the agreement to October 31, 2020.

Approved an extension to agreement between the city of High Point and the High Point Chamber Foundation, Inc. for the HP365 Incubator project that will now expire October 31, 2020.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this matter be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

REGULAR AGENDA ITEMS**PUBLIC HEARING - Finance Committee****2019-481 Public Hearing - LLFlex, LLC - EDC Performance Based Incentives**

Monday, November 4, 2019 at 5:30pm is the date and time established for the purpose of receiving public input on a funding request from LLFlex, LLC to locate at Gallimore Industrial Center 738 Gallimore Dairy Road. The High Point City Council will consider authorizing up to \$45,000 in Performance based incentives for the LLFlex LLC location project; and also authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

The public hearing for this matter was duly held as duly advertised on Monday, November 4, 2019.

Sandy Dunbeck, Executive Vice President- High Point Economic Development Corporation, advised that LLFlex, LLC of Louisville, Kentucky is seeking incentives for a proposed manufacturing project in High Point. The company manufactures laminated metal, paper, and film products for the consumer tobacco and health care products industries and has further expanded in providing construction, wire, cable, and other industrial products.

The company is considering leasing 73,500 sq. ft. of space in a building located at 738 Gallimore Dairy Road for their manufacturing facility. If the company picks High Point, the company would create up to 50 jobs that would include positions for production workers, maintenance staff, team leaders, and managers. The average salary for these positions would be \$45,765 per year. Additionally, the company would also increase the High Point tax base by \$5.5 million in personal property and the landlord would also make capital improvements to accommodate this project.

LLFlex, LLC is also considering additional locations in Kentucky and South Carolina. They have asked that High Point consider authorizing performance-based incentives for the project. The city's Job Creation Incentives Policy provides for up to \$45,000 for such a project. The source of the funding would be the city's Economic Incentive Fund which is funded by general and electric revenues. These incentives, if approved, would subject the company to meeting benchmarks spelled out in a performance agreement and payments would be made in installments after the company achieves those benchmarks.

Ms. Dunbeck explained a provision in the High Point Job Creation Policy requires a company hiring at least 30 employees to hold a job fair in High Point and noted this provision is to help with the city's goal to hire as many High Pointers as possible. She advised that LLFlex, Inc. is proposing to hire as many as 29 employees in year two and noted that although that provision does not officially apply, the High Point Economic Development office is encouraging the company to hold such a job fair and would assist them if the company so chooses.

The State of North Carolina is also considering performance-based incentives for this project should it locate in High Point. The company expects to make its decision within the next 30 days. Following her remarks, Ms. Dunbeck introduced Victor Dixon, CEO of the company, LLFlex, LLC, and John Kay, who is an operations support person with the Morven Group. She turned the floor over to the CEO Victor Dixon.

Mr. Dixon provided some history and background on LLFlex, a 100-year-old company. They have been part of large national, multi-global companies. In 2012, the business was spun off along with another business in Winston-Salem called Oracle Packaging which was held by Centre Lane Partners in New York City. LLFlex sold the Oracle Packaging business in Winston-Salem in 2018 and rebranded the business as LLFlex. They are a \$100,000,000 business and have about 170 total employees including global agents around the world and includes some business developers in a variety of areas. The company is housed in Louisville, Kentucky.

Mr. Dixon shared that the site selection is very important to them because it is part of their growth strategy. He pointed out their Louisville, Kentucky operation does have NFTZ which is a foreign trade zone designation and advised that they are pushing to ensure that the site they choose is eligible to be certified for NFTZ which is a foreign trade zone.

He advised their site selection process started well over a year ago and they basically looked at their customer's footprint to come up with a heat map identifying where their customers are located throughout the Carolinas, Georgia, Virginia, etc.... They feel that the upstate North Carolina/Piedmont Triad area would be a very attractive spot for them due to the infrastructure, roads, highways, proximity to the ports, and proximity to their customer base.

Mr. Dixon shared that the company is pressed to make a decision quickly and once a decision is made they anticipate starting the hiring process at the beginning of the year.

At the conclusion of the presentation, staff recommended approval and asked the City Council to authorize up to \$45,000 in performance-based incentives for the LLFlex project and to authorize the city manager to execute a performance agreement with the company

containing benchmarks for the company to achieve and a schedule for the payment of the financial incentives.

At this time, Finance Committee Acting Chairman Jason Ewing, opened the public hearing and asked if there was anyone present who would like to speak regarding the incentive request.

Charity Jackson, a resident at 226 Hobson Street, asked Council to consider asking for a condition to have some of the citizens of High Point reap the benefits of some of the jobs the company is offering. She shared that the Community Action Agency of Guilford County, which is the Welfare Reform Liaison Project could assist with any training needs.

Mayor Wagner replied that the law restricts the city from placing conditions on the company's ability to hire people in a certain area but explained the city does typically encourage the company to hold a job fair in High Point.

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

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, to authorize up to \$45,000 in performance-based incentives for the LLFlex, LLC project and to authorize the city manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

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

2019-482 Contract - Housing Consultants Group (HCG)

City Council is requested to approve a contract amendment with Housing Consultants Group (HCG) in the amount of \$34,800.00 for financial literacy training for potential homebuyers. The original contract was executed in 2017 and was renewable for up to two additional years. This amendment will be for the third year, which brings the total contract amount to \$104,400.00.

Mike McNair, Director of Community Development & Housing, advised that the city has an ongoing relationship with a nonprofit organization, Housing Consultants Group. The company does financial literacy training and IDA training to help potential homebuyers. The contract executed in 2017 was a three-year renewable contract and this is the third year. The amount of the contract is over the allowable threshold, so it requires the City Council's approval. Staff is recommending approval.

Approved a contract amendment with Housing Consultants Group (HCG) in the amount of \$34,800.00 for financial literacy training for potential homebuyers.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be approved. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-483 Ordinance - Demolition of Dwelling - 317 Fourth Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 317 Fourth Street belonging to TLC Ministries, Inc.

Lori Loosemore, Local Codes Enforcement Manager, advised this is a case that was brought over from the old software and restarted with the hearing process. A new inspection was made on April 28, 2017 and a hearing was held on May 31, 2017. Pastor Don Hunter, representing TLC Ministries, Inc. was present for the hearing and discussed the repairs they intended on making. Several violations of the Minimum Housing were cited and it was determined that the repairs exceeded 65% of the value of the property. An Order to Repair or Demolish was issued on January 24, 2019 with a compliance date of February 25, 2019. Delinquent taxes in the amount of \$9,319.67 (2005-2017) and Guilford County has started In Rem Foreclosure on the property.

Ms. Loosemore reported that Pastor Hunter did meet with staff on March 20th and told them that he had a licensed contractor to oversee the repairs and offered an estimated completion date for the end of May 2019 and stated they would have the permits pulled with repairs beginning the first of April 2019. At that time, the property owner was given an extension to

have the repairs completed by May 31, 2019; however, no permits were applied for and no timeline for repairs was submitted to staff. Ms. Loosemore stated she did speak with Pastor Hunter on April 17, 2019 to inquire about the status, but he declined to provide a timeline for the repairs because he said things could change and he could not promise that they would be able to adhere to the timeline. At that time, he stated the contractor could not begin work, but they were buying materials for the repairs and he reiterated that the repairs would be completed by the end of May.

Another meeting occurred on September 25, 2019 between staff, managers, and the property owner's representatives and at that time staff was informed that they had a buyer for the property and they requested additional time. They expressed concerns that if anything was done, it would deter the buyer from purchasing the property, so they were asked to:

- ✓ *Submit a schedule of the timeline for the repairs.*
- ✓ *Obtain the proper permits.*
- ✓ *Address the violations.*
- ✓ *Try to have at least 50% of the repairs completed by November 1st.*
- ✓ *Pay the delinquent taxes.*

Ms. Loosemore advised as of October 21, 2019, TLC Ministries had not sold the property; there was no timeline for repairs submitted, no permits had been applied for, no repairs had been started, and the property taxes had not been paid. On October 30th, Pastor Hunter came in and obtained a permit to start the repairs and on October 31st, the inspector met him on the property to review what needed to be done and how to call in for inspections. Staff had an appointment today with Pastor Hunter to view the progress made, but received a call from Nicki Morgan, who is also representing the property owner, and she stated she would rather the inspector not come on the property. As a result, staff was unable to get any updated pictures as to the progress.

Ms. Loosemore acknowledged that both Pastor Hunter and Nicki Morgan were in the audience.

Nicki D. Morgan, a resident at 1101 Robinhood Road, Apartment B, High Point, advised that she currently serves as the church administrator for TLC Ministries and she is also a licensed broker, real estate broker for the State of North Carolina. She informed Council that this property was donated to the ministry and challenges and the delinquent taxes were inherited. She stated there are some issues that need to be addressed regarding the construction. Ms. Morgan noted they have no problems with the inspector coming to take pictures, but they felt it would be more appropriate to wait until the general contractor could be there and after some of the work had been done.

Ms. Morgan reported that LaTosha Adams was the inspector working with them on this matter initially but had to stop due to medical issues. She accused staff of losing the notes on the case and felt it was pertinent to know the background of the project because they deserved the same opportunity as anyone else to do their part. She also pointed out there were some conflicting remarks made and claimed they were told by the inspector that the repairs did not exceed 65% of the value. In addition to that, they were told that they needed a licensed general contractor to do the repairs and Ms. Morgan noted that is why they did not pull the permit until last week.

Ms. Morgan also reported they also met with the Guilford County Tax Department regarding the delinquent taxes that the church inherited when they accepted the property. She also questioned why it took so long for the city to post a lien and questioned why it took three months for the county to approve the exemption of taxes. Ms. Morgan also accused the city of causing them to lose two buyers for the property because of misinformation from the Inspections Department. She asked that Council consider not demolishing the home because they felt it could be a viable home again. She pointed out that they have started the demolition work inside and requested additional time to make the necessary repairs.

Chairman Golden asked when TLC Ministries inherited the property and how much work has been done from that time to the present.

Pastor Don Hunter replied that they inherited the house in 2012 but there was no written code for any work to be done at that time; however, in 2017 some of the framework and the roof was damaged due to some downed trees from a storm that came through. He explained that LaTosha Adams, the inspector who was assigned to the case at that time, had written a list of repairs that needed to be done but they were never told they needed a general contractor until 2018 when Adam LeBeau took over the case and started writing up different items that needed to be addressed.

Pastor Hunter revealed that the house was broken into and the materials were stolen that were being stored in the house for the repairs. He stressed that they are a nonprofit organization and rely on donations from parishioners. He reminded Council that they have pulled the permit now that identifies the general contractor, licensed electrician, licensed plumber and everybody has scheduled the work to be done.

Chairman Golden asked if the delinquent taxes have been paid. Pastor Hunter replied they still owe the taxes, but he did talk with Ben Chavis in the Guilford County Tax Department and he understood they have agreed to hold off on the tax foreclosure for now. Ms. Morgan confirmed this she has been in conversations with Lisa Woodard at the Tax Office who encouraged them to call High Point about the municipal lien that has been filed on the property and once they got that information, she would then contact the county attorney about the status of foreclosure and the delinquent taxes and would try to work with them.

To follow up on previous comments made by Ms. Morgan, Council Member Hudson clarified that staff was correct in that a general contractor is required to get a permit with electric, HVAC, and plumbing. His word of advice to TLC Ministries was that they should do what staff asks them to do and work closely with the inspectors and should not pay attention to what the community or the contractors say.

A discussion ensued regarding a specific timeframe to have the project complete. Pastor Hunter felt they could get the repairs completed in 60 days, but he would rather the general contractor come up with a timeline because he is way more knowledgeable about the specifics of the repairs that need to be made. Weather permitting, he felt that they could have the repairs completed by the end of January.

Chairman Golden asked about Ms. Loosemore's comfort level with a 90-day extension. Ms. Loosemore informed Council that she did speak with the county attorney earlier today and he

indicated that no extensions have been approved since TLC Ministries was given until July 30, 2017 to pay the taxes, so Guilford County is still moving forward with the foreclosure. Regarding the comment made about the conflicting information on the repairs versus the value of the property, Ms. Loosemore advised that the tax value of the house is \$24,200 and according to the permit pulled, the repairs were estimated at \$28,300. Ms. Loosemore spoke to the possibility that if the taxes are not paid and they make the repairs to the property, the county could still foreclose on the property.

Council Member Jones questioned why the property taxes have not yet been paid since TLC Ministries took possession of the property in 2012. Ms. Morgan replied that the property was slated to be sold and they planned to pay the taxes out of the proceeds from the sale, but the sale never happened.

City Attorney JoAnne Carlyle suggested that Council could move forward and adopt the ordinance for demolition at tonight's meeting and have it become effective January 31, 2020. She explained that the ordinance would be effective immediately following January 31, 2020 and the 30-day grace period would not apply in this case. She further explained the only way it would come back to Council is if the repairs have been made bringing the property in compliance with the Minimum Housing Code, then staff could request that Council rescind the demolition ordinance at that time.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 317 Fourth Street to be effective January 31, 2020.

A motion was made by Council Member Golden, seconded by Mayor Pro Tem Ewing, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

Ordinance No. 7570/19-87
Ordinance Book Volume XX, Page 198

2019-484 Ordinance - Demolition of Dwelling - 716 Washington Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 716 Washington Street belonging to Scottcares Foundation.

Lori Loosemore, Local Codes Enforcement Manager, reported this property was originally inspected on May 9, 2019; a hearing was held on June 14, 2019, but no one appeared. The Order to Repair or Demolish was issued on June 25, 2019 with a compliance date of July 25, 2019. Ms. Loosemore reported that the owner did meet with the inspector on May 20, 2010 and they indicated they would begin work on the porch and the backside of the house first; however, the property owner has not applied for any permits and no repairs have been made. The inspector met with the property owner again on October 11th to let him know the case would be taken to City Council and at that time, the owner stated he planned to demolish the property then rebuild.

Staff did have to send a contractor out last week to secure the property because the owner ignored the notice that was sent.

There was no one present to speak on behalf of this housing case.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 716 Washington Street.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following 8-0 unanimous vote:

**Ordinance No. 7571/19-88
Ordinance Book Volume XX, Page 199**

2019-485 Ordinance - Demolition of Dwelling - 812 Worth Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 812 Worth Street belonging to Heirs of Walter Lee Martin.

Lori Loosemore, Local Codes Enforcement Manager, reported on the following details for this housing case.

- ✓ *Initial inspection: January 29, 2019*
- ✓ *Hearing: February 13, 2019*
- ✓ *Ordinance to be Repaired or Demolished: February 13, 2019*
- ✓ *Compliance Date: March 13, 2019*

Ms. Loosemore stated staff has not heard from the property owner and noted delinquent taxes in the amount of \$522 are owed on the property for 2017, 2018, and 2019.

There was no one present to speak regarding this housing case.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 812 Worth Street.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7572/19-89
Ordinance Book Volume XX, Page 200**

2019-486 Ordinance - Demolition of Dwelling - 902 Carter Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 902 Carter Street belonging to Heirs of Coy & Pearl Super.

Lori Loosemore, Local Codes Enforcement Manager, provided the following details on this housing case.

- ✓ *Inspection: May 22, 2019*
- ✓ *Hearing: July 29, 2019 (no one appeared)*
- ✓ *Ordinance to Repair or Demolish issued: July 31, 2019*
- ✓ *Compliance date: August 31, 2019*

Ms. Loosemore advised that this is heir property and staff has not heard from any of the property owners.

There was no one present to speak on behalf of the property.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 902 Carter Street.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7573/19-90
Ordinance Book Volume XX, Page 201**

2019-487 Injunctive Relief - 809 Rosecrest Drive

City Council is requested to authorize the city attorney to seek injunctive relief and an order of abatement for 809 Rosecrest Drive.

Ms. Loosemore shared some photographs of the property on the monitor. City Attorney JoAnne Carlyle advised this has been a continuing violation for a while and in order for the city to take any action, the Council must authorize staff to take it to court to seek injunctive relief for the abatement.

Chairman Golden asked if this would allow the city to go on the property and tow the cars. Ms. Carlyle replied that once Council votes to move forward tonight, she plans on asking for the injunction as well as permission to go on the property to clean it up in case the property owner chooses not to.

Chairman Golden shared that this has come before the Community Housing, Neighborhood Development & Public Safety Committee on several occasions over the past five years and the property is being used as a towing yard which has prompted constant complaints from

the neighbors because of all the cars parked everywhere. He pointed out this is a residence in the middle of a neighborhood.

Authorized the city attorney to seek injunctive relief and an order of abatement for 809 Rosecrest Drive.

A motion was made by Council Member Golden, seconded by Council Member Jones, that this matter be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-493 Down Payment Assistance Forgiveness - 904 Norton Street

City Council is requested to forgive \$4,000 in down payment assistance provided for purchase of the property at 904 Norton Street, and that the appropriate City official be authorized to execute all necessary documents.

Mike McNair, Director of Community Development & Housing, advised that a request was received from a homeowner who ran into some financial difficulties and has decided to sell her home as a short sale rather than have it foreclosed on. He noted the State of NC has already forgiven about \$19,000 on this house and the city of High Point had \$5,000 in a forgivable loan for one year that has been forgiven. The property owner is asking the city to forgive the remaining balance of \$4,000 in order to complete the sale of the house to keep it from being foreclosed on.

Approved the forgiveness of \$4,000 in down payment assistance provided for the purchase of the property at 904 Norton Street, and to authorize the appropriate city official to execute all necessary documents.

A motion was made by Council Member Golden, seconded by Council Member Jones, that this matter be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

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

2019-488 Resolution of Intent - Annexation 19-10

Approval of a Resolution of Intent to establish a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a voluntary continuous annexation of approximately 26.5 acres located along the west side of Barrow Road, approximately 500 feet south of Southwest

School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

Adopted a Resolution of Intent establishing a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 26.5 acres located on the west side of Barrow Road, approximately 500 feet south of Southwest School Road.

A motion was made by Council Member Williams, seconded by Council Member Golden, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Resolution No. 1905/19-61
Resolution Book Volume XX, Page 134**

2019-489 Resolution of Intent - Annexation 19-11

Approval of a Resolution of Intent to establish a public hearing date of Monday, November 18, 2019 at 5:30 p.m., to consider a voluntary continuous annexation of an approximate 18.3-acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcel 160169.

Adopted a Resolution of Intent establishing a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 18.3-acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Resolution No. 1906/19-62
Resolution Book Volume XX, Page 135**

2019-490 Right of Way Encroachment - RE-19-0020

A request by the City of High Point, for Elliott Sidewalk Communities, to permit a 728-square foot encroachment to install a four-foot high retaining wall within the Appling Way right-of-way.

Sam Hinnant, Senior Planner with the Planning Department, advised this is a request by Elliott Sidewalk Communities to allow installation of a four-foot high retaining wall in a 728-square foot encroachment area in the Appling Way right-of-way. Council's approval is needed because of it being an above ground encroachment. The Technical Review Committee has reviewed the request and is recommending approval as well as the Planning Department.

Approved Right-of-Way Encroachment (RE 19-0020) to permit a 728-square foot encroachment to install a four-foot high retaining wall within the Appling Way right-of-way.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this matter be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

PUBLIC HEARINGS - Planning & Development Committee

2019-491 City of High Point Economic Development Corporation - Text Amendment 19-05

A request by the Economic Development Corporation to amend Section 4.3.5.B "Industrial Uses - Manufacturing and Production" use standards of the Development Ordinance to modify the boundary of where Minor Manufacturing is allowed in the Mixed Use Downtown (MX-D) District.

The public hearing for this matter was held on Monday, November 4, 2019 at 5:30 p.m. as duly advertised.

Heidi Galanti, Planning Services Administrator, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

The High Point Economic Development Corporation submitted the request to amend Section 4.3.5.B "Industrial Uses - Manufacturing and Production" use standards of the Development Ordinance to modify the boundary of where the Minor Manufacturing is allowed in the Mixed-Use Downtown (MX-D) District. Ms. Galanti reported that the Mixed-Use District was first established in 2008 on Washington Street and then in 2017, the City Council adopted the Mixed-Use District to support the growth and redevelopment of the area in and around the multi-use stadium

In 2018, the city received a technical assistance grant from Smart Growth America to support local efforts to use small-scale manufacturing to create economic opportunity. A small task force was appointed by the Mayor in August to implement the recommendations

from the Smart Growth America report and the task force is in the beginning stages of implementing those recommendations.

The economic trend is diversifying the manufacturing sector and encouraging more small-scale manufacturing in downtowns and neighborhood centers to create more resilient and inclusive small business environment. Technological and economic changes have led to a surge in small-scale manufacturing and growth of the maker economy.

Ms. Galanti explained that the small-scale manufacturing is not currently defined in the Development Ordinance and the broader use type of minor manufacturing is permitted in the MX-D (Mixed Use Downtown District) only within an existing building and within a defined area. She noted there has been a recent interest in establishing minor manufacturing uses within existing buildings outside this area. The text amendment proposes to expand the boundary to include more of what used to be zoned Light Industrial in four blocks to the southeast towards the train depot. Before the MX-D area was identified, these areas were zoned Light Industrial. The text amendment proposes to continue minor manufacturing in a limited fashion through the requirement to reuse existing buildings and to be located within this limited area until staff is able to determine a better way of defining small-scale manufacturing and allowing them in an urban setting.

Staff recommends approval of Text Amendment 19-05; the Planning & Zoning Commission also recommends approval by a vote of 8-0.

Council Member Peters asked if showrooms are allowed in the small-scale manufacturing area. Ms. Galanti explained that the Mixed-Use Downtown District does not allow new showrooms to open; however, the existing showrooms in this area are allowed to continue. She noted the text amendment is basically adding the minor manufacturing use to the Mixed-Use Downtown District.

At this time, Chairman Williams opened the public hearing and asked if there was anyone present who would like to speak.

***Sandy Dunbeck**, Executive Vice President- High Point Economic Development Corporation, spoke in favor of the request. she explained that the High Point Economic Development corporation requested the text amendment to allow minor manufacturing in an additional portion of High Point's Mixed-Use District. She advised that as they work with clients, there is interest in properties in this area that could accommodate small-scale manufacturing such as what Tom Van Dessel has done with Splash Works at 515 W. English. They believe the text amendment would encourage additional job creation and investment.*

Chairman Williams asked if there was anyone else present who would like to speak.

***Charity Jackson**, a resident at 226 Hobson Street, asked how this would impact Washington Street. She also asked if the building at the corner of Centennial Street and Washington Street would still be considered a showroom and if they could still use it as a showroom because it was originally a showroom and on the Historic Register.*

Council Member Jones asked for clarification that the building that Ms. Jackson is referring to has not been used as a showroom in over a year and asked if the use has now reverted to

another use. Ms. Galanti confirmed that the building cannot be used as a showroom because it has not been used as a showroom for over a year; however, minor manufacturing is allowed on Washington Street as it is allowed in the Mixed-Use Downtown District. She clarified that this text amendment will not change what is already occurring on Washington Street.

Chairman Williams asked if there were any additional comments. There being none, he declared the public hearing closed.

Adopted the Ordinance approving Text Amendment 19-05 amending Section 4.3.5B "Industrial Uses - Manufacturing and Production" use standards of the Development Ordinance to modify the boundary of where Minor Manufacturing is allowed in the Mixed-Use Downtown (MX-D) District.

A motion was made by Council Member Williams, seconded by Council Member Peters, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7574/19-91
Ordinance Book Volume XX, Page 202**

GENERAL BUSINESS AGENDA

2019-498 Appointment - Library Board of Trustees - Brenda Coates

Council Member Ewing is recommending the appointment of Brenda Coates to the Library Board of Trustees. This appointment is to be effective immediately and will expire on October 31, 2022.

Approved the appointment of Brenda Coates to the Library Board of Trustees; appointment effective immediately and will expire on October 31, 2022.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing, that this matter be approved. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

2019-492 Minutes To Be Approved

Finance Committee Meeting; Thursday, October 3rd @ 4:00 p.m.

Special Meeting; Monday, October 7th @ 3:30 p.m.

Regular Meeting; Monday, October 7th @ 5:30 p.m.

Community Housing, Neighborhood Dev. & Public Safety Committee; Tuesday, October 8th @ 10:00 a.m.

Prosperity & Livability Committee; Wednesday, October 9th @ 9:00 a.m.

Approved the preceding minutes as submitted.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Williams, that this matter be approved. The motion carried by the following unanimous 8-0 vote:

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:22 p.m. upon motion duly made by Mayor Pro Tem Ewing and second by Council Member Jones.

Respectfully submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk