

City of High Point

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

Meeting Minutes - Action Only City Council

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

Tuesday, January 17, 2017

5:30 PM

Council Chambers

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

PUBLIC COMMENT PERIOD

[170001](#)

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.

STRATEGIC PLAN UPDATE

[170002](#)

Strategic Plan Update

CONSENT AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

[170003](#)**Contract - Boundary Avenue Substation Site Work**

Council is requested to approve contract awarding Bid No. 29 to Atlantic Contracting Company in the amount of \$169,810.00 for the necessary site improvements for a new electric substation on Boundary Avenue at the intersection of North University Parkway.

Attachments: [1. Contract - Boundary Avenue Substation](#)

approved

[170004](#)**Contract - Water Valve Replacement**

Council is requested to approve a contract awarding Bid No. 31 to Breece Enterprises, Inc., in the amount of \$275,620.00 for the purchase of new water valves to replace old/obsolete valves in various locations throughout the City.

Attachments: [2. Contract Water Valve Replacement](#)

approved

[170005](#)**Contract - Riverdale Forcemain Repairs**

Council is requested to approve contract to BRS, Inc., in the amount of \$676,850.00 for repairs to the Riverdale forcemain lines.

Attachments: [3. Contract - Riverdale Force Main Repairs](#)

approved

[170006](#)**Supplemental Agreement - Materials Recovery Facility Upgrade Construction Administration**

Council is requested to approve a Supplemental Agreement for professional engineering services to CDM Smith, Inc., in the amount of \$124,920.00 for work associated with construction administration and start-up activities associated with the Materials Recovery Facility (MRF) upgrade construction project.

Attachments: [4. Contract - CDM Smith - Construction Administration MRF Upgrade](#)

approved

[170007](#)**Contract - Bar Construction Company - Materials Recovery Facility Upgrade**

Council is requested to approve contract awarding Bid No. 16 to Bar Construction Company, Inc., in the amount of \$2,930,500.00 for upgrades to the existing Material Recovery Facility (MRF) with automated equipment.

Attachments: [5. Contract - MRF Upgrade - Bar Construction Company](#)

approved

[170008](#)**Resolution - City of High Point Water Shortage Response Plan**

Council is requested to adopt a Resolution approving the Water Shortage Response Plan as required by NC General Statute 143-355(l).

Attachments: [6. Water Shortage Response Plan](#)
[Resolution - Water Shortage Plan- Signed](#)

adopted

[170009](#)**Resolution - Sale of City Owned Property - 303-305 Clay Avenue**

Council is requested to adopt a Resolution approving the sale of city-owned property located at 303 and 305 Clay Avenue to GTCC in the amount of \$32,500.00 for development of proposed pedestrian trail and future campus expansion.

Attachments: [7. Sale of City Owned Property - Clay Ave](#)
[RESOLUTION APPROVING SALE OF REAL PROPERTY NCGS 160A-274](#)

adopted

[170010](#)**Budget Ordinance Amendment - Clay Avenue Property Sale**

Council is requested to adopt an Ordinance amending the 2016-2017 Budget Ordinance to appropriate funds in the amount of \$32,500.00 from the sale of 303 and 305 Clay Avenue.

Attachments: [8. Budget Ordinance Amendment - Clay Avenue](#)

adopted

[170011](#)**NCDOT Municipal Agreement - Schedule D - Traffic Signal Operations****Reimbursements**

Council is requested to approve a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for reimbursement of traffic signal operational costs (Schedule D).

Attachments: [9. NCDOT Municipal Agreement - Schedule D - Traffic Control Devices](#)
[Unexecuted Sch D - HP Signed](#)

approved

PENDING ITEM:

[160370](#)

Comprehensive Fee Schedule - Public Services Department Consideration of the proposed Comprehensive Fee Schedule for the Public Services Department of the City of High Point. Consideration of the proposed Comprehensive Fee Schedule for the Public Services Department of the City of High Point.

The City Council Finance Committee considered a motion to increase these fees by 50% of the proposed new fee schedule effective July 1, 2017 and the remaining 50% effective December 1, 2017. That motion failed on a 2 to 2 vote, which means this item comes to the full City Council without a recommendation. At the December 5, 2016 City Council Meeting this item was deferred back to the Finance Committee for further discussion during the Wednesday, January 11, 2017 meeting at 4:00 p.m. At this time staff has met with Trebic and this will be discussed at the Wednesday, February 1st Finance Committee meeting.

Attachments: [Public Service Proposed Fee Schedule.pdf](#)

REGULAR AGENDA ITEMS

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Council Member Golden, Chair

[170012](#)

Ordinance - Demolition - 802 Hines Street

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a structure located at 802 Hines Street belonging to Caleb Butler.

Attachments: [Demolition - 802 Hines St](#)

adopted

[170013](#)

Ordinance - Demolition - 1332 Ring Street

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a structure located at 1332 Ring Street belonging to Rebecca Hicks.

Attachments: [Demolition - 1332 Ring Council](#)

adopted

[170014](#)

**Resolution - Lease Agreement - Hayden-Harman Community Projects, LLC -
Community Gardens**

Council is requested to authorize the Mayor to execute a 3-year lease agreement with Hayden-Harman Community Projects, LLC for development of Community Gardens located in various areas throughout the city.

Attachments: [Resolution - Community Garden Lease with Hayden-Harman Community Prc](#)

adopted

PENDING ITEM

[160330](#)**Ordinance - Demolition of Structure - 512 Hines Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting.

Attachments: [512 Hines St Council Packet](#)

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair[170015](#)**Keystone Group, Inc. - Right-Of-Way Encroachment (RE-16-0032)**

A request by Keystone Group, Inc. to allow an existing masonry retaining wall within the right-of-way along Piedmont Crossing Drive. The existing masonry retaining wall encroaches 4 feet 6 inches into the right-of-way.

Attachments: [1. Keystone Group - ROW Encroachment 16-03](#)

approved

PUBLIC HEARINGS - Planning & Development Committee[170016](#)**Ordinance - Vintage Investment Company - Zoning Map Amendment 16-25**

A request by Vintage Investment Company to rezone an approximately 0.34-acre parcel from a Conditional Use General Business (CU-GB) District to the General Business (GB) District. The site is lying along the north side of Scott Avenue, approximately 780 feet west of N. Main Street (*126 Scott Avenue*).

Attachments: [2. Vintage Investment Co -Zoning Map Amendment 16-25](#)

adopted

[170017](#)**Ordinance - 350 South Land Holding, LLC - Zoning Map Amendment 16-26**

A request by 350 South Land Holding, LLC to amend a Planned Unit Development-Mixed (PDM) District. The zoning site is approximately 510 acres and generally lies south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

Attachments: [3. 350 South Land Holding - Zoning Map Amendment 16-26](#)

adopted

[170018](#)**Ordinance - Sean Jones - Zoning Map Amendment 16-27**

A request by Sean Jones to rezone an approximately 6.25-acre parcel from the Residential Single Family-3 (R-3) District to a Conditional Zoning General Business (CZ-GB) District. The property is lying along the west side of Eastchester Drive, approximately 200 feet north of Meadowlark Road (*2505 Eastchester Drive*).

Attachments: [4. Sean Jones - Zoning Map Amendment 16-27](#)

adopted

[170019](#)**Resolution - City of High Point - Plan Amendment 16-05**

A request by the City of High Point Planning & Development Department to change the Land Use Map classification for approximately 4.3 acres from Low-Density Residential and Medium-Density Residential to an Office classification and to change the Land Use Map classification for approximately 1.1 acres from Medium-Density Residential to a Community Regional Commercial classification. The site is lying approximately 275 feet west of N. Main Street, between Fisher Avenue and Idol Street.

Attachments: [5. CHP - Plan Amendment 16-05 and Zoning Amendment ZA16-28](#)
[Resolution PA 16-05 complete](#)

adopted

[170020](#)**Ordinance - City of High Point - Zoning Map Amendment 16-28**

A request by the City of High Point City Council to rezone an approximately 2.14-acre parcel from the Residential Single Family-5 (R-5) District to the Office & Institutional (OI) District. The site is lying along the south side of Fisher Avenue, approximately 440 feet west of N. Main Street (*213 Fisher Avenue*).

Attachments: [5. CHP - Plan Amendment 16-05 and Zoning Amendment ZA16-28](#)

adopted

[170021](#)**Ordinance - City of High Point - Text Amendment 16-03**

A request by the City of High Point Planning & Development Department to adopt miscellaneous amendments to the New Development Ordinance.

Attachments: [6. CHP - Text Amendment 16-03](#)
[Adopted Ordinance TA16-03](#)

adopted

GENERAL BUSINESS AGENDA[170022](#)**Core City Community Development Committee**

Council is requested to adopt the Core City Community Development Corporation and direct staff to work on creation of the entity as proposed.

Attachments: [Core City CDC](#)

approved

[170023](#)**Human Relations Commission - 6 Month Work Plan**

Council is requested to approve the January - June 2017 Work Plan for the Human Relations Commission.

Attachments: [Human Relations Commissions - 6 month work plan](#)

approved

[170024](#)**Reappointments - Welfare Reform Liaison Project, Inc.**

Council is request to confirm the reappointments for Council Member Jeff Golden and Ms. Sandra Hayes-Dunn to the Welfare Reform Liaison Project, Inc.

Attachments: [Reappointments - Welfare Reform Liaison Project](#)

approved

[170025](#)**Revisions to the High Point City Council 2017 Meeting Schedule**

Council is requested to approve the following changes to the 2017 City Council Meeting Schedule:

Cancellation of the Monday, April 17th Council Meeting due to the Easter Holiday/Spring Break

Cancellation of the Monday, July 3rd Council Meeting due to the 4th of July Holiday

Cancellation of the Monday, September 4th Council Meeting due to the Labor Day Holiday

Cancellation of the Monday, October 16th Council Meeting due to the High Point Furniture Market

Attachments: [Revisions to 2017 City Council Meeting Schedule](#)

approved

[170026](#)**Minutes to Be Approved**

Finance Committee Meeting; Wednesday, December 14th @ 4:00 p.m.

Community Housing & Neighborhood Development Meeting; Tuesday December 13th @ 10:00 a.m.

Manager's Briefing; Monday, December 19th @ 4:00 p.m.

Regular Council Meeting; Monday, December 19th @ 5:30 p.m.

Attachments: [1. December 13 2016 CH & ND Committee.pdf](#)

[2. December 14 2016 Finance Committee.pdf](#)

[3. December 19 2016 Manager's Briefing.pdf](#)

[4. December 19 2016 High Point City Council.pdf](#)

approved

ADJOURNMENT