

City of High Point

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



Minutes

Monday, June 5, 2017

5:30 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Mayor Bencini called the meeting to order, which was followed by a Moment of Silence.

Upon call of the roll, the following Council Members were present:

Present:

Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 4); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large), Jeffrey Golden (Ward 1), Christopher Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5), and Jason Ewing (Ward 6).

Present 9 - Council Member Jeffrey Golden, Council Member Christopher Williams, Council Member Jason Ewing, Mayor Pro Tem Jay Wagner, Council Member Alyce Hill, Mayor Bill Bencini, Council Member Latimer Alexander, Council Member Cynthia Davis, and Council Member James Davis

RECOGNITIONS AND PRESENTATIONS**170180****Resolution- Community Garden Week**

Community Garden Leaders in the City of High Point will be in attendance to accept a Resolution from Mayor Bencini in recognition of their devotion and service to the City and proclaiming the week of June 24-July 1 as Community Garden Week.

Attachments: [Resolution - Community Gardens](#)

Mayor Bencini read the Resolution into the record proclaiming the week of June 24th - July 1st as "Community Garden Week." Mark Taylor, Librarian, was in attendance to accept the resolution on behalf of all the community garden leaders. [applause]

170181**Proclamation - Homeownership Month**

Mr. Steve Key, Chair of the High Point Housing Coalition, will be in attendance to accept a Proclamation from Mayor Bencini proclaiming the month of June 2017 as "Homeownership Month."

Attachments: [Proclamation - Homeownership Month](#)

Mayor Bencini read the proclamation into the record proclaiming the month of June 2017 as "Homeownership Month." Steve Key, Executive Director- Open Door Ministries, was present to accept the proclamation. [applause]

170163**Recognition of Honors Program Recipients**

The Human Resources Department will present the certificates to the City of High Point Employees who are recipients of the HONORS Program awards.

Attachments: [HONORS LIST 2017](#)
[HONORS BROCHURE 16-17](#)

City Manager Greg Demko recognized the following employees who are recipients of the 2017 HONORS Program awards.

Working Together (each received a plaque)

1. Molly Pendry- Parks & Recreation
2. Edward Dennis - Parks & Recreation
3. Sharon Livengood- Right of Way
4. Calvin Vaughn - Parks & Recreation
5. Dan Griffiths - Police Department
6. Amanda Honeycutt - 911 Telecommunications
7. Meredith Davenport/Tyler Hilton/Kevin Weber -911 Telecommunications
8. Jonathan Crouse/Tyler Hilton/Theresa Varner/Angela Servey/
Kyle Thaggard/Christopher Downey/Portia Clowdis/Julia Smith - 911

Telecommunications

9. Darrell Barham/Brian Carroll/AdamGreen/
Samuel Hughes/Jayson Valade/Jason Mills/Justin Skeen - Fire Department
10. Angela Wynes -HP Transit Department
11. Oveter McLean - HP Transit Department
12. Andy (Osborne - Customer Service
13. Rick Riley/Mike Livengood/Joseph Prazecky - Plants (Public Services)
14. Deborah Bragg - Customer Service
15. Jeron Hollis/Ryan Ferguson - Communications and Public Information

Extra Mile (each received a plaque and \$50 cash)

16. Radu Grecu & David Russell - Parks & Recreation
17. Lee Castellano - Police Department
18. BK Garrett -Police Department
19. Karen Shearer - Police Department
20. Janelle Kuchler - Police Department
21. Riley Edwards - Police Department
22. Joseph Bussard/Devin Felton/Alan Tisdale - Environmental Services
23. Jamie Coleman - Environmental Services
24. Benny Deel/Dick Benton/Scott Dingus - Engineering Services

Above & Beyond (each received a plaque and \$100 cash)

25. John Griggs - Fire Department

Captain Griggs was nominated and recognized as a recipient of the Above & Beyond award for assisting an individual who had been severely cut while handling a large piece of glass during the High Point Furniture Market. His actions prior to the arrival of the medical assistance probably saved the life and arm of the patient.

26. Calvin Carter - Police Department

Lt. Carter was nominated and recognized as a recipient of the Above & Beyond award for the

constant attention and lengths he went to to help a grieving family of a young woman who lost her life due to a homicide. Her family was out of state and he helped arrange four days of free hotel accommodations for them. He also met the family at the airport with a police chaplain and escorted them to the hotel, then to the police department for a conference. Lt. Carter remained in contact with the family during his days off, throughout their entire stay in High Point, as well as accompanied the family to the courthouse for the suspect's first appearance hearing.

[applause]

Following the presentations, Mayor Bencini commented that it is truly moving to hear stories of employees who care so much for High Point and thanked them for what they do for the city.

STRATEGIC PLAN UPDATE

[170164](#)

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 and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee.

Attachments: [Code Enforcement Activity Report for May 2017 final.pdf](#)

Code Enforcement/Blight

Community Housing, Neighborhood Development & Public Safety Committee Chair Council Member Golden provided an update on some numbers as they relate to the Code Enforcement efforts regarding blight in the city. He then shared numbers for the May 2017 activities as follows:

37 Minimum Housing Complaints
257 Active Minimum Housing cases
66 Active Backlog cases
244 Public Nuisance Complaints
339 Active Public Nuisance cases
23 Zoning Complaints (vehicles, signs, banners, etc....)
78 Signs collected

Chairman Golden noted the backlog of minimum housing cases from the old system has dropped significantly from 270 in May 2016 to 66 in April 2017.

Lori Loosemore, Local Codes Enforcement Supervisor, shared some before and after photographs of some of the public nuisance and demolition cases that staff has been working on.

Connect HP

Prosperity & Livability Committee Chair Council Member Ewing reported that Connect HP did meet in May and discussed Dr. Quebein's announcement regarding his commitment to the Catalyst Project. They also discussed the

city's multi-cultural fall festival, which will take place at the Mendenhall Station on Saturday, September 23rd and they are encouraging other millennials to attend and support this event. They locked down the date for the next YP (Young Professionals) Summit, which is scheduled for November 14, 2017 at Oak Hollow Mall. The public meeting that Connect HP had in the spring was successful and they are currently working on planning the next public open meeting in July.

PUBLIC COMMENT PERIOD

[170165](#)

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.

Paul Siceloff, a resident of 210 Turner Place in High Point, addressed Council regarding the city's Stormwater Assistance Program and was seeking advice and input from Council on accessing funds from the program. Mr. Siceloff informed Council that he owns property at 2511 N. Main Street (former NAPA site) where the stormwater drainage system on the property has collapsed causing the building to cave in. He noted it would be very expensive to repair and pointed out a huge amount of public stormwater also runs through the system. In the past, Mr. Siceloff has requested help in repairing the stormwater drainage system through the city's Stormwater Assistance Program, but has been told that he does not qualify. He distributed a handout to Council that includes information on the city's Stormwater Management Improvement Program, a fable entitled The Little Dutch Boy Who Saved Holland, an aerial map of the City of High Point Stormwater System components, as well as a letter dated November 4, 2016 from Attorney Charles Lynch, Jr. with Keziah Gates, LLP to Derrick Boone outlining the findings of Barry Nelson (Northwest Geoscience) who they engaged to explore the situation and advise the owners on choices and alternatives for the repair of the collapsed pipe.

Note: The handout will be attached in Legistar as a permanent part of these proceedings.

Council Member C. Davis asked if the stormwater pipe is still actively being used and inquired as to the reason that Mr. Siceloff would not qualify for assistance. Deputy City Manager Randy McCaslin advised that it is an active stormwater line and explained that the property was developed before it was annexed into the city. Since the property owner built the building over the stormwater pipe on their own initiative, staff has concluded that the property owner is responsible for the repairs. Mr. McCaslin did note that without a doubt there is probably more water now flowing through due to the development further upstream, but noted there are no records of easements and it does not meet the stormwater requirements. Mr. Siceloff pointed out there are no records of a public easement for the property, which makes it difficult to discuss. On the otherhand, he felt that since there are no written documents, they have no obligation to provide this service either. He did note that one of the benchmarks is that the diameter of the drain is too large and explained it could clearly be made smaller to meet the needs of the program based on the fact that all the other drainage pipes in the system are smaller in diameter.

Council Member C. Davis shared that when she inquired about the MOUs that were extended to High POint University, she was made aware there may have been some handshakes or nods over the years where there are no records. She proceeded to ask the city attorney if this would be a possibility in this particular situation. Ms. Carlyle advised that she did not see the comparison between the two and noted that the city clearly could not take responsibility for something they did not install. She further clarified that she has not seen anything that would indicate any responsibility on the city's part in this situation.

Tony Collins, representing the Southside Neighborhood Association, acknowledged those neighbors present and offered support for 170173 Contract- Yates Construction Company, Inc. - Southside Pedestrian Bridge

CONSENT AGENDA ITEMS

Chairman J. Davis reported that the Finance Committee met on May 31st and recommended approval of the following finance items. He recommended that these matters be rolled into one motion for approval.

At this time, Chairman J. Davis moved to approve all finance-related matters on the Consent Agenda. Council Member Hill made a second to the motion, which carried unanimously. [9-0 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.

FINANCE COMMITTEE - Council Member J. Davis, Chair

[170166](#)

Contract Amendment - Hazen & Sawyer - Westside Wastewater Treatment Plant

Council is requested to approve an amendment to the Hazen & Sawyer contract in the amount of \$484,672.00 to include the additional duration of the construction of Phase 3 to the Westside Wastewater Treatment Plant.

Attachments: [1. Contract - Engineering Services Westside WWTP](#)

Approved an amendment to the Hazen & Sawyer contract in the amount of \$484,672.00 to include the additional duration of the construction of Phase 3 to the Westside Wastewater Treatment Plant.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170167](#)

Contract - Black & Veatch - Electrical Improvements - Ward Water Plant

Council is requested to approve an amendment to the Black and Veatch contract in the amount of \$225,000 for the electrical and HVAC improvements at the Ward Water Plant.

Attachments: [2. Contract - Ward Water Treatment Plant](#)

Approved an amendment to the Black and Veatch contract in the amount of \$225,000 for the electrical HVAC improvements at the Ward Water Plant.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170168](#)

Contact - Hazen & Sawyer - Water Master Plan

Council is requested to approve a contract with Hazen & Sawyer in the amount of \$204,000.00 for a water master plan to help determine service area needs and flow and pressure requirement in the current service area and future service areas.

Attachments: [3. Water Master Plan](#)

Approved a contract with hazen & Sawyer in the amount of \$204,000.00 for a water master plan to help determine service area needs and flow and pressure requirements in the current service and future service areas.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170169](#)

Contract Extension - McGill Environmental - Bio-Solids Hauling and Disposal

Council is requested to approve a contract extension to McGill Environmental in the amount of \$400,000 to dispose of bio-solids from the wastewater system via incineration for an additional six (6) months.

Attachments: [4. Contract - Bio Solids Hauling and Disposal](#)

Approved an extension to the McGill Environmental contract in the amount of \$400,000.00 to dispose of bio-solids from the wastewater system via incineration for an additional six (6) months.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170170](#)

Contract - Xylem Water Solutions, USA, Inc. - Flygt Water Pump - Waterview Lift Station

Council is requested to approve a sole source contract with Xylem Water Solutions USA, Inc. in the amount of \$39,321.25 for a Flygt pump for the Waterview Lift Station.

Attachments: [5. Sole Source Contract - Flygt Pump- Waterview Lift Station](#)

Approved a sole source contract with Xylem Water Solutions USA, Inc. in the amount of \$39,321.25 for a Flygt pump for the Waterview Lift Station.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170171](#)

Contract - D.H. Griffin Infrastructure, LLC - Bethel Drive Pump Station Replacement

Council is requested to approve a contract with D.H. Griffin Infrastructure, LLC in the amount of \$658,000.00 for the replacement of the Bethel Drive Pump Station replacement.

Attachments: [6. Bethel Drive Pump Station Replacement](#)

Approved a contract with D. H. Griffin Infrastructure, LLC in the amount of \$658,000.00 for the replacement of the Bethel Drive Pump Station.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170173](#)

Contract - Yates Construction Company, Inc. - Southside Pedestrian Bridge

Council is requested to award a construction contract to Yates Construction Company, Inc., in the amount of \$209,186.00 for the construction of the Southside Pedestrian Bridge.

Attachments: [8. Contract - Southside Pedestrian Bridge](#)

Approved a construction contract with Yates Construction Company, Inc. in the amount of \$209,186.00 for the construction of the Southside Pedestrian Bridge.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170174](#)

Amended Lease Agreement - UNC-G/City of High Point - Southside Recreation Center

Council is requested to approve an amendment to the lease agreement between UNC-Greensboro and the City of High Point Parks and Recreation Department for space rental at the Southside Recreation Center.

Attachments: [9. Lease Agreement - UNCG COHP - Southside Recreation Center](#)

Approved an amendment to the lease agreement between UNC-Greensboro and the City of High Point Parks and Recreation Department for space rental at the Southside Recreation Center.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170175](#)

City of High Point/Forsyth County - Tax Collection

Council is requested to authorize the appropriate City Official to execute an agreement between Forsyth County and the City of High Point for the collection of the 2017 and for the collection of 2016 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County.

Attachments: [10. Forsyth County Tax Collection 2017-2018](#)
[Forsyth County Order to Collect 2016 and Prior Years' Taxes.pdf](#)
[Forsyth County Order to Collect 2017 Taxes \(signed\).pdf](#)

Approved the agreement between Forsyth County and the City of High Point for the collection of the 2017 and for the collection of the 2016 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County and authorized the appropriate City Official to execute the agreement.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

[170176](#)

City of High Point 2017-2018 Budget Ordinance and Related Documents

City Council is requested to adopt the FY 2017-2018 Budget Ordinance for the City of High Point and associated fee schedules.

Attachments: [17-18 Budget Ordinance memo](#)
[Changes to 2017-2018 Proposed Budget](#)
[CHP -2017-2018 Budget Ordinance](#)
[Fee Schedule Final](#)
[Fee Schedule Propsed Update](#)
[Fiscal Policy Guidelines](#)

Adopted the FY 2017-2018 Budget Ordinance for the City of High Point and associated fee schedules.

Ordinance No. 7300/17-42
Introduced 6/5/2017; Adopted 6/5/2017
Ordinance Book, Volume XIX, Page 183

A motion was made by Council Member Hill, seconded by Mayor Pro Tem Wagner, that this matter be adopted. The motion carried by the following 6-3 vote:

Aye: 6 - Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, and Council Member Alexander

Nay: 3 - Council Member Golden, Council Member Davis, and Council Member Davis

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair **Committee Members Golden, Alexander, Ewing and Williams**

PENDING ITEMS

Motion by Council Member Golden, second by Council Member Williams to bring the following matters out of pending for further discussion/consideration:

170141 Public Hearing: Minimum Housing Ordinance
170103 Demolition of Structure- 613 Manley Street

160330 Demolition of Structure- 512 Hines Street

the motion carried by a 9-0 unanimous vote as follows:

170141**Public Hearing - Minimum Housing Ordinance**

Monday, May 1, 2017 is the date and time established to receive public comment on the City of High Point Minimum House Ordinance and at the close of the public hearing Council is requested to adopt the ordinance amending the City of High Point Minimum Housing Code. At the May 1st Council Meeting, this item was deferred to the June 5th Council Meeting.

Attachments: [Resolution to Adopt and Implement the Minimum Housing Ordinance.pdf](#)
[Minimum Housing Code \(signed\).pdf](#)

The public hearing for this matter was initially heard on May 1, 2017 at 5:30 p.m. At that meeting, the matter was deferred and the public hearing was continued to the June 5, 2017 meeting at 5:30 p.m.

City Attorney JoAnne Carlyle advised that she has already presented it to Council and additionally the Legal Department is in the process of completing the notebook of forms. She offered to answer any questions that Council may have.

There being no questions or further discussion, the public hearing was declared closed.

Adopted the Resolution adopting and implementing the Minimum Housing Ordinance as drafted by the City Attorney.

Ordinance No. 7301/17-43
Introduced 5/1/2017; Adopted 6/5/2017
Ordinance Book, XIX, Page 184

Resolution No. 1668/17-15
Introduced 5/1/2017; Adopted 6/5/2017
Resolution Book, Volume XIX, Page 137

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

170103**Ordinance - Demolition of Structure - 613 Manley Street**

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

Attachments: [2. 613 Manley Council 4-3-17](#)

Lori Loosemore, Local Codes Enforcement Supervisor, advised that the owner has started repairs on this structure and it could be removed from the agenda.

Removed from agenda.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Hill, that this matter be removed from the agenda. The motion carried by the following 9-0 vote:

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

160330

Ordinance - Demolition of Structure - 512 Hines Street

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

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

Lori Loosemore, Local Codes Enforcement Supervisor, advised that she spoke with the property owner, Mr. Zavala, today and he stated he received the Supplemental Order. She noted that Mr. Zavala had verbally agreed to abide by the agreement and have the repairs done by August 14, 2017 and would have the signed Supplemental Order to her by tomorrow.

Placed matter back in pending.

A motion was made by Council Member C. Davis, seconded by Council Member Golden, that this matter be deferred back to the City Council and placed back on the pending list; due back on 8/14/2017. The motion carried by the following 9-0 vote:

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair **Committee Members: Wagner, C. Davis, J. Davis and Golden**

170177

Resolution of Intent - Annexation 17-02

Approval of a Resolution of Intent that establishes a public hearing date of Monday, June 19, 2017 at 5:30 p.m., to consider a voluntary contiguous annexation of approximately 4.65 acres lying along the north and south side of Bales Chapel Road, approximately 1,700 feet east of Dillon Road. The property is known as Guilford County Tax Parcel 0160150, 0160166 and 0160151 and addressed as 1000, 1001, 1002

Bales Chapel Road.

Attachments: [ROI - Annexation 17-02](#)

Adopted a Resolution of Intent establishing a public hearing date of June 19, 2017 at 5:30 p.m. to receive public comment on a voluntary contiguous annexation of approximately 4.65 acres lying along the north and south side of Bales Chapel Road, approximately 1,700 feet east of Dillon Road.

Resolution No. 1669/17-16
Introduced 6/5/2017; Adopted 6/5/2017
Resolution Book, Volume XIX, Page 138

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member J. Davis, that this matter be adopted. The motion carried by the following 9-0 vote:

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

PUBLIC HEARINGS

170178

Public Hearing - Ordinance - City of High Point- Text Amendment 17-04

A request by the City of High Point to amend the City of High Point Development Ordinance, Section 3.4.8 Central Business (CB) District, to add site and building standards.

Attachments: [Ordinance - Text Amendment 17-04](#)
[Adopted Ordinance \(TA-17-04\) final](#)

The public hearing for this matter was held on Monday, June 5, 2017 at 5:30 p.m.

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

On February 6, 2017, the City Council adopted a temporary moratorium on the construction and erection of non-residential buildings with certain metal or vinyl facades within the Central Business (CB) District and in the General (GB) and Light Industrial (LI) Districts that are located within 1,000 feet of the Central Business District. The moratorium was put in place until June 6, 2017 to allow staff time to draft standards, provide time for public review and notification, and to conduct public hearings before the Planning & Zoning Commission and the High Point City Council.

Ms. Galanti reported the objectives of the moratorium were to:

Develop sign standards that provide safeguards to protect existing and future investments; and

To create standards that are user-friendly, manageable, practical and that allow creativity.

Ms. Galanti advised that due to the timeframe and other on-going efforts going on in and around the CB District, staff drafted design standards that would be applicable only to the CB District at this time. The proposed design standards amend two sections of the CB District regulations:

Section 3.4.8.B. Dimensional Standards- to add maximum street setback for lots that front Main Street and to add a perimeter setback and remove minimum side and rear setbacks; and

Section 3.4.8.G. District Standards- re-written in its entirety to add standards for building compliance due to expansion or alteration, to add site standards that address building orientation, off street parking, sidewalks, accessory buildings, and building standards that address elements such as facade articulation, materials and transparency, primary entrance of buildings, roof-mounted equipment, service and vehicular bays.

Ms. Galanti noted a public drop-in information session was held on April 18th and the draft standards were reviewed with the public at that time, as well as mailed to all property owners within the district. Additionally, a project page was created on the city's website with all the information.

Staff recommends approval of TA 17-04 and the Planning & Zoning Commission met on May 23rd and recommended approval by a 6-0 vote.

At this time, Chairman Wagner asked if there were any questions for Ms. Galanti. There being none, he opened the public hearing to accept public comments in regards to TA 17-04.

Judy Stalder, 665 N. Main Street, representing the Triad Real Estate and Building Industry Coalition (TREBIC), thanked staff for reaching out to them to solicit comments on these design standards and also thanked them for incorporating many of their suggestions/comments into the design standards. She advised that although typically TREBIC opposes any design standards at all; however, in this case they felt the standards are certainly usable and will guide the development and redevelopment of the Main Street corridor and the CB District, so they are not opposing these design standards at this time. Ms. Stalder did caution Council that sometimes design standards end up creating a boring atmosphere and asked Council and staff to keep an eye on this to ensure it does not happen in High Point.

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

Adopted the Ordinance approving Text Amendment 17-04, amending Section

3.4.8 Central Business (CB) District adding site and building standards based on consistency with the city's Land Use Plan and that the request is reasonable and in the public interest because they protect existing and future investments, they are user friendly and manageable and allow for design creativity.

Ordinance No. 7302/17-44
Introduced 6/5/2017; Adopted 6/5/2017
Ordinance Book, Volume XIX, Page 185

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

GENERAL BUSINESS AGENDA

[170179](#)

Minutes to Be Approved

Special Meeting (Budget Review #1); Thursday, May 4th @ 3:00 p.m.
Special Meeting (Budget Review #2); Monday, May 15th @ 3:00 p.m.
Regular Council Meeting; Monday, May 15th @ 5:30 p.m.

Attachments: [1. May 4 2017 Special Meeting Proposed \(Budget Review](#)
[2. May 15 2017 Special Meeting \(Budget Review](#)
[3. May 15 2017 High Point City Council](#)

Approved the preceding minutes as submitted.

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

Aye: 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:30 p.m. upon motion by Council Member Alexander and second by Mayor Pro Tem Wagner.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk