



# City of High Point

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

## Meeting Minutes - Action Only City Council

*Jay W. Wagner, Mayor*  
*Christopher Williams, Mayor Pro Tem*  
*Jason P. Ewing, Jeffrey J. Golden,*  
*S. Wesley Hudson, Victor A. Jones,*  
*Britt W. Moore, Monica L. Peters,*  
*Donald A. Scarborough*

Monday, September 17, 2018

5:30 PM

Council Chambers

### **ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**

**Present** 9 - Mayor Jay Wagner, Mayor Pro Tem Christopher Williams, At-Large Council Member Britt Moore, At-Large Council Member Donald Scarborough, Council Member Jeffrey Golden, Council Member Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, and Council Member Jason Ewing

### **RECOGNITIONS AND PRESENTATIONS**

[2018-318](#) Proclamation - National Recovery Month  
Representatives from Caring Services will be present to receive a proclamation from Mayor Wagner declaring the month of September as "National Recovery Month."

**Attachments:** [National Recovery Month](#)

[2018-353](#) Human Relations Commission Student Ambassadors  
Council Member Victor Jones, Human Relations Commission Liaison, will introduce the Human Relations Commission Student Ambassadors.

### **STRATEGIC PLAN UPDATE**

[2018-319](#) Strategic Plan Update  
Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee.

### **PUBLIC COMMENT PERIOD**

[2018-320](#)

## Public Comment Period

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

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

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

**CONSENT AGENDA ITEMS****FINANCE COMMITTEE - Council Member Moore, Chair**[2018-321](#)

## Contract - Purchase of Equipment - Electric Bucket Truck

Consideration of the award of a contract with Altec in the amount of \$200,762.00 for the purchase of a new International truck with a Altec AA-55 body for use by the Electric Department and declare the old truck as surplus and disposing through the online auction process.

**Attachments:**    [1. Electric Bucket Truck \(9-17-18\)](#)

approved

[2018-322](#)

Contract - Purchase of Equipment - Electric Digger Derrick Truck  
Consideration of the award of a contract with Terex Utilities, Inc. in the amount of \$296,473.00 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body for use by the Electric Department and declare the old truck as surplus and disposing through the online auction process.

**Attachments:** [2. Electric Digger Derrick Truck \(9-17-18\)](#)

approved

[2018-323](#)

Contract - Purchase of Equipment - Pipeline Camera Truck  
Consideration of the award of a contract with Rodders & Jets Supply, Inc., in the amount of \$196,028.00 for the purchase of a new Ford Transit with Aries brand sewer camera system body for use by the Water & Sewer Division of Public Services and declare the old truck as surplus and disposing through the online auction process.

**Attachments:** [Camera Pipeline Truck](#)

approved

[2018-324](#)

Contract - Purchase of Two (2) Pierce Fire Apparatus  
Consideration of the award of contract with Atlantic Emergency Solutions in the amount of \$2,057,442.00 for the purchase of two (2) Pierce Fire Apparatus; and that the appropriate City Official be authorized to execute all necessary documents.

**Attachments:** [4. Contract Purchase of Fire Trucks](#)

approved

[2018-325](#)

Contract - Ward Water Treatment Plant Upgrades - Contract  
Administration/Construction Inspection  
Council is requested to approve a contract with Black & Veatch International Company in the amount of \$1,784,600.00 for contract administration and construction inspection services for the Ward Water Treatment Plant Upgrades project.

**Attachments:** [Ward WTP Upgrades - BV](#)

approved

[2018-326](#)

Contract - Ward Water Treatment Plant Upgrades - Electrical and HVAC  
Council is requested to approve a contract with Wharton-Smith, Inc., in the amount of \$12,737,000.00 for electrical and HVAC upgrades at the Ward Water Treatment Plant.

**Attachments:**    [6. Ward WTP Upgrades - Wharton Smith](#)

approved

[2018-327](#)

Capital Project Ordinance - Ward Water Treatment Plant Improvements  
Council is requested to adopt a Capital Project Ordinance in the amount of \$9,000,000 to appropriate funds for Electrical and HVAC upgrades to the Ward Water Treatment Plant.

**Attachments:**    [Ordinance Amendment - CPO Ward WTP](#)

adopted

[2018-328](#)

Professional Engineering Services Agreement - Hamilton-Montlieu Stormwater Study & Preliminary Design  
Council is requested to award a professional engineering Services Agreement to Freese & Nichols, Inc., in the amount of \$206,580.00 the Hamilton-Montlieu Stormwater Study & Preliminary Design.

**Attachments:**    [Hamilton-Montlieu Stormwater Study](#)  
                          [Hamilton\\_Montlieu\\_Council\\_Map](#)

approved

[2018-329](#)

Professional Engineering Services Agreement - Rotary Drive-West Farris Stormwater Study & Preliminary Design  
Council is requested to award a professional engineering Services Agreement to Moffatt & Nichol, Inc., in the amount of \$175,163.00 the Rotary Drive-West Farris Stormwater Study & Preliminary Design.

**Attachments:**    [Rotary-West Farris Stormwater Study](#)  
                          [Farriss\\_Council\\_Map](#)

approved

[2018-330](#)

## Resolution - Public Transportation Program State Funding

Council is requested to adopt a Resolution enabling the City Manager to execute the required agreement with the North Carolina Department of Transportation (NCDOT) to receive reimbursement funds Strategic Transportation Investment Funding.

**Attachments:**    [Urban State Match Resolution](#)

adopted

[2018-348](#)

## Professional Services Contract - Creech &amp; Associates - New HPPD Headquarters

City Council is requested to approve a Professional Services Contract with Creech & Associates, LLC in the amount of \$838,600.00 (based upon 8.25% of the estimated construction cost) to provide the Architectural and Engineering design services for the new High Point Police Headquarters that will be located at 1730 Westchester Drive; and authorize the appropriate City Official to execute all necessary documents.

**Attachments:**    [11. Contract - Creech and Associates - New Police Headquarters](#)

approved

[2018-331](#)

## Resolution - Lease of City Owned Property - 3810 Kivett Drive

Council is requested to adopt a Resolution approving a Lease Agreement of 3810 Kivett Drive, Jamestown, NC at rate of \$300 per month.

**Attachments:**    [Lease Resolution 3810 Kivett Drive 160A-272 Less Than One Year](#)

adopted

**REGULAR AGENDA ITEMS****FINANCE COMMITTEE - Council Member Moore, Chair**

- [2018-350](#) Public Hearing - Economic Development Incentive - Cambrex High Point, Inc. Monday, September 17, 2018 is the date and time established to receive public comments on authorizing up to \$428,400.00 in performance-based incentives for the Cambrex High Point, Inc. project, and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Attachments:** [14. Economic Development Incentives - Public Hearing September 17 2018](#)

approved

- 2018-360** Motion to suspend the rules to add three items to the Agenda.

approved

- 2018-357** Change Order - Wharton-Smith, Inc. Eastside Ward Water Treatment Plant Solids Handling Improvements  
Council is requested to approve Change Order 7 to Wharton - Smith, Inc. for \$1,216,000 for the Eastside WWTP Solids Handling Improvements.

**Attachments:** Change Order 7 Wharton-Smith Inc. Eastside WWTP Solids Handling Improv

approved

- 2018-358** Amended Agreement 2 - Hazen and Sawyer - for Eastside Ward Water Treatment Plant Solids Handling Facilities.  
Council is requested to approve Amendment No. 2 to Hazen and Sawyer for \$385,850.00 for engineering services for the Eastside WWTP Solids Handling Facilities.

**Attachments:** Agreement Amendment No. 2 to Hazen for Eastside WWTP Solids Handling

approved

- 2018-359** Contract - Hazen and Sawyer - Eastside Ward Water Treatment Plan Incinerator Preheat Burner Replacement.  
Council is requested to approve a contract proposal for engineering services to Hazen and Sawyer for a preheat burner and a burner management system for the solid disposal incinerator in the amount of \$106,980.00.

**Attachments:** Contract Proposal WWTP Hazen and Sawyer

approved

## **PENDING ITEMS**

- [2018-169](#) Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)  
City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

**Attachments:** [7. Amendment to Lease Agreement - Crown Castle](#)

## **COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair**

- [2018-332](#) Ordinance - Demolition of Structure - 906 Carter Street  
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 906 Carter Street belonging to AES Premium Financing, LLC.

**Attachments:** [906 Carter Council Packet 1](#)

adopted

- [2018-333](#) Ordinance - Demolition of Structure - 1700 Edmondson Place  
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1700 Edmondson Place, belonging to Che Lawrence Reynolds, Jr.

**Attachments:** [1700 Edmondson PI Council Packet 1](#)

**A motion was made by Council Member Peters, seconded by Council Member Jones, that this matter be placed in pending for 30 days. The motion carried by the following vote:**

**Aye:** 6 - At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

**Nay:** 3 - Mayor Wagner, Mayor Pro Tem Williams, and Council Member Golden

[2018-334](#)

Ordinance - Demolition of Structure - 205 E. Springfield Road

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 205 E. Springfield Road belonging to Bernadette Cozart & Charla Cooper.

**Attachments:** [205 E. Springfield Rd. Council Final](#)

**adopted**

[2018-335](#)

Ordinance - Demolition of Structure - 1453 N. Hamilton Street

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1453 N. Hamilton Street belonging to Nichols Land Company, LLC.

**Attachments:** [1453 N. Hamilton Council Packet 1](#)

**adopted**

[2018-336](#)

Ordinance - Demolition of Structure - 416 Willis Avenue

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 416 Willis Avenue belonging to Aly Ba.

**Attachments:** [416 Willis Ave Council Packet 1](#)

**adopted**

[2018-349](#)

Subordination Agreement - 203 N. Hoskins Avenue

City Council is requested to authorize staff to execute a subordination agreement for property located at 203 N. Hoskins Avenue.

**Attachments:** [Habitat Subordination Agreement](#)

**approved**

**PENDING ITEMS**



[2018-144](#)

Ordinance - Demolition of Structure - 1505 East Avenue

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1505 East Avenue belonging to SHJ Capital, LLC.

Attachments: [2. 1505 East Council Final Packet](#)

## **PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair**

[2018-337](#)

City Council Initiation of a Zoning Map Amendment application

A request for the City Council to initiate rezoning for approximately 5.16 acres lying along the east side of N. Hamilton Street, between E. Ray Avenue and Montlieu Avenue, to facilitate expansion of the Main Street (MS) District - Sub Area B.

Attachments: [Request to initiate rezoning](#)

approved

## **PUBLIC HEARINGS**

[2018-338](#)

Ordinance - Elfrida Mensah and Natasha Kay Kroma - Annexation 18-03

A request by Elfrida Mensah and Natasha Kay Kroma to consider a voluntary contiguous annexation of approximately 1.3 acres lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcels 0157583.

Attachments: [Staff Report AN-18-03](#)

adopted

[2018-339](#)

Ordinance - Elfrida Mensah and Natasha Kay Kroma - Zoning Map Amendment 18-11

A request by Elfrida Mensah and Natasha Kay Kroma to rezone approximately 1.3 acres from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Residential Single Family-3 (R-3) District. The site is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [Staff Report \(ZA-18-11\)](#)

**adopted**

[2018-340](#)

Ordinance - COHAB - Zoning Map Amendment 18-10

A request by COHAB to rezone approximately 1.8 acres from the Heavy Industrial (HI) District to the Planned Development - Core City (PD-CC) District. The site is lying at the northeast corner of W. English Road and S. West Point Avenue.

**Attachments:** [Staff Report ZA-18-10](#)

**adopted**

[2018-341](#)

Ordinance - Briggs Development Trust - Annexation 18-02

A request by the Briggs Development Trust to consider a voluntary contiguous annexation of approximately 38 acres lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. The property is also known as Guilford County Tax Parcels 0196595 & 0196580.

**Attachments:** [4. Staff Report AN-18-02](#)

**adopted**

[2018-342](#)

Resolution - Keystone Group, Inc. - Plan Amendment 18-04

A request by Keystone Group, Inc. to change the Land Use Map classification for approximately 14.5 acres from the Low Density Residential classifications to the Medium Density Residential classification. The site is lying along the west side of Penny Road approximately 1,700 feet south of Woodpark Drive.

**Attachments:** [PA-18-04 staff report\(08-20-18\) with cover memo](#)

**adopted**

[2018-343](#)

Ordinance - Keystone Group, Inc. - Zoning Map Amendment 18-09

A request by Keystone Group, Inc to rezone approximately 38 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [6. Staff Report ZA-18-09](#)

adopted

[2018-344](#)

Ordinance- City of High Point - Zoning Map Amendment 18-12

A request by the City Council to rezone 79 properties at various locations throughout the City, totaling approximately 313 acres, to implement the Comprehensive Zoning Map Amendment Project. The request proposes to rezone these parcels to the Residential Single Family-3 (R-3) District, Residential Single Family-5 (R-5) District, Residential Multifamily-16 (RM-16) District, Office Institutional (OI) District, Parks and Natural Resources (PNR) District, Light Industrial (LI) District and Main Street (MS) District Sub Area A & C.

**Attachments:** [Staff Report ZA-18-12](#)

adopted

## **GENERAL BUSINESS AGENDA**

[2018-345](#)

Revised Ordinance - Re Encroaching on Streets and Sidewalks

Council is requested to adopt an ordinance amending Title 6 - Public Services, Section 6-1-8 - Encroaching on Streets and Sidewalks of the City of High Point.

**Attachments:** [Ordinance Amendment - Encroachment on City Sidewalks](#)

adopted

2018-346

Appointment - Boards & Commissions - High Point Economic Development Board

Mayor Wagner is requesting that City Council confirm the appointment of Chris Whitesell to the High Point Economic (EDC) Board to fill the unexpired term of Patricia Jones. The appointment is effective immediately and will expire December 31, 2018.

**Attachments:** [HPEDC appointment of Chris Whitesell -- City Council agenda item for Sept '18](#)

approved

2018-347

Minutes to Be Approved

Finance Committee Meeting; August 16th @ 4:00 p.m.

City Manager's Briefing; Monday, August 20th @ 4:00 p.m.

Regular Council Meeting; August 20th @ 5:30 p.m.

HPCC Special Called Meeting; September 5th @ 3:00 p.m.

**Attachments:** [1. August 16 2018 Finance Committee Minutes.pdf](#)  
[2. August 20 2018 Manager's Briefing Minutes.pdf](#)  
[3. August 20 2018 High Point City Council Meeting Minutes.pdf](#)  
[4. September 5 2018 High Point City Council Special Meeting Minutes.pdf](#)

approved

**ADJOURNMENT**