

**HIGH POINT CITY COUNCIL
REGULAR MEETING
DECEMBER 1, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:39 p.m.

Upon call of the roll, the following Council Members were Present (7):

Mayor Jay W. Wagner; Ward 3; Mayor Pro Tem Monica Peters, Ward 3; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1;; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Holmes, Ward 6.

Absent (2): Council Member Britt W. Moore, At Large Council Member Williams, Ward 2

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2022-578 Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

Council Member Holmes gave an update regarding the Marketing and Branding Initiative; said that the Task Force did meet at their regular meeting in November; said that a comprehensive plan report was received by the consultants; next week will begin the concept designs; and that a full delivery regarding the campaign would launch the first quarter of 2023.

Mayor Wagner provided a report summary regarding the local code's enforcement activities for the month of November for the following: public nuisance, minimum housing, and zoning; said that the total active cases combined was 403.

Lori Loosemore, Code Enforcement Manager provided an update regarding the data for city-initiated complaints versus citizens complaint for code violations; spoke to being more proactive in addressing public nuisance complaints; gave comparisons regarding city versus owner demolitions; said that owners were becoming more responsive; and shared a home

that had been repaired.

PUBLIC COMMENT PERIOD

2022-579 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.

Mayor Wagner opened the Public Comment Period.

Louis Thibodeaux, 1242 Kensington Drive voiced appreciation for the work that the city was doing with the High Point Museum during his visit; and thanked everyone for their efforts.

Mayor Wagner closed the Public Comment Period.

FINANCE COMMITTEE - Britt Moore, Chair

Council Member Victor Jones, Committee Member of the Finance Committee, reported that the Finance Committee did meet on December 1, 2022, and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member Jones then moved for approval of all matters on the Finance Committee Consent Agenda with a correction to item 2022-576 as followed: the correct dollar amount be changed/corrected to \$1,486,888.56. Council Member Hudson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

CONSENT AGENDA ITEMS

2022-566 Equipment for Surplus - Landfill Operations Division

City Council is requested to approve the listed Landfill Operations Division equipment as surplus and sold through the online auction process.

2006 Caterpillar D7R II Dozer
2006 Caterpillar 325DL Excavator
2008 CMI Terex TC550 Compactor
2011 CMI Terex TC550 Compactor
2005 CMI Terex 390E Compactor

Approved under the consent agenda.

2022-567 Environmental Services Positions Reallocation

City Council is requested to approve the reallocation of three (3) part time Environmental Services Worker positions to two (2) full time Environmental Services Special Route Operator positions to allow for a consistent and ease of scheduling while utilizing non-CDL equipment to meet the needs of downtown and other collection needs.

Approved under the consent agenda.

2022-568 Contract Renewal - Sole Source - Computerized Maintenance Management System (CMMS)-Accruent

City Council is requested to approve a sole source contract renewal with Accruent in the amount of \$52,560.86 for the computerized maintenance management system (CMMS) software that centralizes maintenance information and facilitates the processes of maintenance operations.

Approved under the consent agenda.

2022-569 Contract - Kemp Construction, Inc. - Eastside Wastewater Treatment Plant (WWTP) Final Clarifier #3

City Council is requested to award a contract to Kemp Construction, Inc. in the amount of \$106,524 to install replacement parts that have been pre-purchased from Evoqua Water Technologies for the repair of final clarifier #3 at the Eastside Wastewater Treatment Plant (WWTP).

Approved under the consent agenda.

2022-570 Contract(s) Chandler Concrete Co. (Primary) Childers Concrete Co. (Secondary)

Citywide (Public Services)

City Council is requested to award a contract to Chandler Concrete Co. in the amount of \$153,037.50 (Primary) & Childers Concrete Co. \$173,875.00 (Secondary) to provide concrete materials to city crews allowing the availability of materials to be supplied when performing maintenance functions that require various different types of concrete such as sidewalk, curb/gutter and related repairs to the stormwater drainage system, etc. within the jurisdictional limits of the City.

Approved under the consent agenda.

2022-571**Contract - Oltrin Solutions / Trinity Manufacturing, Inc. - Sodium Hypochlorite**

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$437,580 for the supply of Sodium Hypochlorite chemical product used at the City's water and wastewater treatment facilities for treatment processes to each of the following plants: Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP), Westside Wastewater Treatment Plant (WWTP).

Approved under the consent agenda.

2022-572**North Carolina Department of Transportation (NCDOT) - Reimbursement Schedule C**

City Council is requested to approve the municipal agreements with the North Carolina Department of Transportation (NCDOT) schedule C to allow the City to be reimbursed for costs associated with the operation of the High Point Signal System. Reimbursement for costs associated with Schedule C are capped at \$300,000 per year. These new schedules cover preventive maintenance and the replacement of damaged, inoperative, or obsolete equipment and include updated pricing for equipment, materials, and labor, and both agreements will be retroactive to July 1, 2022 and effective for one (1) year, and may be renewed annually by the City Manager for up to five (5) additional years before a new agreement is required.

Approved under the consent agenda.

2022-573**North Carolina Department of Transportation (NCDOT) - Reimbursement Schedule D**

City Council is requested to approve the municipal agreements with the North Carolina Department of Transportation (NCDOT) schedule D to allow the City to be reimbursed for costs associated with the operation of the High Point Signal System. . The base amount for costs to be reimbursed that are associated with Schedule D are \$141,000 per year. These new schedules cover preventive maintenance and the replacement of damaged, inoperative, or obsolete equipment and include updated pricing for equipment, materials, and labor, and both agreements will be retroactive to July 1, 2022 and effective for one (1) year, and may be renewed annually by the City Manager for up to five (5) additional years before a new agreement is required.

Approved under the consent agenda.

2022-574**Master Professional Service Agreements for Architectural Services with ADW,**

Clark Patterson Lee, Creech & Associates, Davis Kane, ESPA, Freeman Kennett, HH, Lindsey, McAdams, SEH, SCN, Stimmel, Summit, & Wooten

City Council is requested to authorize the City Manager and the appropriate city officials to execute Master Professional Service Agreements for architectural services with ADW, Clark Patterson Lee, Creech & Associates, Davis Kane, ESPA, Freeman Kennett, HH, Lindsey, McAdams, SEH, SCN, Stimmel, Summit, and Wooten to provide such services for City departments on an as needed basis through five (5) year master agreements.

Approved under the consent agenda.

2022-575 Contract - Change Order No.2 - KBS Construction, Inc. - Upper Piedmont Lake Dredging and Dam Maintenance

City Council is requested to approve Change Order No. 2 to KBS Earthworks Inc. in the amount of \$119,496.00 which is for removal of approximately 1,300 cubic yards of additional sediment to restore the stormwater storage and collection capacity within the Upper Piedmont Lake to its original design.

Approved under the consent agenda.

2022-576 Contract - Community Housing Solutions (CHS) - Cedrow Affordable Housing Project

City Council is requested to award a contact to Community Housing Solutions (CHS) in the amount of \$1,486,886.56 to construct six affordable homes in the Cedrow Affordable Housing Project and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved under the consent agenda.

REGULAR AGENDA ITEMS

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PUBLIC HEARINGS

2022-557 AAA Storage Management, LLC, Zoning Map Amendment 22-24

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

Herb Shannon, Senior Planner stated that the applicant requested to continue this matter to the January 17, 2023, meeting of council; and that the representative was present to answer any questions.

Mayor Wagner moved to continue this matter to the January 17, 2023 meeting of council. Council Member Holmes made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

2022-558 High Point University, Zoning Map Amendment 22-25

A request by High Point University to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with the area of campus expansion being along the south side of Barbee Avenue.

Herb Shannon, Senior Planner said that he will be presenting ZMA 22-25 in combination with SA 22-01, and advised council that both items would need to be voted on separately; reported that this was a request by High Point University to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District; said that the site was lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with the area of campus expansion being along the south side of Barbee Avenue; the applicant provided a summary of the zoning proposal to add a two-acre tract of land, along the south side of Barbee Avenue, to the University campus for parking, and that the site abuts the campus to the north and east, and that this was an appropriate area for expansion of the university; the Planning and Zoning Commission reviewed this request at their November 8, 2022, public hearing and recommended approval as recommended by staff; and noted that council would need to adopt the consistency and reasonableness policy.

Mr. Shannon continued discussion regarding item 2022-559 Street Abandonment 22-01; reported that this was a request by High Point University to abandon (close) the eastern 245+ of the Barbee Avenue right-of-way; this was an improved 50-foot-wide right-of-way that runs in a general east - west direction between 804 and to 908 Barbee Avenue; the Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing and recommended approval as outlined in the staff report and as recommended by staff. Staff is recommending approval for this matter.

Mayor Wagner opened the public hearing.

Larry Pratt, 412 Fourth St. asked if the developer could rezone the entire block at said location that would include all of the homes.

Jason Sweet, Assistant Vice President of Construction at High Point University (Applicant's Representative), 1 North University Parkway, spoke in favor of the request;

noted that they could only rezone properties purchased at this time; and entertained any question.

Council Member Jefferson inquired on acquiring the entire block of said property in good faith.

Mr. Shannon said that the developer did attempt to purchase more homes; however, current properties owners, at said location, were unwilling to sell their home.

Mayor Wagner closed the Public Hearing.

Mayor Wagner moved to approve the request to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District, and adopt the consistency and reasonableness policy. Council Member Peters made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

Consistency and Reasonableness Statements

That Zoning Map Amendment 22-25 is consistent with the City's adopted policy guidance because although the proposed campus expansion does not incorporate an entire block, due to prior street abandonments and zoning approvals, a significant portion of this block consists of institutional related uses. Furthermore, the proposed CZ-I District expansion abuts the existing campus on two sides, and through zoning standards and conditions, better mitigates impacts upon adjacent residences than currently provided.

2022-559 High Point University, Street Abandonment 22-01

A request by High Point University to abandon (close) the eastern 245± feet of the Barbee Avenue right-of-way. This is an improved 50-foot-wide right-of-way that runs in a general east - west direction between 804 and 908 Barbee Avenue.

Mayor Wagner moved to approve Street Abandonment 22-01 to abandon the eastern 245+ feet of the Barbee Avenue right-of-way. Council Member Johnson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

2022-560 City of High Point, Guilford College Rd./Wendover Ave. Land Use Evaluation

A request by the Planning and Development Department to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Andy Piper, Planning Administrator stated that he will be presenting an overview of the land use evaluation, in combination with the recommended Land Use Plan amendments for PA22-05; reported that the Land use evaluation was a request to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation; the city conducted an evaluation of the area near the intersection of Guilford College Road and West Wendover Avenue; said that the purpose of the evaluation was to do a concise study of the existing land use patterns and conditions and make recommendations about amendments to the Land Use Plan Map to bring the designations in line with recent changes affecting the area; the draft document was posted on the City's website on September 8, 2022, and after sending notices to all property owners within the approximately 235-acre study area, a public information meeting was held on September 20, 2022, to present the recommendations and answer any questions; the Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing, and recommended approval of this request as recommended by staff. Staff is recommending approval of the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Mr. Piper continued discussion regarding PA-22-05; reported that this was a request to amend the Land Use Plan Map from/to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation; said that this request would implement the recommendations of the evaluation by amending the Land Use Plan classifications for seven areas. The Planning and Zoning Commission reviewed this request at their November 8, 2022, public hearing with an overview of the land use evaluation, and requested approval as outlined in the staff report. Staff is recommending approval for this matter.

Mayor Wagner opened the public hearing and asked if anyone wished to speak for or against this matter. Seeing none, Mayor Wagner closed the public hearing.

Mayor Wagner made a motion to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation. Council Member Johnson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

2022-561 City of High Point, Plan Amendment 22-05

A request to amend the Land Use Plan map from and to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Refer to item # 2022-560 for combined presentation.

Mayor Wagner opened the public hearing and asked if anyone wished to speak for or against this matter. Seeing none, Mayor Wagner closed the public hearing.

Mayor Wagner made a motion to amend the Land Use Plan map from and to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation. Mayor Pro Tem Hudson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

Council and Staff Remarks

Mayor Wagner introduced and welcomed Sandra Keeney, in attendance, as the City of High Point’s new City Clerk.

Mayor Wagner announced the City Attorney, JoAnne Carlyle’s retirement from the city of High Point at the end of the year; and recognized Ms. Carlyle to speak.

Ms. Carlyle thanked everyone for this opportunity; offered gratitude to serve city council for 15 years; spoke to the accomplishments of High Point during her time as city attorney; and thanked everyone for their support.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:24 p.m. upon motion duly made by Council Member Williams and second by Mayor Pro Tem Peters.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Interim City Clerk