

City of High Point

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

Meeting Minutes - Action Only City Council

Monday, November 20, 2017

5:30 PM

Council Chambers

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

170395 GoFar - Recognition of City Departments

Representatives from the GoFar (Go out For a Run) organization will be in attendance to present awards to several City Departments for their assistance in the organization of the GoFar events.

170432 Special Presentation- Order of the Long Leaf Pine Award- Mayor Bencini

Representative John Fairecloth was present to present the Order of the Long Leaf Pine Award to Mayor William S. Bencini, Jr. on behalf of Governor Roy Cooper.

170433 Demo Day- December 1, 2017

A personal invitation to the Community to attend Demo Day that has been slated for Friday, December 1st @ 11:30 a.m.

CONSENT AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

Committee Members: J. Davis, C. Davis, Hill, and Alexander

170396 Contract - Ensales-Virginia Transformer

Council is requested to award a contract to Ensales-Virginia Transformer in the amount of \$1,715,805.00 for the purchase of three (3) medium power (substation) transformers for the upgrade of the Linden Substation and the Penny Road Substation.

Attachments: [1. Medium Power Transformers](#)

approved

170397 Contract - Yates Construction Company

Council the requested to award a contract to Yates Construction Company in the amount of \$1,095,050.00 for the installation of a new location 8-inch gravity sewer that will eliminate the need of a pump station and the cost associated with perpetual maintenance at the Old Thomasville Road pump station (pump station will be abandoned).

Attachments: [2. Contract - Old Thomasville Pump Station](#)

approved

[170398](#)

Contract - Creative Bus Sales

Council is requested to award a contract to Creative Bus Sales in the amount of \$334,386.00 for the purchase of three (3) new light transit vehicles; and declare the old equipment as surplus and authorize staff to dispose of through the online auction process.

Attachments: [3. Para Transit Vehicles](#)

approved

[170399](#)

Contract - Spatial Data Consultants

Council is requested to award a contract to Spatial Data Consultants in the amount of \$168,745.00 for the purchase of new high-resolution aerial photography and oblique aerial view imagery from flight data to be obtained in early 2018.

Attachments: [4. Ortho Imagery and Oblique Aerial View Imagery](#)

approved

[170400](#)

Ordinance - Budget Amendment - Business Incubator Grant

Council is requested to adopted a Budget Ordinance amending the City of High Point 2017-2018 Budget Ordinance to appropriate funds in the amount of \$250,000 for a grant received from the Rural Economic Development Division of the North Carolina Department of Commerce for a Business Incubator Grant. These funds will be transferred to Business High Point to develop a business incubator with space for entrepreneurs, designers, small scale manufacturers, international guests and young professionals to grow their businesses.

Attachments: [5. Budget Ordinance Amendment - Rural Economic Development Grant ame](#)

adopted

[170401](#)

Comprehensive Master Plan - Parks & Recreation Department

Council is requested to approve the selection of McAdams Company to assist with the development of a Comprehensive Master Plan for the Parks & Recreation Department.

Attachments: [6. Parks and Recreation - RFQ Master Plan November 2017](#)

approved

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

Members: J. Davis, C. Davis, Hill, and Alexander

[170402](#)

Parks and Recreation Department Fee and Charges Policy - Fees and Charges

Adjustments

Council is requested to approve new and adjusted fees to the High Point Parks and Recreation Department Fee and Charges Policy for the City's park facilities. (This item was discussed in the Finance Committee meeting held Wednesday, November 15th and due to

one dissenting vote (Council Member C Davis) it is placed on the Regular Agenda.)

Attachments: [7. Parks and Recreation Revised Fees and Charges November 2017](#)
[PR Fees and Charges Recommendations 11-15-17 PP](#)
[updated PR Fees and Charges Recommendations 11-15-17 PP](#)

approved

[170403](#)

Acknowledge Receipt of the City of High Point Comprehensive Annual Financial Report for 2016-2017

City Council is requested to acknowledge receipt of the City of High Point Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended June 30, 2017 and related required communications from the City's auditors, Cherry Bekaert LLP.

Attachments: [8. Acknowledge Receipt of CAFR-2017](#)
[Cherry Beckert comments](#)
[Cherry Bekaert - City of High Point Board Presentation 2017 11-20-17](#)

acknowledged receipt of report

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

(all were present with the exception of Chairman Golden)

Committee Member Williams chaired this portion of the meeting due to the absence of Chairman Golden.

[170404](#)

Ordinance - Demolition of Structure - 424 Ennis Street

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 424 Ennis Street belonging to the estate of John Lucian Kinley.

Attachments: [424 Ennis Council Packet Final](#)

adopted

[170405](#)

Ordinance - Demolition of Structure - 1011 Granby Avenue

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 1011 Granby Avenue belonging to Doris J. Austin (deceased).

Attachments: [1011 Granby Ave Council Packet Final](#)

adopted

[170406](#)

Ordinance - Demolition of Structure - 812 Westchester Drive

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the

demolition of a dwelling located at 812 Westchester Drive belonging to Doris J. Austin (deceased).

Attachments: [812 Westchester Council Packet Final](#)

adopted

[170407](#)

Ordinance - Demolition of Structure - 605 Langford Avenue

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 605 Langford Avenue belonging to Schwarz Properties.

Attachments: [605 Langford Ave Council Packet Final](#)

adopted

[170408](#)

Ordinance - Demolition of Structure - 3209 Pine Valley Road

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 3209 Pine Valley Road belonging to Charles D. Robbins.

Attachments: [3209 Pine Valley Rd Council Packet Final](#)

adopted

PENDING ITEMS

[170382](#)

Ordinance - Demolition of Dwelling - 222 Hobson Street

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 222 Hobson Street belonging to Rebekah J. Hoover.

Attachments: [3. 222 Hobson Council Packet Final](#)

adopted

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair

Committee Members: Ewing, Hill, Wagner, and Williams

[170424](#)

Resolutions - Lease Agreements - City Properties

Council is requested to adopt Resolutions approving Lease Agreements for the following City owned properties: 500 & 540 West English Road, 211 Pine Street, 201 Church Avenue, 303 Gatewood Avenue.

Attachments: [Lease agreements](#)

[Resolution Approving Lease Gatewood](#)

[Resolution Approving Lease of 211 Pine to Piedmont Electric](#)

[Resolution Approving Lease to Piedmont Electric for 500 & 504 West English](#)

[Resolution Approving Lease to United Way](#)

[Resolutions - Signed](#)

adopted

**PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner,
Chair**[170409](#)**Resolution of Intent - Annexation 17-09**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, December 18, 2017, at 5:30 p.m. to consider a voluntary non-contiguous annexation of approximately 8.787 acres lying along the south side National Service Road, approximately 500 feet west of Tyner Road. The property is addressed as 8017 National Service Road and is also known as Guilford County Tax Parcel 0169800.

Attachments: [1. ROI AN-17-12](#)

adopted

PUBLIC HEARINGS[170410](#)**Ordinance - T&Z Commercial Property, LLC - Zoning Map Amendment 17-24**

A request by T&Z Commercial Property, LLC to rezone an approximate 1.74-acre parcel from the Retail Center (RC) District to the General Business (GB) District. The site is lying west of Johnson Street and north of E. Parris Avenue (295 E. Parris Avenue).

Attachments: [2. Staff Report ZA-17-24](#)
[Ordinance of adoption \(ZA-17-24\)](#)

adopted

[170431](#)**Request to Initiate Zoning Map Amendment for General Business (GB) District**

A request by the Planning and Development Department for Council to initiate a zoning map amendment to reclassify four small parcels along the north side of E. Parris Avenue, between Johnson Street and Kirkwood Street from the Retail Center (RC) District to the General Business (GB) District. These four parcels are specifically located at 201, 203, 245 and 255 E. Parris Avenue.

approved

[170411](#)**Ordinance - Willard Family Trust and Willard Survivors - Annexation 17-11**

A request by the Willard Family Trust and Willard Survivors to consider a voluntary contiguous annexation of approximately 22.2 acres lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road. The property is also known as Guilford County Tax Parcel 0169933.

Attachments: [3. AN-17-11 Staff Report](#)

adopted

[170412](#)**Ordinance - City of High Point - Zoning Map Amendment 17-21**

A request by the City Council to amend the boundary of the Airport Overlay (ARO) District as it pertains to approximately 50.94 acres lying along the north side of Willard Dairy Road, directly east of Southwest School Road.

Attachments: [4. Staff Report ZA-17-21](#)
[Ordinance of adoption \(ZA-17-21\)](#)

adopted

[170413](#)

Resolution - Keystone Homes - Plan Amendment 17-04

A request by Keystone Homes to change the Land Use Map classification for approximately 20.5 acres from the Restricted Industrial to a Medium Density Residential designation. In addition, the Planning & Development Department requests a change to approximately 30.44 acres from the Restricted Industrial to a Medium Density Residential designation, to change approximately 35.12 acres from the Restricted Industrial to the Low Density Residential designation and to change approximately 200 acres from the Mixed-Use Development to the Low Density Residential designation. These requests are for a total of 286.06 acres lying along the north and south side of Willard Dairy Road, near the intersection of Willard Dairy Road and Southwest School Road and along the east and west side of Barrow Road, north of the intersection of Barrow Road and Willard Dairy Road.

Attachments: [5. Staff Report PA-17-04 & ZA-17-20](#)

adopted

[170414](#)

Ordinance - Keystone Homes - Zoning Map Amendment 17-20

A request by Keystone Homes to rezone an approximate 22.2-acre parcel from the Agricultural District, within Guilford County's jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ-RM-16) District. The site is lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [5. Staff Report PA-17-04 & ZA-17-20](#)

adopted

[170415](#)

Ordinance - City of High Point - Text Amendment 17-06

A request by the Planning & Development Department to amend the Development Ordinance to establish the Mixed-Use Downtown (MX-D) District, to make corresponding changes to the standards of the Mixed-Use (MX), Main Street (MS) and Central Business (CB) Districts, and to designate the Central Business (CB) District as the zoning district for new Market Showrooms.

Attachments: [7. TA-17-06 Staff Report](#)
[Change to TA17-06 Section 25.pdf](#)
[adopted MX Ordinance \(TA-17-06\)](#)

adopted

[170416](#)

Resolution - City of High Point - Plan Amendment 17-05

A request by the Planning & Development Department to change the Land Use Map classification for approximately 61 acres from the Office, Institutional, Local/Convenience Commercial, Moderate Density Residential and Light Industrial classifications to the

Community Regional Commercial classification for a portion of the downtown area.

Attachments: [9. PA-17-05 & ZA-17-22 Staff Report](#)

adopted

[170417](#)

Ordinance - City of High Point - Zoning Map Amendment 17-22

A request by the City Council 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: [9. PA-17-05 & ZA-17-22 Staff Report](#)

approved

[170418](#)

City of High Point - Special Use 17-01

A request by the City Manager's Office to permit a Major Assembly use. The site is generally bounded by Gatewood Avenue, N. Elm Street, and S. Lindsay Street.

Attachments: [Staff Report SU-17-01](#)

[Adopted SU Permit \(SU-17-01\)](#)

approved

[170419](#)

Resolution - City of High Point - Street Abandonment 17-04

A request by the Planning & Development Department to abandon the following public right-of-ways:

Abandonment #1 (portion of Pine Street): That portion of the Pine Street right-of-way lying between Gatewood Avenue and the northern property line of Guilford County Tax Parcel 0186839 (410 W. English Rd). The right-of-way runs in a general north-south direction and contains approximately 0.69 acres.

Abandonment #2 (portion of Church Avenue): That portion of the Church Avenue right-of-way lying between N. Elm Street and N. Lindsay Street. The right-of-way runs in a general east-west direction and contains approximately 1.09 acres.

Abandonment #3 (alley): An alley lying south of Church Avenue, between Pine Street and N. Lindsay Street. The alley runs in a general north-south direction and contains approximately 0.13 acres.

Abandonment #4 (alley): An alley lying north of W. English Road, between Pine Street and N. Lindsay Street. The alley runs in a general east-west direction and contains approximately 0.08 acres.

Abandonment #5 (alley): An alley lying west of N. Elm Street, between Gatewood Avenue and Church Avenue. The alley runs in a general east-west direction and contains approximately 0.02 acres.

Attachments: [Staff Report SA-17-04](#)

[SA-17-04 recorded](#)

adopted

[170420](#)

Ordinance - City of High Point - Text Amendment 17-05

A request by the Planning & Development Department to adopt miscellaneous amendments to the Development Ordinance.

Attachments: [10. Staff Report TA-17-05](#)
 [TA-17-05 Approved Ordinance](#)

adopted

GENERAL BUSINESS AGENDA

[170421](#)

NC WaterWarn (North Carolina Water/Wastewater Agency Response Network)

Council is requested to authorize the appropriate city official to execute an agreement to join the NCWaterWarn Association which is a statewide mutual aid agreement with other water and sewer utilities to receive and provide assistance during emergency situations.

Attachments: [NC Water_WARN](#)
 [NCWaterWARN Agreement Sep 2014](#)
 [Signed Agreement](#)

approved

[170430](#)

Appointment- Board of Alcoholic Control

Mayor Bencini is recommending the appointment of Ashley Tillery to the Board of Alcoholic Control to fill a vacant position. The appointment will be effective immediately and will expire February 8, 2021.

Attachments: [Ashley Tillery Application \(ABC Board\).pdf](#)

approved

[170422](#)

Minutes to Be Approved

Manager's Briefing Session; Monday, November 6th @ 4:00 p.m.

Special Meeting; Monday, November 6th @ 5:00 p.m.

Regular Session of Council; Monday, November 6th @ 5:30 p.m.

Attachments: [1. November 6 2017 Manager's Briefing.pdf](#)
 [2. November 6 2017 High Point City Council Special Meeting.pdf](#)
 [3. November 6 2017 High Point City Council.pdf](#)

approved

[170423](#)

Approval of Closed Session Meeting Minutes

Closed Session Minutes to be Unsealed/Approved

December 15, 2014 (Economic Dev.)

March 2, 2015 (Economic Dev.)

June 15, 2015 (Economic Dev.)

August 17, 2015 (Economic Dev.)

September 8, 2015 (Economic Dev.)

April 4, 2016 (Economic Dev.)

May 2, 2016 (Economic Dev.)
September 19, 2016 (Economic Dev.)
November 7, 2016 (Economic Dev.)
January 17, 2017 (Economic Dev.)
April 3, 2017 (Economic Dev.)
May 1, 2017 (Economic Dev.)
July 17, 2017 (Economic Dev.)
November 6, 2017 (Economic Dev.)

Closed Session Minutes to be Approved, but Sealed and not released until it no longer frustrates the purpose

January 20, 2015 (Attorney-Client Privilege)
March 16, 2015 (Attorney-Client Privilege)
June 2, 2015 (Attorney-Client Privilege)
June 11, 2015 (Attorney-Client Privilege)
June 15, 2015 (Attorney-Client Privilege)
July 20, 2015 (Attorney-Client Privilege)
May 16, 2016 (Attorney-Client Privilege)
August 1, 2016 (Attorney-Client Privilege)
September 19, 2016 (Attorney-Client Privilege)
March 6, 2017 (Economic Dev.)
April 3, 2017 (Attorney-Client Privilege)
June 19, 2017 (Attorney-Client Privilege)
June 19, 2017 (Economic Dev.)
July 17, 2017 (To Prevent Disclosure of Privileged Information)
August 21, 2017 (Attorney-Client Privilege)
September 18, 2017 (Attorney-Client Privilege)
September 25, 2017 (Economic Dev.)
October 19, 2017 (To instruct city staff concerning negotiations on material terms relating to the acquisition of real property by purchase, option, exchange, or lease purpose)
October 19, 2017 (Attorney-Client Privilege)

Closed Session Minutes to be Approved, and Permanently Sealed

December 15, 2014 (Personnel)
February 2, 2015 (Personnel)
March 16, 2015 (Personnel)
May 28, 2015 (Personnel)
June 18, 2015 (Personnel & Attorney-Client Privilege)
July 20, 2015 (Personnel)
September 10, 2015 (Personnel)
December 7, 2015 (Personnel)

April 4, 2016 (Personnel)
August 15, 2016 (Attorney-Client Privilege)
October 3, 2016 (Personnel)
December 5, 2016 (Personnel)
December 19, 2016 (Personnel)
approved

ADJOURNMENT