

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Minutes

Monday, September 18, 2017

5:30 PM

**Parks & Recreation Administration Building - 136 Northpoint
Avenue**

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 the Pledge of Allegiance and 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), Chris Williams (Ward 2), Alyce Hill (Ward 3), and Jason Ewing (Ward 6).

Absent:

Council Member James C. Davis (Ward 5)

As Council liaison to the PART, Chairman J. Davis was absent because he was attending a Rail-Volution conference out of town.

Present 8 - 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, and Council Member Cynthia Davis

Absent 1 - Council Member James Davis

RECOGNITIONS AND PRESENTATIONS**[170293](#)****Charles Collier - 50 Years of Service to the City of High Point**

Mayor Bencini will recognize Charles Collier, with the City's Electric Department, for 50 years of service to the City.

Deputy City Manager Randy McCaslin read a resolution into the record expressing sincere and grateful appreciation for Charles Collier's faithful, dedicated service to the City of High Point's Electric Department. Mr. Collier was recognized for his 50 years of exemplary service to the city, community and citizens of High Point. August 31, 2017 was recently proclaimed as "Charles Collier" Day in the City of High Point.

Mr. Collier accepted the resolution, which will be attached as a permanent part of these proceedings. [applause] [standing ovation] [photo op followed presentation]

[170294](#)**Proclamation - Rail Safety Week**

Representatives from North Carolina Operation Lifesaver will be in attendance to receive a Proclamation from Mayor Bencini proclaiming the week of September 24-30, 2017 as "Rail Safety Week" in the City of High Point.

Attachments: [National Rail Week Proclamation](#)

Mayor Bencini read the Proclamation proclaiming the week of September 24-30, 2017 as "Rail Safety Week" in the City of High Point into the record and presented it to Dan Francis with North Carolina Operation Lifesaver. [applause] [photo op followed]

[170295](#)

Proclamation - National Recovery Month

Representatives from Caring Services will be in attendance to receive a Proclamation from Mayor Bencini proclaiming the month of September as "National Recovery Month" in the City of High Point.

Attachments: [National Recovery Month Proclamation 2017](#)

Mayor Bencini read the Proclamation into the record proclaiming the month of September as "National Recovery Month" in the City of High Point and presented it to Becky Yates, Executive Director, Caring Services. [applause] [photo op followed]

Ms. Yates issued an invitation to everyone to attend the Triad Recovery Celebration scheduled for Sunday, September 23rd from 2:00 p.m. to 5:00 p.m. at the High Point Athletic Complex.

STRATEGIC PLAN UPDATE

[170296](#)

Update on the Strategic Plan adopted by City 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 will give an update to City Council on the Strategic Plan.

Attachments: [Code Enforcement Activity Report for August 2017.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 August 2017 activities as follows:

48 Minimum Housing Complaints
263 Active Minimum Housing cases
41 Active Backlog cases
122 Public Nuisance Complaints

145 Active Public Nuisance cases
26 Zoning Complaints (vehicles, signs, banners, etc....)
79 Signs collected

Chairman Golden noted the backlog of minimum housing cases from the old system has dropped significantly from 270 in May 2016 to 41 in August 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 Chairman Jason Ewing reported that Connect HP did meet in August, but not in September. At the August meeting, they drafted a letter of support for the downtown catalyst project and they are looking forward to being more involved in the project as it moves forward.

PUBLIC COMMENT PERIOD

170297

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- * Persons addressing City Council are asked to limit their comments to 3 minutes.
- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

Mayor Bencini reminded everyone of the 3-minute time limit and asked those that would like to comment on the downtown catalyst project to reserve comments until the public hearing, which would be held subsequent to the public comment period.

David Rosen, 4309 Hardin Court in High Point, addressed Council in his official capacity as one of the nine appointed Human Relations Commissioners representing the Human Relations Department. He provided an update on what the Human Relations Commission (HRC) has been doing and mentioned some upcoming exciting programs that the HRC is sponsoring:

Partnered with Carl Chavis YMCA last year and participated in the Martin Luther King, Jr. Parade. They plan to do this again next year;

2nd Annual Humanitarian of the Year Award in December.

For the past several years they have utilized the new gallery space at the Library and had a story-telling event. They also heard from six different cultures about lifestyle and much more;

Second Annual Ramadan Dinner;

Had three different programs on "Cultural Sensitivity" led by June Troy, the State HRC Liaison;

Partnered with the City of High Point for the 1st "Interfaith International Day of Prayer,"

Had two workshops with the Winston Salem and Greensboro HRC to review conflict of interest while serving best practices for city government;

Had 1st ever Faith Action ID program in High Point. Over 75 people attended and received IDs that they could use to open up bank accounts, pick up a child from school, get a library card, etc.....;

Will be hosting the Hi Fest Festival on Saturday, September 23rd from 11:00 a.m. until 7:00 p.m. at the Mendenhall Transportation Terminal. They will have lots of entertainment, food trucks offering a wide variety of different cuisines and cultures; vendors; performances from local groups, etc....

Some of the HRC commissioners have been volunteering with the High Point Community Against Violence;

The last program for the year will be a Bahai Faith Celebration on October 21, 2017 at 6:00 p.m. at the Oakview Recreation Center.

In closing, Mr. Rosen expressed a need for continued support from the Council and the entire community. He also made a plea for the future council and mayoral candidates to also get involved in what the HRC is doing.

Cynthia Hall, 512 Manor Drive in High Point, a representative of the Bahai Faith on the Human Relations Commission InterFaith Affairs Committee, spoke about the upcoming Celebration of the 200th Anniversary of the birth of Bahai u'llah, the Prophet and Founder of the Bahai Faith. . A Community Dinner and Program is planned as part of the Celebration, which will be sponsored by the HRC and the Bahais of High Point. She explained the purpose of the event is part of an effort to support discussion and increase understanding among all people of the city, people of different faith backgrounds, and people of no faith and how we can all come together to work for the realization of the principles of peace, justice and

human solidarity. In closing, she distributed fliers about the event and issued an invitation for everyone to attend and support the free event.

Bryon Stricklin, 2100 Briarcliff Drive in High Point, President and CEO for the M.I.N.D.(Moving In a New Direction) Group/TMG Network, distributed a handout and addressed Council regarding upcoming events and goals. He reported that Back 2 Basics, 2018 Youth Initiative would begin on Sunday, April 29, 2018 and end on Sunday, May 6, 2018 and will consist of a series of planned activities created to recognize organizations that tailor services to youth. It will also serve as a platform to announce the rich history of High Point and future plans for the city. The finale will feature an area-wide basketball tournament and concern for millennials in High Point and neighborhood communities. All proceeds received will go directly toward outreach programs supported by the M.I.N.D. Group.

To fulfill its goals, TMG is requesting sponsorship from the city of High Point and the greater community. At the conclusion of the presentation, Mr. Stricklin provided contact information for those that would like to contribute to this initiative.

Carolyn Bunker, a 20-year resident at 305 Wyndham Avenue in High Point, President of the Democratic Women of Guilford County and a proud member of the Democratic party of Guilford County, addressed Council regarding articles she has read in the newspaper and conversations she has had through different sources about The City Council wanting to place some restrictions on First Amendment rights. She stated she was confused about why the City Council would want to place restrictions on their First Amendment rights on the peaceable and orderly assemblies that have been held at Senator Tillis' office on Eastchester Drive and other locations in High Point since January. She advised that the First Amendment covers freedoms, petitions, and assemblies and is commonly known as providing freedom of speech, freedom of religion, freedom of press and freedom of assembly.

In closing, she asked, again, why the City Council would consider mandating restrictions on their Constitutional right to assemble. She understood that with freedom comes the responsibility to protect all freedoms and that is what they are doing by asking the City Council not to mandate any restrictions on their freedom to assemble.

Megan Longstreet, 607 W. Rotary Drive, City Council candidate for Ward 3, member of Indivisible High Point, member of the Progressive Caucus, and member of the Guilford County and Davidson County Democratic Party, stated that it has come to her attention that there was a recent conversation that took place in the Community Housing Neighborhood Development & Public Safety Committee meeting and she would like to draw attention to a mention by Chief Shultz that the debate process regarding immigration was a bit more concerning. She felt calling attention to and making such remarks about immigration sets the

wrong precedent for the city.

She proceeded to make the following comments regarding the proposed picketing ordinance:

Section 10-1-283- Picketing Permitted; Notice of Intent and Receipt Required

(a) No picketing shall be conducted and no person shall participate in the same unless notice of intent to picket has been given to the chief of police, and unless a receipt of such notice has been issued, except where provided by law.

She advised forcing notice is unconstitutional; however asking for notice as a courtesy is acceptable.

(b) A group of ten or more persons shall give notice of intent to picket in writing and the notice given shall contain the following information. A group of fewer than ten persons may give written notice of intent to picket, but is not required to do so.

Ms. Longstreet felt, again, forcing notice is unconstitutional- mainly dates, times and locations. And restricting the number of people that can picket is also unconstitutional. She reiterated that requiring permission from the Chief of Police to picket is unconstitutional.

(c) It is unlawful for any person to engage in picketing before or about the residence or dwelling of an individual.

She advised that this has been held up in court and she does not have an issue with (c) because they do not picket in front of residences anyway.

Section 10-1-284 Standards of Conduct for Picketing Activities

(b) Pickets may carry written or printed placards or signs not exceeding thirty-six (36) inches provided the words used would not tend to incite violence.

Ms. Longstreet stated that restricting the size of the signage is also unconstitutional and advised that they would not be able to use banners or a full-size American flag, or any other signage beyond 36 inches. She also pointed out that the words "would not tend to incite violence" is also unconstitutional.

(f) It shall be unlawful for a group of ten or more persons to picket without filing a notice as required therein.

Ms. Longstreet pointed out, again, that requiring a notice by law is unconstitutional.

Section 10-1-285 Interference with Pickets Prohibited; Police Authority to Disperse Crowds; Failure to Leave when Ordered Declared Offense

Ms. Longstreet agreed with the provisions included in Section 10-1-285 as they are for protection.

Lawrence Cormier, 3007 Scout Trail in High Point, Democratic Precinct Chair for Precinct R-2, stated he was opposed to giving up his First Amendment rights, as most people would be. He shared that they have received nothing but hindrance from the city and they have been kicked out of one location and pushed to another location. He accused Council of buckling under the pressure from Tillis' office to make them move to a location across the street from his office. He asked if Council considered another option to go to Tillis and suggest that he do his duty and actually meet with his constituents. He went on to say that they are an extremely peaceful bunch that speaks up for their rights and they do not impede traffic. He felt Senator Tillis was refusing to face his constituents and accused Council of aiding and abetting his "deplorable." He felt those who aid a "deplorable" action are also "deplorable."

Mr. Comere stated that the city's code enforcement does not even protect him and shared that they failed their job miserably because he purchased a home expecting it to meet minimum standard and he ended up having to fix issues that were code violations. He asked Council to remember that they are to serve and protect the citizens of the community and they do not want them meddling in their First Amendment rights.

David Willett, 1501 Delk Drive in High Point, addressed Council regarding intersection obstructions (vegetative growth that needs trimmed) where Delk Drive runs into McGuinn at the school. He also expressed concerns that while the city does perform street maintenance in his neighborhood, they seem to get to the 1500 block and quit.

There being no further comments, the Mayor declared the Public Comment period closed.

GENERAL CATALYST PROJECT ITEMS

[170331](#)

Resolution - Interlocal Agreement for Revenue Sharing

Council is requested to adopt a Resolution providing for an Interlocal cooperation Agreement with Guilford County for Economic Development Purposes (Revenue Sharing).

Attachments: [1. Interlocal Agreement with GC for Catalyst LOBs](#)

[RESOLUTION APPROVING AN INTERLOCAL AGREEMENT Guilford Coun](#)

City Manager Greg Demko introduced Mac McCarley, with Parker & Poe, outside legal counsel assisting the city with agreements relating to the stadium/catalyst project.

Mac McCarley advised the Interlocal Agreement is relatively simple and that the State Law allows local governments to cooperate with each other on any project that any one of the members of the Interlocal Agreement have authority to do. In this case, the city has municipal authority for sports and entertainment complexes, stadiums, coliseums and the City of High Point is asking Guilford County to participate in the larger economic development project, the catalyst project. The term of the agreement is proposed to be for 20 years unless the debt is paid off sooner, in which case the agreement will terminate and the county's obligation to pay would stop.

Mr. McCarley explained that Section 3 is most important as it provides for the county's participation by sharing a portion of the increased tax collections out of the area that would be benefited by the stadium project. He noted the formula would mirror the city's tax rate applied against the increase in the value in that area and doing it this way, the difference between the city tax rate and the county tax rate would be cash that would go directly to the county so that they participate immediately in any increase in valuation in the stadium influence area. In closing, Mr. McCarley pointed out the use of county funds specifically restricts the payment of debt.

Mayor Bencini asked if there were any questions for Mr. McCarley. There being none, he entertained a motion.

Council Member Alexander MOVED to ADOPT the Resolution providing for an Interlocal Cooperation Agreement with Guilford County for Economic Development Purposes (Revenue Sharing). Mayor Bencini made a second to the MOTION.

For further discussion, Council Member C. Davis stated she would not be supporting the resolution. She shared the constituents she represents were not invited to participate in taking on the debt and originally it was supposed to be Special Obligation Bonds, but it was changed to Limited Obligation Bonds. She further stated that it had not yet been vetted by the City Council or the Finance Committee. She pointed out when the Council received it via email on August 24th at 3:40 p.m. there was an Option 1 and an Option 2, but Council has not been given the opportunity to discuss whether they prefer Option 1 or Option 2.

There being no further discussion, the Mayor called for a vote on the MOTION.

The MOTION carried by a 7-1 vote as follows:

Resolution No. 1708/17-55

Introduced 9/18/2017; Adopted 9/18/2017

Resolution Book, Volume XIX, Page 177

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner, that this Resolution be adopted. The motion carried by the following 7-1 vote:

Aye: 7 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, and Council Member Alexander

Nay: 1 - Council Member Davis

Absent: 1 - Council Member Davis

A request by the Planning and Development Department to initiate a zoning map amendment to establish the Mixed-Use Downtown (MX-D) district and to expand the Central Business (CB) District in accordance with the Downtown Mixed-Use Area Plan.

Attachments: [2. Request to Initiate MD-X and CB Zoning Map Amendment](#)

Heidi Galanti with the Planning Department provided a presentation of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings. She referenced a map showing some of the changes in zoning that are being recommended in the Downtown Mixed Use Area Plan.

The Downtown Mixed-Use Area Plan currently has four different zoning districts with different dimensional standards and permitted uses. In order to create a downtown that is cohesive that will encourage the desired development style portrayed in the plan, the establishment of a Mixed-Use District is needed. Additionally, staff is recommending an expansion of the Central Business District because new market showrooms will not be allowed in the Mixed-Use District. The area amounts to about 57 acres and those areas are currently zoned Light Industrial (LI) so staff feels like this will be a better utilization of the land use due to the zero lot line setbacks and the exemption from off-street parking. Staff is recommending that the City Council initiate the Zoning Map Amendment for 129 acres for a Mixed-Use Downtown District and the expansion of the Central Business (CB) District by adding 57 acres to the CB from (LI).

Council Member C. Davis asked why the change in zoning was being recommended versus an overlay. Ms. Galanti explained there is no need for an overlay because there is no mixed use. She further explained that the Mixed-Use District is in one other area in the city on Washington Street and that was a base district, which is how the Mixed-Use District is set up. Council Member C. Davis advised that she did speak with the School of Government today and they informed her that it could have been done as an overlay to avoid the impact on tax implications for the property and business owners. She expressed concerns because the zoning change is being initiated by the city and questions if all the acreage should be included without the property owners consent.

Initiated a zoning map amendment to establish the Mixed-Use Downtown (MX-D) District and to expand the Central Business (CB) District in accordance with the Downtown Mixed-Use Area Plan.

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 7-1 vote:

Aye: 7 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, and Council Member Alexander

Nay: 1 - Council Member Davis

Absent: 1 - Council Member Davis

170300

City of High Point - Downtown Mixed Use Area Plan - Public Hearing

A request by the Planning & Development Department to consider the adoption of the Downtown Mixed Use Area Plan. This plan generally covers that portion of the downtown bounded by East Ray Avenue and Westwood Avenue to the north, Wrenn Street to the east, the railroad tracks to the south, and a combination of Oakwood Street, properties that front on Lindsay Street, and North Elm Street to the west.

Attachments: [3. Downtown Mixed Use Area Plan\(Council\)](#)

The public hearing for this matter was held on Monday, September 18, 2017 at 5:30 p.m.

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

Ms. Galanti started her presentation by stating that this plan is not about the stadium--rather, it is about creating a downtown for the citizens of High Point in this 131-acre area. The boundaries of the plan are Westwood and Ray to the north, Wrenn Street to the east, railroad tracks to the south, and Lindsay and Oakwood Street bordering on the west hand side. Ms. Galanti noted the idea is not new; it first came about as part of the Core City Plan which was adopted in 2007, and it recognized a need for two downtown districts: one for market showrooms and one as a traditional downtown.

Ms. Galanti shared that the six main goals in the plan are to:

1. Create a vision for the future growth and redevelopment of the area
2. Provide land use concepts that illustrate the desired mixed-use development style
3. Provide standards for private property that protect existing and future investments and support desired development
4. Provide a design for the public realm that creates a sense of place and a destination for residents and visitors to live, work, and play (i.e. streets, sidewalks, street trees, outdoor furniture, on street parking, lighting, signal poles, bike lanes, etc...)
5. Conduct advanced infrastructure planning to prepare the area for redevelopment
6. Provide incentives and opportunities for private investment

Ms. Galanti then shared the different recommendations which include the land use, zoning, text amendments, infrastructure and incentives:

- Land use
 - 3-5 story buildings

- Mixed-Use
 - Retail
 - Restaurant
 - Residential
 - Office
 - Hotel

➤ Zoning

Just initiated by City Council

➤ Text Amendments

- Establish CB district as district for new Market Showrooms. Currently, new market showrooms are allowed in the LI and the GB District within 1,000 feet of the CB District. Staff is recommending removal and that new market showrooms only be allowed in the CB District with the purpose of trying to create a traditional downtown area in the MX District area.
- Amend cessation of nonconforming market showrooms from 2 years to 1 year

➤ Public Infrastructure

- Stormwater (suggestion to look at a regional solution)
- Water
- Sewer

The recommendation for all three are very similar and that is to conduct more detailed studies to determine needed upgrades based on the proposed uses in the area. Also to create some creative solutions for stormwater, possibly looking into a regional solution. Because this is a big endeavor, staff is recommending that the 131-acre area be broken up into two phases:

Phase 1 consist of 11.5 acres and includes the stadium (timeframe- immediate).

Phase 2 consist of 6.5 acres of other development (timeframe- 1-2 years).

Public Realm (branding, public realm design and traffic analysis)

Regarding the branding, there is a need to have a name and a brand that is recognizable for this area. The Public Realm Design establishes a recognizable character and design for the public realm which includes streets, sidewalks, street trees, outdoor furniture, wayfinding signage, pedestrian lighting, signal poles, etc..... There is also the need for a thorough traffic analysis of the area to assess the street conditions as they exist today and to determine what future cross sections will be needed for the different types of land uses.

Municipal Service Districts & Incentives

Because there is part of the MSD not covered in the study area, staff is recommending expanding it to cover the entire 131-acre study area.

The city's Incentives Policy currently focuses on large non-commercial and staff suggests incentives be explored for small projects (retail and restaurants).

In closing, Ms. Galanti shared the timeline as follows:

- ❖ **April through June** - Physical analysis
- ❖ **July** - Public input meeting
- ❖ **July 31** - Public meeting
- ❖ **August 22** - Planning and Zoning Commission Public Hearing
- ❖ **September 18** - City Council Public Hearing
- ❖ **October** - Begin implementation
- ❖ **October 24** - Planning and Zoning Commission Public Hearing for zoning changes
- ❖ **November 20** - City Council Public Hearing for zoning changes

Following Ms. Galanti's presentation, Mayor Bencini opened the public hearing and asked those in favor of the Mixed-Use Area Plan to come forward.

Judy Stalder, 665 N. Main Street, representing the Triad Real Estate and Building Coalition (TREBIC), spoke in favor. Ms. Stalder thanked staff for inviting them to review the plan and map. She stated they are looking forward to reviewing the implementations as they come forward.

Ray Gibbs, 805 Kinston Court, Executive Director- Forward High Point, spoke in favor of the Mixed-Use Area Plan. He stated that he worked closely with the city's planning staff in putting the plan together. He reported that they did go out and talk with property owners in the area to get their input and they feel that the new Mixed-Use zoning classification will allow the area to develop within the goals that have been identified for the area. He stated that while it provides for significant market-based development, it retains important criteria to promote strong, pedestrian-oriented design that would provide for more communication interaction.

Rev. Frank Thomas, 693 Mallard Landing Boulevard in Clemmons and Pastor of Mt. Zion Baptist Church, 753 Washington Street in High Point, advised that his comments would apply to this issue as well as the public hearing for the financing of the catalyst project. spoke in support of the Mixed-Use Plan and addressed Council regarding leadership. He stated that "good leaders are those that will go along with the majority, even when they disagree" and expressed bewilderment as to why any member of a City Council would go to a County Commissioner's meeting and attempt to derail a project that would help the citizens of High Point.

Andy Turner, 3408 Corvair Drive, expressed his support for the Downtown Mixed-Use Area Plan and expressed support for the catalyst project. He noted the property values have drastically declined in this area over the years and felt the development planned for this area would increase the property values significantly. He felt over the long term of the next 40 years, the payback to the city and the county would be phenomenal and he did not feel this was a losing proposition at all.

Darlene Schadt, 3000 Covewood Street, also expressed support. She stated she is a life-long resident of High Point and expressed excitement about the project. She shared that she is amazed at how much work has been accomplished already and expressed appreciation for all the homework that has been done on the project.

Ron Barker, 833 Old Mill Road, and a life-long resident of High Point, expressed support for the project and felt it was a project that would support every small businessman and every person in the city. He shared that High Point is the Heart of the Triad and felt this project would tie together Winston Salem and Greensboro to High Point and would make it the finest place for people to be excited about moving to North Carolina and make them proud to be a part of our community.

Jordan Lessard, 413 Otteray Avenue, spoke in favor. Born and raised in High Point, he went away to school in Chicago and against all of this friends' judgement, he made the choice to move back to High Point. Due to massive decline in property values, he pledged to do anything in his power to assist Forward High Point and the next generation coming up to bring vibrancy into the city. He pledged his full support and offered to help out in any way possible.

Melody Burnette, a resident at 204 Nahala Court, 27263, and President-Elect for the High Point YWCA, also spoke in support. she proceeded to read a statement prepared by Heidi Majors, YWCA Executive Director, expressing support from the YWCA. The YWCA Board of directors unanimously passed a Resolution of Support for the High Point stadium project citing all the fun and memories that it would create. They have witnesses the urban blight that has crept into downtown and felt this project would forever change the community and the lives of countless women, children and families.

Jenny Barker, 833 Old Mill Road, also spoke in support. She noted that change is difficult and hard to accept for many people, but she believed if something does not change, High Point would continue to deteriorate. She cited the issues with crime, drugs, and abandoned houses in High Point and pointed out that the police officers have to deal with crime and drugs because when people live in a city where they lose hope and they have no jobs, they divert to crime and drugs.

David Willett, 1501 Delk Drive, spoke in favor of the stadium, but expressed concerns about the way it would be financed. He also questioned the city taking money from the fund balances, including the Electric Fund to buy the land for the project. He pointed out that High Point is one of 19 members of ElectriCities, and was concerned about the debt that High Point is obligated for. He wanted assurance that the city would dot the I's and cross the T's because years down the road the stadium would have to be repaired. He asked who would be responsible for maintaining the grounds around the stadium.

Mayor Bencini asked if there was anyone else who would like to speak regarding the Downtown Mixed-Use Area Plan. There being none, the public hearing was declared closed. He then entertained a MOTION.

Council Member Alexander MOVED to adopt the Downtown Mixed-Use Area Plan. Mayor Pro Tem Wagner made a SECOND to the MOTION.

For further discussion, Council Member C. Davis continued and made the following statement:

"On page 11 of the document, I was reading it earlier today just to go over what I had already read. There's a section in there that says because this area is intended for around-the-clock vitality new showrooms will not be allowed in the district that we're creating. However, further down, it says to encourage the continued growth of market showrooms in this area. So it's sort of a conflict in statements and I'm a little puzzled by it. I knew that even if I didn't support the other that I was hopeful that I might be able to support the plan, but then I got over to page 17 and on page 17 it says repeal the development incentive grant. Well, we talked about that several meetings back in a manager's briefing that we got and we've had plenty of time to do that and for the citizens that don't understand what that is, in this particular MSD, in this particular area, we're going to be getting the tax dollars back, the increase back from the county to the city, but for the next six months, once we pass this if developers go out and break ground, for five years, they could potentially get monies back on the investment they've made by allowing their buildings to sit and be vacant. So some of the blight and the problems that we have, there have been members on various councils that have sat there, that are sitting here, that could have started addressing this 10-15 years ago. They didn't. The question is why? And then we've got citizens that call me and I'd like to address the leadership comment. Sometimes being a good leader means representing everybody and not a handful of individuals. I was elected to represent all the people of this city. You have two at-large representatives. I am one. You have one at-large and the other members of Council representing you. You also have an at-large representative that is representing the voice of so many that were not heard, were not invited to meetings to see the presentation, had no voice in so many aspects of this process, and we're asking them to support and carry a debt that they had no say in. So for those individuals that are here tonight and I see a lot of you. Some I ran into it, that I've talked to on the phone or maybe some of you sent me an email. I took this job to represent you and that's what I intend to do. So I will be voting No tonight."

Mayor Bencini then called for a vote on the MOTION. The MOTION carried by a 7-1 vote as follows:

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner to adopt the ordinance authorizing the Downtown Mixed Use Area Plan. The motion carried by the following 7-1 vote:

Aye: 7 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, and Council Member Alexander

Nay: 1 - Council Member Davis

Absent: 1 - Council Member Davis

170301

Public Hearing - Proposed Financing of Downtown Multi-Use Sports and Entertainment Facility

Monday, September 18, 2017 at 5:30 p.m. is the date and time established, pursuant to NC General Statute 160A-20, and the adopting of the Resolution Making Certain Findings and Determinations Regarding the Proposed Financing of a Downtown Multi-Use Sports and Entertainment Facility and Requesting the Local Government Commission to Approve the Financing Agreement.

Attachments: [4. Public Hearing For Financing Catalyst Facility And Preliminary Resolution Resolution Re Proposed Financing of Downtown Multi-Use Sports and Enter](#)

The public hearing for this matter was held on Monday, September 18, 2017 at 5:30 p.m.

Assistant City Manager Randy Hemann provided an update on the catalyst project prior to the public hearing. He provided a timeline of what has transpired so far regarding the project:

Started with a feasibility study conducted in May, 2015;
Council adopted it as one of its goals in March 2016;
Budget Amendment approved in April 2016 that authorized the city manager to proceed with purchasing the properties;
Authorized the city manager to seek county participation and start work on the financing plan in April 2016;
Authorized Forward High Point to work on coordination and design of the stadium;
Chose master developer for the project, Tim Elliott, of Sidewalk Designs????
Master developer was introduced during the August 21, 2016 City Council meeting and provided a brief presentation of his work;
Authorized Forward High Point to work on a team ownership and naming rights for the stadium.

Mr. Hemann noted the project encompasses an 11.5 acre site between Elm and Lindsay and Gateway and English. The city would retain five acres of this for construction of the stadium. The remaining 6.5 acres would be available and offered for private development. Forward High Point is currently working on the master developer agreement, as well as a final site plan. He reiterated that according to the statue being used for the project, the master developer will sell the land for fair market value, so while five acres will be retained, 6.5 acres of this property would be sold at fair market value.

Recently it was announced that 200 apartments and a hotel would be developed on part of the 6.5 acres. There was also an announcement that \$50 million in private funds have been raised for a children's museum, an events center, park, naming rights, team acquisition, and they are currently working on the stadium design with Samet and Odell.

Mr. Hemann advised that they have made presentations to 1,500+ people to enlighten them on what is going on with the project. He reported that a public hearing was held on August 7th for the first of the land purchases with another public hearing that will be necessary when everything has been worked out for the remainder of the property that will be acquired. Guilford County has also called for a public hearing on September 21st in Greensboro.

Mr. Hemann shared that the 649 acres is comprised of the Revenue Target Area and the way it works is the additional revenue from new development and increased property values would help pay a portion of the stadium debt. The project is expected to generate in excess of \$99 million in new development over the next ten years. The money would come from ticket sales based on an average attendance of 2,500 per game estimated to bring in \$21 million; the city's and county's tax increment estimated at around \$11 million; with the team participation and lease in the neighborhood of \$15 million over the period of the loan.

Mr. Hemann advised that this is the time that was established to hold the public hearing on the installment and financing contract and the use of limited obligation bonds to pay for the downtown multi-use sports and entertainment facility. Staff recommends approval of the resolution making the findings and the determinations regarding the proposed financing of the facility and a request to the Local Government Commission to approve the financing agreement.

At this time, Mayor Bencini opened the public hearing and those in opposition to come forward.

Lawrence Cormier, 3007 Scout Train in High Point, stated that he was not actually opposed to the project, but did want some assurances that the interest from the bond was included in the estimate in the pie chart that was shared on the funding.

Assistant City Manager Randy Hemann stated that estimated interest on the bonds was included.

Beverly Bard, 2205 Delaine Point in High Point, stated she was not in opposition of redevelopment at all, but she did hear that the property proposed for development is in a flood zone and felt if that is the case, then special care should be given for the sewage and stormwater run-off. She also stated that she does not agree with the expansion of the CB District to allow new furniture showrooms in this area because it would be a continuation of what is already there.

In response to Ms. Bard's comment about the property being in a flood zone, Assistant City manager Randy Hemann explained that is it not in a flood zone, but acknowledged there are a lot of stormwater issues in this area. He stated they are looking at the stormwater and felt the acquisition of this property would help solve those issues.

Louis Thibodeaux, a resident on Kensington Drive in High Point, wanted to make it clear that he was not for or against the proposed multi-purpose stadium, but was glad that the city would be considering the aged infrastructure in the development area. He asked when staff would be able to provide a total cost for the whole project with the inclusion of the infrastructure costs. Knowing the estimated total case and the true value of the properties would help him decide.

Mr. Hemann responded by saying that the city regularly expands its services/infrastructure in areas where there is increased growth and admitted there would be needed upgrades to the infrastructure, but it would not be anything different than what is already being done to help all areas of the city grow.

Donna Lewis, 1308 Kentucky Street, stated she was not actually opposed to the stadium, but did have some questions regarding the financing. She asked if a contingency plan was in place or a way that the debt would be repaid if the attendance and ticket sale projections are not met.

There being no one else to speak in opposition. Mayor Bencini asked those in support to please come forward.

Patrick Chapin, 3209 Peninsula Drive, President and CEO of Business High Point and the Chamber of Commerce, spoke in favor of the project. He shared they had started circulating a petition in support of the project earlier in the day and had already obtained several hundred signatures in support of the stadium project. He pledged that the small businesses would support the city and the project just like they worked together with the city on the road closure for the N. Main Street project.

Ray Gibbs, a resident at 805 Kinston Drive in High Point, and Executive Director of Forward High Point, spoke in support of the project. He shared that he has been involved with many downtown revitalization projects. He noted that High Point has been blessed with the Furniture Market, but although it has helped to stabilize the tax base, the city has started seeing a crisis and a reduction in the value it places on the loss of jobs, the loss of businesses, the overall loss of tax value and the loss of sense of place and pride that High Point really needs today. He advised that High Point appears to be way behind other cities such as Charlotte, Winston Salem, Raleigh, Burlington, Greensboro in recruiting companies and businesses to our downtown. He mentioned that he started as President of Downtown Greensboro back in 1999 and their game plan was to take one baby step at a time and they added one building, then that one building/business became two, then three, etc.... and as they started to succeed, it led to bigger projects such as the baseball stadium, Center City Park, Triad Stage, etc.... With this project, Mr. Gibbs felt it would give High Point the opportunity to catch up and he thought High Point could accomplish in two years what other cities have taken decades to do.

David Covington, a life-long resident of High Point, who now resides at 905 Forest Hill Drive, spoke in support of the revitalization project. He shared that he has been involved in revitalizing downtown High Point for the better part of ten years through the City Project and also served on the Task Force and most recently on the Forward High Point Board. He cited four drivers that are going to effectuate what is being done relative to the future of High Point: The Furniture Market, High Point University, High Point Regional Hospital, and the Philanthropic Endeavors. He noted that all of these institutions support the stadium or catalyst project and for various reasons they all think the project is very important for the city. He stated it really is about money management and pointed out all of these institutions have been stellar in the management of their money and all continue to grow while taking risks. He questioned what the risk would be and things such as the BB&T naming rights, rent/lease payments, the \$5 million commitment from the CVB, and all the philanthropic endeavors actually drastically reduce the debt and mitigate risks. He pointed out this is a \$200 million leverage against what the city has to put in which is around \$7-\$8 million.

Doyle Early, a life-long resident at 405 Hillcrest Drive in High Point, and chairman of Forward High Point, spoke in favor of the project. In his opinion, this is the most phenomenal economic development project ever for downtown High Point. He stated he has seen what has happened to the downtown due to the Furniture Market being both a curse and a blessing. He also mentioned the blight, empty buildings and the grass growing up through the pavement. He thanked Council for their courage to step out and support this project and to support the financing of this project. Looking at the numbers for the project, he pointed out this would be a phenomenal return on the investment. With the goal of \$99,000,000 in ten years, considering the \$50 million, plus the hotel, plus the 200 apartments, he pointed out he pointed out High Point would be three-quarters of the way there in the first four years and this was about 20-30% of the time that other cities spent. He noted these other cities have shown that economic development around stadiums in North Carolina is phenomenal. He

shared there are eleven stadiums in North Carolina with three being voted on to build within the last six months: Kannapolis, Gastonia and Fayetteville, which would put High Point 15th in line, although it is the 9th largest city. He expressed high hopes and prayers that Guilford County would find a way to come together with High Point to support this project because High Point is an integral part of Guilford County.

David Marshall, a resident at 702 Gatewood Avenue in High Point, also expressed support for the project. He stated he was not in favor of the project at first, but now supports it. He explained he would be about three blocks from the stadium and his only ask was if it might be possible to break off the celebrations by midnight. [*general laughter*]

Mayor Bencini asked if there was anyone else present who would like to speak. Seeing no one, he closed the public hearing and entertained a MOTION.

Council Member Alexander MOVED ADOPTION of the Resolution Making Certain Findings and Determinations Regarding the Proposed Financing of a Downtown Multi-Use Sports and Entertainment Facility and Request for the Local Government Commission to APPROVE the Financing Agreement. Mayor Pro Tem Wagner made a SECOND.

For further discussion, Council Member C. Davis commented as follows:

"I just wanted to share with those of you that are here. I'm not opposed to the stadium project and the majority of the individuals that are telling me, their biggest concern is the finance aspect. They also support the stadium. They do not support public dollars in any fashion in any way being spent on the project. They believe that those dollars can be raised privately. The stadium can be held privately, which increases our tax base revenue. Imagine the taxes on a \$30 million stadium? The revenues that could come back into the city's General Fund for the operations and improvements of the fiduciary first and primary responsibility that we have to the city, which is services that we provide.

The other amenities, we are not opposed to having those either. They're very appreciative of the contributions that many have made for that \$50 million. They have concerns about the land and whether or not the land will be taxable and whether or not those tax revenues will fall back over into our General Fund. They also believe that....eventually when we were looking at the \$38 million, and now we're at \$50 million. If you subtract the \$30 million for the building of the stadium, that leaves \$20 million to do some of the amenities in an around the stadium free of debt for the citizens of High Point. What a true gift that would be. No debt to the citizens of High Point or the county. The other things is that as development were to occur around the stadium, should it be paid for privately and privately-held? Then those additional amenities could be added in over time later to additional fundraising. They're not opposed to the stadium, nor am I. It's the method. It's the financing and it's also been the lack of transparency. And some of you are saying there's that wording again.

I'll elaborate., We had a couple of events over at the Radisson. I call them teasers where we said this is what we're working on, can't give you all the details yet, but it's coming. We had a couple of closed sessions. No information in hand. Our April 3rd presentation was the first time that this body had anything in hand. I made a substitute motion for a public hearing. I made a substitute motion that included allowing the citizenry of this entire city to have the opportunity to look at that presentation, to come back to this body, ask questions, and to possibly consider a referendum for their vote to take on this debt. Jim Davis seconded that motion and it was denied by this body.

The county is taking on that responsibility to do what we should have done, which is hear from the citizens across-the-board. Because a few decided that this is what they wanted and they pressed forward.

Now, the presentations that have been done since April 3rd have been a plenty. So, yes, there have been many presentations, but after we were called to task to put forward a vote on something that we did not have information enough to do-in my opinion.

On May 24th, I requested the 649 acres, the Revenue Target area. I didn't get the information. I wanted the names, the addresses, the current tax value on those properties to see what we were looking at. It wasn't until August 30th at 5:35 p.m. that we received a PDF because two of the commissioners also wanted the same information. It's a sad day when an elected official can ask for information and be denied.

June 4th, there was a map of the 649 acres. When I stepped into speak to the city manager that was standing on an easel that had the target area well laid out and some figures on a sheet that showed us the tax revenues in the proposed area, but, yet, I couldn't obtain the information I requested back in August....I mean in April that I received in August. Only because two other commissioners wanted the same information that I did.

On August 17th, the county receives a 421-page binder that this board, this body had never seen. Jeff Phillips gave me his binder and later got scolded for doing so at an EDC meeting. I appreciate the fact that Jeff Phillips was courageous enough to obtain a second copy. How he did that, I don't know, but I appreciate the information that I did not get as an elected official.

On August 21st, I brought up that binder. Other members of this board and a couple of days later were provided with that binder. Phase 1 and Phase 2 were promised to us back in October of last year, which we did not get until after the first of the year. We still didn't see the document. We got overviews.

Then on August 27th, it was rumored that the resolution that was submitted or proposed by a county commissioner to the county manager.

September 7th there was an interlocal agreement attached to a map at the last county commissioners meeting and that interlocal agreement was not provided to this body first. How many other information opportunities has this body and myself missed out on in order to be able to ask the questions and stand behind the decisions that so many of you want?

Now with that being said, I realize there's a lot of influence in this room. I realize that there are a lot of people in support. Even those that are opposed are supportive, but they wanted a voice. They wanted to vote on the debt at the polls. They're entitled to that. The MSD was a concern from the onset for me for a number of reasons that was supposed to have been done away with and it still remains to this day. Allowing some of the developers to take advantage of dilapidated properties, they should have could have either done a lease on, allowed entraneurs to come in and take advantage of those properties, do a short sale, fix them up. You're responsible for your properties. But because of this particular development incentive grant, some developers may still be able to take advantage of even though we'll be asking for county tax dollars to come back into this city, they still may get 100% in Year 1; 80% in Year 2; 60% in Year 3 with the evaluation; then 40% in Year 4; and 20% in Year 5 if possibly, and I don't know because there's not a lot of conversation going on at this end of the table. So, you know, we say that we want those tax dollars, but then they make those improvements and we're going to give them the money back in those increments over five years after they pay their taxes, before and after. That way it's not considered tax abatement, it's considered incentive.

Mr. Hemann is shaking his head because he knows the concern that I have because I went to his office and expressed them as well as at other city council meetings before we passed the MSD. And I realize that this is cumbersome for some that already have the information because they're in the know and I've been asked multiple times, don't you want to be in the know. An elected official always wants to be in the know, but not when it comes to having to keep silent when it comes to representing the constituents of this city. Not when it comes to having to be someone that just nods their head in agreement with the powers that be because I took this seat and I took an oath to represent you and to do what is best for this city. And I don't think putting additional debt on taxpayers because this is a development, this is something that a few wanted that have pushed forward that could be paid for by those that desire it and that's how the taxpayers feel and that's why I will be voting no."

Mayor Bencini asked if there were any additional comments from Council.

Council Member Williams relayed that Commissioner Carlvena Foster sends her apologies for having to miss the meeting, but wanted to make sure that everyone knows she is in continued support for the project.

Mayor Pro Tem Wagner praised the leadership in the city and expressed appreciation to Council for having the courage to support this project. He reminded Council that when a proposal came before the City Council in December of 2009 to approve a Mixed-Use

District for downtown High Point, it failed by a vote of 8-0, after it came from the Planning & Zoning Commission with a unanimous recommendation for approval. He applauded his colleagues for looking at it, studying it and finding a way to say Yes to something that can really transform the city for the future. He stressed the vital importance of having a vibrant downtown for economic reasons, but that it creates a place that builds community where everyone can interact and get to know one another.

Council Member Ewing shared that the suggestion of a referendum has been brought up by a number of people and although he is in full support of referendums for simple projects, but due to the complexity of this multi-pronged economic development project, it would be difficult to educate the public. He noted if it was put to a referendum, the city would be required to provide copies of the 400+ page binder to every single citizen so they could be properly educated on how complex this project is. He expressed his full support of the project.

Mayor Bencini asked if there were any additional comments. Council Member C. Davis stated she had something else to say and the Mayor reminded her that she already had her comment opportunity.

There being no further comments, the Mayor called for a vote on the MOTION to ADOPT the Resolution Making Certain Findings and Determinations Regarding the Proposed Financing of a Downtown Multi-Use Sports and Entertainment Facility and Request for the Local Government Commission to APPROVE the Financing Agreement. The MOTION carried by a 7-1 vote as follows:

Resolution No. 1709/17-56
Introduced 9/18/2017; Adopted 9/18/2017
Resolution Book, Volume XIX, Page 178

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner, that this resolution be adopted. The motion carried by the following 7-1 vote:

Aye: 7 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, and Council Member Alexander

Nay: 1 - Council Member Davis

Absent: 1 - Council Member Davis

20-Minute Recess

Prior to the recess, Mayor Bencini asked Ryan Ferguson, Marketing Manager, to come forward to share some of the great comments the city has received and some photographs of the city's electric crews helping out some of the hurricane victims in Georgia and Florida.

At this time ??????, Council Member Alexander MOVED to take a 20-minute recess. Council Member Williams made a second to the MOTION, which carried unanimously.

After going back in session, Mayor Bencini explained that Council would go ahead and conduct the remaining public hearings on the Agenda to the front and turned the meeting over to Mayor Pro Tem Wagner.

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner,**Chair****Committee Members: Wagner, C. Davis, J. Davis and Golden****170321****Request to Initiate Zoning Map Amendment for Airport Overlay District**

A request by the Planning and Development Department to initiate a zoning map amendment to amend the Airport Overlay District for approximately 51.5 acres of land located on north side of Willard Dairy Road, approximately 430 feet east of Shadow Ridge Drive.

Attachments: [Request to Initiate ARO Zoning Map Amendment](#)

Chairman Wagner asked if there were any questions for staff regarding this matter.

Approved the request by the Planning & Development Department to initiate a zoning map amendment to amend the Airport Overlay District for approximately 51.5 acres of land located on the north side of Willard Dairy Road, approximately 430 feet east of Shadow Ridge.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170322**Hartley Ridge, LLC - Right-of-Way Encroachment Permit (RE-17-0010)**

A request by Hartley Ridge, LLC to allow two retaining walls to be erected within the right-of-way along W. Hartley Drive. The retaining walls encroach into the right-of-way at differing amounts depending upon location.

Attachments: [Hartley Ridge Staff Rpt \(RE-17-03\)](#)

Justin Westbrook with the Planning & Development Department advised this is associated with the West Hartley apartment complex. The applicant, Hartley Ridge, LLC, is requesting permission to allow two masonry retaining walls that encroach into the right-of-way at differing amounts depending on location. The encroachment consists of two masonry retaining walls, one intruding 14-feet and the other intruding 18-feet, with a varied height, approximately 3,200 linear feet.

Council Member Alexander inquired about the maintenance and upkeep on these encroachments since they are in the right-of-way. It was determined that the property owner would be responsible for the maintenance.

Approved Right-of-Way Encroachment Permit RE-17-0010 as requested by Hartley Ridge, LLC to allow two retaining walls to be erected within the right-of-way along W. Hartley Drive.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

PUBLIC HEARINGS - PLANNING & DEVELOPMENT COMMITTEE

170323

Ordinance - Waste Industries, LLC - Annexation 17-08

A request by Waste Industries, LLC to consider a voluntary contiguous annexation of an approximately 19.8-acre parcel lying along the west side of Elon Place, approximately 1,600 feet south of Business 85. The property is addressed as 1236 Elon Place and also known as Guilford County Tax Parcel 0161532.

Attachments: [1. Staff Rpt \(AN-17-08\)](#)

[Waste Industries Annexation - AN 17-08 Recorded](#)

[Recorded Annexation Map Bk195 Pg53](#)

The public hearing for this matter was held on Monday, September 18, 2017 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report, which is attached in Legistar as a permanent part of these proceedings.

This is a request by Waste Industries for a voluntary contiguous annexation of an approximate 19.8-acre parcel lying along the west side of Elon Place, south of Business 85. The applicant is requesting annexation in order to connect to city utilities for development of an industrial use. The property butts the city limits to the north and adjacent to the city limits to the east across Elon Place and across Business 85. City service vehicles and services are already in this area and this would be a logical progression of the city's annexation policy.

Following the staff representation, Chairman Wagner provided an opportunity for the applicant to address Council.

Charles Archie, attorney representing the applicant, referenced the staff report and confirmed that it is a legal progression of the annexation policies of the city. He asked for Council's approval of the annexation request.

Council Member Alexander asked about the wastewater and the drainage of the stormwater. He wanted to know whether they would have a retention pond on the site or a regional pond. Deputy City Manager Randy McCaslin advised that it would not be a regional pond. A representative of Waste Industries replied that they are working with staff and would have an on-site stormwater storage plan per the ordinance, which would require stormwater controls to be in place for monitoring purposes. He further advised that the facility would not be storing any waste and noted this is simply the collection coming in, picking up materials and delivering.

At this time, Chairman Wagner opened the public hearing and asked if there was anyone present who would like to comment. There being none, the public hearing was closed.

Adopted ordinance providing for the voluntary contiguous annexation of this property.

Ordinance No. 7333/17-75

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 215

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Alexander, that this annexation ordinance be adopted. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170324

Resolution - Thomas Built Buses - Street Abandonment 17-03

A request by Thomas Built Buses to abandon the northern portion (approximately 254 feet) of the Joshua Circle right-of-way lying south of Courtesy Road.

Attachments: [2. Staff Rpt SA17-03](#)

The public hearing on this matter was held on Monday, September 18, 2017 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request by Thomas Built Buses to abandon (close) a portion of the Joshua Circle right of way. Joshua Circle is an existing improved public street. This is a L-shaped ROW

that extends from courtesy Road to Prospect Street. The abandonment request proposed to remove 254 feet of the northern leg of this street. The intersection of the L-shaped configuration and the southern leg of this ROW will remain as a public street. The applicant proposed to install a cul-de-sac to facilitate turning movements from trucks and larger vehicles that will continue to use the southern leg of the Joshua Circle ROW.

Thomas Built Buses has employee parking lots along both sides of this portion of Joshua Circle. The company has embarked on a site improvement project that includes the installation of sidewalks along the Courtesy Road frontage of these parking lots. Most of this ROW has a width of 20 feet with the street paving occupying 18 to 20 feet of this space. To improve security in the parking lots, and to enhance pedestrian access, the applicant has requested abandonment of this portion of the Joshua Circle ROW. If approved, Thomas Built Buses desires to add the land area of the ROW to its abutting properties and to upgrade this former ROW to a pedestrian-friendly driveway. This will provide safe pedestrian circulation from the parking lot to the manufacturing facility laying along the opposite side of Courtesy Road. The applicant proposes to put in a cul-de-sac so that large trucks can still access this area and across the railroad track.

Mr. Shannon advised that the area to the south is owned by Paul's Water Treatment, LLC, the co-applicant for the application, and the abandonment would not impact them as they will still retain access for the portion of Joshua Circle that remains open.

This request was reviewed by the Technical Review Committee and no concerns were identified related to this abandonment of this portion of Joshua Circle. However, the Public Services Department, Engineering Services Department and Electric Department identified City sewer, water and electric utility lines within this ROW. These departments noted that easements must be retained over these public utility lines. In addition, Piedmont Natural Gas, North State Communications and Duke Energy have also identified utility lines along this portion of Joshua Circle and easements must be retained over these private utilities as well. In conjunction with the reservation of easements, access to these utilities should continue to be available as the street will be used as a driveway.

At the conclusion of Mr. Shannon's presentation, he shared some photos of the area where the right-of-way is proposed to be abandoned and entertained questions.

Mayor Pro Tem Jay Wagner opened the public hearing for comments. No one in the audience spoke for or against this street abandonment request by Thomas Built Buses and the public hearing was closed.

Adopted a resolution authorizing the abandonment of the northern portion (approximately 254-feet) of the Joshua Circle right-of-way lying south of Courtesy Road.

Resolution No. 1714/17-61

Adopted 9/18/2017; Introduced 9/18/2017

Resolution Book, Volume XIX, Page 183

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this Resolution for Street Abandonment Case 17-03 be adopted. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170325**Ordinance - Bencini Realty Limited Partnership - Zoning Map Amendment 17-16**

A request by Bencini Realty Limited Partnership to rezone approximately 24 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the east side of N. Main Street, approximately 300 feet north of Old Plank Road (3500 N. Main Street).

Attachments: [3. Staff Rpt ZA-17-16](#)

[Adopted CZ Ordinance 17-16 Bencini Realty adopted](#)

The public hearing for this matter was held on Monday, September 18, 2017 at 5:30 p.m.

Mayor Bencini asked to be recused on this matter due to a conflict of interest.

Motion by Council Member Alexander, second by Council Member Ewing to recuse Mayor Bencini. The motion carried unanimously.

[Mayor Bencini departed the meeting]

Herb Shannon of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone an approximate 21-acre parcel from the Conditional Use Office Institutional District and Residential-3 District to the Conditional Zoning General Business District. The property lies along the east side of N. Main Street approximately 300-feet north of Old Plank Road. The applicant is requesting this rezoning to facilitate construction of a commercial development and to assist in working with the abutting commercially zoned property to the south. Since the 1980s, the adopted Land Use Plan has designated the property and surrounding area as Local/Convenience Commercial, which may accommodate moderate-intensity convenience retail or service uses. The land associated with this application was granted its current office zoning in 1989, but the site remains undeveloped. With the recent rezoning of property lying to the south and southeast (Zoning Map Amendment Case 16-31), the applicant is seeking approval to allow a similar GB District zoning on this parcel.

That site, along with the current site, both have oddly configured areas and they are working together on commercial development of this area. Due to the configuration, they are possibly looking at some land swapping, shared configuration of access, or common stormwater control pond. Mr. Shannon advised there are also some impediments from utility lines (Colonial Pipeline

and Duke transmission line) across this site which makes development a challenge.

Also included in the application is a Conditional Zoning Ordinance, so they have offered Conditional Zoning and prohibited certain uses. Along the northern portion of the property, they have offered a condition on undisturbed area and vehicle access.

Mr. Shannon advised that this will not be a situation where the applicant is introducing a new use or zoning district that has not already been established in the area. In order to mediate potential impact, they have offered conditions to protect the residential neighborhood to the north. Seward Avenue lies north of the site and they noted a conditional access to this public street. Thus, all access will need to be from N. Main Street or if they work out an access from the property to the south off Old Plank Road. The applicant has also included conditions that will restrict the manner of timing and grading of the residential area and has offered a condition preserving a 44-foot wide undisturbed buffer.

Staff suggests that approval of this request is reasonable in the public interest as the zoning site is primarily designated for commercial use. It is consistent with Goal #5 of the Land Use Plan which speaks to promoting an orderly growth pattern. The conditions that the applicant has offered to mitigate traffic impact on the adjacent residential neighborhood to the north and the requested GV District is already established in this area, therefore, staff is recommending approval. The Planning & Zoning Commission reviewed this request at their August public hearing and also recommended approval by a vote of 9-0.

At this time, Chairman Wagner asked for the applicant or applicant's representative to come forward.

Tom Terrell, 529 W. Parkway Avenue, attorney representing the applicant, asked if there was anyone present at tonight's meeting in opposition to this request. No one was present that voiced opposition. He reported that they have worked everyone out with staff and the neighbors and did hold the required neighborhood meeting.

Chairman Wagner then opened the public hearing and asked if anyone present who would like to offer comment. There being none, the public hearing was declared closed.

Adopted ordinance approving Zoning Map Amendment 17-16 to rezone a 24-acre parcel from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District based on consistency with the City's adopted plans, that the action taken is considered to be reasonable and in the public interest based on the statements identified in the Staff Analysis section of the staff report.

Ordinance No. 7334/17-76

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 216

A motion was made by Council Member Alexander, seconded by Council Member Hill, that this resolution be adopted. The motion carried by the following 7-0 vote:

Aye: 7 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

Recused: 1 - Mayor Bencini

[170326](#)

Ordinance - Blue Ridge Companies - Zoning Map Amendment 17-12

A request by Blue Ridge Companies to amend a previously adopted Planned Development-Mixed (PDM) District, approved under Zoning Map Amendment Case 12-14, as follows:

- a) to allow an additional access point (total of three access points) from W. Wendover Avenue;
- b) to delete the requirement for right-of way dedication for turn lanes at access points from W. Wendover Avenue;
- c) to delete the requirement that prohibits airhoses, vacuums pedestals and other outdoor automotive service equipment from being located between the principal building and the W. Wendover Avenue right-of-way; and
- d) to amend the PUD Master Plan to allow the changes outlined above.

The Planned Development consists of approximately 74.4 acres lying at the northeast corner of W. Wendover Avenue and Samet Drive, between Samet Drive and Premier Drive.

Attachments: [4. Staff Rpt \(ZA-17-12\) Council](#)
[Zoning Map Amendment - 17-12 - Blue Ridge Properties \(Sheetz Station\)](#)
[Staff Rpt \(ZA-17-12\) Council adopted](#)

The public hearing for this matter was held on Monday, September 18, 2017 at 5:30 p.m.

Mayor Bencini rejoined the meeting.

Herb Shannon of Planning and Development provided an overview if the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to amend a previously adopted 74-acre plan developed with a Mixed District. Specifically this is for the Palladium development and the area where the applicant has focused attention is a 1.5 acre parcel located at the eastern portion of this development in the section of West Wendover Avenue and Gisbourne Drive.

Mr. Shannon referred Council to the email from the applicant that was provided. The applicant has amended their request and they are now only requesting to first, allow additional access point to the site on West Wendover, and to amend the Master Plan. The applicant ha withdrawn two items as part of the application:

- 1. Withdrawn the condition concerning air pumps and hoses; and
- 2. Withdrawn the condition concerning the right-of-way

As for the proposed change, the applicant is requesting to amend his plan development zoning to allow an additional access point on West Wendover Avenue. They desire that this point of access specifically serve as a right-in, right-out. Mr. Shannon explained the access of this overall development was designed to provide for internal access to all the parcels with specific access point to be specifically provided to this out parcel with a specific access point serving the entire development from West Wendover Avenue. The applicant desires that an access point be specifically provided to this out parcel and not to the internal network. The existing zoning conditions note two access points.

There is a signalized intersection of West Wendover and Gisbourne Drive, with a right-in, right-out going east bound and exiting. There is also a left-over for traffic traveling eastward on Wendover to do a left-over into the site. The signalized intersection at West Wendover and Samet as an access point that serves this overall development.

The key point that staff noted is that the applicant's request for an additional vehicle access point from West Wendover Avenue is separate from the approved internal circulation network and is not consistent with the intent of the approved Planned Unit Development (PUD) and the Master Plan.

Other key points that Mr. Shannon noted were:

1. **Consistency with adopted plans.** The proposed amendment is not consistent with their relevant plans and recommendations for this area. The request will allow an additional access drive as it is inconsistent with the West Wendover Avenue/Guilford College Corridor Plan, which recommends consolidating or restricting access.
2. **Compatibility with the surrounding area and the character of the area.** Development along West Wendover Avenue is governed by the Corridor Plan. Conditioning the Planned Unit Development Mixed District and other commercial developments in this area are also governed by that plan, as well as the Eastchester Corridor Plan. There are 11 parcels (including the subject 1.5-acre parcel, along this side of West Wendover from the Penny Road intersection. All these have been developed with the access requirements from both the Shoppes at Deep River with internal access points and from the Palladium access points. The proposal seeks to change and establish some policy that was set by Council in previous zoning improvements of this area.
3. **Transportation Department issues.** Mr. Shannon referred Council to the Transportation Department tables contained in the packet and referred Council to the detailed comments submitted by the Transportation Department regarding this request.

Mr. Shannon advised that this area when initially annexed and developed in 1999 started with the Shoppes at Deep River. At that time, the Master Plan was done for the development noting limiting access to outparcels. Upon approval of the Palladium development, that same concept was carried forward and this amendment seeks to change the longstanding policy that has been adopted for development in this area.

Mr. Shannon noted that the PUD and the Master Plan initial approval looked at all the issues regarding access and internal networking of that access. Staff felt approval of the additional

access to West Wendover Avenue could set a precedent for other parcels that may want the same thing. Because it is inconsistent with the previous zoning approvals and development patterns established for this area, staff is recommending denial of the applicant's request. Staff suggests that denial of the request is reasonable in the public interest as allowing a driveway access to an internal parcel is inconsistent with previous zoning district approvals for this area. Staff feels the subject parcel has sufficient access and visibility from W. Wendover Avenue and has the ability to use that internal network already established for the commercial development and the request will produce a commercial development on the property that is inconsistent with the existing commercial developments along this segment of West Wendover Avenue which could impact the character of the development, given the amount of undeveloped land in the area that could seek commercial zoning and also seek similar access.

The Planning & Zoning Commission reviewed this request at their August public hearing and have forwarded it to the City Council with a recommendation for denial by a vote of 6-3.; this requires a two-thirds majority or a six member vote from Council to approve the request. Mr. Shannon reminded Council that the General Statutes require they place in the official record a Statement of Consistency of the plan and an explanation why the action is considered to be reasonable in the public interest and this may be accomplished by adopting staff's statement or developing a separate statement.

At this time, Mr. Shannon turned the floor over to Mark McDonald, Director of the High Point Transportation Department.

Mr. McDonald read the following statement into the record:

Good evening Mayor Bencini and Members of City Council.

As you know, this site is an outparcel of the Palladium development on the northwest corner of Wendover Avenue and Gisbourne Drive. The applicants will likely present to you that direct access from Wendover is a "make or break" issue for their intended use. The Transportation Department maintains that it is not. Reasonable internal access can be provided; it has been a zoning condition for the Palladium development since its inception, and has successfully served every other outparcel on the perimeter of the development bordering Wendover, Penny Road, and Eastchester Drive. Access along Samet Drive, which bisects the development, is also limited. This model has been implemented for many uses, such as Carolina Bank, Olive Garden, Burger King, Office Depot, Walgreens, the State Employees Credit Union, Chick-fil-A, McDonalds, and others. In this case, access is available from Brian Jordan Place, and from the extension of Gisbourne into the development from Wendover leading to Belk's.

Transportation's concern is directly related to public safety and traffic operations. At this location, Wendover is carrying about 34,000 vehicles per day. A 6,500-square foot convenience store with 10 gas pumps is proposed. The site itself does not represent a huge increase in terms of total volume, but these trips consist of turns in and out, from and to Wendover Avenue. We have the ability to manage these trips through existing access points on Wendover, including an eastbound left-over and two traffic signals (at Samet Drive and Gisbourne Drive), without further disrupting traffic flow or creating a new conflict point that will, inevitably, lead to vehicular crashes and increased congestion. New

and exclusive access from Wendover is simply unnecessary.

The proposed "right in only" access from Wendover cannot comply with the major thoroughfare requirements in the City's Driveway Ordinance. Providing only a short taper with essentially no full-width storage is of marginal benefit, and rear end collisions will be a concern due to the tendency of many motorists to not fully use tapers made for deceleration. As a result, some will attempt to make this turn by drastically reducing their speed close to the point of entry and with part of their vehicle still occupying a through lane, with following traffic on Wendover moving on a green signal at 35 to 50+ mph. The proposed extension of the existing right turn lane from the left-over access (west of the site) does not help, and further extending it eastward back across Gisbourne introduces other operational and safety problems.

U-turns are accommodated at the Gisbourne signal with a protected left turn phase. However, this movement conflicts with the right turn exiting Belk's, so a sign informs u-turners that they must yield to the right turn. Under current conditions the conflict is minimal, but the introduction of a high traffic generator with direct access from Wendover will significantly increase this, and with it the potential for crashes. The existing signing will not resolve this. The traffic signal could be modified to favor the u-turn movement, but this would reduce intersection efficiency and at times may produce longer right turn queues exiting Belk's that could block the internal driveway access. Prohibiting u-turns is a better option, but will require rigid enforcement to be effective.

The proposed access also does not conform with the West Wendover Avenue/Guilford College Road Corridor Plan. Adopted in 1995, this plan recognizes the importance of access management to preserve Wendover's capability of carrying high volumes of commuter traffic between High Point and Greensboro, and establishes recommended minimum spacing for non-single family residential driveways. This plan has been effectively applied for over 20 years with no exceptions and only two pre-existing conditions falling below the recommended minimums.

In closing, the Transportation Department recommends denial, based on the applicant's request for access from Wendover Avenue. For the reasons noted earlier, it is the Department's opinion that reasonable and convenient access to this parcel can be provided by internal means, without affecting or compromising public safety or traffic operations along the Wendover Avenue corridor. This recommendation is consistent with the access limitations and restrictions of the existing zoning conditions, the City's driveway ordinance, and the Wendover Corridor Plan. On behalf of the Department, I respectfully ask that Council carefully consider these points.

Thank you.

Following Mr. McDonald's comments, Chairman Wagner asked if there were any questions for staff. There being none, he invited the applicant or applicant's representative to come forward.

Nathan Duggins, attorney with Tuggle Duggins Lawfirm, representing the applicant- West Wendover Land Development and Chris Dunbar, addressed Council in support of the

request. He introduced a few people that were present: Jim Gridich with BlueRidge Companies, the applicant; Steve Webb, Site Engineer with CPT Engineering and Surveying; John Davenport, Traffic Engineer; and Judy Stalder.

Mr. Duggins shared some site plan maps showing the proposed development and traffic patterns, the existing development for Shoppes at Deep River, as well as a letter from Mike Mills, NCDOT Division Engineer, stating that the requested right-in only deceleration lane does meet NCDOT's Driveway policy. He noted they originally asked for a change to the air hose restriction, but they have since removed this request, which brings the ask to the approval of the right-in access.

Chris Dunbar, President and co-founder of BlueRidge Companies in High Point, explained when they started the Palladium development in 1999, it was cornfields and fish ponds and a few houses and mobile homes, and pointed out they have come a long way in terms of development. He advised that in 1999 they did approach Planning to come up with some comprehensive design guidelines and architectural restrictions and eighteen years later, the Palladium was developed. He noted that they are extremely proud of what they have accomplished with the Palladium development and they have tried to be extremely good corporate citizens along the way.

He relayed that they are very cognizant of public safety, and now they have a mixed use development with retail, restaurants, grocery, theatre, apartments, drugstore, banks, department stores, and more to come on the six-acre parcel in front of Belk's. Since 1999, they have created a soon-to-be tax base of over \$150,000,000, which is about \$1.4 million a year in tax revenue.

Mr. Dunbar stated that when they developed the Palladium back in 1999, they could not perceive the needs in 2017 because things change, traffic patterns change, etc..... He also pointed out this was their first ask for this type of movement. He shared that the Sheetz folks informed them point blank in writing that the site would not work for them without the approval of the right-in access off Wendover. He shared that the Palladium has been missing a convenience store use since it was initially developed in 1999 and noted this is their second or third attempt to get a Sheetz to locate in the Palladium.

Regarding the precedent, Mr. Dunbar explained that he actually negotiated 90% of the overall contracts for the 100+-acre development of the Palladium and they actually dictate where the access is pulled from. He admitted that they have never been asked to approach the city on behalf of any other users since 1999 for a right-in because they wanted to restrict that. Having said that, he explained that this particular user is unique and the circular motion in the lot is not very deep. Sheetz currently asks for 2.25 acres to do a typical Sheetz with a car wash and drive-thru, but the 1.49-acre tract at the Palladium will not allow them to have either on the site. Mr. Dunbar stated this was really a compact site and the only site remaining at the Palladium on any of the perimeters that a convenience store would be suitable for.

Mr. Dunbar proceeded to share the public and private improvements that BlueRidge has made through the development of the Palladium and surrounding area, which illustrates they have done a great job in providing public and private access for multiple points of

access for people to get into and out of the Palladium efficiently and safely.

Council Member Ewing inquired about the location of the trash dumpsters and asked if there would be anything that mitigates the line of sight. Steve Webb, Site Engineer, explained the dumpsters would not be visible and advised that they would adhere to the regulations in the ordinance for the dumpsters.

In closing, Mr. Duggins informed Council that they did have the required neighborhood meeting and have not had any pushback. To the contrary, he shared they actually had a lot of people who expressed excitement about the prospect of having a Sheetz at this interchange. He noted that Davenport & Associates has conducted a Traffic Impact Analysis for the site and determined that the right-in is a safe movement, and NCDOT has also determined it is a safe movement.

Council Member C. Davis asked if there was an exit and access on the backside of Sheetz into the shopping plaza so the patrons won't have to come out the same way they go in. Mr. Duggins replied there is an entrance/exit on Brian Jordan Place, which is a full movement access.

At this time, Chairman Wagner asked if there were any additional questions for the applicant or staff. There being none, he opened the public hearing and asked if anyone was present who would like to speak regarding the request.

Barry Kitley, 4114 Ponce DeLeon Drive, constituent of Ward 6, spoke in support of the request.

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

Council Member Wagner then MOVED approval and read the following statement into the record:

This approval is consistent with the purposes, goals, objectives, and policies of the City's adopted policy guidance. The Palladium Development is a 74.4-acre PDM District that permits a mixture of commercial, office, industrial and multifamily uses. The proposed amendment pertains to a 1.5-acre portion of this district that has been graded to promote future development. A Sheetz convenience store is consistent with this development policy. The access point for the Sheetz convenience store is the point of contention with this zoning map amendment, and the public interest supports allowing that access point, as described below.

The current restrictions on access to this parcel placed on it by the City's zoning and other adopted plans, as well as the restrictions and approvals needed by the adjoining property owner, have created an undue burden on the developer and the business seeking to utilize this vacant parcel.

Zoning regulations must promote the public health, safety, and general

welfare. Approval of the entrance off Wendover Avenue will do so by mitigating congestion issues within the Palladium transportation network where our current restrictions, combined with the development requirements, limit the property's ingress to only Brian Jordan Place and a right out only onto Gisbourne Drive.

Based on the site plan and current NCDOT Driveway Policy, the NCDOT, through its division engineer J.M. Mills, has agreed to the right in only deceleration lane off Wendover Avenue that has been presented by the applicant.

The revision of the current adopted plan called for by this zoning amendment is reasonable and in the public interest. Changes in the development of the Palladium area and future plans for development in the area have created an unmet need for fuel at the Palladium and surrounding area. Mitigating the undue burden of the limited access provided by the City's current zoning requirements on any property owner looking to develop this corner lot is reasonable and in the public interest through the promotion of commerce in the area.

Council Member Ewing made a second to the motion, which carried by the following 8-0 vote:

Ordinance No. 7335/17-77

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 217

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this ordinance approving Zoning Map Amendment 17-12 be adopted. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

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

170318

Conveyance of Property to Habitat for Humanity

Council is requested to adopt a resolution to convey the properties located at 1507 Davis Street; 202 and 206 N. Hoskins Street to Habitat for Humanity to construct affordable housing in the Washington Street area.

Attachments: [1. Conveyance of Property to Habitat final](#)
[Resolutions - Conveyance of Property to Habitat 2017](#)
[Signed Resolutions](#)

Mike McNair, Director of Community Development & Housing, reported that the conveyance of this property for Habitat is consistent with the contracts that will be considered as a separate matter on tonight's agenda. He advised that Habitat has built 28 homes in the area and has six on the way. This is an additional three properties. Staff is requesting approval of the conveyance of these properties.

Adopted resolutions conveying the properties at 1507 Davis Street, 202 N. Hoskins Street and 206 N. Hoskins Street to Habitat for Humanity to construct affordable housing in the Washington Street area.

Resolution Numbers:
1711/17-58 page 180
1712/17-59 page 181
1713/17-60 page 182
Resolution Book, Volume XIX
Introduced 9/18/2017; Adopted 9/18/2017

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170330](#)

Ordinance Amendment - Chapter 3 Article C - CAC

Council is requested to adopt an ordinance amending the City of High Point Code of Ordinances, Chapter 3, Article C entitled Citizens Advisory Council (CAC).

Attachments: [2. Ordinance Amendment to Chapter 3 Article C of the Code of Ordinances fi](#)
[Ordinance Amendment to Chapter 3 Article C of the Code of Ordinances - sic](#)

City Attorney JoAnne Carlyle advised that the original intent for the amendment was to make sure that all terms for the Citizens Advisory Council (CAC) were staggered, and as a result of reviewing the document, Legal found minor corrections such as grammatical errors, etc.... and added reference to the acronym "CAC" throughout the ordinance.

Chairman Golden entertained any questions.

Council Member C. Davis pointed out the ordinance basically says that the CAC would adopt any rules and regulations for proper discharge of its members duties and report it to the City Council to be filed with the City Clerk. She felt the City Council should approve what the CAC proposes and would like to see that added. Ms. Carlyle explained that the various boards and commissions are not required to take their rules of procedure to City Council for approval, neither are they required to submit their by-laws to Council for approval. She suggested this may be something that can be visited in the future for consistency purposes.

Adopted ordinance amending the City of High Point Code of Ordinances, Chapter 3, Article C entitled Citizens Advisory Council (CAC).

Ordinance No.7328/17-70

Adopted 9/18/2017; Introduced 9/18/2017

Ordinance Book, Volume XIX, page 210

A motion was made by Council Member Golden, seconded by Council Member C. Davis, that this ordinance amendment be adopted be adopted. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170282](#)

Ordinance - Demolition of Structure - 1216 E. Russell Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 1216 E. Russell Street belonging to Susan Taro.

Attachments: [3. 1216 E Russell Council Final](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported that the property was originally inspected on October 10, 2016 and a hearing was held on January 17, 2017, but no one appeared for the hearing. Staff then issued an Order to Repair or Demolish with a compliance date of February 23 2017, but staff has not heard from the property owner since that time.

There was no one present at the City Council Meeting to speak regarding this housing case.

Ordinance No. 7339/17-71

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 211

A motion was made by Council Member Golden, seconded by Council Member Williams, that this Ordinance be adopted ordering the housing inspector to effectuate the demolition of a structure located at 1216 E. Russell Street. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170283](#)

Ordinance - Demolition of Structure - 523 N. Centennial Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 523 N. Centennial Street belonging to NTH Realty, LLC.

Attachments: [4. 523 N Centennial Council Packet 9-18-17](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported that the property was originally inspected on February 28, 2017 and a hearing was held on March 17, 2017, but no one appeared for the hearing. Staff then issued an Order to Repair or Demolish with a compliance date of April 24, 2017.

The owner contacted the inspector on March 17, 2017 and stated that she could not attend the hearing due to her work schedule. The inspector explained the minimum housing process and the owner indicated she planned to repair the property. The owner said she would obtain permits during that week and she would keep the inspector up to date on progress. As of August 11, 2017 no permits have been applied for and repairs have not been completed.

No one appeared at the City Council Meeting regarding this housing case.

Ordinance No. 7330/17-72

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 212

A motion was made by Council Member Golden, seconded by Council Member WilliamsDavis, that this ordinance be adopted ordering the housing inspector to effectuate the demolition of a structure located at 523 N. Centennial Street. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170284](#)

Ordinance - Demolition of Structure - 709 Hilltop Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 709 Hilltop Street belonging to Victor Manuel Campos Rivas and Cynthia Lanto. (This item was placed in Committee and will be reviewed at the November 6th meeting.)

Attachments: [5. 709 Hilltop Council packet](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported that the property was originally inspected on January 4, 2017 and a hearing was held on January 24, 2017 and the owner, Ms. Cynthia Campos was in attendance for the hearing and indicated they planned to start repairs this past summer. She later stated that they may be giving the house to her sister and her husband. At the hearing Ms. Campos was advised of the minimum housing process and permits would need to be obtained on matter who owns it. Staff then issued an Order to Repair or Demolish with a compliance date of February 27, 2017. Ms. Loosemore stated that is an issue of termites in the dwelling and does not know if this has been taken care of at the current time.

Ms. Cynthia Campos appeared at the City Council Meeting and stated that she and her

husband would like to have until June of 2017 to make the necessary repairs to the property. Her husband would make most of the repairs and they would stay in contact with the inspector.

Council Member Alexander asked Ms. Loosemore what are the estimated cost for the repairs to the dwelling. Ms. Loosemore stated there is a lot of work to be done as it needs everything and there is a moisture issue and also the termite problem.

Ms. Campos replied she had been told that new guttering to route the water away from the house would alleviate the moisture issue.

A motion was made by Council Member Golden seconded by Council Member C. Davis to give the owners 30 days, or until the November 6, 2017 City Council Meeting, to submit a viable plan to the Inspections Department. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170319

Ordinance - Demolition of Structure - 1002 Carter Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 1002 Carter Street belonging to Michael A. Morgan.

Attachments: [6. 1002 Carter St Council cover memo](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported that the property was originally inspected on February 8, 2017 and a hearing was held on February 27, 2017, but no one appeared for the hearing. It was determined at that time that the repairs exceeded 50% of the value of the property. Staff then issued an Order to Repair or Demolish with a compliance date of February 23 2017. Although the owner did not attend the Hearing, he did contact the inspector before the hearing and stated that he was in the process of repairing the property. The inspector advised him to obtain all applicable permits, inspections and to keep him up to date on the progress. The owner contacted the inspector on April 25, 2017 stating he now plans to sell the property and asked for an extension, which the inspector granted. The inspector called Mr. Morgan on June 6, 2017 and July 11, 2017 for an update on the property and left a message each time. The owner has not contacted the inspector.

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

Ordinance No. 7331/17-73

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 213

A motion was made by Council Member Golden, seconded by Council Member Ewing, that this ordinance be adopted ordering the housing inspector to effectuate the demolition of a structure located at 1002 Carter Street. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170320

Ordinance - Demolition of Structure - 2212 Chambers Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 2212 Chambers Street belonging to Browns Chapel Holiness Church.

Attachments: [7. 2212 Chambers Council Packet 9-18-17](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported that the property was originally inspected on January 31, 2017 and a hearing was held on March 29, 2017, but no one appeared for the hearing. It was determined at that time that the repairs exceeded 50% of the value of the property. Staff then issued an Order to Repair or Demolish with a compliance date of May 5, 2017. The owners stated via telephone call to the inspector that they thought they had given this property to the City of High Point.

There was no one present at the Council Meeting to speak regarding this housing case.

Ordinance No. 7332/17-74

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 214

A motion was made by Council Member Golden, seconded by Council Member Williams, that this ordinance be adopted ordering the housing inspector to effectuate the demolition of a structure located at 2212 Chambers Street. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

PENDING ITEMS

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](#)

[170255](#)

Ordinance - Demolition of Structure - 1013 Johnson Street

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1013 Johnson Street belonging to Don G. Angell Trust.

Attachments: [5. 1013 Johnson St Council Packet](#)

FINANCE COMMITTEE - Council Member J. Davis, Chair

CONSENT AGENDA ITEMS

As Council liaison to the PART, Chairman J. Davis was absent because he was attending a Rail-Volution conference out of town.

In anticipation of his absence, he had asked Council Member C. Davis to chair the Finance Committee portion of the meeting.

The Finance Committee met on September 13, 2017 and recommended approval of the matters on the Finance Committee Consent Agenda.

Council Member C. Davis MOVED to APPROVE the finance-related items appearing on the Consent Agenda. Mayor Pro Tem Wagner made a second, which carried unanimously.

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.

[170302](#)

Contract - Purchase of Equipment - Dualift Truck

Council is requested approve award of contract to Carolina Environmental Services, Inc. in the amount of \$179,299.68 for the purchase of a 2018 Freightliner truck with the Heil dualift combination Hook Lift and cable hoist system for use by the Material Recycling Facility.

Attachments: [1. Dualift Truck \(9-18-17\)](#)

Approved award of contract to Carolina Environmental Services, Inc. in the amount of \$179,299.68 for the purchase of a 2018 Freightliner truck with the Heil dualift combination Hook Lift and cable hoist system for use by the Material Recycling Facility.

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner,

that this contract be approved. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170303

Contract - Purchase of Equipment - Boom Mower

Council is requested approve award of contract to Public Works Equipment and Supply in the amount of \$175,277.00 for the purchase of a Boom Mower for use by the Streets Division of Public Services and declare the old equipment as surplus and disposing through the online auction process.

Attachments: [2. Boom Mower \(9-18-17\)](#)

Approved award of contract to Public Works Equipment and Supply in the amount of \$175,277.00 for the purchase of a Boom Mower for use by the Streets Division of Public Services and declare the old equipment as surplus and disposing through the online auction process.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170304

Contract - Purchase of Equipment - Tandem Axle Dump Truck

Council is requested approve award of contract to Transource, Inc., in the amount of \$140,018.80 for the purchase of a Tandem Axle Dump Truck for use by the Water & Sewer Residuals Division of Public Services Department; and declare the old equipment as surplus and dispose of through the online auction process.

Attachments: [3. Tandem Dump Truck \(9-18-17\)](#)

Approved award of contract to Transource, Inc., in the amount of \$140,018.80 for the purchase of a Tandem Axle Dump Truck for use by the Water & Sewer Residuals Division of Public Services Department; and declare the old equipment as surplus and dispose of through the online auction process.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170305](#)**Budget Ordinance Amendment - Model Farm Road Bridge Replacement**

Council is requested to adopt an ordinance amending the 2017-2018 Budget Ordinance to appropriate funds in the amount of \$116,161.00 for the Model Farm Road Bridge replacement.

Attachments: [4. Model Farm Bridge ordinance amendment](#)

Adopted an ordinance amending the 2017-2018 Budget Ordinance to appropriate funds in the amount of \$116,161.00 for the Model Farm Road Bridge replacement.

Ordinance No. 7327/17-69

Introduced 9/18/2017; Adopted 9/18/2017

Ordinance Book, XIX, Page 209

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170306](#)**Agreement - Model Farm Road Bridge Replacement Construction****Administration**

Council is requested to approve the Construction Administration Services Agreement to Wetherill Engineering, Inc. in an amount not to exceed \$95,432.06 for the Model Farm Road Bridge Replacement.

Attachments: [5. Model Farm Construction Admin](#)

Approved the Construction Administration Services Agreement to Wetherill Engineering, Inc. in an amount not to exceed \$95,432.06 for the Model Farm Road Bridge Replacement.

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this agreement be approved. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170307](#)**Contract - Model Farm Bridge Road Replacement**

Council is requested to award contract with Smith-Rowe, LLC in the amount of \$951,864.64 for the Model Farm Bridge Road Replacement.

Attachments: [6. Model Farm Bridge Replacement](#)

Awarded contract with Smith-Rowe, LLC in the amount of \$951,864.64 for the Model Farm Road Bridge Replacement.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170308](#)

Contract - Water & Sewer Emergency Repairs

Council is requested to approve award of contract to Breece Enterprises in the amount of \$521,720.00 for emergency repairs of water and sanitary sewer utilities.

Attachments: [7. Water Sewer Emergency Repairs](#)

Approved award of contract to Breece Enterprises in the amount of \$521,720.00 for emergency repairs of water and sanitary sewer utilities.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170309](#)

Contract - Eastside Wastewater Treatment Plant Safety Improvements

Council is requested to approve award of contract to Isley Construction in the amount of \$184,624.00 for safety improvements at the Eastside Wastewater Treatment Plant (WWTP).

Attachments: [8. Eastside Safety Improvements](#)

Approve award of contract to Isley Construction in the amount of \$184,624.00 for safety improvements at the Eastside Wastewater Treatment Plant (WWTP).

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170310](#)

Contract - Sludge Thickening and Dewatering Polymer

Council is requested to approve award of contract to Polydyne, Inc., in the amount of \$120,614.00 for the purchase of Polymer which is used to thicken and dewater solids as part of the wastewater treatment process.

Attachments: [9. Contract - Polymer](#)

Approved award of contract to Polydyne, Inc., in the amount of \$120,614.00 for the purchase of Polymer which is used to thicken and dewater solids as part of the wastewater treatment process.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170311](#)

Contract - Pike Electric Contract Extension

Council is requested to approve an extension to the Pike Electric, LLC contract for electrical distribution in the approximate amount of \$2.46 million per year.

Attachments: [10. Pike Electric Bid Extension](#)

Approved an extension to the Pike Electric, LLC contract for electrical distribution in the approximate amount of \$2.46 million per year.

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this contract extension be approved. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170312](#)

Contract - SCADA System

Council is requested to approve the award of contract to Advanced Control Systems (ACS) in the amount of \$85,398.00 for the purchase of SCADA equipment and software.

Attachments: [11. Contract - Advanced Control Systems](#)

Approved the award of contract to Advanced Control Systems (ACS) in the amount of \$85,398.00 for the purchase of SCADA equipment and software.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170313](#)

2017 Edward Byrne Memorial Justice Assistance Grant Funding

Council is requested to established a public hearing date of Monday, October 2, 2017 at 5:30

p.m. for the purpose of receiving public comments on the funding for the 2017 Edward Byrne memorial Justice Assistance Grant Funding (JAG).

Attachments: [12. 2017 Jag Grant Funding - Establish PH Date](#)

Established a public hearing date of Monday, October 2, 2017 at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2017 Edward Byrne memorial Justice Assistance Grant Funding (JAG).

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, to establish the date of October 2, 2017 at 5:30 p.m. for the public hearing be approved. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170314](#)

Reimbursement Agreement - BSC Holdings, Inc.

Council is requested to adopt a Resolution authorizing a staff to execute a Reimbursement Agreement with BSC Holdings, Inc. for infrastructure improvements on a 71-acre tract of land located along the boundaries of Kendale Road, Sandy Ridge Road and Johnson Street.

Attachments: [13. Reimbursement Agreement - BSC Holdings](#)
[BSC Holdings - Reimbursement Agreement - executed](#)

Adopted a Resolution authorizing a staff to execute a Reimbursement Agreement with BSC Holdings, Inc. for infrastructure improvements on a 71-acre tract of land located along the boundaries of Kendale Road, Sandy Ridge Road and Johnson Street.

Resolution No. No. 1710/17-57

Introduced 9/18/2017; Adopted 9/18/2017

Resolution Book, XIX, Page 179

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this Resolution be adopted. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170315](#)

High Point University - MOU Centennial Street Underground Utilities

Council is requested to approve a MOU between the City of High Point and High Point University to clarify the roles and responsibilities for underground utilities and intersection improvements on North Centennial Street from or around Barbee Avenue to East Farris Avenue and on Montlieu from North Centennial to Denny Street.

Attachments: [14. MOU - HPU Underground Utilities](#)

Approved a Memorandum of Understanding (MOU) between the City of High Point and High Point University to clarify the roles and responsibilities for underground utilities and intersection improvements on North Centennial Street from or around Barbee Avenue to East Farris Avenue and on Montlieu from North Centennial to Denny Street.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170317](#)

Contract- 2017-2018 Operation InAsMuch Contract with Community Housing Solutions

Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2017-2018 fiscal year.

Attachments: [16. Contract Operation InAsMuch 2017-18](#)

Approved a contract with Community Housing Solutions (CHS) in the amount of \$200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2017-2018 fiscal year.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

[170316](#)

Contract - Habitat for Humanity - Affordable Housing

Council is requested to approve a contract with Habitat for Humanity in the amount of \$105,000; and to construct three affordable homes in the neighborhood adjacent to Washington Terrace Park (1507 Davis Street; 202 and 206 N. Hoskins Street); and authorize the appropriate City Staff to execute all necessary documents.

Attachments: [15. Contract with Habitat final](#)

Approved a contract with Habitat for Humanity in the amount of \$105,000; and to construct three affordable homes in the neighborhood adjacent to Washington Terrace Park (1507 Davis Street; 202 and 206 N. Hoskins Street); and authorized the appropriate City Staff to execute all necessary documents.

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

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

GENERAL BUSINESS AGENDA

170327

Estoppel Certificate - IHFC Properties

Council is requested to authorize the Mayor to sign the Estoppel Certificate with regards to the IHFC Property lease for the property located at 210-220 E. Commerce Avenue.

Attachments: [Estoppel Certificate - IHFC Properties](#)

City Attorney JoAnne Carlyle reported that Blackstone is buying out the interest of Black and Oaktree in the International Market Centers (IMC) which requires a new ground lease estoppel certificate. This lease will also reflect the fact that the lease is being assigned from IHFC Properties, LLC to IHFC Properties SPE, LLC.

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner, that this ground lease estoppel certificate be approved. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

170328

Appointments/Reappointments - Boards & Commissions

Council is requested to make the following appointments/reappointments to various Boards and Commissions:

Council Member Alyce Hill is recommending that Council confirm the appointment of Mr. Robert Davis to the Parks & Recreation Commission as the Ward 3 appointment. Appointment will be effective immediately and will expire July 1, 2020.

Council Member Jay Wagner is recommending that Council confirm the reappointment of Mr. Rick Cornwell to the Library Board of Trustees as the Ward 4 appointment. Reappointment will be effective October 31, 2017 and will expire October 31, 2020.

Mayor Bencini is recommending that Council confirm the reappointment of Elizabeth Koonce

to the ABC Board. Reappointment will be effective 11/15/2017 and will expire 11/15/2020.

Council Member Jeff Golden is requesting that Council confirm the reappointment of Marie Stone to the Planning and Zoning Commission as the Ward 1 appointment. Reappointment will be effective immediately and will expire 7/1/2020.

Council Member Williams is requesting the reappointment of Julius Clark to the Historic Preservation Commission as the Ward 2 appointment. Appointment will be effective immediately and will expire 7/1/2020.

Attachments: [Appointments -Boards and Commissions](#)

Approved the above aforementioned appointments to the various Boards and Commissions.

A motion was made by Council Member Davis, seconded by Mayor Pro Tem Wagner, that the preceding appointments to various Boards and Commissions be approved. The motion carried by the following 8-0 vote:

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

[170329](#)

Minutes to Be Approved

Finance Committee; Wednesday, August 16 @ 4:00 p.m.

Manager's Briefing; Monday, August 21 @ 4:30 p.m.

Closed Session of City Council; Monday, August 21 @ 5:00 p.m.

Regular Council Meeting; Monday, August 21 @ 5:30 p.m.

Community Housing, Neighborhood Development & Public Safety Committee Meeting, Tuesday, September 5 @ 10:00 a.m.

Prosperity & Livability Committee Meeting; Wednesday, September 6 @ 9:00 a.m.

Attachments: [1. August 16 Finance Committee Minutes.pdf](#)
[2. August 21 2017 Manager's Briefing.pdf](#)
[3. August 21 2017 High Point City Council Special Meeting \(Closed Session\)](#)
[4. August 21 2017 High Point City Council.pdf](#)
[5. September 5, 2017 CH ND & PS Committee.pdf](#)
[6. September 6 2017 Prosperity & Livability Committee.pdf](#)

Approved the preceding minutes as submitted by the City Clerk.

A motion was made by Council Member Alexander, seconded by Council Member Ewing, that the preceding minutes be approved. The motion carried by the following 8-0 vote:

Aye (8): Mayor Bencini, Mayor Pro Tem Wagner, Council Member Alexander, and Council Member C. Davis Council Member Ewing, Council Member Golden, Council Member Hill,

Council Member Williams**Absent (1): Council Member J. Davis**

Aye: 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

Absent: 1 - Council Member Davis

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 9:15 p.m. upon motion duly made and seconded.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk