

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
(VIRTUAL)  
MAY 17, 2021 – 5:30 P.M.  
COUNCIL CHAMBERS**

**MINUTES**

*As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed. [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting).*

**ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**

Mayor Wagner called the meeting to order at 5:31 p.m.

The recitation of the Pledge of Allegiance followed a Moment of silence.

Mayor Wagner proceeded with the roll call for attendance.

The following council members were **physically present (9)**:

Jay W. Wagner, Mayor; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Victor Jones, Ward 5; and Council Member Michael Holmes, Ward 6

The following staff members were **physically present**:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Robby Stone, Deputy Public Services Director; Lee Burnette, Director of Planning and Development; Herb Shannon, Senior Planner with Planning and Development; Chris Andrews Development Administrator with Planning and Development; Heidi Galanti, Development Administrator with Planning and Development; Mary S. Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated **remotely**:

Terry Houk, Director of Public Services; Derrick Boone, Assistant Director of Public Services; Trevor Spencer, Director of Engineering Services; Michelle McNair, Community Resources Manager; Bobby Fitzjohn, Director of Financial Services; Stephen Hawryluk, Budget & Performance Manager

Others participating **remotely**:

Brian Byrd, Fox Rothschild; Brian Kuppelweiser, Wyatt Early Harris Wheeler Law

RECOGNITIONS AND PRESENTATIONS**2021-201 Proclamation - Public Works Week May 16-22, 2021**

Mayor Wagner will read a proclamation recognizing Public Works Week, May 16-22, 2021 and call on the citizens of High Point to recognize the daily contributions public works officials make to ensure the safety and quality of life of the citizens of High Point.

*Mayor Wagner read a Proclamation into the record recognizing May 16 - 22, 2021 as Public Works Week encouraging the citizens of High Point to recognize the daily contributions Public Works officials make to ensure the safety and quality of life of the citizens in High Point and presented it to Robby Stone, Deputy Public Services Director.*

*Mayor Wagner applauded the Public Services staff for doing such a great job and spoke to how many citizens take the work they do for granted and don't realize what it takes to turn the faucet on and water automatically comes out; the fact that the garbage gets picked up without a hitch; how American life cannot exist today without the necessary services that they provide; how the staff always gets high marks for the level of customer service provided which is reflected in the annual customer service survey. [applause]*

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

*Committee Members: Moore, Holmes, Jones and Peters*

CONSENT AGENDA ITEMS

*Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, May 14, 2021 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.*

**Motion by Council Member Moore, seconded by Council Member Peters to approve all matters on the Finance Committee Consent Agenda. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 8-0 vote.**

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

**2021-192 Contract - Registers Creek Lift Station and Force Main Construction - Jimmy R. Lynch and Sons Inc.**

City Council is requested to award a contract to Jimmy R. Lynch & Sons for the construction of the new Registers Creek Lift Station and force main in the amount of \$8,504,452.27.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract be awarded to Jimmy R. Lynch & Sons in the amount of \$8,504,452.27. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-193     Ordinance - Capital Project - Registers Creek Lift Station and Force Main Construction**

City Council to approve the capital project ordinance to appropriate \$9,600,000 for the Registers Creek Lift Station and Force Main construction.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Capital Project Ordinance be adopted appropriating \$9,600,000.00 for the Registers Creek Lift Station and Force main construction. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7711/21-28  
Ordinance Book, Volume XXII, Page 28**

**2021-194     Amendment - #2 Freese & Nichols - Engineering Service - Registers Creek Left Station and Force Main**

City Council is requested to approve Amendment #2 with Freese & Nichols in the amount of \$125,770.00 to extend the duration of the engineering services for an additional 6 months, and additional design and permitting effort to redesign the force main to cross to the opposite side of Kivett Drive at the Deep River crossing.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve Amendment #2 to the Freese & Nichols contract in the amount of \$125,770.00 to extend the duration of the engineering services for an additional 6 months, and additional design and permitting effort to redesign the force main to cross to the opposite side of Kivett Drive at the Deep River crossing. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-195     Sole Source Contract - Ward Plant - Perkinson - Auma Valves**

City Council is requested to award a sole source contract to the Perkinson Company in the amount of \$60,020.00 as a sole source vendor to supply the parts, install and upgrade the older Auma valves to interface directly to new control system at the Ward WTP.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a sole source contract to the Perkinson Company in the amount of \$60,020.00 to**

**supply the parts, install and upgrade the older Auma valves to interface directly to new control system at the Ward Water Treatment Plant. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-196 Contract - Breece Enterprises, Inc. - East State Water & Sewer Improvements**

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$674,055.00 for the replacement of failing and outdated water and sanitary sewer mains installed in 1928 and services as well as resurfacing the roadway along East State Avenue from N. Main St. to Johnson St. and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve award of a contract to Breece Enterprises, Inc. in the amount of \$674,055.00 for the replacement of failing and continued water and sanitary sewer mains installed in 1928 and services as well as resurfacing the roadway along East State Avenue from N. Main Street to Johnson Street, and that the appropriate city official and/or employee be authorized to execute all the necessary documents. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-197 Tax Collection Orders- Forsyth County Tax Administration- for Collection of Fiscal Year 2021 Taxes and Collection of 2020 and Prior Years' Taxes**

City Council is requested to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2021 Taxes and collection of 2020 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County, and to authorize the appropriate City Official to execute the Tax Collection Orders.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2021 Taxes and collection of 2020 and prior years' taxes by the Forsyth County Tax Administration office for areas in High Point located in Forsyth County, and to authorize the appropriate City official to execute the Tax Collection Orders. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1978/21-23  
Resolution Book, Volume XXI, Page 23**

**Resolution No. 1979/21-24**  
**Resolution Book, Volume XXI, Page 24**

**2021-198**     **Approval- FY 2021-2022 Annual Budget and Contract for the High Point Convention & Visitors Bureau (Visit High Point Inc.)**

City Council is requested to approve the FY 2021-22 Convention and Visitors Bureau budget and authorize the City Manager to execute a contract with the High Point Convention and Visitors Bureau for FY 2021-22.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve the FY 2021-2022 Convention and Visitors Bureau (Visit High Point, Inc.) and to authorize the City Manager to execute a contract with the High Point Visitors Bureau (Visit High Point, Inc.) Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-199**     **Approval- FY 2021-2022 Annual Budget for the Market Authority**

Council is requested to approve the FY 2021-2022 Annual Budget for the Market Authority.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve the FY 2021-2022 Annual Budget for the Market Authority. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**PUBLIC HEARINGS**

**2021-200**     **Public Hearing - Proposed FY 2021-22 City of High Point Annual Budget**

Monday, May 17, 2021 at 5:30 pm is the date and time established to receive public comments on the proposed 2021-2022 City of High Point Annual Budget.

The public hearing on the Proposed FY 2021-2022 City of High Point Annual Budget was held on Monday, May 17, 2021 at 5:30 p.m.

*Mayor Pro Tem Moore, Chair of the Finance Committee, opened the public hearing and announced that this is the advertised date and time to accept comments on the proposed FY 2021-2022 city of High Point Budget. He referenced a couple of comments that were received on the budget that are hereby incorporated in Legistar as a permanent part of these proceedings. He then asked the city clerk if any additional comments were received on the budget; the city clerk reported no additional comments were received.*

*Mayor Pro Tem Moore then announced the process for the public to submit written comments on the proposed budget and reported that the public hearing would be left open for the required 24 hour waiting period prior to anticipated action being taken at a Recessed Meeting of the City Council on Wednesday, May 19, 2021 at 5:30 p.m.*

REGULAR AGENDA ITEMSPLANNING & DEVELOPMENT - Mayor Jay WagnerPUBLIC HEARINGS**2021-203** **Eastchester Drive/I-74 Land Use Assessment**

A request by the Planning and Development Department to consider the Eastchester Drive/I-74 Land Use Assessment. The City conducted a land use assessment of a 148-acre area along an approximately one-mile section of Eastchester Drive, from the entrance to Festival Park on the northern end, to Lassiter Drive on the southern end, to review the impacts and to evaluate the current land use policies for this portion of the corridor.

*The public hearing for this matter was held on Monday, May 17, 2021 at 5:30 p.m. as duly advertised.*

*Heidi Galanti, Planning Administrator with the High Point Planning Department, reported that the presentation of the Eastchester and I-74 Land Use Assessment will be similar to a presentation that was provided to the City Council in October 2020 and proceeded with an overview of what has been done since the information was last presented to the City Council.*

*She outlined the following timetable for the process:*

- *September 2020- Planning & Zoning Commission was briefed by staff.*
- *October 2020- City Council was briefed by staff.*
- *October 2020 Draft assessment was prepared by staff and posted on the city's website for review.*
- *November 2020- Public input meeting was held via Zoom with approximately 20 people in attendance.*
- *December 2020- Staff prepared the public hearing draft.*
- *February 2021- Planning & Zoning Commission held public hearing.*
- *March 2021- Planning & Zoning Commission forwarded recommendation to City Council.*
- *May 2021- Public Hearing before the City Council.*

*The purpose of this assessment is to evaluate the impacts of roadway changes on adjacent land uses and to provide policy guidance for potential future development opportunities. The assessment covers a 148-acre study area on an approximate one-mile section on Eastchester Drive from Festival Park to Lassiter Drive. the objectives are to protect the city's water supply; maintain a safe and efficient transportation functionality of the corridor; to protect adjacent neighborhoods from incompatible development; and to protect the gateway corridor entrance into the city.*

*The policy recommendations of the assessments will be used in conjunction with the policy and recommendations of the Land Use Plan and the Eastchester Corridor Plan and in the case of conflicts between the Assessment in these two planning policies, the assessment, once*

*adopted by the City Council, will govern because it is the most recent study and is more focused than the Eastcehster Corridor Plan. The main factors considered were: watershed restrictions; new road alignments; existing land use; and property ownership.*

**General conclusions of the Assessment are:**

- ✓ *This is a very narrow corridor.*
- ✓ *There is limited area for new development.*
- ✓ *Lot consolidation will be needed for new development to occur.*
- ✓ *Continue to limit access points to Eastchester to maintain efficient transportation functionality.*
- ✓ *Street name changes are needed that were approved by the Planning & Zoning Commission in January 2021.*
- ✓ *Minor Amendments to the Land Use Plan are recommended.*
- ✓ *the Office Institutional Zoning District that currently exists along the border offers a variety of uses.*

**Road Name Changes:** *Ms. Galanti provided a quick overview of the road name changes that were made due to the expansion of the interchange as follows:*

- ✓ *Cypress Court was realigned and now intersects with Eastchester Drive where Hilton Court used to be.*
- ✓ *Gordon Road now has a traffic circle and is aligned with the new Cypress Court.*
- ✓ *There is a cul-de-sac that was created where Gordon Road used to intersect with Eastchester Drive which is now called Gordon Court.*

**Land Use Recommendations:** *Ms. Galanti explained that staff took an in-depth look at seven areas along the corridor, but ultimately concluded that only two areas should be amended on the Land Use Plan; all areas that were studied are identified on Map 4: Land Use Recommendations which is hereby attached in Legistar as a permanent part of these proceedings.*

*The two areas under consideration for the assessment are: Area 2 along the lake which is recommended for amendment from Low Density Residential to Recreation Open Space to reflect the desire to protect the drinking water supply and Area 5 which is between I-74 and Gordon Court and is recommended for an expansion of the Office Land Use designation to include 2.4 acres to the east of the area shown on the map. Ms. Galanti explained that these Land Use Plan changes are recommendations only and require a separate process that must be reviewed and approved after a public hearing by the Planning & Zoning Commission and the City Council. She advised that after the Assessment is adopted by the City Council, staff will bring the amendments forward for consideration; however, no specific dates have been determined at this time.*

*Following the conclusion of her presentation, Ms. Galanti entertained any questions.*

*Mayor Pro Tem Moore asked for clarification on the legend map and the restricted access but noted there is no water there. Ms. Galanti explained the dashed line on the map indicates restricted access with the next category being downstream which shows intermittent*

*and perennial streams in the blue and pink areas on the map. She further explained that NCDOT has restricted the access along Eastchester Drive along the dashed line delineated on the map, so between the interchange and what is now Cypress Court and Gordon Road, there will be no access, nor will there be any driveways permitted on Eastchester Drive.*

*Mayor Wagner asked staff to expound on the change from Low Density Residential to Office. Ms. Galanti explained that staff felt because of it being an undeveloped area, there could be an expansion of the office use there which would allow for different uses such as office, multi-family, or some minor personal service or retail uses, etc...*

*Council Member Holmes asked for staff to explain in more detail the reasons for the lot combinations. Ms. Galanti explained that because it is a very narrow area and because the lots are chopped up, so any development/changes in the area would require the acquisition of multiple parcels and combining the lots together for any new development. Council Member Holmes inquired about the number of lots and a sense of what the scope of the lot combinations would be; Ms. Galanti replied that the number of lots at this point is uncertain.*

*Council Member Hudson questioned creating a road with no physical addresses connected to it. Ms. Galanti explained that north of Gordon Road is a ditch with a drainage area, so any development would be in the southern part of Gordon Court and that staff would recommend combining those lots together to make a more feasible development. Ms. Galanti further explained that there are currently some residences that access that area, so they do have access from Gordon and not Eastchester.*

*Mayor Wagner asked if there were any additional questions. Hearing none, he declared the public hearing open regarding this matter and advised that it would remain open for the required 24-hour waiting period in order for the public to submit any additional comments and noted that Council may take action on this matter at the Recessed Meeting on Wednesday, May 19, 2021 at 5:30 p.m.*

#### **2021-204 Jamestown Bypass Land Use Assessment**

A request by the Planning and Development Department to consider the Jamestown Bypass Land Use Assessment. The City conducted a land use assessment of a 1.4-square-mile area along the Greensboro Road and Jamestown Bypass corridors from Montlieu Avenue in High Point to that portion of the Town of Jamestown corporate limits lying east of Dillon Road abutting the Deep River.

*The public hearing for this matter was held on Monday, May 17, 2021 at 5:30 p.m. as duly advertised.*

*Heidi Galanti, Planning Administrator with the Planning and Development Department, noted this presentation would be similar to the presentation that was previously provided to Council. She then shared the following timeline:*

- *September 2020- Staff briefed the Planning & Zoning Commission.*
- *October 2020- Staff briefed the City Council.*
- *October 2020- Staff prepared a draft assessment and posted it on the city's website for public review.*



- *January 2021- Staff held a public input meeting conducted via Zoom (approximately 45 people attended).*
- *February 2021- A public hearing was held before the Planning & Zoning Commission.*
- *March 2021- Planning & Zoning Commission forwarded a positive recommendation to the City Council.*
- *May 2021- Public Hearing before the City Council.*

*She explained the purpose of the assessment is to evaluate the impacts of roadway changes on adjacent land uses and provide policy guidance for potential future development opportunities. The Jamestown Bypass Land Use Assessment area covers 1 1.4 sq. mile study area including an approximate 2-mile section of the Jamestown Bypass from I-74 to the Jamestown limits and the Five Points commercial area between I-74 and Montlieu Avenue. The objectives of the assessment are to:*

- ✓ *Evaluate the impacts of the new roadway;*
- ✓ *Examine existing land uses;*
- ✓ *Assess water and sewer availability; and*
- ✓ *Provide policy guidance for potential future development.*

*Ms. Galanti stated that the policy recommendations of this assessment will be used in conjunction with the policy recommendations of the Land Use Plan, the US 311 Bypass Study, and the Core City Plan. She reiterated that in the case of a conflict between the assessment and these aforementioned planning documents, the assessment, once adopted by Council, will govern because it is the most recent study and it is more focused than the other plans.*

*The main factors considered were:*

- ✓ *New roadway alignments;*
- ✓ *Existing land uses;*
- ✓ *Property ownership;*
- ✓ *Water and sewer availability;*
- ✓ *Watershed restrictions.*

*Ms. Galanti then reviewed the general conclusions from the assessment:*

- ✓ *This area will be a new front door for the city when the Bypass opens in 2022;*
- ✓ *There are opportunities for development at new roadway intersections on newly accessed undeveloped parcels which could breathe some new life into some of the underutilized parcels where there are vacant buildings;*
- ✓ *Opportunities within the Opportunity Zone that is west of I-74 which offers tax incentives to those making investments in the area;*
- ✓ *A potential change in the character along the existing Greensboro Road, east of I-74 due to the changes in traffic patterns;*
- ✓ *Street name changes that need to be considered;*
- ✓ *Amendments to the Land Use Plan are recommended; and*
- ✓ *Some zoning changes are recommended.*

*Ms. Galanti advised that due to the construction of the Bypass and other changes in road alignments around this project, some road names will be impacted. The Jamestown Bypass which connects I-73 to I-74 has already been named Jamestown Parkway for the open segment between Guilford College Road and Vickrey Chapel Road within the Jamestown town limits. Greensboro Road, east of I-74, identified on the map as Segment B, is an .8-mile section between the Bypass and Penny Road/Wrenn Farm Drive intersection. The name Greensboro Road currently ends at Penny Road where it becomes W. Main Street in Jamestown; therefore, it no longer connects High Point to Greensboro via street name, so it should be further evaluated to see if a new name should be considered.*

*The dead-end segment of Greensboro Road, identified on the Map as Segment A, will not connect to the Bypass on the western end, and it will intersect with Hampton Road on the eastern end. Staff is recommending a new name be evaluated and considered here as well. Greensboro Road, west of I-74, is about a third of a mile that becomes E. Lexington Avenue at Five Points Place and because this section is short and bisected by the interstate, staff feels renaming of this section to E Lexington Avenue should be considered. Ring Street is divided by the Bypass and will no longer be connected; this provides an opportunity to rename one of the segments of Ring Street and it should be further evaluated to determine which segment may warrant renaming. Ms. Galanti emphasized that these changes are suggestions only and reiterated that official road name changes are a separate process that must be reviewed and approved after a public hearing is held before the Planning & Zoning Commission.*

*Regarding the Land Use recommendations, staff took an in-depth look at the study area and identified potential opportunities for change. Staff made the following recommendations on future land use:*

*The majority of the study area is currently within the High Point city limits, except for Area 7 and Area 8, which are within High Point's planning area boundary and on the High Point side of the annexation agreement line within the Town of Jamestown; One area has been modified from the original draft of the assessment (Area 8) which is located on the southeast corner of the Bypass and Dillon Road. This area was approximately 82 acres and about 2/3 of the area was within the Oakdale Reservoir Critical Tier 3, which limits developments to two dwelling units per acre and 35% built-upon area. Due to these constraints, the area was modified. Area 8 was reduced to approximately 44 acres and 18 parcels. It is now solely within the Oakdale Reservoir General Watershed, which allows 70% built-upon area. There is a perennial stream in that area that runs north/south to the east of Dillon Road that will have an impact on future development. The area contains some undeveloped parcels and some single-family residential uses on large lots. It is located outside of the city limits and if developed, public water and sewer will need to be extended; therefore, it will need to be annexed into the city.*

*Ms. Galanti advised that the area could support a mix of residential uses, especially along Dillon Road near the Bypass. Staff is recommending a Land Use Plan amendment change from Low Density Residential to Medium Density Residential. Due to watershed restrictions and the impact of the stream, land assembly will be needed to achieve higher densities. It currently has Guilford County zoning (Residential Single-Family 40) which limits development to one dwelling unit per acre. A change in zoning should be initiated by a*

*developer and Conditional Zoning will likely be needed to ensure that the Land Use Policies are met and adjacent neighborhoods are protected.*

*Staff then shared a map showing all of the areas for which an amendment to the Land Use Plan is recommended. Ms. Galanti generally described the following changes:*

- ✓ *West of I-74, the area known as Five Points, there are approximately 19 acres recommended to change from Local Convenience Commercial to Mixed-Use Development;*
- ✓ *The assessment also recommends initiating a small Area Plan for the Five Points Mixed-Use Center as identified in the Core City Plan;*
- ✓ *East of I-74, there are approximately 45 acres recommended to change from Community Regional Commercial to Local Convenience Commercial;*
- ✓ *Area 3B near Spencer Street has approximately 10 acres recommended to change from Low Density Residential to Medium Density Residential;*
- ✓ *The remainder of Area 4 north of the Bypass along Ring Street has approximately 8 acres recommended to change from Low Density Residential to Local Convenience Commercial;*
- ✓ *Area 5 on the south side of the Bypass east of Enterprise Drive is approximately 17 acres and staff is recommending it change from the Community Regional Commercial to Mixed-Use Development;*
- ✓ *the area along Ring Street has approximately 38 acres that is recommended to change from Light Industrial to Medium Density Residential;*
- ✓ *Area 6B east of the railroad tracks has approximately 26 acres and is recommended to change from Light Industrial to Low Density Residential;*
- ✓ *Areas 7 and 8 along Dillon Road and Bales Chapel Road have approximately 80 acres and are recommended to change from Low Density Residential to Medium Density Residential. This area has been reduced from 132 acres to reflect the area that was removed from the original Area 8.*

*Ms. Galanti then shared a map identifying the recommended zoning changes.*

*Area 6A, the zoning in this area is a mix of Residential Single-Family 5, Heavy Industrial, and Light Industrial. This area was annexed into the city in the 1960s and has been zoned as it currently is since 1992. Staff feels that due to the recent development of the Wrenn Farm development and the proximity to other residential neighborhoods, this area may be best suited for residential. Staff is recommending that the city initiate a zoning change to Residential for this area to protect it for future residential development. The R-5 Zoning District is recommended to serve as a holding zone for this area until a residential development proposal seeking higher density is submitted.*

*Area 6B, staff is recommending that the city initiate a rezoning for this area due to its constraints and adjacency to existing residential uses to the south and east. This area has been zoned Light Industrial since 1959 and one 3/4 acre parcel was developed with a small office building in 1986. The R-3 Zoning District is recommended for this area which is consistent with the zoning to the east and south.*

*In summary, staff reiterated there are name changes that need to be considered; a plan initiation for the Five Points area; nine (9) Land Use Plan amendments; and two (2) zoning*

*changes; the implementation of these recommendations will require separate processes that must be reviewed and approved after a public hearing by the Planning & Zoning Commission and the City Council; after the assessment is adopted by City Council, staff will then bring these items forward for consideration; staff is currently working on a timeline, but does not have any specific dates at this time; the Planning & Zoning Commission recommends approval of this assessment by a vote of 9-0.*

*At the conclusion of the presentation, Ms. Galanti entertained any questions or comments. Hearing none, Mayor Wagner declared the public hearing open regarding this matter and noted as with the previous matter, it would remain open for the required 24-hour waiting period for the public to submit any additional comments and that Council may take action on this matter at the Recessed meeting on Wednesday, May 19, 2021 at 5:30 p.m.*

**2021-205 Phoenix Academy Foundation, Inc. - Annexation 21-01**

A request by the Phoenix Academy Foundation, Inc. for a voluntary contiguous annexation of an approximate one acre parcel located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road. The property is addressed as 7855 Clinard Farms Road, and also known as Guilford County Tax Parcel 169977.

*The joint public hearing for this matter and related matters **2021-206 Zoning Map Amendment 21-05 and Special Use 21-01** was held on Monday, May 17, 2021 at 5:30 p.m.*

*Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. He advised that staff would be making a combined presentation for the annexation and the zoning matter and Council must deliberate on these separately. However, because Special Use 21-01 is a quasi-judicial proceeding, staff would provide a presentation on the Special Use Permit after deliberation on the annexation and zoning matters to ensure there are no procedural conflicts.*

*In regards to **Annexation 21-01**, Phoenix Academy is requesting annexation for a one-acre parcel that is located in front of their existing school. The site is surrounded on three sides by the City of High Point corporate limits. There have been numerous annexations in this area since the 1990s as the Land Use Plan designates this area for Low Density Residential which is the manner in which this portion of the city has developed. Phoenix Academy has also submitted a zoning request and they desire to add this land to the school property; however, since this one parcel is outside of the city limits, they are requesting it be annexed into the city. Mr. Shannon advised that the request for annexation is a logical progression of the city's annexation policy for this area as the site is surrounded by the city's corporate limits; city service vehicles and city services are already present in this area; and annexation of this parcel will not negatively impact the city's ability to provide services.*

*Regarding the accompanying **Zoning Map Amendment 21-05**, Phoenix Academy desires to expand the area of the school. There are two parcels sitting in front of the school site: one is the annexation site that accompanies this rezoning request; and the other is a separate parcel that is currently zoned R-5. Phoenix Academy is requesting that both of these parcels be incorporated into the Conditional Zoning R-5 District governing the school, so they have submitted this application and a Conditional Zoning Ordinance in which they have offered*

*conditions to update their existing CZ R-5 District to include the legal description of these two acres proposed to be added. All the conditions from the initial 2013 zoning approval for Phoenix Academy that established this area as Conditional Zoning R-5, all those conditions are being carried forward except for some items that are no longer relevant; the terminologies are being updated to match the current terminology in the Development Ordinance.*

*Mr. Shannon advised that the main changes are deleting transportation conditions that are no longer applicable; previous zoning approval extended all the way to Barrow Road wrapping around the fire station; this area has been removed from that rezoning approval and this reduced the land area of the school from 42 acres to 26 acres; the anticipated student population was reduced from 1,5000 to 800 students; thus, many of those transportation conditions such as an access point lining up with Blackberry Ridge Drive are no longer applicable.*

**Key items from the Staff Analysis.** *As far as Compatibility with the surrounding area, the zoning site is surrounded by similarly zoned residential lands and the request will be compatible with the surrounding area as the proposed Conditional Zoning R-5 District allows the same uses as permitted on the abutting site.*

**As far as mitigation or adverse impacts,** *the main issue previously regarding the site was traffic safety. There was a condition regarding limiting access to Clinard Farms Road and installation of turn lanes with the 2013 zoning approval--all of which have been completed, so there are no additional traffic safety issues that need to be addressed.*

*The request to Conditional Zoning R-5 District is a continuation of existing residential zoning pattern in this area; therefore, the Planning and Development Department is recommending approval of this request. The Planning & Zoning Commission heard this request at their April meeting and also recommended approval by a vote of 8-0. The Commission stated that the request is consistent with adopted policy guidance because the proposed Conditional Zoning R-5 District is supported by the Low Density Residential designation governing this portion of the city, so the Planning & Zoning Commission stated that the proposed Conditional Zoning Residential-5 District is supported by the Low Density Residential designation governing this portion of the city and its planning area and the policies and Land Use Plan that encourage an orderly growth pattern. The Commission also stated that the request is reasonable and in the public interest because the expansion of the residential zoning pattern is similar to previous residential zoning approvals granted in this area.*

**At the conclusion of staff's presentation on Annexation 21-01 and Zoning Map Amendment 21-05,** *Mr. Shannon asked if there were any questions on the annexation or zoning matter. Hearing none, he proceeded with providing the staff report for Special Use 21-01.*

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Transcript

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**Herb Shannon:** *One correction. I provided you with a presentation on the annexation and rezoning. I'll now give you a presentation on the SUP. And this is a quasi-judicial proceeding.*

*I won't go into a lot of the background information as far as location as I went over that previously. For the SUP, this is a request from PA. In 2013, they were granted SUP approval for 42 acres to allow a school, a K-12 school, and they were permitted approval of two buildings totaling 149,000 sq. ft. with a student capacity of 1,500 students. In 2014, an updated request was reviewed and approved by City Council that reduced that area at that western portion of the site that extended to Barrow Road that was removed from the project. PA has submitted this current SUP request to update their SUP approval to add those two parcels that you see highlighted on the map: one is the annexation site, one is the site that's just zoned R-5 that is proposed for CZ R-5. They are requesting to add that to a SUP approval.*

*The **main changes** would be:*

*To include this 2.06 area to the description. They are carrying forward all conditions of the SUP approval from 2014; updating terminology; they are lowering their student capacity from 1,500 to 800 students; deleting exterior lighting conditions as those are now governed by the DO; and they've also updated their Special Use site plan to note areas where they may potentially expand in the future.*

*A Special Use, you don't receive too many of these cases, so I'm just going to note that this is a use that may be appropriate in a zoning district, but because of the nature, extent, and the effects on the surrounding area, requires special consideration and the SUP approval was designed for CC to evaluate that case to determine the impacts, if any, on an area and ensure that it is appropriate for that location. There are four findings in your staff report for your consideration.*

***That the request will not materially endanger the public health and safety.** This amendment is to an existing SUP and will not negatively affect public safety as previous traffic improvements, turn lanes, along Clinard Farms Road have been installed. One of the homes where you see that R-5, there was a single-family home there with a driveway. As part of the SUP approval, it notes the site is limited to a number of access points, so that access point is being removed and all access points will be taken from the existing access drive.*

*As far as **complying with required standards of the Development Ordinance**, staff has noted a finding of compliance. The Development Ordinance notes schools should take access from a street classified higher than a local street. All access will be from Clinard Farms Road which is a thoroughfare roadway.*

*A finding that the request **will not substantially injure the value of abutting lands.** This is a minor expansion of only two acres and it's not expected to injure the value of abutting lands. That the request will be in harmony with the area. All previous standards as far as perimeter landscaping are still required to be met. Therefore, staff is recommending approval of this SUP. The request is in conformance with the city's adopted policy guidance, has a low-density residential LU map designation. In addition, the conditional zoning R-5 District governing this site allows combination of uses such as open space, schools, religious institutions, and utilities.*

*That is a quick summary of the SUP and included in your package is their SUP plan. The area to the left that has that bold line around it, that is an area where there may be potential future expansion. The only thing the school has noted at this point is they may put some storage sheds in that area.*

*That's a brief summary. Are there any questions of staff at this time?*

**Mayor Wagner:** *thank you, Mr. Shannon. For the public's information, this is a different type of case. Is there anybody here, Mr. Shannon, who needs to come forward and be sworn in?*

**Herb Shannon:** *The applicant is available to provide a presentation.*

**Mayor Wagner:** *Okay. So, now I'll recognize the applicant and ask them to present.*

**Brian Kuppelweiser**, attorney with Wyatt Early Harris Wheeler LLP, appearing on behalf of the Phoenix Academy Foundation:

*Herb did a great job of giving an overview of the annexation, application, and the zoning map amendment and the special use application. I don't have much to add other to say that when you're considering the four factors that Herb set forth, the reasons why we think approval is appropriate of this Special Use application is since this is a school, schools inherently do not pose a risk to the public and Phoenix Academy has a track record of success in the community. So, we feel that we satisfy that factor. As far as meeting the standards of the Development, the operation of a school is permitted in the R-5 zoning classification and by bringing it up to Conditional Zoning for allowing the school, we feel that we meet that standard.*

*As far as the property values within the neighboring area, there has been tremendous residential growth in surrounding properties that surround the campus and additionally, educational use or educational presence is an attribute, not a detriment to the surrounding, neighboring properties.*

*As far as being in harmony with surrounding use, again, as Herb touched on these two pieces of property will be used in connection with education purposes and they'll be folded into the existing campus for those uses.*

*A couple of miscellaneous items to touch on with this SU application. There will be the removal of the row for those two parcels as Herb mentioned. And again, Herb also mentioned the reduction of the number of students from 1,500 to 800 in connection with these applications.*

*We had two individuals present for the citizens information meeting. They were very positive about the development on these two pieces of properties and therefore we feel like this application should move forward.*

*That is all that I have.*

*Mayor Wagner: any questions for the applicant? Now, I'll ask the attorney to clarify how we'll receive comments.*

*City Attorney JoAnne Carlyle: I was just passing a note to the city clerk to ask her if she would like for us to note for the public that the swearing in is being waived due to the CV-19 regs. Also, I'd like to take an opportunity to remind council members that because this is a quasi-judicial hearing, your conversations with other individuals are limited.*

*Mayor Wagner: Okay. So, we will take additional comments on this item. The public hearing is open. Comments will be received for a period of 24 hours and council may take action on this item at our meeting on May 19th @ 5:30 p.m.*

*[end of transcript]*

### **2021-206 Phoenix Academy Foundation, Inc. - Zoning Map Amendment 21-05**

A request by the Phoenix Academy Foundation, Inc. to rezone approximately 28.6 acres from the Residential Single Family - 5 (R-5) District, a Conditional Zoning Residential Single Family - 5 (CZ R-5) District and the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road (7847, 7851 and 7855 Clinard Farms Road).

*The joint public hearing for this matter and related matters **2021-205 Annexation 21-01 and 2021-207 Special Use 21-01** was held on Monday, May 17, 2021 at 5:30 p.m.*

*Note: For specific comments made regarding **Zoning Map Amendment 21-05**, please refer to **2021-205 Annexation 21-01**.*

### **2021-207 Phoenix Academy Foundation, Inc. - Special Use 21-01**

A request by the Phoenix Academy Foundation, Inc. to allow a major and minor school use in the Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is approximately 28.6 acres and located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road (7847, 7851 and 7855 Clinard Farms Road).

*The joint public hearing for this matter and related matters **2021-205 Annexation 21-01 and 2021-206 Zoning Map Amendment 21-05** was held on Monday, May 17, 2021 at 5:30 p.m.*

*Note: For specific comments made regarding **Special Use 21-01**, please refer to **2021-205 Annexation 21-01**.*

### **2021-208 Amada America, Inc. - Zoning Map Amendment 21-06**

A request by Amada America, Inc. to rezone an approximately 37.6 acre parcel from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the west side of Penny Road, approximately 250 feet north of Premier Drive (3889 Amada Drive).



*The public hearing for this matter was held on Monday, May 17, 2021 at 5:30 p.m.*

*Herb 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 Amada America to update the current zoning of their property located along the westside of Penny Road, approximately 250 feet north of Premier Drive. The property currently has a zoning designation of Conditional Use Light Industrial and they are requesting rezoning to Conditional Zoning Light Industrial. The primary purpose is to remove signage standards of the Eastchester Gateway Corridor for the site to allow a taller free-standing sign. All previous zoning conditions are being carried forward; the only change is the terminology which is being updated to match language in the new Development Ordinance, and removal of those higher signage standards of the Eastchester Gateway Corridor.*

*Mr. Shannon spoke to the property being a large undeveloped tract of land when it was annexed in 2001; because it had road frontage along the Eastchester corridor, those standards were applied to the zoning conditions for this site; it was unknown at that time how access was going to be provided as far as the road alignment; there were conditions as to where they could access Eastchester Drive that required Penny Road to be extended in such a manner that it is approximately 1/4 mile west of Eastchester Drive; that allowed for larger parcels, so the parcels range in size from the smallest being six acres to the largest being 37 acres; with the larger parcel size, there is now a set development pattern; staff evaluated the proposal from the applicant to remove the Eastchester signage standards for this site; with Penny Road being approximately 1/4 mile from the Eastchester corridor, staff made a determination that there would not be a conflict of policy guidance for relaxation of those signage standards for lands lying along the west side of Penny Road.*

***Key items** identified in the staff report. Compatibility with the surrounding area: as conditioned there is no change in allowable uses as far as removal of the Eastchester corridor signage standards that would allow for taller signs; however, with the development pattern that has been established and the distance from Eastchester Drive corridor, it would not change the character of the development. Due to those larger lot sizes that have been established, it would not promote signage or visual clutter in the area.*

*As far as **mitigating any adverse impact**, this is the same zoning that is currently in the area; it's just being updated to a Conditional Zoning, so there's no new uses added. As conditioned, the proposed Conditional Zoning Light Industrial District would not change allowable uses and would keep the same established development pattern. Therefore, staff is recommending approval of the request. The Planning & Zoning Commission reviewed this request at their April meeting; they also recommended approval by a vote of 8-0. The Commission stated that the request is consistent with adopted policy guidance because, as conditioned, the requested Conditional Zoning Light Industrial District is supported by the restricted Industrial Land Use classification of the Land Use Plan and is outside the scope of the Eastchester Corridor Plan. The Commission also stated that the request is reasonable and in the public interest and, as conditioned, the requested Conditional Zoning Light Industrial District is compatible and consistent with nearby Conditional Use Light Industrial and Conditional Zoning Light Industrial zoning approval.*

*Following the conclusion of staff's presentation, Mayor Wagner recognized the applicant to make a present.*

***Bryan Byrd** (participating remotely), attorney and partner with Fox Rothschild Law Firm representing Amada America in connection to this request, provided a very brief presentation. He spoke to this request being a very minor zoning amendment; there would be no increase in the intensity of the use on the site; there would be no changes to the site layout; operations on the site would remain unchanged; there would be no increase in traffic; there would be no increase in lighting on the site; this would not change the design of the site. He explained the sole purpose of this amendment is to allow a larger sign and the only way to accomplish that was by way of a zoning amendment due to the Eastchester Gateway Corridor requirements that are applicable to signs on the corridor. He pointed out that because of the way this has been developed, this is really no longer on the corridor; it's about 1/4 mile off of Eastchester. The sole purpose is to allow the sign to be about ten feet higher than it is and about one-foot wider. He reiterated that lighting of the sign would not change; it would not be internally lit; and the exterior lighting from the ground that's already there will remain as it is.*

*Following his presentation, Mr. Byrd asked if there were any questions or comments. Hearing none, Mayor Wagner declared the public hearing open and advised that it would remain open for a period of 24 hours for additional comments to be received from the public and that Council may take action on Wednesday at 5:30 p.m.*

## **2021-209**

### **City of High Point - Text Amendment 21-01**

A request by the Planning and Development Department to amend and update various sections of the City of High Point Development Ordinance as related to Chapter 160D, a new chapter of the North Carolina General Statutes that revises and combines city and county planning laws.

*The public hearing for this matter was held on Monday, May 17, 2021 at 5:30 p.m.*

*Chris Andrews, Development Administrator with the Planning and Development Department, advised this is a request for a Text Amendment by the City of High Point in response to Chapter 160D, which is State legislation that has recently been passed regarding planning and development regulations and applies to all local governments in the State of North Carolina. He noted that staff provided the Planning & Zoning Commission a summary of these changes in March and presented the item to the Commission at their April regular meeting.*

*He provided a brief history behind the changes and explained that Chapter 160D of the NC General Statute is the first major re-codification and reorganization of city and county land development regulation since many of the states planning and development regulations were formed. He noted that while Chapter 160D is effective now, local governments have until July 1st of this year to make any changes and adopt amendments to their local development regulations.*

*Mr. Andrews spoke to the City of High Point knowing in prior years that many of these changes within 160D would be required, so the proper steps were taken to update the city's ordinances; there have been amendments in the past year that have addressed Conditional*

*Use zoning, effectively getting rid of that process; a quasi-judicial proceeding for the Historic Preservation Commission and some permit choice provisions all of which have been text amendments that have been approved by the City Council. He further explained that because these changes in years past have been done, it is not necessary to make many of these changes now.*

*He advised that the scale for the proposed changes for the City of High Point related to Chapter 160D are relatively small and noted that during the process, staff did utilize assistance from the School of Government, and received professional assistance from other municipalities in taking assessment of their ordinances and figuring out what changes need to be made.*

*Before Council tonight are the residual areas of the Development Ordinance that need to be revised by July 1st of this year with a majority of these amendments being associated with changing terms or updating specific statute references. He referenced the text amendment contained in the agenda packet and explained the most substantive are Sections 2 and 3 for further clarification of conflict of interest standards both for governing and advisory bodies as well as city staff. Section 3 includes an amendment to the conflict of interest standards for City Council, the Planning & Zoning Commission; Board of Adjustment; and the Historic Preservation Commission. Mr. Andrews advised there is not much that is changing except for the addition of language that describes potential conflicts of interest. Section 4 is not for boards and commissions, but for city staff and it includes the required conflict of interest standards for city staff. Those standards are being inserted into the rules and procedures of each individual staff review authority (i.e. the city's Technical Review Committee, staff, commissions, committees, etc..... that may take action on certain items.*

*The Planning & Zoning Commission reviewed this request at their April 27, 2021 meeting and took final action when the meeting was reconvened on April 29th. The Planning & Zoning Commission recommended approval of this request as recommended by staff by a vote of 8-0 and offered a statement regarding the matter's consistency and reasonableness which is outlined in the staff report.*

*Following the conclusion of the staff's report, Mayor Wagner asked if there were any questions. He reiterated that every town in North Carolina is going through this process in making these updates and expressed appreciation to staff for their work on it. He asked staff if this was something that was handled in house or if a consultant was hired to assist. Mr. Andrews replied that the Planning staff did review these items to ascertain what changes were required and that assistance was provided through the School of Government as well as consultations with other municipalities to see how they addressed it, but no consultants were involved in the process. Mayor Wagner, again, congratulated staff on their excellent work and expressed appreciation that it was handled in house. He advised that most of these changes were technical corrections.*

*Mayor Wagner declared the public hearing open and advised that the public hearing would remain open for public comment for the required 24-hour period and noted that Council may take action on this matter at the May 19, 2021 Recessed Meeting of City Council scheduled for 5:30 p.m.*

GENERAL BUSINESS AGENDA**2021-211      Resolution- Presentation - One High Point - One Community**

James Adams, President of the High Point Branch of the NAACP, will provide a presentation to City Council which will include a Resolution for Creation of a City Commission to Explore Community Reparations for the African-American Citizens of High Point, NC.

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Transcript

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**James Adams:** I'm James Adams. Well, first, Mr. Mayor, Interim City Manager, city administrators, and city council members good evening. I stand before you as President of the High Point Branch of the National Association of the Advancement of Colored People (NAACP). The High Point Branch of the NAACP has a call to action, Commission on the Status of Black High Point.

**Summary:** High Point is positioned for a Call to Action to join other municipalities around the country who have taken on the charge of the long- suffering of Black people under the cause of Building American and this City. Our goal is to show that redistribution of resources in High Point is good business for High Point as we grow together as one community.

A Commission charged with the responsibility to identify the needs of the Black community, determine disparity that exists will bring to bear how we right the wrongs of the past, leveling the field of Blacks in High Point which paved the way for equity in all forms.

**History:** For many years, Black Americans have fought for Human Rights and our fair share of the economic abundance that the United States has enjoyed off our backs. Having suffered through slavery, the agony of being free, our lineage shares the unique a centuries long story of plunder by means of exclusion, violence, and theft of our identity, person and privilege.

We are painfully aware that 40 acres and a mule no longer represents the promise. In the modern content, the true promise lies not in merely providing a promise to us, the same opportunities access and participation afforded to Whites, but also the *redistribution of tangible resources* that make up for a *244-year head start* in building and transference of *generational wealth*.

The African-American Community has long been disparaged from participation in home ownership opportunities, access to affordable housing, business ownership, career opportunities, educational opportunities, affordable healthcare and jobs that pay living wages. As we shed light on these concerns and others, we are requesting that the City of High Point's City Council partner with us in creating a new culture in our city by opening the doors of generational wealth to its Black citizens, especially the descendants of American slaves. We want to build a bridge to the next generation for continued home and business ownership for the next generation.

***THE NAACP ON BEHALF OF THE BLACK COMMUNITY OF HIGH POINT ADVOCATES:***

- For housing solutions that mitigate displacement of our families; the elimination of exclusion from participation in housing ownership opportunities; the ending of segregated communities; creation of housing that is affordable, not affordable housing; expanded grant opportunities for first-time owners;
- For the elimination of food deserts by creating food co-ops, mobile food markets, bus stop farmer's markets, and employee owned co-op markets;
- For the promotion and increase of academically qualified citizens with advanced degrees in our African-American community by encouraging on-line degree programs; increased opportunities to obtain GEDs; support of reversed trends in mass incarceration; enforcing employment anti-discrimination laws; boosting public sector employment and instituting equity initiatives as part of our workforce development strategies;
- For insuring that all citizens in our community have quality healthcare that lowers infant mortality; and the implementation of a comprehensive plan to address chronic illnesses that plague the African-American community such as high blood pressure, diabetes, obesity, and heart disease, and particular COVID-19;
- For ensuring that equal opportunity be afforded to Black businesses in at least 34% of all city purchasing, contracting, grants, and loans-both in number and dollars; and that the aforementioned be transacted directly with Black businesses where the owner(s) (at least 51%) are descendants of American slaves. If businesses (that would otherwise meet the city's needs) are not eligible to contract with the city for reasons of purchasing power, capacity, insurance, bonding and/or licenses; the city shall supplement the contract with additional resources that will help those businesses to bridge the gap;
- For review of our current funding of our police department and allocate/redistribute funding for our community-based solutions to ensure that law enforcement is applied without malice and pre-judgment to citizens of High Point;
- For seeking and providing more substantial investment in Black communities in High Point so that our neighborhoods will be safe, decent, economically sound, and have equal access to food and nutrition.

**WE THEREFORE RESOLVE:**

That a "Commission on Reparations", supported by the City of High Point and approved by the Black Community, be enjoined to identify reasonable and responsible measures to establish and address a reparations and repair agenda for the Black citizens of High Point.

*The Commission will focus on One High Point bringing to bear the necessary resources to readdress our on-going struggle. We envision Black families filling our baseball stadium;*

*participating in the viability of our downtown. We envision Black businesses occupying the offices in Congdon Yards. The Commission will show that full participation of the entire community makes our community stronger, creates ecosystems focused on making High Point a great place to work, live, and raise our families. The Commission will be given a timeline for recommendations to the City and the life of the Commission will end at such time as mutually agreed upon goals are met.*

Approved and ratified by the High Point Branch of the National Association and Advancement of Colored People, otherwise referred to as the NAACP, this 15th day of May 2021; to be presented to the High Point City Council at its first convening following the adoption of the attached resolution.

Thank you for allowing me this time to speak. Are there any questions?

**Mayor Wagner:** Does anyone have any questions for Mr. Adams? [no questions]

**James Adams:** At this time, I will give each of you a folder.

I was remiss in not mentioning Bernita Sims, Doris Patrick, Shelly Skeen, Elma Hairston, and Delia Bates; they worked very hard to bring this about.

**Council Member Jefferson:** Mayor Wagner, pardon me, prior to going into recess.....I do apologize for holding that up. I know that the NAACP came before us today and it came to me, I guess, while sitting here. You all mentioned a Commission supported by the City of High Point. Were you asking the City to take action on something tonight or were y'all wanting us to at least consider this?

**James Adams:** Yes, we would like for you to consider it.

**Council Member Jefferson:** Mayor Wagner, if I may, and Madam Attorney, please help me so I can make sure that we don't get this messed up. Do I need to make a motion to suspend the rules to make a motion? Or, can I just make a motion that we at least hear this in Committee or can we just ask one of the Committee Chairmen to allow this in Committee?

**Mayor Wagner:** I think anything that is to be added to the agenda you'd have to make a motion to suspend the rules to add that item.

**City Attorney Joanne Carlyle:** You do.

**Council Member Jefferson:** Well, the item was on the agenda.

**Mayor Wagner:** I'll defer to our attorney.

**Council Member Hudson:** I may even be able to help out and say that I'm happy for this to go on P & L and I think it belongs on P & L. I will volunteer to serve on this Commission. I think it's a great idea. I'm happy to do it [applause] as well as put it on P & L. I think we certainly should discuss it.

**Council Member Jefferson:** Awesome.

**Council Member Hudson:** Hopefully that will.....

**Council Member Jefferson:** Do I need to do anything else?

**City Attorney Carlyle:** Council Member Jefferson, you really do. If you want to send it to that Committee, you do need to suspend the rules because it was on your agenda, but it wasn't an action item. So, you need to suspend the rules and then go ahead and make your motion after the vote to add it to the agenda.

**Mayor Wagner:** I would think, though, that if the Chair of that Committee has agreed to take a look at it.....

**City Attorney Carlyle:** Well, the Chair cannot act without the authority of the City Council actually sending it there. I appreciate that, but it does take the body to do that.

**Council Member Jones:** I'll make a motion to suspend the rules to add that to our agenda tonight.

**Council Member Jefferson:** Second.

**Mayor Wagner:** There's a motion made by Councilman Jones. It's been seconded by Councilman Jefferson to add a discussion of this item to the agenda.

Councilman Holmes, how do you vote?

**Council Member Holmes:** Aye.

**Mayor Wagner:** Councilman Johnson?

**Councilman Johnson:** Aye.

**Mayor Wagner:** Councilwoman Peters?

**Councilwoman Peters:** Aye.

**Mayor Wagner:** Councilman Moore?

**Councilman Moore:** Aye.

**Mayor Wagner:** Councilman Williams?

**Councilman Williams:** Aye.

**Mayor Wagner:** Councilman Hudson?

**Councilman Hudson:** Aye.

**Mayor Wagner:** Councilman Jones?

**Councilman Jones:** Aye.

**Mayor Wagner:** Councilman Jefferson?

**Councilman Jefferson:** Aye.

**Mayor Wagner:** The Mayor votes Aye, so that was approved by a vote of 9-0. Alright, it's now on the agenda.

**Councilman Jefferson:** Mayor Wagner, **I'd like to make a motion that the item heard by our local NAACP Chapter for the Commission be sent to the Prosperity & Livability Committee for consideration.**

**Councilman Jones:** **Second.**

**Mayor Wagner:** Okay, there's a motion made by Councilman Jefferson; seconded by Councilman Jones to place this item on the agenda of the Prosperity & Livability Committee. Any discussion?

**Councilman Jefferson:** I'll say thank you to Chairman Hudson for being willing to take that. And thank you to our local NAACP coming and sharing on that.

**Mayor Wagner:** Any other comments? Hearing none, Councilman Holmes, how do you vote?

**Councilman Holmes:** Aye,

**Mayor Wagner:** Councilman Johnson?

**Councilman Johnson:** Aye.

**Mayor Wagner:** Councilwoman Peters?

**Councilwoman Peters:** Aye.

**Mayor Wagner:** Councilman Moore?

**Councilman Moore:** Aye.

**Mayor Wagner:** Councilman Williams?

**Councilman Williams:** Aye.

**Mayor Wagner:** Councilman Hudson?

**Councilman Hudson:** Aye.



**Mayor Wagner:** Councilman Jones?

**Councilman Jones:** Aye.

**Mayor Wagner:** Councilman Jefferson?

**Councilman Jefferson:** Aye.

Mayor Wagner: And the Mayor votes Aye, so that item is approved by a vote of 9-0. The item will be placed for consideration with the Prosperity & Livability Committee.

**A motion was made by Council Member Jefferson, seconded by Council Member Jones, that this matter be referred to the Prosperity & Livability Committee for further discussion/consideration. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

## **2021-210 Minutes To Be Approved**

April 29, 2021 Finance Committee Meeting Minutes  
 May 3, 2021 Special Meeting Minutes  
 May 3, 2021 Regular Council Meeting Minutes  
 May 4, 2021 Community Development Committee Meeting Minutes  
 May 5, 2021 Recessed Meeting Minutes

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that the preceding minutes be approved as submitted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

## **ADDENDUM ITEMS**

### **2021-217 Resolution Initiating the Process to Rename Montlieu Avenue from Centennial Street Intersection to North Main Street and Crossing a Portion of Sunset Avenue to North Elm Street to Qubein Avenue**

Council is requested to adopt a Resolution initiating the process to rename Montlieu Avenue from Centennial Street Intersection to North Main Street and crossing a portion of Sunset Avenue to North Elm Street to Qubein Avenue.

**Motion by Council Member Jones, seconded by Council Member Williams to suspend the rules to add this matter to the agenda for consideration. The motion carried by the following 9-0 unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

*Mayor Wagner referenced a copy of the resolution and advised that the City Council does not have the authority to change street names; but does have the power to initiate the process. He advised this process would begin upon Council's approval of the resolution and it would then go to the Planning & Zoning Commission for consideration.*

*City Attorney JoAnne Carlyle advised that procedurally, the request would need to go to staff and follow the procedures that are currently in place.*

**A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to adopt the Resolution Initiating the Process to Rename Montlieu Avneue from Centennial Street and intersection to North Main Street and crossing a portion of Sunset Avenue. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1980/21-25  
Resolution Book, Volume XXI, Page 25**

**2021-218 First Amendment to the Use and Operating Agreement between the City of High Point, High Point Baseball, Inc. and the High Point Downtown Stadium Foundation**

Council is requested to approve an amendment to the Use and Operating Agreement between the City of High Point, High Point Baseball, Inc. and the High Point downtown Stadium Foundation. The amendment increases the annual lease of the facility, removes the ticket fee that the team pays and clarifies utility and maintenance responsibilities between the City and the Team. There is no change to debt service revenues when actual and projected increased property tax in the Catalyst Influence Area is considered.

**Motion by Council Member Jones, seconded by Council Member Williams to suspend the rules to add this matter to the agenda for consideration. The motion carried by the following 9-0 unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

Mayor Wagner advised that the Council was previously briefed on this matter and asked if there were any questions. Hearing none, he proceeded to make the following motion.

**A motion was made by Mayor Wagner, seconded by Council Member Peters, to approve the Amendment to the Use and Operating Agreement between the City of High Point, High**

**Point Baseball, Inc. and the High Point Downtown Stadium Foundation. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-219 Consideration of a Contract with Tasha Logan Ford as High Point's Newly Appointed City Manager**

**Consideration of a contract with recently appointed Tasha Logan Ford as High Point's City Manager effective July 19, 2021.**

**Motion by Council Member Jones, seconded by Council Member Williams to suspend the rules to add this matter to the agenda for consideration. The motion carried by the following 9-0 unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

*Mayor Wagner reported that the city's Legal staff has drafted and negotiated the contract with Tasha Logan Ford to be High Point's new city manager effective July 19, 2021. City Attorney Joanne Carlyle advised that the negotiated contract does represent Council's terms and offer. Additionally, it lays out some specific details and additional language/wording that provides some security that Ms. Ford requested.*

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to approve the contract with Tasha Logan Ford as the new City Manager for the City of High Point effective July 19, 2021. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2021-224 Update- Governor Roy Cooper Eases COVID Restrictions**

Mayor Wagner will provide a brief update regarding Governor Roy Cooper's recent lifting and easing of COVID restrictions in North Carolina.

*Due to the recent announcement by Governor Roy Cooper regarding changes and the lifting of COVID restrictions regarding social distancing, mask requirements, etc..., Mayor Wagner announced that the partitions on the dais would be soon removed. He stated that because of these recent changes, the city will start discussions on re-opening all meetings back to the public. He noted that the next City Council meeting is scheduled for Monday, June 7th; however, the Furniture Market is scheduled to open in High Point on Saturday, June 5th and will conclude on Wednesday, June 9th, which would create some parking challenges downtown.*

*He asked Council to think about the possibility of cancelling the Council Meeting on Monday, June 7th and be ready to discuss further when Council reconvenes on Wednesday, May 19th at 5:30 p.m. He noted if the June 7th Council meeting is cancelled, the next meeting of the City Council will be held on Monday, June 21st and that typically the first Council meeting in July is cancelled due to the July 4th holiday.*

## **Reports from Council**

### **Passing of Council Member Peters Dad**

*Council Member Peters thanked City Council, city management, and staff for the patience and kindness shown to her during the recent passing of her dad.*

### **Catalyst Project**

*Council Member Peters noted that it is the citizen's responsibility to help the Catalyst Project be successful and encouraged everyone to attend the kickball tournament being held at the Truist Point Baseball Stadium; to get out and spend money and enjoy the fellowship with friends.*

### **Pro Soccer Game at Stadium**

*Mayor Wagner reported that the very first Pro Soccer game would be played at the Truist Point Baseball Stadium this Saturday night and encouraged everyone to attend--especially all the soccer fans.*

### **Opening Day for the Rockers**

*Mayor Wagner announced that Opening Day for the Rockers will be on June 1st and encouraged everyone to purchase Rockers tickets. Go Rockers!*

## **ADJOURNMENT**

There being nothing further to come before Council, Mayor Wagner asked if there were any objections to recessing the meeting to Wednesday, May 19, 2021 at 5:30 p.m. Barring no objections, at 6:59 p.m., the meeting was reconvened to Wednesday, May 19, 2021 at 5:30 p.m.

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Lisa B. Vierling, MMC  
City Clerk