

# City of High Point

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



## Meeting Agenda

**Monday, March 7, 2022**

**5:30 PM**

**Council Chambers**

### **City Council**

*Jay W. Wagner, Mayor*

*Monica L. Peters, Mayor Pro Tem*

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),  
S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and Michael Holmes (Ward 6)*

---

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

### **RECOGNITIONS AND PRESENTATIONS**

[2022-90](#)

#### **Proclamation - Arbor Day**

Andy Piper with the Planning & Development Dept. will present information about the City's 18th Tree City USA award, and Mayor Wagner will read a proclamation declaring March 18, 2022 as Arbor Day in the City of High Point.

**Attachments:** [Proclamation for 2022 Arbor Day](#)

## **STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding**

### **Initiative**

[2022-110](#)

#### **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 Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

**Attachments:** [Strategic Update - Code Enforcement Activity Report for Feb 2022.pdf](#)

## **PUBLIC COMMENT PERIOD**

[2022-111](#)

#### **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.

**FINANCE COMMITTEE - Britt Moore, Chair****CONSENT AGENDA ITEMS**[2022-91](#)**Contract - NC Sheriff's Association Procurement Contract-Amick Equipment Company - International Truck -New Way Rear Loading Refuse Body**

City Council is requested to award a contract using the NC Sheriffs' Association Procurement Contract #22-06-0426 (Specification #3815 ) to Amick Equipment Company in the amount of \$205,700.84 for the purchase of a 2022 International truck with New Way Rear Loading Refuse body.

**Attachments:** [1. Contract – NC Sheriff's Association Procurement Contract-Amick Equipment](#)

[2022-92](#)**Ordinance - Budget Amendment - Contract - NC Sheriff's Association Procurement Contract-Amick Equipment Company - International Truck -New Way Rear Loading Refuse Body**

City Council is requested to approve a budget amendment to appropriate \$205,701 in Solid Waste Fund reserves and transfer the funds to Fleet Services for the replacement of a rear loader that was totaled in September 2021.

**Attachments:** [1a. Ordinance - Fleet Services - Rear Loader Replacement - Budget Ordinance](#)

[2022-93](#)**Contract - NC Sheriff's Association Procurement Contract-ATMAX Equipment Company - MowerMax Boom Mower**

City Council is requested to award a contract using the NC Sheriffs' Association Procurement Contract #22-06-0426 to ATMAX Equipment Company in the amount of \$192,697 for the purchase of a 2022 MowerMax boom mower.

**Attachments:** [2. Contract – NC Sheriff's Association Procurement Contract-ATMAX Equipmen](#)

[2022-94](#)**Contract - High Point City Lake Park - Meeting & Event Center - Interior Elements, LLC. - Furniture Purchase**

City Council is requested to award a contract to Interior Elements, LLC in the amount of \$126,279.56 for furniture for the High Point City Lake Meeting and Event Center.

**Attachments:** [3. High Point City Lake Park – Meeting & Event Center – Interior Elements, LLC](#)

[2022-95](#)**Contract - Sole Source GEA Westfalia - Westside Wastewater Treatment Plant (WWTP) - Centrifuge Rebuild**

City Council is requested to award a sole source contract to GEA Westfalia in the amount of \$107,338.56 for the repair/rebuild of the Westside Wastewater Treatment Plant (WWTP) centrifuge.

**Attachments:** [4. Contract – Sole Source GEA Westfalia – Westside Wastewater Treatment Pl](#)

[2022-96](#)**Resolution - Furniture Market Transportation Grant Agreement Amendment**

City Council is requested to authorize the City Manager to execute a grant amendment for an additional \$500,000 approved by the North Carolina Board of Transportation (NCDOT) for Furniture Market Transportation Services with the City of High Point Department of Transportation.

**Attachments:** [5. Resolution – Furniture Market Transportation Grant Agreement Amendment](#)

[2022-97](#)**Ordinance - Furniture Market Transportation Grant Agreement Amendment - Budget Amendment**

City Council is requested to accept and appropriate an additional \$500,000 from the North Carolina Department of Transportation (NCDOT) for Furniture Market transportation services.

**Attachments:** [5a. Ordinance – Furniture Market Transportation Grant Agreement Amendment](#)

[2022-98](#)**Contract - NC State Contract-Seon Systems Sales, Inc. Division of Safe Fleet - Upgrade Surveillance System - Transit**

City Council is requested to award a NC State Contract to Seon Systems Sales, Inc. in the amount of \$120,542.00 for equipment and services to upgrade the surveillance equipment in Transit buses.

**Attachments:** [6. Contract - Seon Systems Sales- Surveillance System - Transit](#)

[2022-99](#)**Memorandum of Understanding (MOU) - Guilford County Board of Education (GCS)**

City Council is requested to approve a Memorandum of Understanding with the Guilford County Board of Education (GCS) which memorializes High Point allowing GCS students access to the City's regular bus transportation service for the School Year 2021-2022.

**Attachments:** [7. Memorandum of Understanding \(MOU\) – Guilford County Board of Education](#)

[2022-100](#)**Budget Ordinance - Elm Street Plaza & Appling Way Streetscape - Elliott Sidewalk Communities of High Point**

City Council is requested to approve a budget ordinance to appropriate \$350,000 in revenue from Guilford County and \$344,693 in General Fund reserves for the Elm Street Plaza and Appling Way streetscape project.

**Attachments:** [8. Budget Ordinance – Elm Street Plaza & Appling Way Streetscape – Elliott Sic](#)

[2022-101](#)**Budget Ordinance - Pay Plan Adjustments**

City Council is requested to approve a budget ordinance to appropriate \$1,215,000 in fund balance to cover the cost of the \$1,000 bonus for general fund department employees.

**Attachments:** [9. Budget Ordinance - Pay Plan Adjustments 2022](#)



**REGULAR AGENDA ITEMS**[2022-102](#)**Resolution - General Obligation Refunding Bonds - Authorize Issuance Series 2022D**

1. City Council is requested to approve the attached “A Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue”.
2. City Council is requested to introduce and adopt the attached “Bond Order Authorizing the Issuance of Not to Exceed \$20,000,000 General Obligation Refunding Bonds of the City of High Point, North Carolina”.

**Attachments:** [10. Resolution – General Obligation Refunding Bonds – Authorize Issuance Ser](#)

[2022-103](#)**Resolution - Revenue Bonds - Application To The Local Government Commission For Approval Of Combined Enterprise System Revenue Bonds**

City Council is requested to approve the attached “Resolution Of The City Council Of The City Of High Point, North Carolina, Directing The Application To The Local Government Commission For Approval Of Combined Enterprise System Revenue Bonds, Requesting Local Government Commission Approval And Certain Related Matters.”

**Attachments:** [11. Resolution – Revenue Bonds - Application To The Local Government Comrn](#)

**PUBLIC HEARINGS**[2022-104](#)**Public Hearing - Bond Order - General Obligation Parks & Recreation Bonds - Authorize Issuance Series 2022A**

1. City Council is requested to hold a public hearing on March 7, 2022 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.
2. City Council is requested to adopt the previously introduced “Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina”

**Attachments:** [12. Bond Order – General Obligation Parks & Recreation Bonds – Authorize Iss](#)

[2022-105](#)**Public Hearing - Cone Health Allergy & Asthma - EDC Performance Based Incentives**

City Council is requested to authorize performance-based incentives for the project at 400 North Elm Street in the amount of \$75,000 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Attachments:** [13. Public Hearing – Cone Health Allergy & Asthma – EDC Performance Based](#)

[2022-106](#)**Public Hearing - DNA Beverage dba Nomad Wine Works - EDC Performance Based Incentives**

City Council is requested to authorize performance-based incentives for the project of up to \$102,518 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve; and a schedule for the repayment of such financial incentives.

**Attachments:** [14. Public Hearing – DNA Beverage dba Nomad Wine Works – EDC Performan](#)

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,****Chair**[2022-107](#)**Ordinance - Demolition of Dwelling - 512 Denny Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 512 Denny Street belonging to Felix and Kenia Martinez-Puente.

**Attachments:** [512 Denny Council Packet](#)

**PLANNING & DEVELOPMENT - Mayor Jay W. Wagner****PENDING ITEMS**[2022-18](#)**Covelli Enterprise-Zoning Map Amendment 21-31**

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

**Attachments:** [Staff Report ZA-21-31](#)

**GENERAL BUSINESS AGENDA**[2022-108](#)**Human Relations Commission - 2022 Work Plan - New Committee Request**

City Council is requested to acknowledge receipt of and approve the Human Relations 2022 Work Plan and to approve a new standing committee with a concentration on matters related to social justice.

**Attachments:** [FINAL Human Relations Commission - 2022 Work Plan - New Committee App](#)

[2022-109](#)

**Minutes To Be Approved**

February 17, 2022 Finance Committee Minutes @ 4:00 p.m.

February 21, 2022 Special Meeting Minutes @ 4:30 p.m.

February 21, 2022 Regular Meeting Minutes @ 5:30 p.m.

**Attachments:** [1. February 17 2022 Finance Committee Minutes.pdf](#)

[2. February 21 2022 Special Meeting Minutes.pdf](#)

[3. February 21 2022 Regular Meeting Minutes.pdf](#)

**ADJOURNMENT**



# City of High Point

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

## Master

**File Number: 2022-90**

**File ID:** 2022-90

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Proclamation - Arbor Day

Andy Piper with the Planning & Development Dept. will present information about the City's 18th Tree City USA award, and Mayor Wagner will read a proclamation declaring March 18, 2022 as Arbor Day in the City of High Point.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Proclamation for 2022 Arbor Day

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File 2022-90

Office of the Mayor  
City of High Point  
North Carolina

PROCLAMATION

**WHEREAS,** trees are a precious natural resource that improve the appearance of our community, increase the value of property, moderate air temperature, lower energy costs, reduce soil erosion and storm water runoff, and produce life-giving oxygen; and

**WHEREAS,** in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS,** this special day, known as Arbor Day, is now celebrated throughout the nation and world; and

**WHEREAS,** the State of North Carolina has determined that Arbor Day shall be celebrated annually on the first Friday following the fifteenth of March; and

**WHEREAS,** the City of High Point has created an urban forestry program to conserve, protect, and maintain trees in city spaces.

**NOW, THEREFORE,** I, JAY W. WAGNER, MAYOR OF THE CITY OF HIGH POINT, DO HEREBY PROCLAIM MARCH 18, 2022 AS:

**ARBOR DAY FOR THE CITY OF HIGH POINT**

and call upon all citizens of our City to participate in ceremonies and activities to preserve and enhance our community's urban forest for the benefit of all residents and visitors.

**IN WITNESS WHEREOF,** I have hereunto set my hand on this \_\_\_\_ day of March, 2022.

---

Jay W. Wagner, Mayor



# City of High Point

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

## Master

**File Number: 2022-110**

**File ID:** 2022-110

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/02/2022

**File Name:**

**Final Action:**

**Title:** 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 Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Strategic Update - Code Enforcement Activity Report for Feb 2022.pdf

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** lisa.vierling@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-110



**March 4, 2022**

To: Greg Ferguson, Deputy City Manager  
From: Thanena Wilson, Interim Dir. of Community Development & Housing  
Subject: Strategic Update on Code Enforcement Activity for February 2022

This report summarizes Code Enforcement activity for the month of January. During this period Local Codes Enforcement (LCE) staff processed 23 new minimum housing complaints; 47 new public nuisance complaints and collected 189 signs. Additionally, during the month of February:

- LCE staff recorded 18 zoning complaints.
- A total of 27 Public Nuisance cases were abated (6 - City abated and 21 - owner abated).
- Due to being short staffed LCE staff did not work on a Saturday to collect signs
- 5 properties with ordinances passed are in the appeal period. Demolition bids will be requested when appeal period has expired
- 3 properties have been bid out for demolition
- 1 property the owner will be demolishing
- There are seven housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo, 210 Underhill, 1221 Franklin, 2206 Gable Way, 1113 Jefferson, 524 Cross and 1004 Prospect)
- Candidates have been selected for the vacant inspector positions
- During the report period there were 384 total active cases:
  - 245 active minimum housing cases
  - 44 active public nuisance cases
  - 95 active zoning cases

Please see the attachment containing a table summarizing detailed activity and pictures.

Local Codes Enforcement Montly Activity									
		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22
1. Minimum Housing									
	a. Minimum Housing Complaints	25	17	22	24	25	25	32	23
	b. Active Minimum Housing Cases	219	223	236	230	213	234	240	245
	d. Cases Taken Before City Council								
	i. For Demolition	3	1	3	0	3	2	2	3
	e. City Demolished Houses	5	0	0	1	2	0	0	2
2. Public Nuisance									
	a. Public Nuisance Complaints (incl. unsecured	120	133	104	59	39	20	34	47
	b. Active Public Nuisance Cases	185	177	110	82	30	31	38	44
	c. City abated PN Cases	51	52	53	35	4	9	5	6
	d. Owner abated PN Cases	158	120	110	65	54	12	18	21
3. Zoning									
	a. Zoning Complaints ( Vehicles, Signs, Banners)	19	23	22	32	17	19	11	18
	b. Active Zoning Cases	111	132	115	109	103	93	91	95
	c. Signs collected	217	103	148	314	149	220	421	185
		<b>TOTAL ACTIVE CASES - 384</b>							





1112

**CITY OF HIGH POINT  
CODE ENFORCEMENT  
VIOLATION NOTICE**

<input type="checkbox"/> HIGH GRASS/WEEDS	<input type="checkbox"/> IMPROPER FURNITURE
<input checked="" type="checkbox"/> TRASH	<input checked="" type="checkbox"/> UNLAWFUL USE
	<input type="checkbox"/> OTHER

COMPLIANCE DATE: MAY 15, 2017  
CODE OFFICER: WALKER NUMBER: 554-883-3888  
CASE:

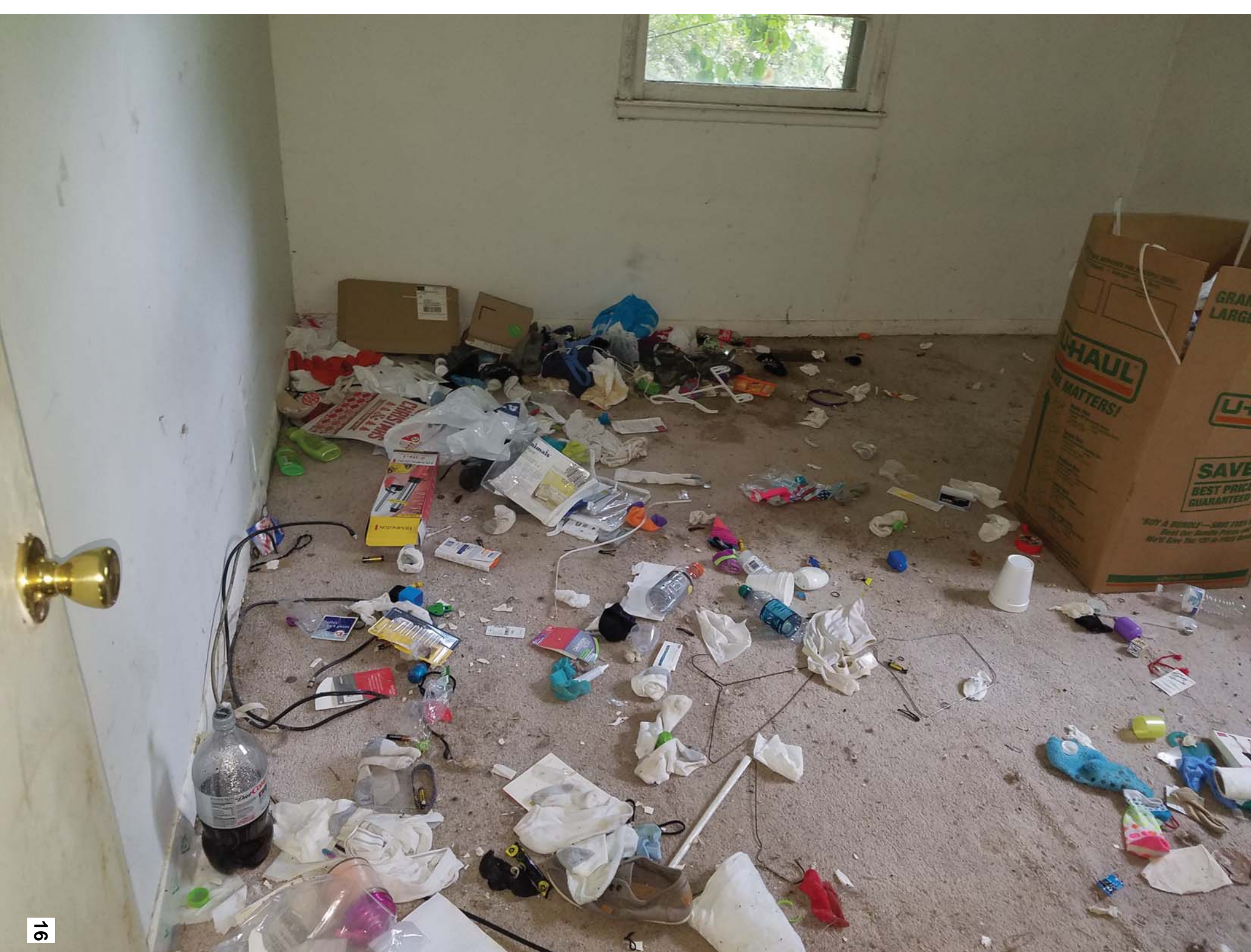






















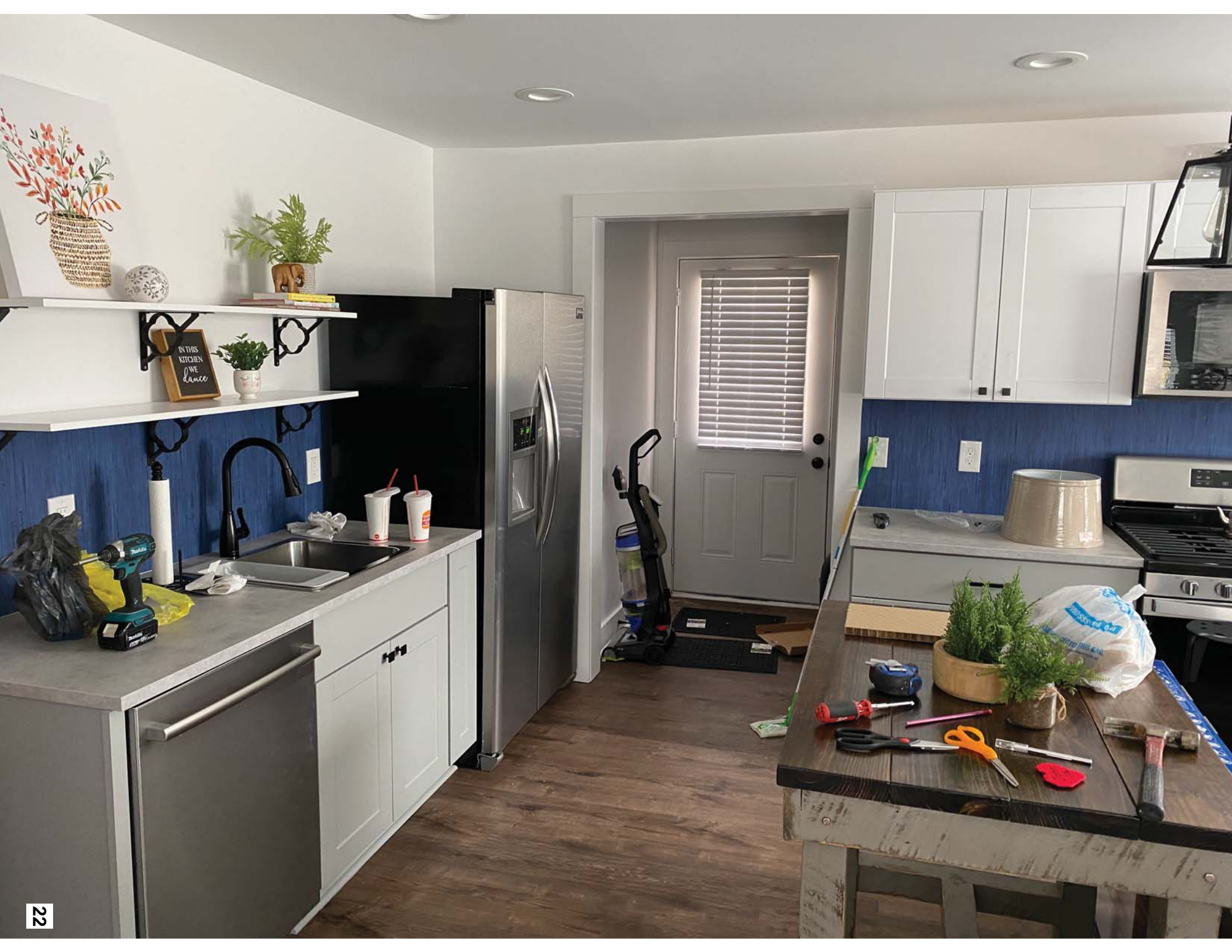


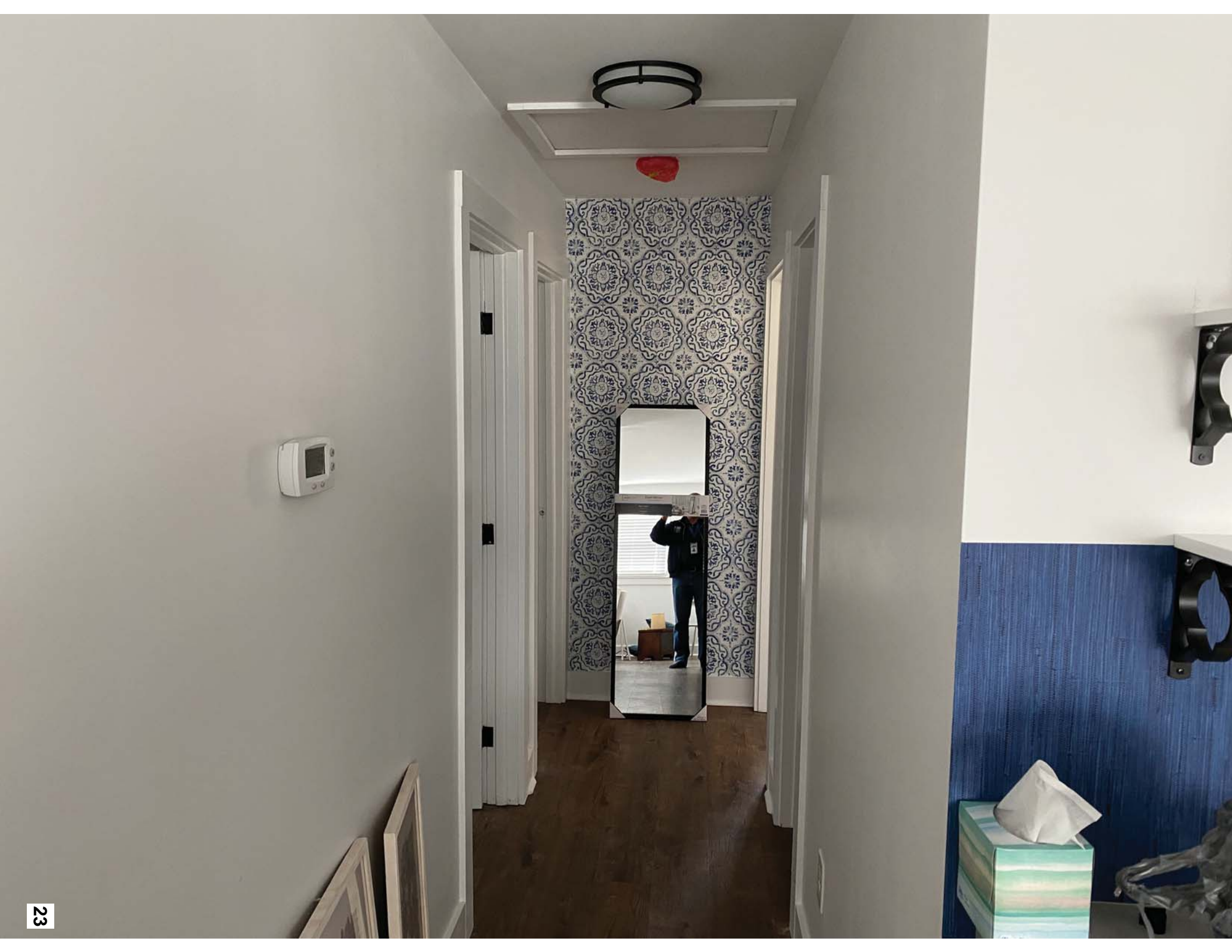






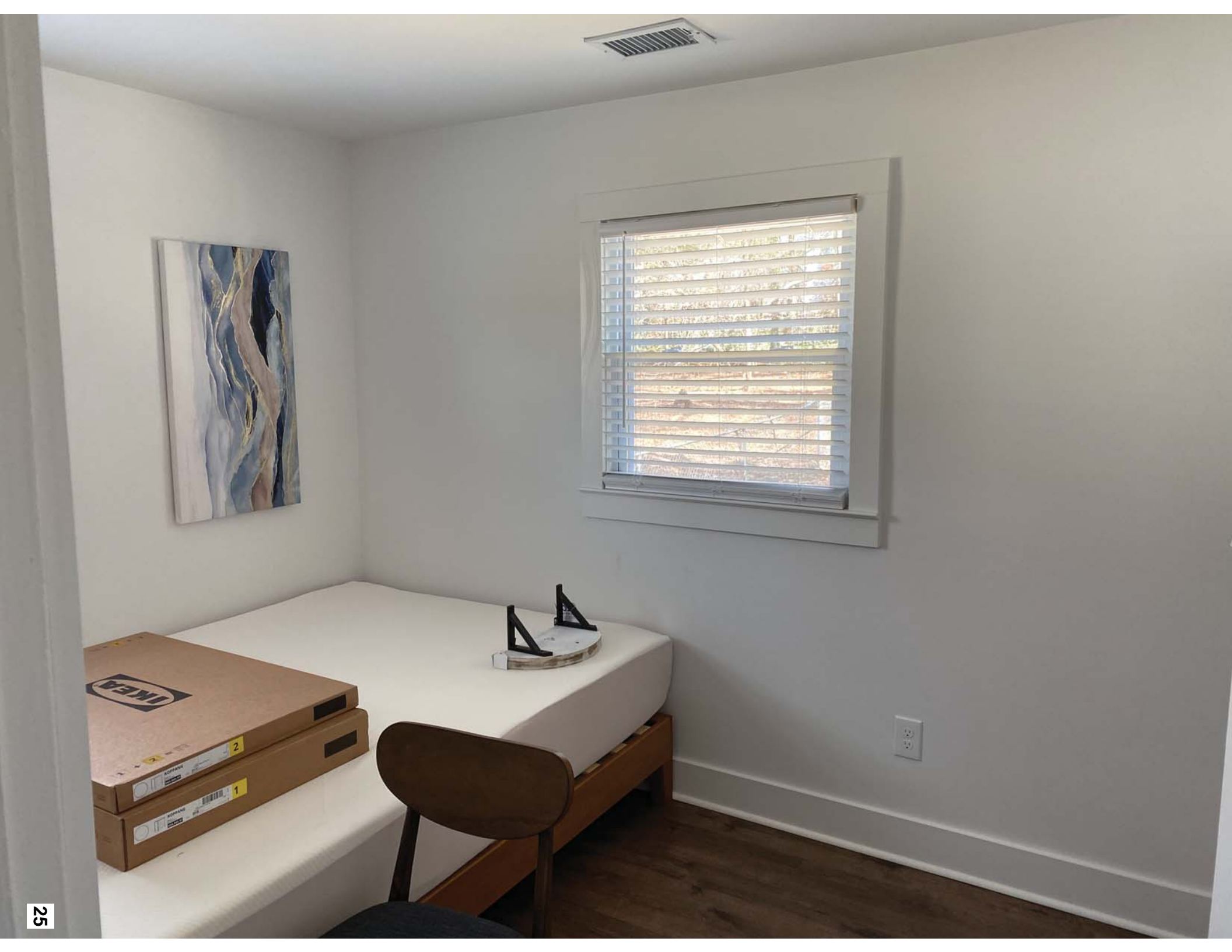


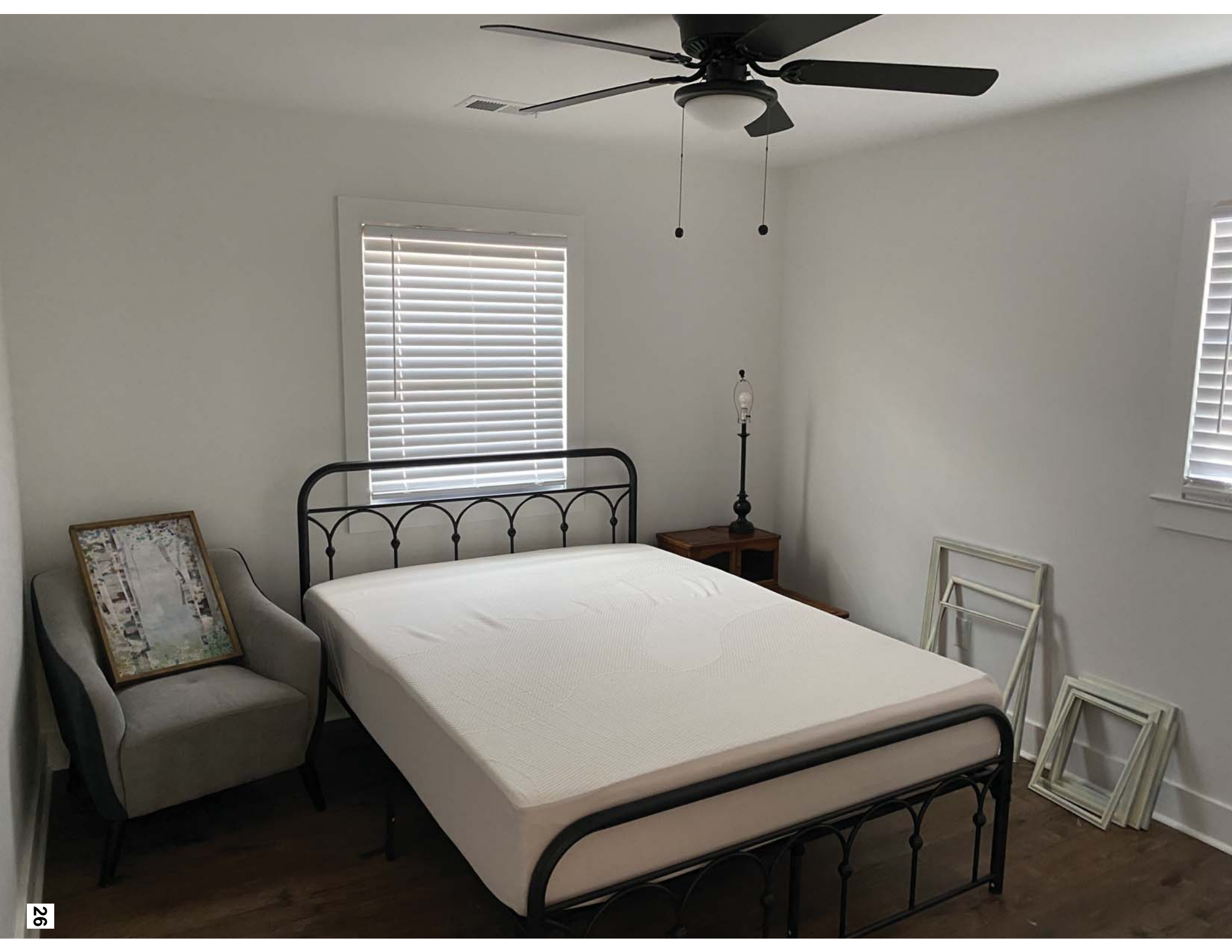
































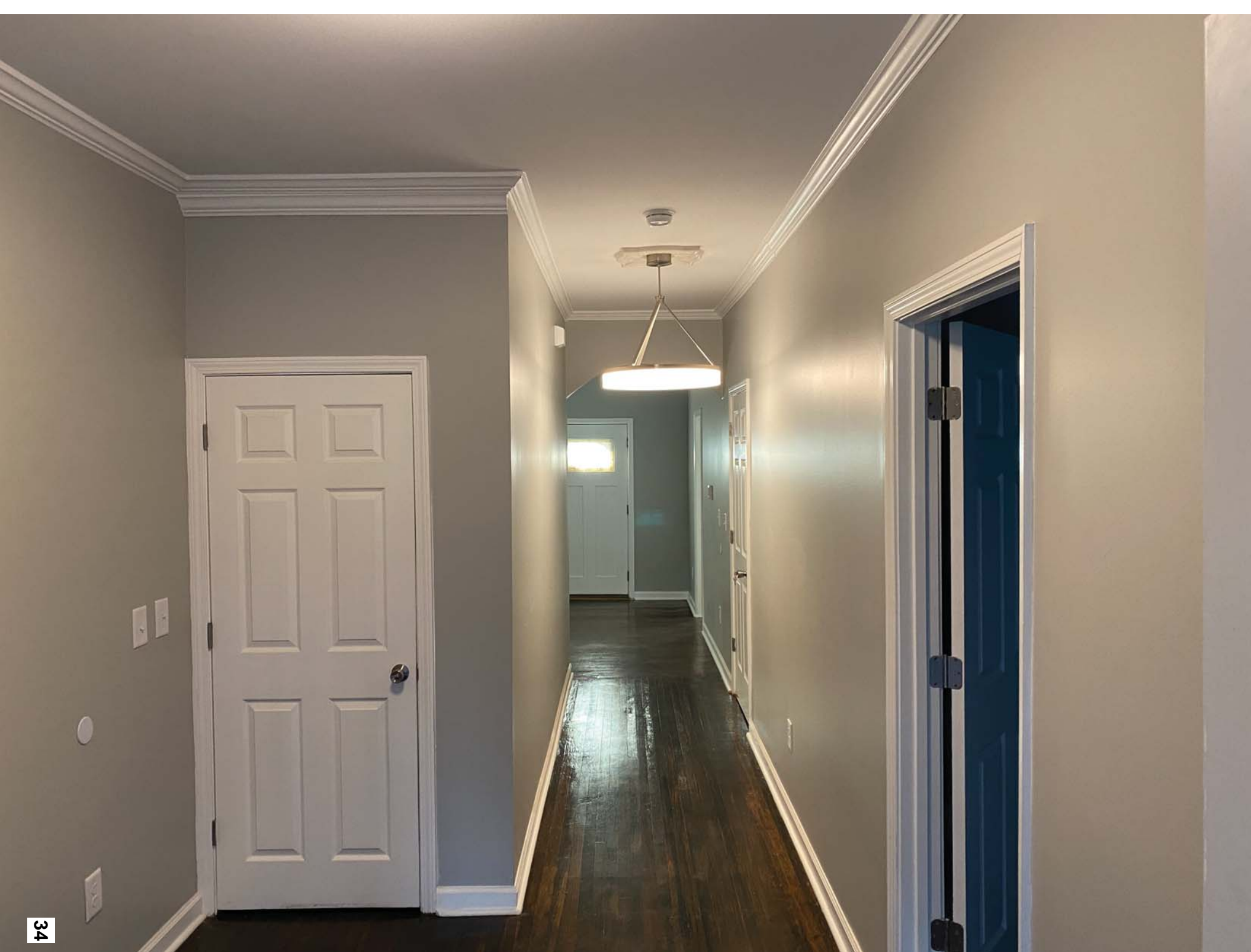














centerpiece to  
 kitchen

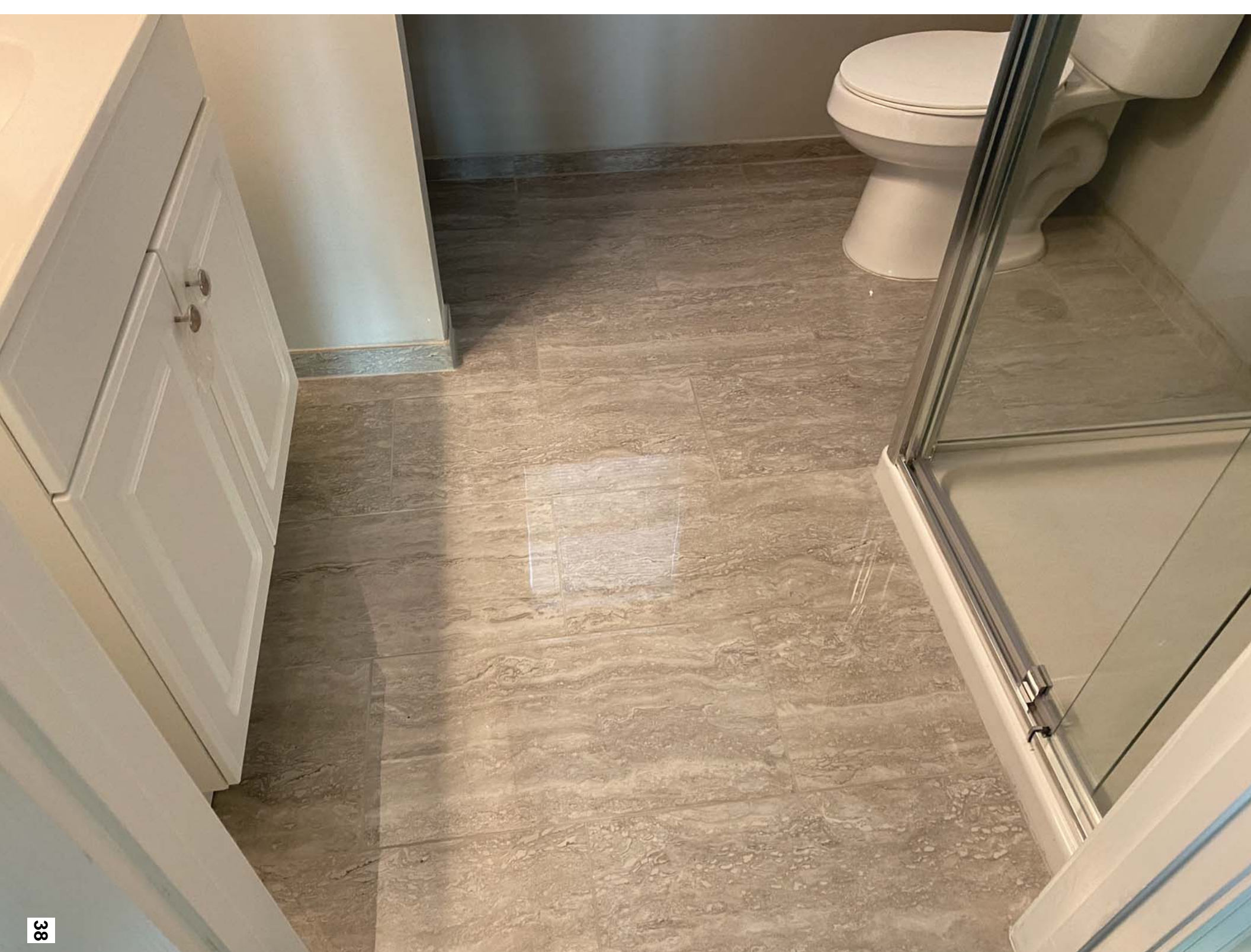














# City of High Point

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

## Master

**File Number: 2022-111**

**File ID:** 2022-111

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/02/2022

**File Name:**

**Final Action:**

**Title:** 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.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:**

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** lisa.vierling@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-111



# City of High Point

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

## Master

**File Number: 2022-91**

**File ID:** 2022-91

**Type:** Contract

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Contract - NC Sheriff's Association Procurement Contract-Amick Equipment Company - International Truck -New Way Rear Loading Refuse Body

City Council is requested to award a contract using the NC Sheriffs' Association Procurement Contract #22-06-0426 (Specification #3815 ) to Amick Equipment Company in the amount of \$205,700.84 for the purchase of a 2022 International truck with New Way Rear Loading Refuse body.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 1. Contract – NC Sheriff's Association Procurement Contract-Amick Equipment Company – International Truck -New Way Rear Loading Refuse Body

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

**Text of Legislative File 2022-91**

# CITY OF HIGH POINT AGENDA ITEM



**Title:** Rear Loading Refuse Truck  
**From:** Kevin Rogers, Fleet Director  
**Public Hearing:** N/A  
**Attachments:** N/A

**Meeting Date:** March 7, 2022  
**Advertising Date /** N/A  
**Advertised By:** N/A

---

## PURPOSE:

The Environmental Services Division has a rear loading refuse truck in need of replacement due to being in an accident and deemed as a total loss. Using the NC Sheriffs' Association Procurement Contract # 22-06-0426 (Specification #3815 ), a 2022 International truck with New Way Rear Loading Refuse body from Amick Equipment Company is being recommended for Council approval.

## BACKGROUND:

The Environmental Services Division was using a 2007 Sterling truck with a Heil brand rear loading body that was involved in an accident and was a total loss. The International truck with a New Way Rear Loading Refuse body configuration works well for the division and will meet their needs. The price of \$205,700.84 is for one truck, refuse body installation, training, and delivery. The unit is in stock and will be immediate delivery.

## BUDGET IMPACT:

Funds are available in 2021-22 budget

## RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing an International truck with New Way rear loading refuse body from Amick Equipment Company.







**For NCSA Contract Purchases:**  
 Please send P.O. to Amick & NCSA including:  
 Contract #, Spec #, Contact Info, & Fed. Tax ID #  
 NCSA: kmitman@ncsheriffs.net  
[LINK: NCSA Terms & Conditions](#)

**NCSA CONTRACT #**  
**22-06-0426**  
**SPECIFICATION #**  
**3815**

END USER: HIGH POINT  
 KEVIN ROGERS  
 BODY INSTALL LOCATION: NEW WAY TRUCKS - IA,101 STATE ST., SCRANTON, IA 51462

Description	Itemized Contract Price
MODEL: <b>NEW WAY COBRA MAGNUM</b>	\$ 89,343.00
BODY SIZE: <b>25 YARD</b>	
BODY PAINT: <b>WHITE</b>	
BODY WARRANTY: <b>STANDARD MFG. WARRANTY.</b>	
<b>STANDARD EQUIPMENT INCLUDED</b>	
HIGH COMPACTION REAR LOADER	
3.55 YD HOPPER CAPACITY	
ALL LED LIGHTING PACKAGE, INCLUDING REVERSE AND LICENSE PLATE LIGHT.	
SAFETY SHUT DOWN E-STOP - CURBSIDE	
DRIVER ALERT BUZZER - CURBSIDE	
BODY ACCESS DOOR 30"X30"	
SAFETY INTERLOCK - PTO KILL SWITCH ON BODY ACCESS DOOR	
WEATHERPROOF ELECTRICAL JUNCTION BOX.	
FIRE EXTINGUISHER - 10LBS	
TRIANGLE SAFETY KIT	
REAR VIEW CAMERA - 5.6" COLOR MONITOR - SAFETY VISION	
BODY FLOOR 7GA 100K	
HOPPER FLOOR AND BACK 1/4" 100K	
TAILGATE LOWER SIDES 1/4" 100K	
SLIDE PANEL 7GA, 100K	
SWEEP PANEL 1/4" 100K	
EJECTION PANEL FACE 10GA 50K	
BODY SIDE PANELS 10GA. 80K	
SLIDE CYLINDERS 5" BORE	
SWEEP CYLINDERS: 4.5" BORE	
INDUCTION HARDENED SWEEP & SLIDE RODS	
FRAME MOUNTED HYDRAULIC TANK - FULLY ACCESORIZED	
ZINC CLEAR COATED HYDRAULIC TUBES	
QUICK DISCONNECT PRESSURE PORT AT FRONT VALVE	
FACTORY MOUNTED BODIES ARE PRIMED & PAINTED WITH IMRON ELITE AUTOMOTIVE	
STANDARD FACTORY WARRANTY: 2YR CYLINDER / 1YR BODY / 1YR HYDRAULIC	
<b>OPTIONAL UPGRADES AND ACCESSORIES INCLUDED</b>	
REEVING WINCH	\$ 5,845.99
EXTRA VALVE (1) - CART TIPPER	\$ 735.16
EXTENDED LOADSILL - COMMERCIAL CONTAINER SYST.	\$ 744.92
HYDRAULIC TUBING - CURBSIDE - CART TIPPER	\$ 187.76
PAINT - WHITE	included
LED MID BODY BACKUP LIGHTS	\$ 399.89
LED WORK LIGHTS - HOPPER	\$ 274.32
LED STROBE LIGHTS (2) - AMBER 4" - UPPER TAILGATE	\$ 551.07
CAMERA - REAR VIEW - 7" MONITOR - SAFETY VISION	\$ 256.03
FACTORY MOUNT	included
PTO - HOT SHIFT W/ OVERSPEED PROTECTION. PACK ON THE GO.	included
<b>LOCAL OPTIONS INCLUDED</b>	
2 BARKER ROTARY TIPPERS STYLE BPHBP27-55XX	\$ 5,900.00
HYDRAULIC VALVING/ PLUMBING FOR STREETSIDE TIPPER	\$ 1,380.00
TIPPER INSTALLATION-NOTCHED FOR COMMERCIAL CONTAINER COMPATABILITY	\$ 2,750.00
<b>DEALER SERVICES INCLUDED</b>	
FREIGHT TO AMICK EQUIPMENT	
BODY PDI	
AECI MOBILE ON-SITE WARRANTY PKG., 12 MO.	
ON-SITE TRAINING - PROVIDED BY REQUEST	
<b>DELIVERY OPTION INCLUDED:</b>	

	Subtotal:	\$	108,368.14
	Contract Discount - Options / Accessories:	\$	(1,141.51)
	Subtotal:	\$	107,226.63

### Chassis Description

MODEL:	<b>2022 INTERNATIONAL HV607</b>	\$	98,474.21
GVWR:	62000 LBS		
CA/CT Required:	161" CT		
ENG & TRAN:	CUMMINS L9 DIESEL / ALLISON 3000 RDS A/T		
PAINT:	WHITE 9219		
VIN:	3HAEKTATXNL324475		
COMMENTS:	SEE CHASSIS SPECIFICATIONS FOR COMPLETE DETAILS. EXTENDED CHASSIS WARRANTIES AVAILABLE ON REQUEST		

Chassis Subtotal: \$ 98,474.21

Unit Subtotal: \$ 205,700.84

Tax - Motor Vehicle (SC IMF / NC HUT): AECl will not collect

Unit Purchase Price: \$ 205,700.84

PAYMENT TERMS: Due Upon Receipt

Balance Due Upon Delivery: \$ 205,700.84

QUOTED BY: Cameron Low

DATE: 2/8/2022

EXPIRES: 3/11/2022

## ORDER CONFIRMATION

SIGNATURE

DATE

Signature indicates customer's commitment to purchase equipment per specifications, pricing & terms above.  
Please clearly identify any additional options you wish to order.

**ADDITIONAL OPTIONS:** Prices shown in "additional options available" section are not included in the "Total" price and do not include taxes.

**TAXES:** Unless itemized above, prices do not include local, state or federal taxes.

**MOTOR VEHICLE TAXES:** AECl no longer collects SC "IMF" or NC "Highway Use Tax". Either the chassis dealer or the DMV will collect motor vehicle tax/fees when registering vehicle.

**PAYMENT TERMS:** Payment is due PRIOR to delivery. When ample credit has been extended to customer, payment is due within 30 Days of invoice.

**TITLEWORK / MCO:** Allow 5-10 business days after receipt of payment to process Title or Manufacturer's Certificate of Origin (MCO).

**QUOTE EXPIRATION:** Pricing is honored for 30 days from date quoted, barring extenuating circumstances such as, but not limited to, volatile markets, factory price increases, etc. AECl makes every effort to give as much notice as possible in such instances.

**DELIVERY ESTIMATES:** ETA's are based on production schedules at the time of quote and are subject to changes in truck or body production schedules as well other factors such as transportation delays, etc.

**WEIGHT RESTRICTIONS:** Operating overweight equipment can result in fines, damage to equipment or injury to operators. AECl makes every effort to quote equipment meeting local, state & federal weight regulations. Nevertheless, it is up to the end user to familiarize themselves with all applicable weight laws and avoid exceeding legal weight limits, regardless of truck's GVWR.

**CHASSIS DEALERS:** Please ensure chassis specs meet body manufacturer's minimum requirements, which are supplied upon request. Deviations may result in additional charges, for which the truck dealer will be responsible.

**CHASSIS DEALER PAYMENT TERMS:** Payment term begins when truck is delivered to customer or truck dealer for PDI, whichever is first. Payments received later than 15 DAYS are subject to penalty of 5% APR, calculated on a daily basis. ANY EXCEPTIONS must be agreed to writing prior to order.

**COOPERATIVE PURCHASING CONTRACTS:** Cooperative purchasing contract such as NCSA, Sourcewell, etc. are a tool which satisfies the competitive bidding requirements for some municipalities. Amick Equipment (or its Body Manufacturer) are approved vendors on several contracts, authorized to offer awarded equipment according to each contract's terms and conditions. If a contract award included both body and chassis, then that contract clearly satisfies the bidding requirements for both body and chassis. Some of Amick's contracts were awarded for the body portion only. Upon request, Amick may offer a compatible chassis from another qualified contract holder or may offer a non-contract option. Unless explicitly stated, customers shall not assume that any of the equipment quoted are being offered under a purchasing contract. It is up to the purchaser to determine whether purchasing any items - both explicitly listed on the contract or not, are permitted by their organization's purchasing guidelines.



**FORMAL BID RECOMMENDATION  
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.:  CONTRACT NO.:  DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:  AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:  DATE:

**The Purchasing Division concurs with recommendation submitted by the  and recommends award to the lowest responsible, responsive bidder  in the amount of \$ .**

PURCHASING MANAGER:  DATE:

Approved for Submission to Council  
FINANCIAL SERVICES DIRECTOR:  DATE:

CITY MANAGER:  DATE:





# City of High Point

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

## Master

**File Number: 2022-92**

**File ID:** 2022-92

**Type:** Ordinance

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Ordinance - Budget Amendment - Contract - NC Sheriff's Association Procurement Contract-Amick Equipment Company - International Truck -New Way Rear Loading Refuse Body

City Council is requested to approve a budget amendment to appropriate \$205,701 in Solid Waste Fund reserves and transfer the funds to Fleet Services for the replacement of a rear loader that was totaled in September 2021.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 1a. Ordinance - Fleet Services - Rear Loader Replacement - Budget Ordinance

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-92

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Fleet Services – Rear Loader Replacement - Budget Ordinance**

**From:** Stephen M. Hawryluk  
Budget and Performance Manager

**Meeting Date:** March 7, 2022

**Public Hearing:** No

**Advertising Date /  
Advertised By:** N/A-

**Attachments:** Budget Ordinance

**PURPOSE:**

To appropriate \$205,701 in Solid Waste Fund reserves and transfer the funds to Fleet Services for the replacement of a rear loader that was totaled in September 2021.

**BACKGROUND:**

In September 2021, a rear loader in the Solid Waste department was involved in an accident and it was deemed to be a total loss. With the furniture market coming up the City planned to rent a unit to cover daily operations but due to the national delivery issues there are not any units available for rent.

A unit was found in stock at Amick Equipment, and it fits the department's needs. The normal delivery time would be more than a year. However, by adding this unit now there will not be a need to rent a unit (which would have cost approximately \$15,000 per month and is not available).

The cost of the rear loader is \$205,701 and the proposed amendment appropriates \$205,701 in Solid Waste Fund reserves and transfers the funds to Fleet Services for this purchase.

**BUDGET IMPACT:**

The proposed amendment utilizes Solid Waste Fund reserves to cover the cost of the rear loader.

**RECOMMENDATION / ACTIONS REQUESTED:**

The Financial Services Department recommends and asks the City Council to approve the budget amendment.



"AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
TO APPROPRIATE FUNDS FOR THE REPLACEMENT OF A REAR LOADER IN SOLID WASTE

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The proposed amendment appropriates \$205,701 in Solid Waste Fund reserves and transfers the funds to Fleet Services for the replacement of a rear loader that was totaled in September 2021. There are no units currently available to rent and one that meets the needs of the department was found in stock.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following Solid Waste revenues be amended as follows:

Fund Balance Appropriation	\$205,701
----------------------------	-----------

(B) That the following Solid Waste expenditures be amended as follows:

Transfer to Fleet Services	\$205,701
----------------------------	-----------

(C) That the following Fleet Services revenues be amended as follows:

Transfer from Solid Waste	\$205,701
---------------------------	-----------

(D) That the following Fleet Services expenditures be amended as follows:

Vehicle Replacement (Rear Loader)	\$205,701
-----------------------------------	-----------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 7th day of March 2022

\_\_\_\_\_  
Mayor, Jay W. Wagner

ATTEST

\_\_\_\_\_  
Lisa B. Vierling,  
City Clerk



# City of High Point

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

## Master

**File Number: 2022-93**

**File ID:** 2022-93

**Type:** Contract

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Contract - NC Sheriff's Association Procurement Contract-ATMAX Equipment Company - MowerMax Boom Mower

City Council is requested to award a contract using the NC Sheriffs' Association Procurement Contract #22-06-0426 to ATMAX Equipment Company in the amount of \$192,697 for the purchase of a 2022 MowerMax boom mower.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 2. Contract – NC Sheriff's Association Procurement Contract-ATMAX Equipment Company – MowerMax Boom Mower

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-93



# CITY OF HIGH POINT AGENDA ITEM



**Title:** Boom Mower – ATMAX Equipment Company

**From:** Kevin Rogers, Fleet Director

**Public Hearing:** N/A

**Attachments:** Quote

**Meeting Date:** March 7, 2022

**Advertising Date /** N/A

**Advertised By:** N/A

## **PURPOSE:**

The Streets Division of Public Services is in need of an additional boom mower for use in roadway maintenance. Using the North Carolina Sheriffs' Association Contract #22-06-0426; a 2022 MowerMax boom mower is being recommended for Council approval.

## **BACKGROUND:**

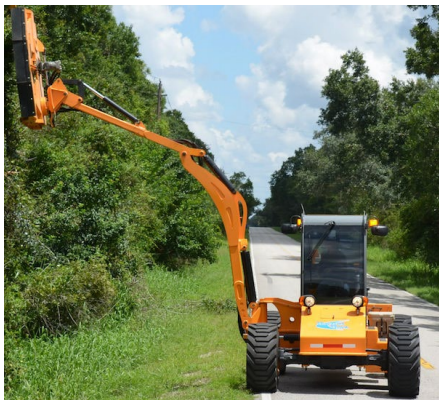
The Streets Division is currently using a similar boom mower for roadway maintenance, and it is meeting their needs. The boom mower was deferred as part of the FY 2021-22 budget in order to help balance the budget. At the February 7, 2022 Special Meeting of the City Council, a list of critical items that were deferred as part of the budget, including this boom mower, was approved by the City Council to be funded with American Rescue Plan funds. The price of \$192,697 is for the boom mower, training, and delivery. The estimated delivery is 60-90 days.

## **BUDGET IMPACT:**

Funds are available in the FY 2021/2022 budget.

## **RECOMMENDATION / ACTION REQUESTED:**

The Fleet Services Department recommends purchasing a 2022 MowerMax boom mower from ATMAX Equipment Company.





6902 E 7th Ave.  
Tampa, FL 33619

8136341111 x 3

WWW.MOWERMAX.COM

# Quote

Date	Quote #
2/16/2022	2178

Name / Address
City of High Point PO Box 230 High Point NC 27261

Rep
NC

Item	Description	Qty	Cost	Total
MMB Gen 3	MowerMax Base Model	1	164,152.00	164,152.00T
MM Boom Std - Gen 3	STANDARD EQUIPMENT INCLUDED: 154 HP Turbo Diesel, Stage V Cummins 2-Speed Hydrostatic Transmission 6 Section Valve Bank with Electro-Hydraulic Joystick Controls 3450lbs Counterweight with Integrated Steps Cab certified for both ROPS - ISO 3471 and FOPS - ISO3449 Red Dot AC/Heat Cab with AM/FM/DVD 6.2in Touchscreen with Blue Tooth and iPod Control Heavy duty 22 Ply Industrial Flotation Tires with Chevron Pattern 180 Deg Boom Rotation with Helac Rotary Actuator Full time 4WD and 4 Wheel Steering with Rear Axle Stabilizer 4 LED Flasher/Strobes and 1 - 36in LED Directional Control Bar 12v Air-ride, Grammer cloth seat with lumbar, tilt, arm rest & two safety switches	1	0.00	0.00T
4-speed	4-speed Transmission upgrade	1	1,395.00	1,395.00T
24ft Boom Arm	24ft Boom Arm without Head Attachment	1	0.00	0.00T
Rotary Deck	60in Rotary Deck with hydraulic controlled deck door	1	11,725.00	11,725.00T
90 Deg Swivel	90 Degree Swivel/Rotating Deck	1	2,775.00	2,775.00T
QD System - Boom	Quick Disconnect System on boom arm and one attachment	1	2,500.00	2,500.00T
Rev Fan	Reversing Radiator Fan	1	950.00	950.00T
Back-up Alarm	Back-up Alarm	1	750.00	750.00T
Back Up camera	Back-up Camera	1	950.00	950.00T
Steel Surcharge	Steel Surcharge	1	7,500.00	7,500.00T
SHIPPING & HANDL...	SHIPPING & HANDLING - Included NC Sheriff's Assn Contract No. 22-06-0426 Quote is good through 5/15/22 NC Guilford Sales Tax	1	0.00	0.00
			13,007.05	13,007.05

--

<b>Total</b>	\$205,704.05
--------------	--------------





**FORMAL BID RECOMMENDATION  
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.:  CONTRACT NO.:  DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:  AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:  DATE:

**The Purchasing Division concurs with recommendation submitted by the  and recommends award to the lowest responsible, responsive bidder  in the amount of \$ .**

PURCHASING MANAGER:  DATE:

Approved for Submission to Council  
FINANCIAL SERVICES DIRECTOR:  DATE:

CITY MANAGER:  DATE:



# City of High Point

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

## Master

**File Number: 2022-94**

**File ID:** 2022-94

**Type:** Contract

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Contract - High Point City Lake Park - Meeting & Event Center - Interior Elements, LLC. - Furniture Purchase

City Council is requested to award a contract to Interior Elements, LLC in the amount of \$126,279.56 for furniture for the High Point City Lake Meeting and Event Center.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 3. High Point City Lake Park – Meeting & Event Center – Interior Elements, LLC. – Furniture Purchase

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-94



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Furniture – High Point City Lake Park Meeting & Event Center

**From:** Lee Tillery –Parks and Recreation Director

**Meeting Date:** March 7, 2022

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Department Recommendation Form  
Interior Elements, LLC Proposal  
High Point City Lake Park Furniture Package Renderings/Layout

---

### **PURPOSE:**

Purchase of furniture and office equipment for the renovated High Point City Lake Meeting and Event Center.

### **BACKGROUND:**

Renovations to High Point City Lake Park began in May 2021 and we are approaching the point in the schedule to order furniture to accommodate the Event and Meeting Center. Furniture included in this order are for the lobby, assembly room(s), staff break room, conference room, two staff offices and the 2<sup>nd</sup> floor balcony. Lead time for deliveries are now longer than expected, so placing this order now should give us the opportunity to receive furniture near the end of the construction phase.

### **BUDGET IMPACT:**

Funds are included in the City Lake Park Renovation project as part of the Furniture, Fixtures and Equipment item. Budget impact is \$126,279.56.

### **RECOMMENDATION / ACTION REQUESTED:**

The Parks and Recreation Department recommends Council approve contract with Interior Elements, LLC in the amount of \$126,279.56 for furniture for the High Point City Lake Meeting and Event Center.

# HIGH POINT CITY LAKE PARK FURNITURE PACKAGE



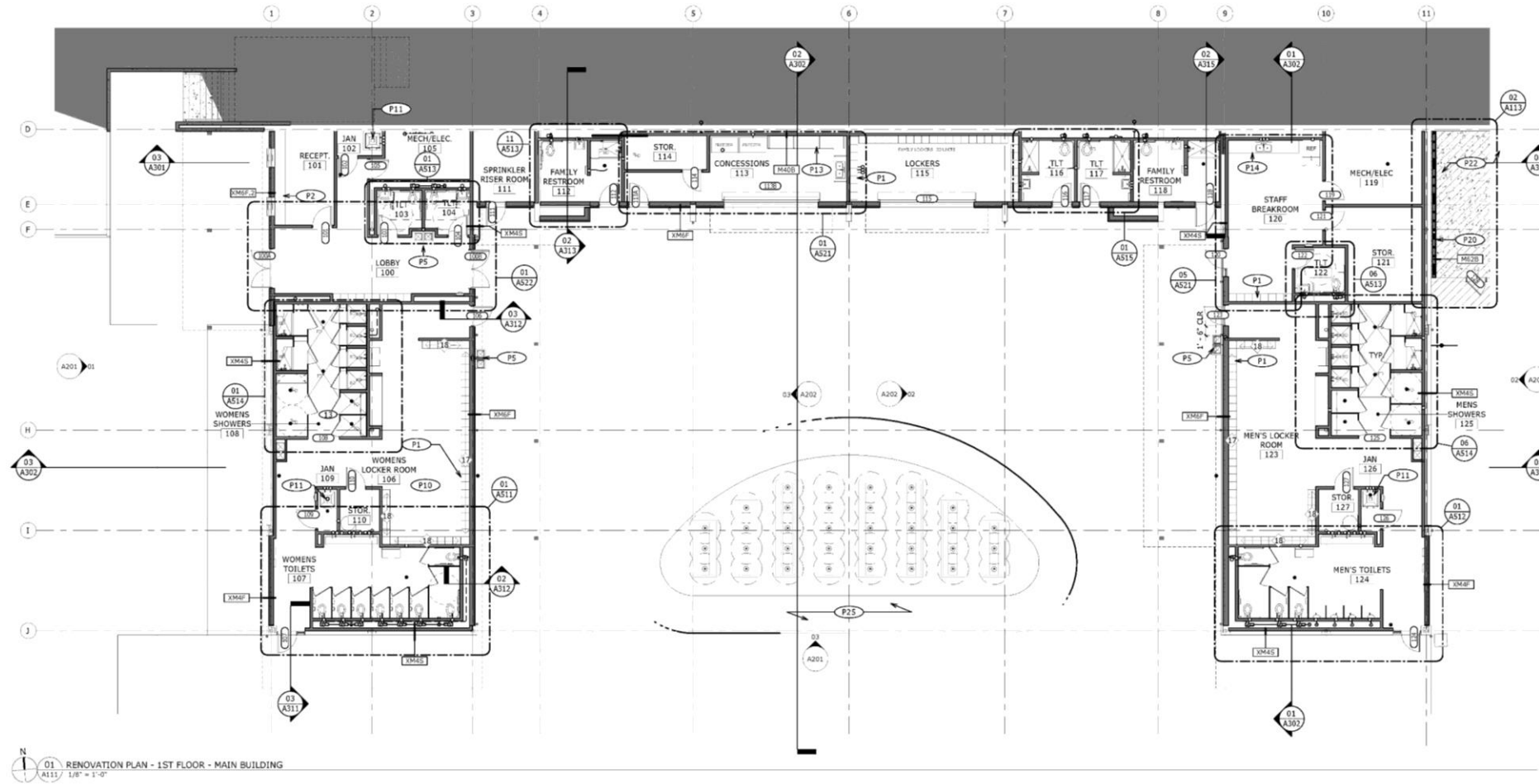




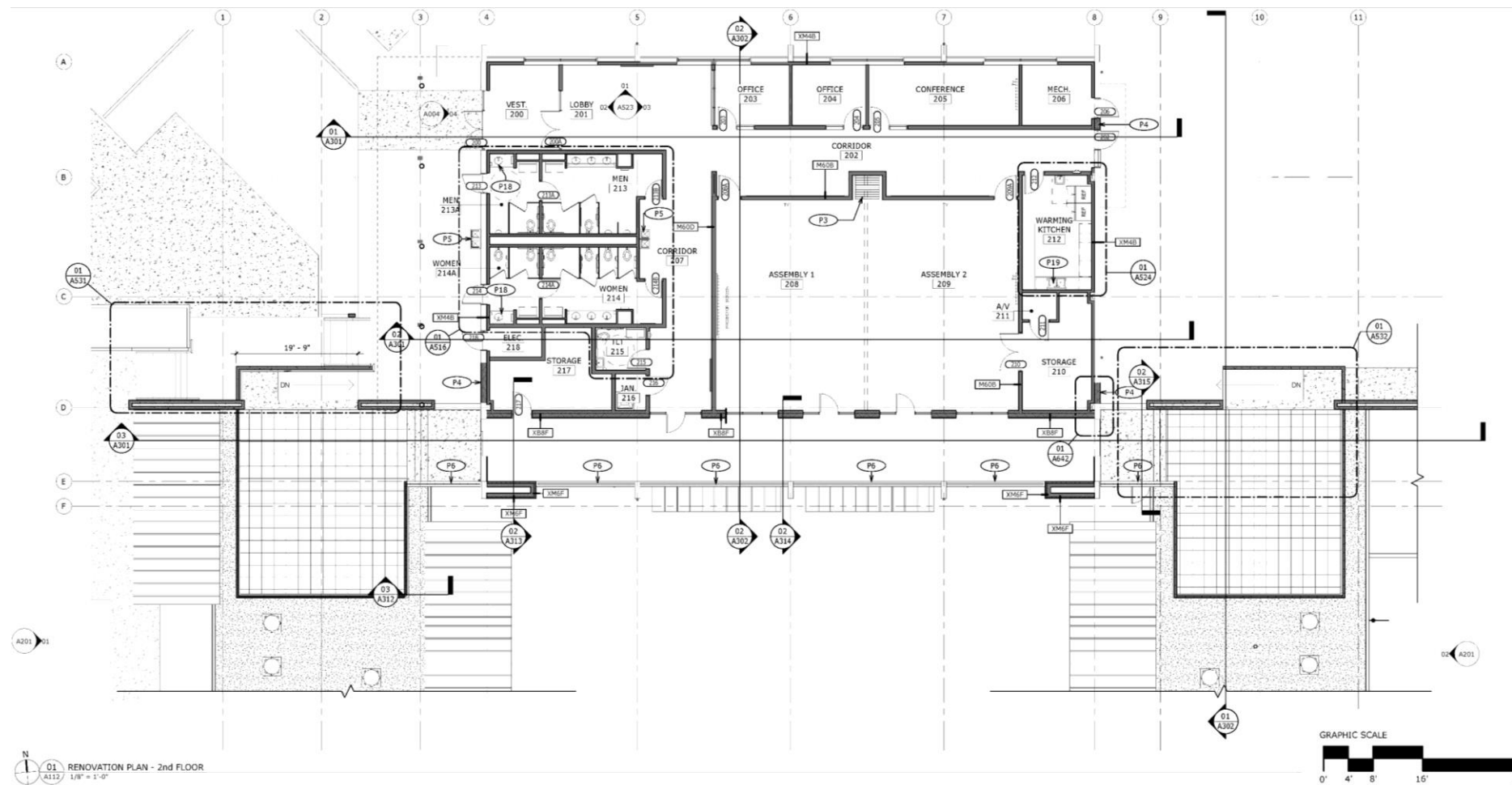
# OVERALL PLAN

Interior Elements

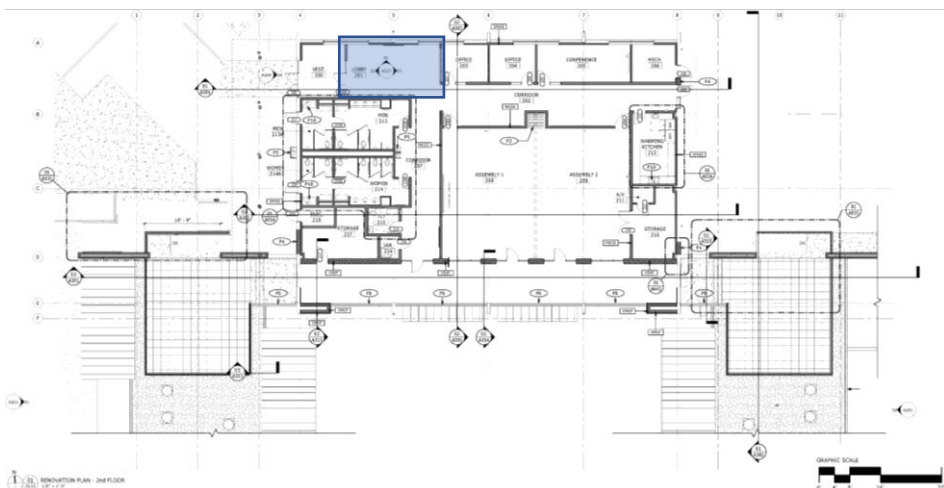
### 1st FLOOR



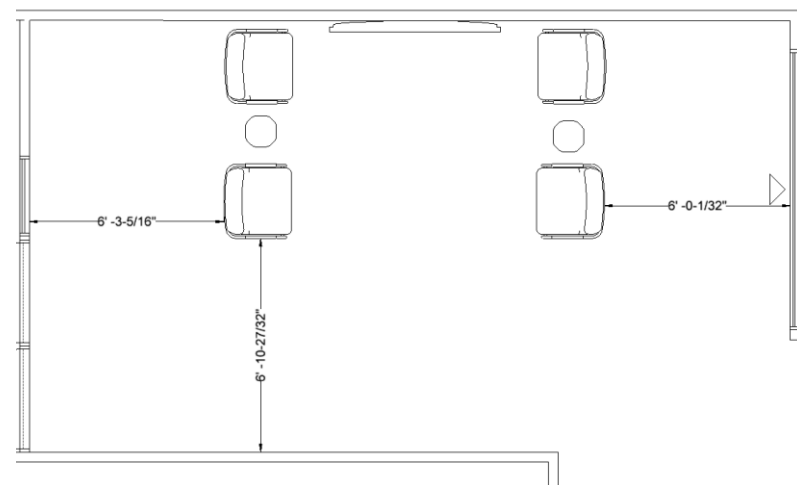
### 2nd FLOOR



### Interior Elements



### 2<sup>nd</sup> FLOOR



### Application Includes:

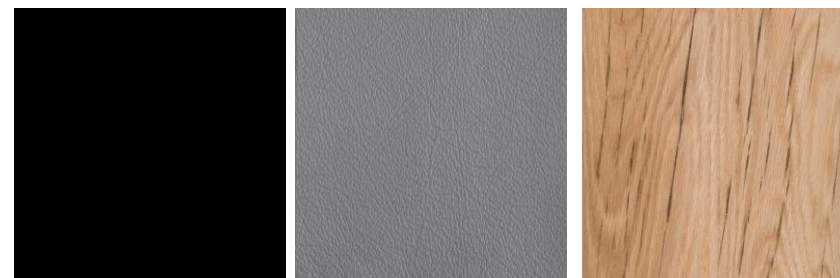
- (4) HBF Social Lounge Chair
- (2) OFS Denro Solid Wood Table



**HBF SOCIAL LOUNGE CHAIR**  
*Multiple Finishes*



**OFS DENRO SOLID WOOD**



Black (Powdercoat)  
*Social Frame*

Clutch  
*Game 719-83*  
*Social Upholstery*

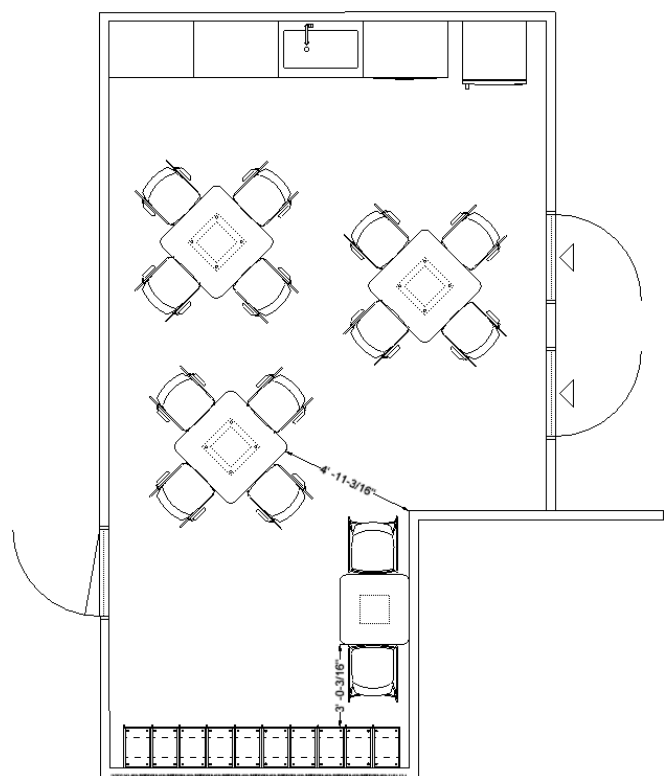
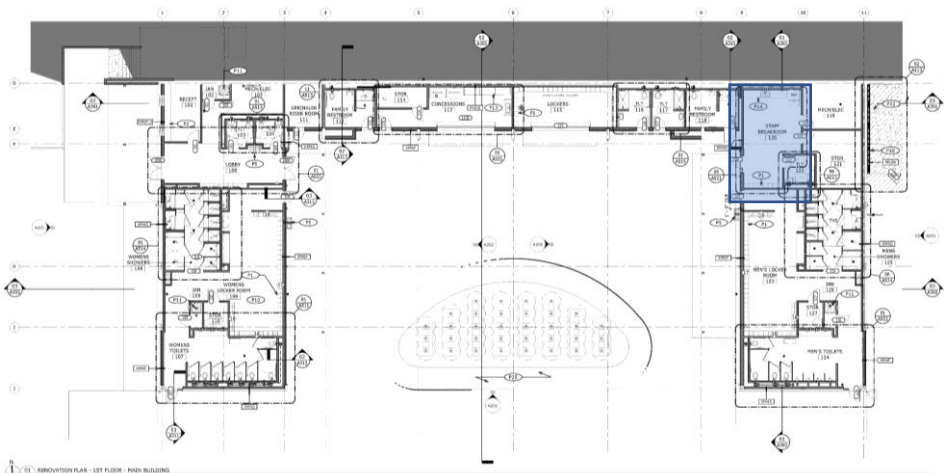
White Oak  
*Denro*





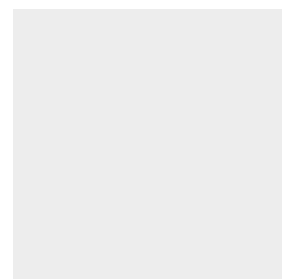
# STAFF BREAKROOM

## Interior Elements



### Application Includes:

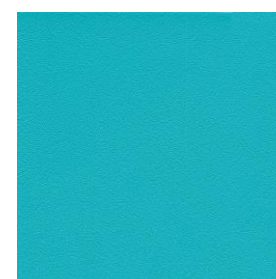
- (3) 36" W Square OFS Nineteen20 Table
- (1) 30" W Square OFS Nineteen20 Table
- (12) Allsteel Lyric Chairs , Armless
- (2) Allsteel Lyric Stools, Armless



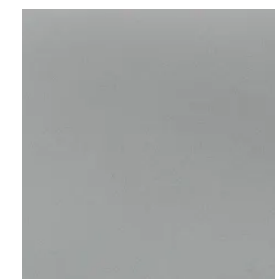
Pure White  
Laminate Top



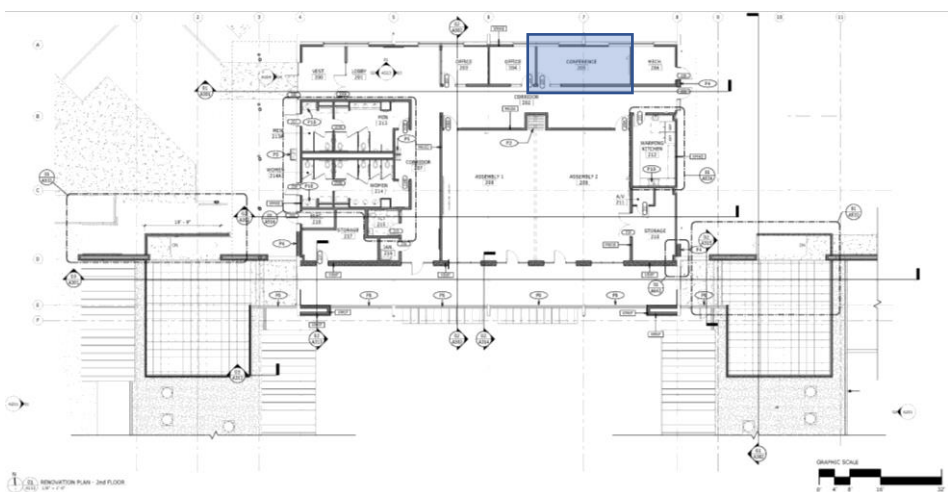
Stainless Steel  
Table Base



Calypso  
Poly Finish

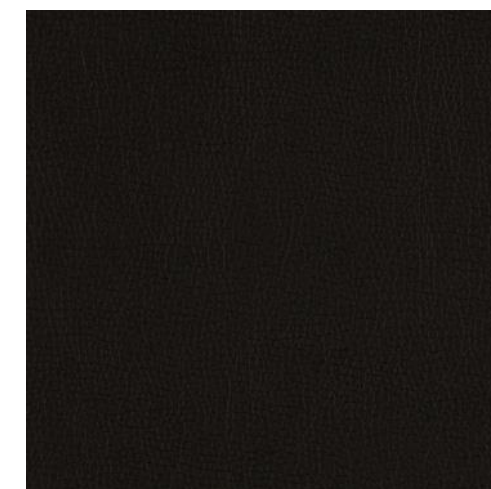


Silver  
Lyric Base



Application Includes:

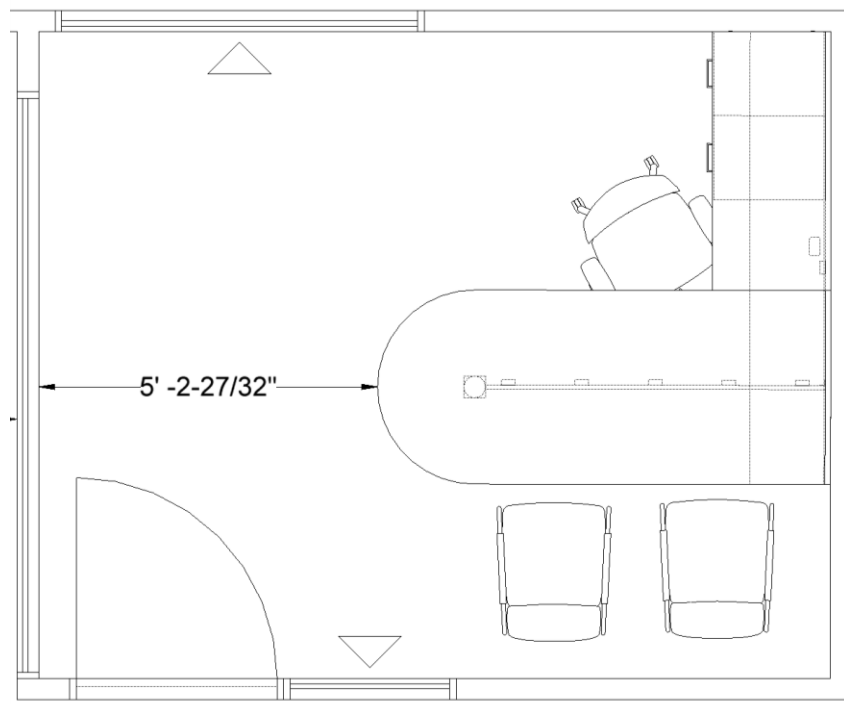
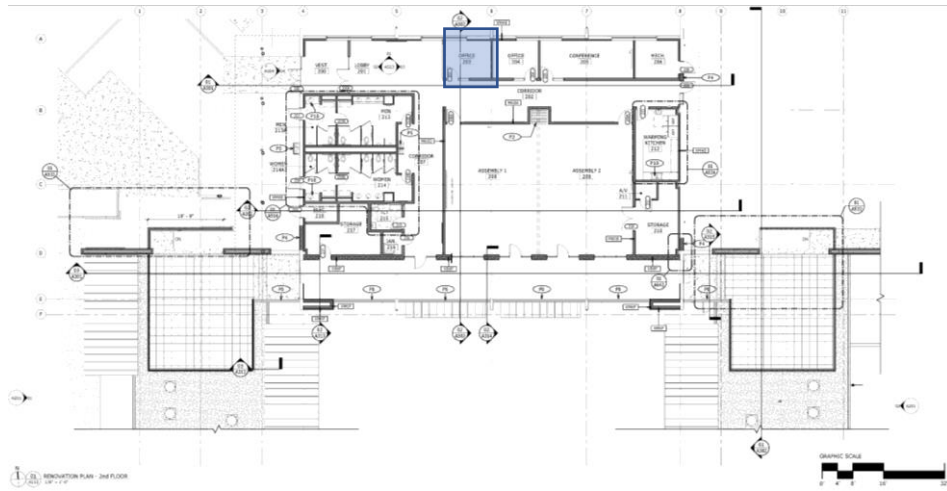
- Custom Conference Table – Not in Scope
- (8) 9to5 Seating Diddy Conf Chairs



Canter  
Onyx

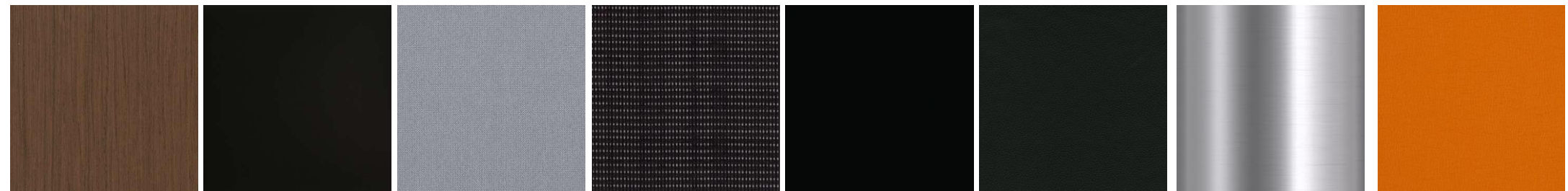


### Interior Elements



**APPLICATION INCLUDES:**  
*OFS Pulse*

- 36" D x 84" W P-Top Desk
- 24" D x 48" W Return With File/File & Box/Box/File
- 24" H x 84" W Tackboard
- 36" W & 48" W Wall Mounted Overhead
- Allsteel Lyric Task Chair
- (2) Gunlocke LIV Guest Chair



Root  
Laminate

Onyx  
Crest Pull, Grommets,  
& Supports

Meld Pipe  
Tackboard

Black  
Lyric Mesh

Black  
Lyric Frame

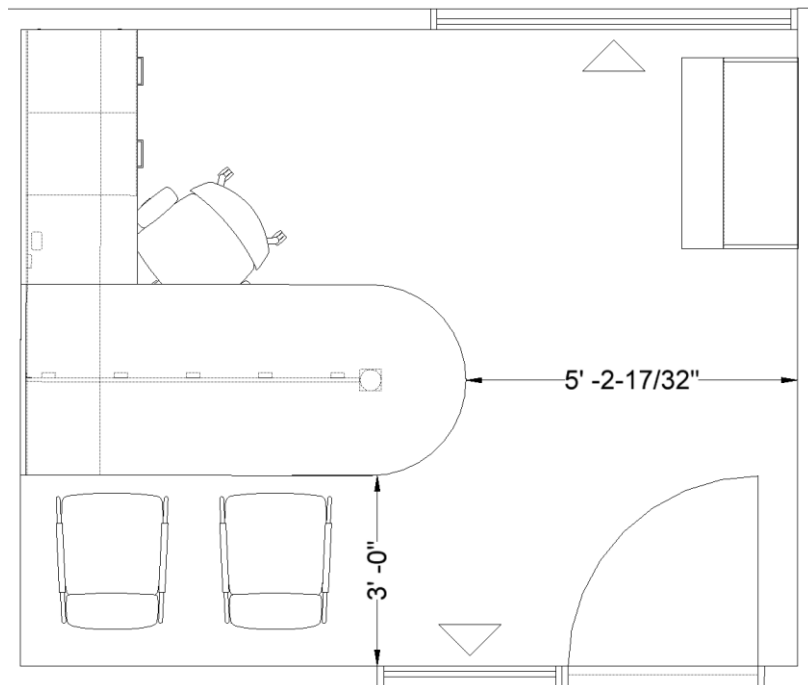
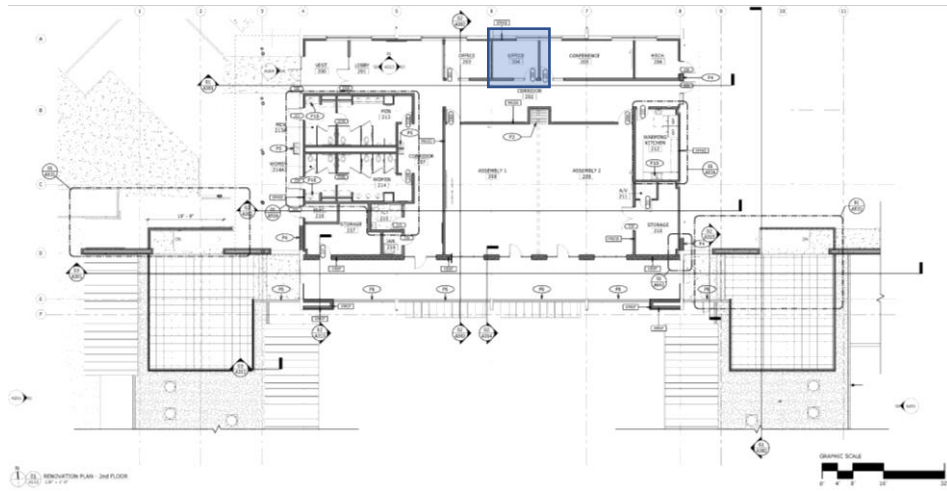
Contourett Black  
Lyric Uphol.

Chrome  
Metta Frame

Canter Tango  
Metta Upholsterv



### Interior Elements

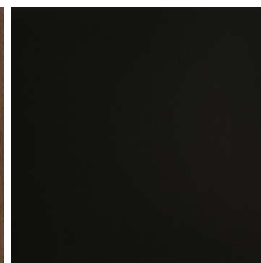


**APPLICATION INCLUDES:**  
*OFS Pulse*

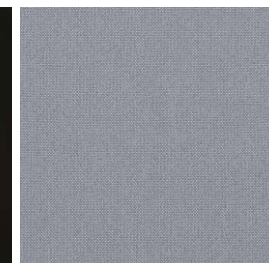
- 36" D x 84" W P-Top Desk
- 24" D x 48" W Return With File/File & Box/Box/File
- 24" H x 84" W Tackboard
- 36" W & 48" W Wall Mounted Overhead
- OFS Pulse Combo 36" W 2H Lateral with Bookcase
- Allsteel Lyric Task Chair
- (2) Gunlocke LIV Guest Chair



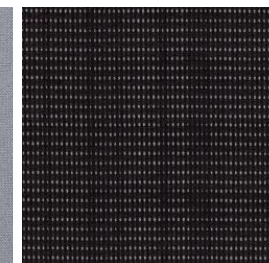
Root  
Laminate



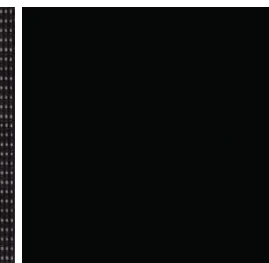
Onyx  
Crest Pull, Grommets,  
& Supports



Meld Pipe  
Tackboard



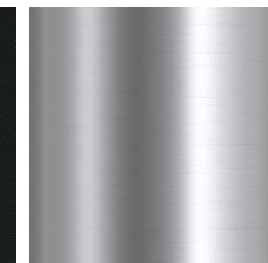
Black  
Lyric Mesh



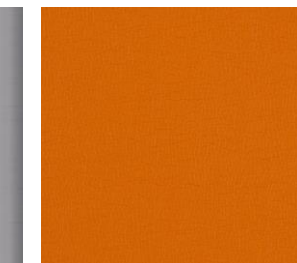
Black  
Lyric Frame



Contourett Black  
Lyric Uphol.



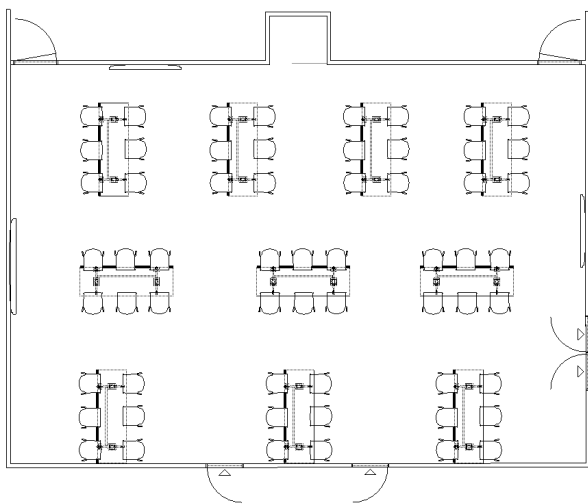
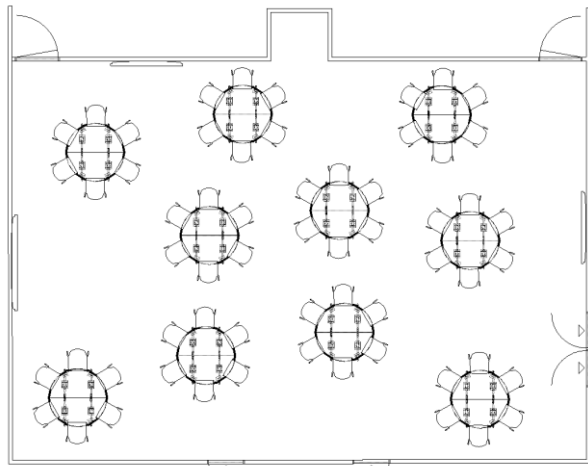
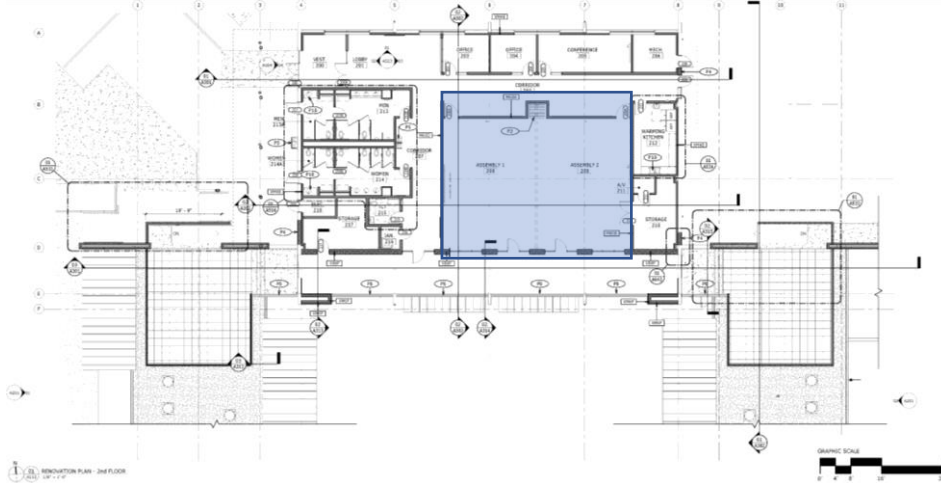
Chrome  
Metta Frame



Canter Tango  
Metta Upholsterv

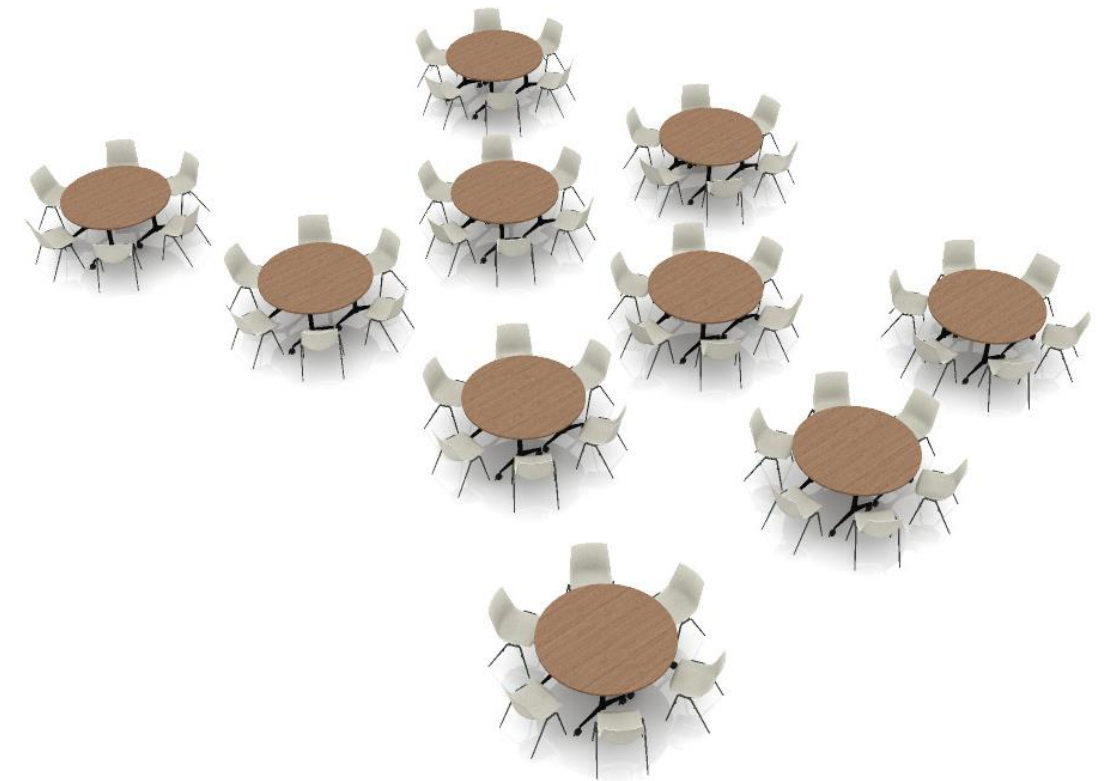


### Interior Elements

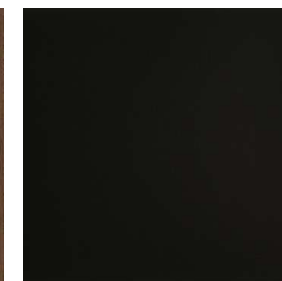


#### APPLICATION INCLUDES:

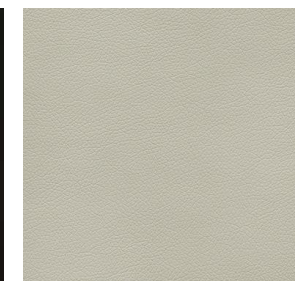
- (20) OFS Applause, 30"x60" Half Round, Flip Top
- (80) HBF Andaz with Upholstery



Root  
Laminate



Onyx  
Metal Base



Canter Folkstone Grey  
Amadeus Upholstery



Black  
Base



# ASSEMBLY ROOM

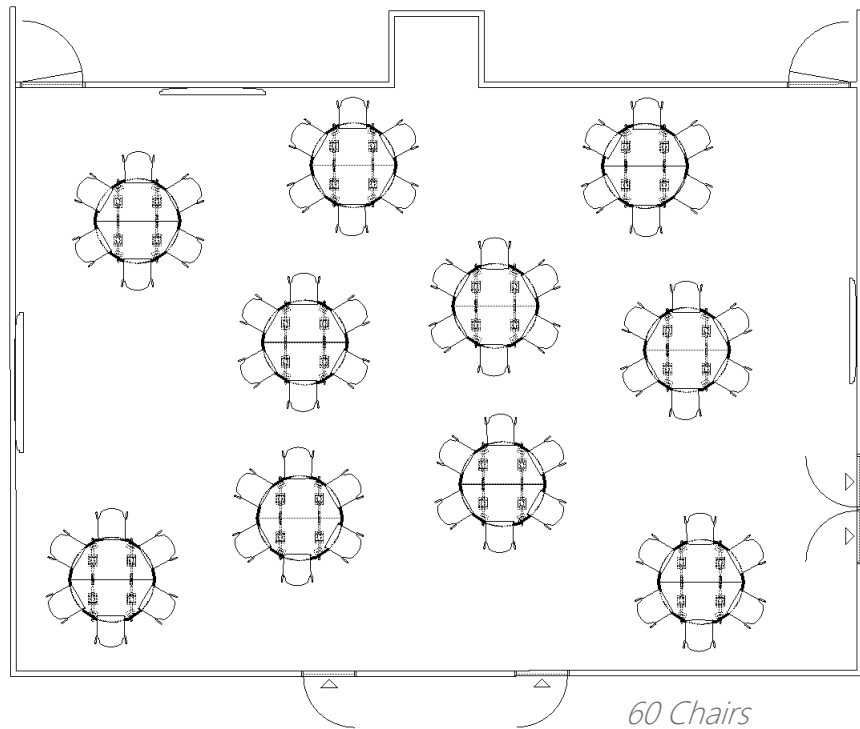
Interior **Elements**



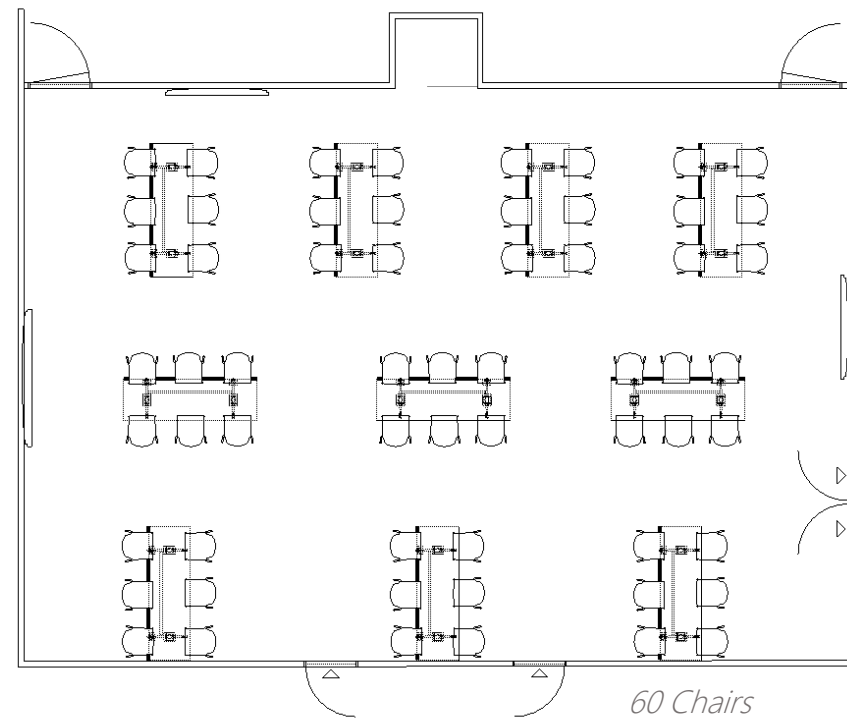
**LELAND AMADEUS**  
*Upholstered  
4 Leg Base*



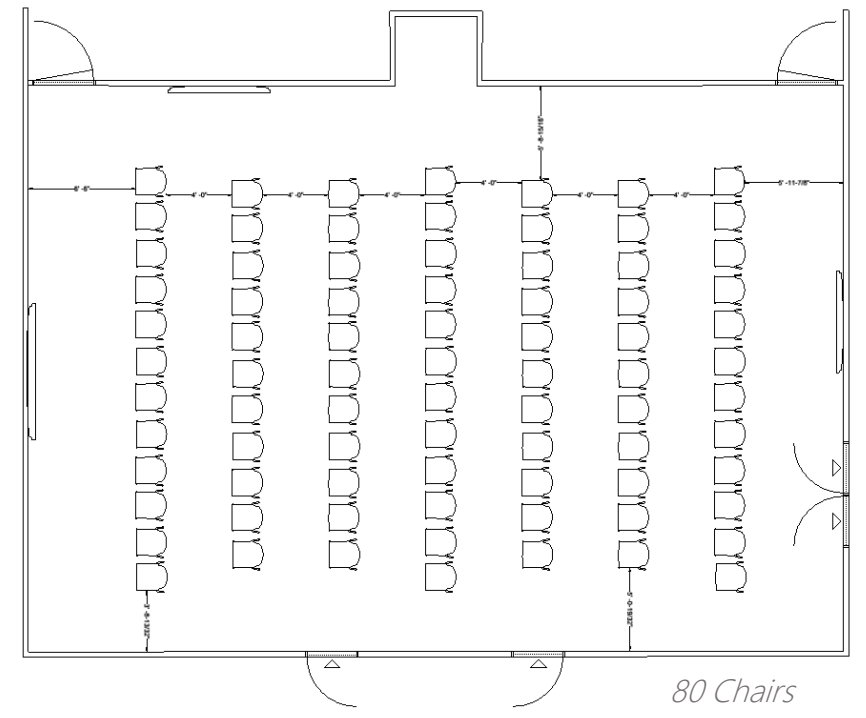
**OFS Applause**  
*Flip Top  
30"x96"W Rectangular  
(2) 30"x60" Half Round*



60 Chairs



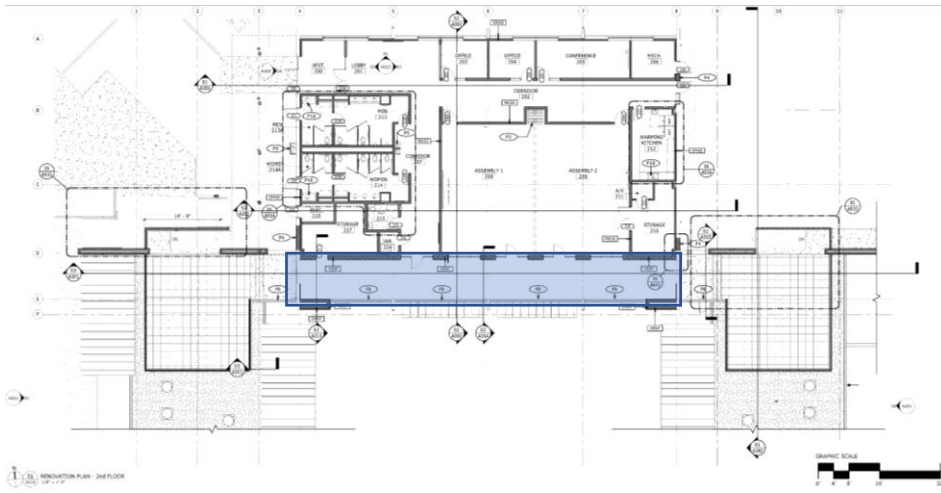
60 Chairs



80 Chairs



### Interior Elements

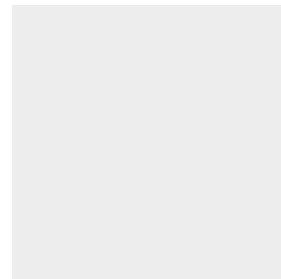
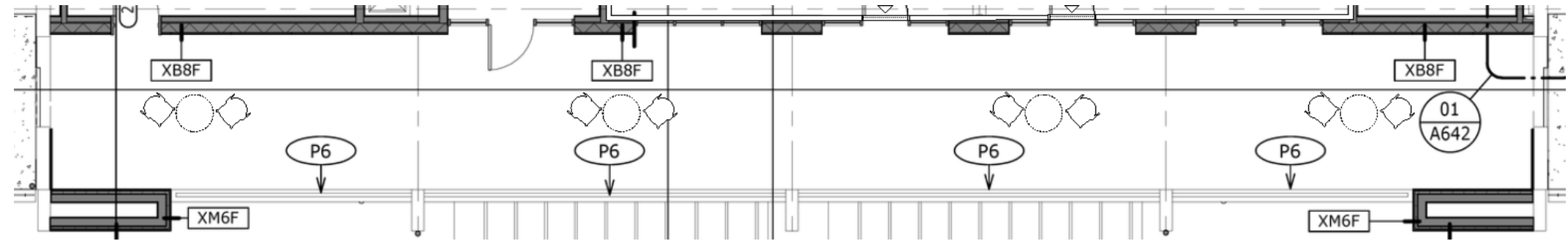


#### APPLICATION INCLUDES:

- (4) OFS Tapas *Bistro Style*



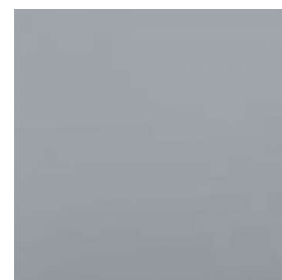
**OFS Tapas**  
30" Round Bar Height Table with (2) Chairs



Pure White  
*Laminate Top*



Grey  
*Metal Table Legs*



Grey  
*Seat Poly & Foot Ring*



Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains 4 rows of item data including Amadeus Transport/Stacking Dolly, Amadeus Side Stacking Chair, Momentum Canter EPU, and Applause 30x60 Half Round Top.





Interior Elements

Interior Elements, LLC

830 Wilson Drive | Suite A | Ridgeland | MS | 39157

PH: (601) 326-3922 | FX: (601) 354-1209  
www.in-elements.com

PROPOSAL

24048

DATE: 02/14/22

VALID: 03/14/22

PROPOSAL FOR	INSTALL AT
High Point City Lake Park 602 W MAIN ST JAMESTOWN NC 27282	High Point City Lake Park 602 W MAIN ST JAMESTOWN NC 27282

CUSTOMER P/O

SALESPERSON

Daniel Whicker

daniel.whicker@in-elements.com

LN#	QTY	ITEM NUMBER	DESCRIPTION	SELL	EXTENDED
5	10.00	A9630R	EY Square H5H Matching Edge Finish G1 No Grommet/Power Cutout X9 No Power Cutout A4W Set of 2 Connector Brackets ANC Deuce Center Flip & Nest Base (set of 2) A4G Black Caster (standard) BKO Onyx BKO Onyx  Tag 1: Assembly Area (208 & 209) Applause 96x30 Rectangle Top	1,219.35	12,193.50
		T ~TFL NW2 EY H5H X9 X9 X9 G1 X9 X9 ANC A4G BKO BKO	TFL Laminate, or HPL TFL Root (NW2) Square Matching Edge Finish No Modesty No Modesty Edge Finish No Front Cap Finish No Grommet/Power Cutout No Power Cutout No Connector Bracket Deuce Center Flip & Nest with Cross Support Beam Black Caster (standard) Onyx Onyx  Tag 1: Assembly Area (208 & 209)		



Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains 3 rows of item details including 'Lyric Wire Stkr Poly back & seat Glides' and 'Lyric WrStl PolyBck-Seat Gld Armless NO FC'.





Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains 3 rows of furniture items with detailed descriptions and pricing.



Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains 3 rows of item data (LN# 12, 13, 14) and a footer with PAGE 5 and 68.





Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains 3 rows of item details (LN# 15, 16, 17, 18) and a footer 'PAGE 6'.



Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains 3 rows of item data and a footer with 'PAGE 7' and '70'.





Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains line items 22, 23, and 24 for various office furniture items.



Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains two rows of item details (25 and 26) and a footer with PAGE 9 and 72.





Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Contains line items 27, 28, and 29 with detailed descriptions and pricing.



Interior Elements

Interior Elements, LLC
830 Wilson Drive | Suite A | Ridgeland | MS | 39157
PH: (601) 326-3922 | FX: (601) 354-1209
www.in-elements.com

Table with 2 rows: PROPOSAL, 24048

DATE: 02/14/22

VALID: 03/14/22

Table with 2 columns: PROPOSAL FOR, INSTALL AT. Both columns contain address information for High Point City Lake Park.

CUSTOMER P/O

SALESPERSON
Daniel Whicker

daniel.whicker@in-elements.com

Main table with columns: LN#, QTY, ITEM NUMBER, DESCRIPTION, SELL, EXTENDED. Includes line items for Allsteel, Gunlocke, and OFS, and a summary section for DEPOSIT REQUIRED, PRODUCT, SALES TAX, and TOTAL.





**DEPARTMENT RECOMMENDATION**  
**Informal Bid(s)**

DEPARTMENT:  COUNCIL DATE:

BID #:  DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:  AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:  DATE:

PURCHASING MANAGER:  DATE:

FINANCIAL SERVICES DIRECTOR:  DATE:   
 (\$30,000 - \$89,999)

CITY MANAGER:  DATE:   
 (\$90,000+)



# City of High Point

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

## Master

**File Number: 2022-95**

**File ID:** 2022-95

**Type:** Contract

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Contract - Sole Source GEA Westfalia - Westside Wastewater Treatment Plant (WWTP) - Centrifuge Rebuild

City Council is requested to award a sole source contract to GEA Westfalia in the amount of \$107,338.56 for the repair/rebuild of the Westside Wastewater Treatment Plant (WWTP) centrifuge.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 4. Contract – Sole Source GEA Westfalia – Westside Wastewater Treatment Plant (WWTP) – Centrifuge Rebuild

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-95



# CITY OF HIGH POINT AGENDA ITEM



**Title: Agenda Item – Sole Source for Westside WWTP Centrifuge Rebuild**

**From:** Robby Stone – Interim Public Services Dir  
Derrick Boone – Asst. Director Public Services

**Meeting Date:** March 7, 2022

**Public Hearing:** No

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** GEA Quote  
Sole Source Form

**PURPOSE:**

To utilize GEA Westfalia to perform a major rebuild on the centrifuge at the Westside Wastewater Treatment Plant.

**BACKGROUND:**

The centrifuge at the Westside Wastewater Treatment Plant is used for de-watering solids as part of the wastewater treatment process. The centrifuge recently went off line due to a failed heat exchanger that has caused water to mix with the oil. Upon further investigation, it has been determined that the centrifuge needs a major rebuild including the replacement of the gear boxes. It is critical that the centrifuge be repaired and put back into service as soon as possible. Sludge is currently being hauled to the Eastside WWTP at a cost of \$3,000 per day.

On January 4, 2022, City Council approved the pre-purchase of sludge dewatering equipment that will be installed under a future contract that will be put out for bid for the Westside WWTP Sludge Dewatering System Improvements project. The new sludge dewatering equipment would be delivered in January 2023 with an estimated project completion of September 2023.

**BUDGET IMPACT:**

Funding is available in the 2021- 2022 Budget.

**RECOMMENDATION / ACTION REQUESTED:**

Public Services is recommending that GEA Westfalia be approved as a sole source vendor to repair the Westside WWTP centrifuge for the amount of \$107,338.56.

GEA Westfalia Centrifuge-  
Westside WWTP





GEA Mechanical Equipment US, Inc.

**GEA Westfalia Separator Division**

100 Fairway Court  
Northvale, NJ 07647

Phone (201) 767-3900  
Fax (201) 767-3901  
Sales.wsus@gea.com  
www.gea.com

02.22.2022

**CITY OF HIGH POINT**

Dear Sir,

GEA Mechanical Equipment US Inc. is pleased to present the following exchange gear offer for your Westfalia Centrifuge.

**Model: CA 505  
Serial Number: 8000-340**

**Exchange Gear Offer**

OFFER	P/N	UNIT PRICE	AVAILABILITY*
New with acceptable core return	8173 - 3270 - 130	\$32,685.10	STOCK IN GERMANY
New without core return	8173 - 3270 - 130	\$43,580.14	

OFFER	P/N	UNIT PRICE	AVAILABILITY*
New with acceptable core return	8173 3270 110	\$10,045.29	STOCK IN GERMANY
New without core return	8173 3270 110	\$13,393.72	

Estimated delivery time: 5-10 Business days  
Subject to prior sale.

**Notes:**

1. ONLY a used gear assembly whose casing has not been opened can be considered for a core return.
2. After the used assembly has been received in Northvale (freight prepaid by customer) and inspected by GEA Quality Control in Germany, a core credit for the price difference between the assemblies with/without a core return shall be issued as applicable.

Gears quoted for an exchange with our Factory in Germany will not be quoted for repair. Gears sent in for repairs and disassembled for detailed quotes are no longer acceptable by our Factory for exchanges.

3. The offer for reconditioned units is entirely dependent upon availability

4. \* Availability noted is always subject to prior sale. Reconditioned units may not be available for extended periods of time

extended periods of time.

**Terms & Conditions:**

Pricing valid for 30 days.

Shipping terms: Ex-Works current stock location (shipping charges are not included)

*Goods and Services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions. Copy is available upon request. Issuance of a Purchase order shall constitute unqualified acceptance of all the Terms and Conditions of this Order.*

**WARRANTY TIME PERIODS**

**NEW decanter gears**

Standard: 3 months

Extended: 6 months WHEN the component is installed and commissioned with Seller Field Service oversight.

**Reconditioned decanter gears**

Standard: 30 days

Extended: 6 months WHEN the component is installed and commissioned with Seller Field Service oversight.

If you would like to make arrangements perform the exchange, please contact Paula Brown at 201-784-4353 or Paula.Brown@gea.com for Return Goods Authorization. A copy of relevant MSDS sheets for products and cleaning solutions will be required with the returned gear.

Luigi DeNegri  
Repair Department



GEA Mechanical Equipment US, Inc. GEA Westfalia Separator Division - 100 Fairway Court - N

City of High Point WWTP  
Willie Turner  
1044 West Burton Road  
Thomasville NC 27360

Period of validity  
02/21/2022 to 03/21/2022  
Offer No.                      Date  
8700.379.299                02/22/2022

Enquiry No. customer

from 00/00/0000

Customer No.  
13001260

Co-ordinator  
Michael J Richmond  
Tel.:  
Michael.Richmond@gea.com

## Quotation

Terms of delivery INCOTERMS 2010  
EXW Ex Works Romeoville, IL

Terms of payment    currency: USD  
30 days

Trading conditions

---

This is an estimate of the approximate costs. Final charges will be totaled at the completion of the service and may differ from the quotation.

Any parts to be returned after service is completed must be sent back within two weeks of the service date otherwise you will be charged a restocking fee of 18%.

A PURCHASE ORDER IS REQUIRED BEFORE WORK CAN BE SCHEDULED OR PARTS SHIPPED."

ESTIMATE OF COST FOR: Two (2) technicians to perform a Major service on machine

Customer to supply assistance

MACHINE MODEL: CA505-00-12 S/N 8000-340

\*\*PRICES VALID FOR 30 DAYS FROM DATE OF QUOTE

\*\*LABOR & TRAVEL TIMES ARE ESTIMATED AND SUBJECT TO CHANGE

\*\*EXPENSES WILL BE INVOICED AT ACTUAL COST

## PLEASE INCLUDE QUOTE NUMBER ON PURCHASE ORDER

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
100 Fairway Court, Northvale, NJ, 07647 USA  
Tel: +1 201 767 3900  
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

City of High Point WWTP  
 Willie Turner  
 1044 West Burton Road  
 Thomasville NC 27360

Offer No. 8700.379.299      Date 02/22/2022  
 Enquiry No. customer  
 from 00/00/0000

**Equipment**

183923                      City Of High Point, Thomasville,NC,US 0013001260  
 0010-0033-844            8000-340 /CA 505-00-12

Item	Material Designation	Qty	UQ	Gross (USD)	Discount (%)	Net (USD)	Price (USD)
000003	9300-0002-900 LABOR HOURS 2 TECHS	80.00	PC	175.00	0.0	175.00	14,000.00
000006	9300-0002-241 OVERTIME HOURS 2 TECHS	20.00	PC	230.00	0.0	230.00	4,600.00
000009	9300-0002-120 TRAVEL HOURS 2 TECHS	32.00	PC	175.00	0.0	175.00	5,600.00
000012	9300-0002-306 ESTIMATED EXPENSES & FREIGHT	1.00	PC	3,500.00	0.0	3,500.00	3,500.00
000015	0004-1688-750 SHAFT SEALING RING	1.00	PC	21.46	-10.0	19.31	19.31
000018	0004-1692-750 SHAFT SEALING RING	1.00	PC	102.03	-10.0	91.83	91.83
000021	0004-1593-830 RADIAL GASKET	1.00	PC	151.46	-10.0	136.31	136.31
000024	0004-1696-300 NILOS GASKET	1.00	PC	250.85	-10.0	225.76	225.76
000027	0004-1759-780 GASKET	1.00	PC	135.79	-10.0	122.21	122.21
000030	0004-2092-550 GASKET	4.00	PC	13.10	-10.0	11.79	47.16
000033	0004-2045-750 SHAFT SEALING RING	1.00	PC	57.82	-10.0	52.04	52.04
000036	0004-2291-400 USIT RING	4.00	PC	24.17	-10.0	21.75	87.00
000039	0004-2356-750 RADIAL GASKET	1.00	PC	519.28	-10.0	467.35	467.35
000042	0004-2496-758	1.00	M	79.24	-10.0	71.32	71.32

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
 100 Fairway Court, Northvale, NJ, 07647 USA  
 Tel: +1 201 767 3900  
 www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

City of High Point WWTP  
 Willie Turner  
 1044 West Burton Road  
 Thomasville NC 27360

Offer No. 8700.379.299 Date 02/22/2022  
 Enquiry No. customer  
 from 00/00/0000

**Equipment**

183923 City Of High Point, Thomasville,NC,US 0013001260  
 0010-0033-844 8000-340 /CA 505-00-12

Item	Material Designation	Qty	UQ	Gross	Discount (%)	Net (USD)	Price (USD)
000045	PACKING CORD 0004-2531-830	1.00	PC	529.50	-10.0	476.55	476.55
000048	SHAFT SEALING RING 0004-2556-850	1.00	PC	1,496.46	-10.0	1,346.81	1,346.81
000051	SHAFT SEALING RING 0004-2716-750	2.00	PC	28.63	-10.0	25.76	51.52
000054	GASKET 0004-2929-830	2.00	PC	243.48	-10.0	219.13	438.26
000057	SHAFT SEALING RING 0004-3044-750	1.00	PC	85.79	-10.0	77.21	77.21
000060	SHAFT SEALING RING 0004-3090-850	1.00	PC	979.31	-10.0	881.38	881.38
000063	SHAFT SEALING RING 0004-5266-550	2.00	PC	4.92	-10.0	4.43	8.86
000066	GASKET 0004-5596-750	1.00	PC	44.62	-10.0	40.16	40.16
000069	SHAFT SEALING RING 0004-5819-750	1.00	PC	341.33	-10.0	307.20	307.20
000072	PACKING 0007-1802-750	1.00	PC	38.14	-10.0	34.33	34.33
000075	GASKET 0007-1812-750	1.00	PC	92.66	-10.0	83.39	83.39
000078	GASKET 0007-1860-750	1.00	PC	20.33	-10.0	18.30	18.30
000081	GASKET 0007-1941-750	1.00	PC	16.41	-10.0	14.77	14.77

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
 100 Fairway Court, Northvale, NJ, 07647 USA  
 Tel: +1 201 767 3900  
 www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.



City of High Point WWTP  
 Willie Turner  
 1044 West Burton Road  
 Thomasville NC 27360

Offer No. 8700.379.299 Date 02/22/2022  
 Enquiry No. customer  
 from 00/00/0000

**Equipment**

183923 City Of High Point, Thomasville,NC,US 0013001260  
 0010-0033-844 8000-340 /CA 505-00-12

Item	Material Designation	Qty	UQ	Gross	Discount (%)	Net (USD)	Price (USD)
000084	0007-2000-750 GASKET	1.00	PC	16.97	-10.0	15.27	15.27
000087	0007-2018-750 GASKET	1.00	PC	35.01	-10.0	31.51	31.51
000090	0007-2050-750 GASKET	1.00	PC	134.92	-10.0	121.43	121.43
000093	0007-2061-830 GASKET	1.00	PC	43.64	-10.0	39.28	39.28
000096	0007-2065-750 GASKET	1.00	PC	45.58	-10.0	41.02	41.02
000099	0007-2077-750 GASKET	1.00	PC	19.43	-10.0	17.49	17.49
000102	0007-2091-750 GASKET	1.00	PC	47.83	-10.0	43.05	43.05
000105	0007-2300-750 GASKET	1.00	PC	18.75	-10.0	16.87	16.87
000108	0007-2542-750 GASKET	1.00	PC	79.14	-10.0	71.23	71.23
000111	0007-2546-750 GASKET	1.00	PC	100.20	-10.0	90.18	90.18
000114	0007-2560-750 GASKET	2.00	PC	21.36	-10.0	19.22	38.44
000117	0007-2566-390 GASKET	1.00	PC	25.17	-10.0	22.65	22.65
000120	0007-2572-750 GASKET	1.00	PC	27.93	-10.0	25.14	25.14
000123	0007-2574-750	2.00	PC	49.35	-10.0	44.41	88.82

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
 100 Fairway Court, Northvale, NJ, 07647 USA  
 Tel: +1 201 767 3900  
 www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

City of High Point WWTP  
 Willie Turner  
 1044 West Burton Road  
 Thomasville NC 27360

Offer No. 8700.379.299 Date 02/22/2022  
 Enquiry No. customer  
 from 00/00/0000

**Equipment**

183923 City Of High Point, Thomasville,NC,US 0013001260  
 0010-0033-844 8000-340 /CA 505-00-12

Item	Material Designation	Qty	UQ	Gross	Discount (%)	Net (USD)	Price (USD)
000126	GASKET 0007-2609-750	1.00	PC	23.85	-10.0	21.46	21.46
000129	GASKET 0007-3164-750	1.00	PC	25.42	-10.0	22.88	22.88
000132	GASKET 0007-3169-750	2.00	PC	52.23	-10.0	47.01	94.02
000135	GASKET 0007-2638-750	1.00	PC	111.27	-10.0	100.14	100.14
000138	GASKET 0007-2646-750	1.00	PC	15.42	-10.0	13.88	13.88
000141	GASKET 0007-2733-830	1.00	PC	224.68	-10.0	202.21	202.21
000144	GASKET 0007-2835-750	1.00	PC	84.35	-10.0	75.91	75.91
000147	GASKET 0007-2926-750	1.00	PC	3.62	-10.0	3.26	3.26
000150	GASKET 0007-2944-750	1.00	PC	25.42	-10.0	22.88	22.88
000153	GASKET 0007-2948-750	1.00	PC	258.88	-10.0	232.99	232.99
000156	GASKET 0007-2957-750	1.00	PC	76.17	-10.0	68.55	68.55
000159	GASKET 0011-1028-500	1.00	PC	1,820.19	-10.0	1,638.17	1,638.17
000162	CYLINDRICAL ROLLER BEARING 0011-2314-320	1.00	PC	1,904.30	-10.0	1,713.87	1,713.87
	CYLINDRICAL ROLLER BEARING						

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
 100 Fairway Court, Northvale, NJ, 07647 USA  
 Tel: +1 201 767 3900  
 www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

City of High Point WWTP  
 Willie Turner  
 1044 West Burton Road  
 Thomasville NC 27360

Offer No. 8700.379.299 Date 02/22/2022  
 Enquiry No. customer  
 from 00/00/0000

**Equipment**

183923 City Of High Point, Thomasville,NC,US 0013001260  
 0010-0033-844 8000-340 /CA 505-00-12

Item	Material Designation	Qty	UQ	Gross	Discount (%)	Net (USD)	Price (USD)
000165	0011-6000-000 GROOVED BALL BEARING	2.00	PC	36.13	-10.0	32.51	65.02
000168	0011-6019-020 GROOVED BALL BEARING	1.00	PC	1,033.31	-10.0	929.98	929.98
000171	0011-6032-400 GROOVED BALL BEARING	1.00	PC	2,141.43	-10.0	1,927.29	1,927.29
000174	0011-6313-000 GROOVED BALL BEARING	1.00	PC	561.08	-10.0	504.97	504.97
000177	0011-7224-970 ANGULAR CONTACT BALL BEARING	2.00	PC	2,270.23	-10.0	2,043.21	4,086.42
000180	0018-4572-000 EXCHANGEABLE FILTER	1.00	PC	118.40	-10.0	106.56	106.56
000183	0021-2773-810 SET OF NARROW V-BELTS	1.00	PC	2,336.54	-10.0	2,102.89	2,102.89
000186	0021-4056-900 DRIVE BELT	3.00	PC	963.34	-10.0	867.01	2,601.03
000189	0021-3586-800 TOOTHED RIM	1.00	PC	112.95	-10.0	101.65	101.65
000192	8173-1265-060 GASKET	1.00	PC	378.86	-10.0	340.97	340.97
000195	8173-1265-070 GASKET	1.00	PC	357.72	-10.0	321.95	321.95
000198	8173-1265-110 GASKET	1.00	PC	275.52	-10.0	247.97	247.97
000201	8173-1265-130 GASKET	1.00	PC	378.86	-10.0	340.97	340.97
000204	8173-1265-160	1.00	PC	612.82	-10.0	551.54	551.54

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
 100 Fairway Court, Northvale, NJ, 07647 USA  
 Tel: +1 201 767 3900  
 www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.



City of High Point WWTP  
Willie Turner  
1044 West Burton Road  
Thomasville NC 27360

**Offer No.**  
8700.379.299  
**Date**  
02/22/2022  
**Enquiry No. customer**  
from 00/00/0000

**Equipment**

183923 City Of High Point, Thomasville,NC,US 0013001260  
0010-0033-844 8000-340 /CA 505-00-12

Item	Material Designation	Qty	UQ	Gross	Discount (%)	Net (USD)	Price (USD)
000207	GASKET 8173-1265-170	1.00	PC	360.24	-10.0	324.22	324.22
000210	GASKET 8173-3404-010	1.00	PC	1,708.69	-10.0	1,537.82	1,537.82
000213	BUSHING 8173-3404-000	1.00	PC	2,271.44	-10.0	2,044.30	2,044.30
000216	BUSHING 8173-3404-010	1.00	PC	1,708.69	-10.0	1,537.82	1,537.82
000219	BUSHING 8173-6465-000	6.00	PC	486.55	-10.0	437.90	2,627.40
000222	CAM 0018-5713-000	1.00	PC	5,039.75	-10.0	4,535.77	4,535.77
	HEAT EXCHANGER						
Net value:						64,508.17	USD
Tax						0.00	USD
<b>Sum total</b>						<b>64,508.17</b>	<b>USD</b>

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
100 Fairway Court, Northvale, NJ, 07647 USA  
Tel: +1 201 767 3900  
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

City of High Point WWTP  
Willie Turner  
1044 West Burton Road  
Thomasville NC 27360

**Offer No.** 8700.379.299 **Date** 02/22/2022  
**Enquiry No. customer**  
from 00/00/0000

**Equipment**

183923 City Of High Point, Thomasville,NC,US 0013001260  
0010-0033-844 8000-340 /CA 505-00-12

We thank you for your inquiry and look forward to receiving your firm order.

**GEA Mechanical Equipment US, Inc.**  
**GEA Westfalia Separator Division**  
100 Fairway Court, Northvale, NJ, 07647 USA  
Tel: +1 201 767 3900  
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.





Financial Services  
Purchasing Division



Requisition # **31488**

**CITY OF HIGH POINT  
SOLE SOURCE JUSTIFICATION FORM  
(For Items Costing \$10,000.00 or More)  
Statutory Reference N.C.G.S. 143-129(e)6**

Vendor: **GEA Mechanical**

Item(s): **WS major Centrifuge rebuild**

Justification:

GEA Mechanical Equipment US, Inc./ Westfalia Separator Division is the wholly owned North American subsidiary of GEA Group. GEA Group AG and GEA Mechanical Equipment US, Inc./ Westfalia Separator Division are the manufacturer and sole suppliers of GEA Westfalia Separator components in North America.

Estimated expenditure for the above item(s): **\$107,338.56**

Accounting Unit and Account(s): **621757-527101**

CHECK ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE.  
ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT DOCUMENTATION.

1.  Performance or price competition for a product are not available.
2.  A needed product is available from only one source of supply.
3.  Standardization or compatibility is the overriding consideration.
4.  The parts/equipment are required from this source to permit standardization.
5.  None of the above applies. A detailed explanation and justification for this sole source request is contained in attached memo and supportdocumentation.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.

Department Head/Authorized Personnel **Robby D. Stone** Digitally signed by Robby D. Stone  
Date: 2022.02.23 13:27:33 -05'00'

Department/Division **Public Services** Date **2-23-2022**

APPROVAL PROCESS

Purchasing Manager **Erik S. Conti** Digitally signed by Erik S. Conti  
Date: 2022.02.24 09:14:07 -05'00'

Financial Services Director **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn  
Date: 2022.02.24 09:39:35 -05'00'

City Council (\$30,000 – Up)





# City of High Point

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

## Master

**File Number: 2022-96**

**File ID:** 2022-96

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Resolution - Furniture Market Transportation Grant Agreement Amendment

City Council is requested to authorize the City Manager to execute a grant amendment for an additional \$500,000 approved by the North Carolina Board of Transportation (NCDOT) for Furniture Market Transportation Services with the City of High Point Department of Transportation.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 5. Resolution – Furniture Market Transportation Grant Agreement Amendment

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-96



# CITY OF HIGH POINT AGENDA ITEM



**Title:** Furniture Market Transportation Grant Agreement Amendment

**From:** Angela W Wynes, Transit Manager

**Meeting Date:** March 7, 2022

**Public Hearing:** N/A

**Advertising Date /** N/A

**Advertised By:**

**Attachments:** A. Award Letter  
B. Authorizing Resolution

## **PURPOSE:**

The original grant agreement provided \$1,200,000 in funding to assist with Furniture Market transportation services. The North Carolina Board of Transportation has approved an additional \$500,000 in funding.

## **BACKGROUND:**

The North Carolina Department of Transportation, Public Transportation Division annually provides financial assistance to assist with transportation services during each of the bi-annual Furniture Markets.

## **BUDGET IMPACT:**

This item is a pass-through item and has a neutral impact on the City's budget.

## **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the City Manager be authorized to execute the grant amendment with the Department of Transportation.

RESOLUTION  
AUTHORIZING THE CITY OF HIGH POINT  
TO ENTER INTO AN AGREEMENT WITH  
THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

A motion was made by \_\_\_\_\_ (*name and title*) and seconded by \_\_\_\_\_ (*name and title*) for adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, the **City of High Point** has requested the North Carolina Department of Transportation to assist in the funding of **transportation services for the biennial Furniture Market**; and

WHEREAS, the **North Carolina Department of Transportation** will provide an **additional \$500,000** of the cost of the above described project;

NOW THEREFORE, BE IT RESOLVED that the **City Manager** is hereby authorized to enter into a contract with the Department of Transportation and execute all agreements and contracts with the North Carolina Department of Transportation, Integrated Mobility Division.

.....  
I, **Lisa Vierling, City Clerk** do hereby certify that the above is a true and correct copy of an excerpt for the minutes of a meeting of the **High Point City Council** duly held on the **7th** day of **March, 2022**.

\_\_\_\_\_  
Signature of Certifying Official



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

February 2, 2021

Ms. Tasha Logan-Ford, City Manager  
City of High Point  
P. O. Box 230  
High Point, North Carolina 27261

RE: FY22 Demonstration Grant Program  
Project No.: 22-DG-113-01  
WBS Element No.: 36223.13.14.2  
Period of Performance: 7/1/202021 – 6/30/202022

Dear Ms. Logan-Ford:

On February 2, 2022, the North Carolina Board of Transportation approved additional funds in the amount of \$500,000 to amend the Demonstration Grant.

Originals of the supplemental agreement to be executed City of High Point and the North Carolina Department of Transportation are enclosed. The resolution authorizes the Executive Director to enter into this agreement on behalf of your agency.

If you have any question related to the grant agreement, please contact Myra Freeman, Financial Manager at 919-707-4672 or your assigned Accounting Specialist. In any correspondence, please reference your assigned project number, WBS element, Agreement number and period of performance referenced on this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Brumfield".

Ryan Brumfield  
Director

RB\mf  
Attachments

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
INTEGRATED MOBILITY DIVISION  
1550 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1550

*Telephone:* 919-707-2600  
*Fax:* 919-733-1391  
*Customer Service:* 1-877-368-4968

*Website :* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
1 SOUTH WILMINGTON STREET  
RALEIGH, NC 27601





# City of High Point

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

## Master

**File Number: 2022-97**

**File ID:** 2022-97

**Type:** Ordinance

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Ordinance - Furniture Market Transportation Grant Agreement Amendment - Budget Amendment

City Council is requested to accept and appropriate an additional \$500,000 from the North Carolina Department of Transportation (NCDOT) for Furniture Market transportation services.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 5a. Ordinance – Furniture Market Transportation Grant Agreement Amendment – Budget Amendment

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-97

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Furniture Market Transportation Grant – Budget Ordinance**

**From:** Stephen M. Hawryluk  
Budget and Performance Manager

**Meeting Date:** March 7, 2022

**Public Hearing:** No

**Advertising Date /  
Advertised By:** N/A-

**Attachments:** Budget Ordinance

---

**PURPOSE:**

To accept and appropriate an additional \$500,000 from the North Carolina Department of Transportation (NCDOT) for Furniture Market transportation services.

**BACKGROUND:**

The North Carolina Department of Transportation (NCDOT), Public Transportation Division annually provides financial assistance to assist with transportation services during each of the bi-annual Furniture Markets.

The original grant agreement provided \$1,200,000 in funding, which was included in the adopted FY 2021-22 budget. The North Carolina Board of Transportation has approved an additional \$500,000.

The proposed amendment accepts the grant and appropriates the additional \$500,000 in pass-through grant funds.

**BUDGET IMPACT:**

This item is a pass-through item and has a neutral impact on the City's budget.

**RECOMMENDATION / ACTIONS REQUESTED:**

The Financial Services Department recommends and asks the City Council to accept this grant and approve the budget amendment.

"AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
TO ACCEPT AND APPROPRIATE ADDITIONAL GRANT FUNDS  
FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
FOR TRANSPORTATION SERVICES AT THE FURNITURE MARKET

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The proposed amendment accepts and appropriates an additional \$500,000 from the North Carolina Department of Transportation (NCDOT) for Furniture Market transportation services. The North Carolina Department of Transportation (NCDOT), Public Transportation Division annually provides financial assistance to assist with transportation services during each of the bi-annual Furniture Markets. The North Carolina Board of Transportation has approved an additional \$500,000 for this service.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following Transportation grant revenues be amended as follows:

State Grant Revenue	\$500,000
---------------------	-----------

(B) That the following Transportation grant expenditures be amended as follows:

Furniture Market (pass-through)	\$500,000
---------------------------------	-----------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 7th day of March 2022

\_\_\_\_\_  
Mayor, Jay W. Wagner

ATTEST

\_\_\_\_\_  
Lisa B. Vierling,  
City Clerk





# City of High Point

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

## Master

**File Number: 2022-98**

**File ID:** 2022-98

**Type:** Contract

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Contract - NC State Contract-Seon Systems Sales, Inc. Division of Safe Fleet - Upgrade Surveillance System - Transit

City Council is requested to award a NC State Contract to Seon Systems Sales, Inc. in the amount of \$120,542.00 for equipment and services to upgrade the surveillance equipment in Transit buses.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 6. Contract - Seon Systems Sales- Surveillance System - Transit

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-98

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Transit Vehicle Surveillance System Upgrade

**From:** Angela Wynes, Transit Manager

**Public Hearing:** N/A

**Attachments:** 1. Award Recommendation Form

**Meeting Date:** March 7, 2022

**Advertising Date /** N/A

**Advertised By:**

**PURPOSE:**

Award Seon Systems Sales, Inc, a division of Safe Fleet, a contract for the equipment and services to upgrade the surveillance equipment in the buses.

**BACKGROUND:**

When the buses were delivered in 2016, each bus was equipped with a surveillance system. In 2021, Seon notified us that the system had been discontinued, and we would no longer be able to purchase replacement parts for repairs. This purchase would upgrade the entire system on each bus to one of the newest systems to include replacing the existing cameras with HD Cameras to allow for clearer views and the ability to zoom in for more detail.

**BUDGET IMPACT:**

The one-time cost for the equipment and installation services is \$120,542.00 based on the NC State Contract for Transit Equipment. The cost share for the project is 80% federal and 20% City and is budgeted in the transit fund.

**RECOMMENDATION / ACTION REQUESTED:**

Staff recommends awarding a contract to Seon Systems Sales, Inc. in the amount of \$120,542.00.



**FORMAL BID RECOMMENDATION  
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.:  CONTRACT NO.:  DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:  AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
641622	533101	641183105260	S4209	\$125,000.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:  Digitally signed by Mark V. McDonald, P.E.  
DN: cn=Mark V. McDonald, P.E., o=City of High Point,  
ou=Transportation, email=mark.mcdonald@highpointnc.gov, c=US  
Date: 2022.02.25 08:24:52 -0500' DATE:

The Purchasing Division concurs with recommendation submitted by the  and recommends award to the lowest responsible, responsive bidder  in the amount of \$

PURCHASING MANAGER:  Digitally signed by Erik S. Conti  
Date: 2022.02.25 15:12:42 -05'00' DATE:

Approved for Submission to Council  
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Bobby Fitzjohn  
Date: 2022.02.28 09:11:25 -05'00' DATE:

CITY MANAGER:  DATE:





# City of High Point

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

## Master

**File Number: 2022-99**

**File ID:** 2022-99

**Type:** Agreement

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Memorandum of Understanding (MOU) - Guilford County Board of Education

(GCS)

City Council is requested to approve a Memorandum of Understanding with the Guilford County Board

of Education (GCS) which memorializes High Point allowing GCS students access to the City's regular

bus transportation service for the School Year 2021-2022.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 7. Memorandum of Understanding (MOU) – Guilford County Board of Education (GCS)- Bus Service for School Year 2021-2022

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-99

# CITY OF HIGH POINT AGENDA ITEM



## **Title: Memorandum of Understanding – Guilford County Board of Education**

**From:** JoAnne Carlyle, City Attorney

**Meeting Date:** Monday, March 7, 2022

**Public Hearing:** Not Required

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Agreement

---

### **Purpose/Background:**

Council is requested to approve a Memorandum of Understanding (“MOU”) with The Guilford County Board of Education (“GCS”) which memorializes High Point allowing GCS students access to the City’s regular bus transportation service. Students will be issued a “One Card” to ride the buses and GCS will pay High Point for those services on a monthly basis. The term of the MOU is for the School Year 2021-2022 and will be adjusted as needed based on academic calendars.

### **Budget Impact:**

No impact.

### **Recommendation:**

Staff recommends Council approve the Memorandum of Understanding with the Guilford County Board of Education.

**NORTH CAROLINA  
GUILFORD COUNTY**

**MEMORANDUM OF UNDERSTANDING  
STUDENT TRANSPORTATION**

This Agreement made and entered into this the 10<sup>th</sup> day of January, 2022 by and between the **CITY OF HIGH POINT** (hereinafter referred to as "**CITY**"), and **THE GUILFORD COUNTY BOARD OF EDUCATION** (also known as Guilford County Schools and referred to herein as "**GCS**"), a North Carolina body corporate in the State of North Carolina designated to operate the public schools in the County, with a principal place of business located at 712 North Eugene Street, Greensboro, North Carolina.

**WHEREAS**, **GCS** requests the **CITY** to allow its high school students to have access to the **CITY'S** regular bus transportation service with a valid **GCS** issued "One Card" (hereinafter referred to "Eligible Riders") and **GCS** to pay for these services on a monthly basis;

**WHEREAS**, **CITY** has agreed to allow such access its regular High Point Transit Agency services and wants to facilitate use of City transportation by its residents;

**NOW THEREFORE**, in consideration of the foregoing and the mutual representations, covenants and conditions contained herein, the parties hereby agree as follows:

1. High Point Transit Agency service will allow **GCS** Eligible Students (defined as those students of **GCS** in possession of a One Card or Student ID designating them as a **GCS** student who are travelling to or from a **GCS** school) to access the system for the purpose of school transportation during the School Year 2021-2022 on the following schedule (dates will be adjusted as needed based on academic calendars):

**School Year 2021-2022**

- School days between January 10, 2022 – second week in June, 2022



- These dates are subject to change based on the GCS's School calendar.
- GCS will not be charged for any student ridership on days when school is not in session in person, including weekends, where no ridership charges are permitted. A copy of the GCS school calendar is attached hereto and marked Attachment B.

2. **Term of Agreement.** The term of this Agreement shall begin on January 10, 2021 and continue until terminated by either party upon thirty days' notice or until June 30, 2022, whichever is later.

3. **No Joint Venture.** Nothing in this Agreement is intended to create a joint venture or partnership and each party remains responsible for its own obligations.

4. **Responsibilities of CITY.**

A. CITY shall allow access to the existing transit system to GCS's Eligible Riders during the term of this Agreement. During the term of this Agreement, the GCS Calendar will not be modified except by the mutual consent in writing of both GCS and CITY, other than alterations to the in-person instructional days resulting from inclement weather, pandemic-related effects and other matters out of the control of GCS such as power outages. At the request of GCS, CITY may develop cost estimates for additional services and may add these services if GCS agrees to pay the added cost.

B. The CITY agrees to notify GCS as soon as practicable in the event that any route utilized by GCS students is modified, cancelled, postponed or otherwise altered for any reason including inclement weather, personnel issues or other issue outside of the control of CITY. CITY agrees it will not otherwise alter any routes during the pendency of this Agreement without 5 days' notice to GCS.

C. It is expressly understood and agreed that the CITY owes no duty to any of the GCS's Eligible Riders different from any other patron of the CITY public transportation system. In other words, the CITY owes to students the same duty of care as all other riders and nothing in this Agreement is intended to increase the duties owed to passengers by the

CITY or assume the liability, responsibilities and duties of the Guilford County Board of Education.

**4. Compensation.** GCS agrees to pay a per day ridership fee of \$1.50 (one dollar and fifty cents) per student rider per school day for each GCS student that uses a One Card or Student ID to ride CITY buses on days when instruction is delivered at a school site designated in this Agreement. Additionally, the CITY agrees to allow GCS students showing a One Card to ride the transportation system at any time during those days. In addition to and without compromising any other legal rights and remedies that CITY may have in enforcing the terms of this Agreement, CITY, may, in its sole discretion, terminate the permitted use of the GCS "One Card" or any other similar method provided by GCS to its students to ride the CITY's transit system if any part of a scheduled payment remains unpaid for thirty days (30) or more after it is due. Finally, GCS may arrange with the City for Students to be able to use CITY transit at other times and the CITY agrees to facilitate ridership by GCS Students at other times by amendment to this Agreement.

## 5. GCS's Responsibilities:

### A. GCS Students

**GCS does not delegate to the CITY any special duty of care by way of this Agreement. The CITY has the same duty of care to students as it does to other riders.**

- B. GCS personnel will notify its students of how to use CITY services by using a One Card and/or current student photo identification card and is responsible for training students on how to access the bus transportation service.

### A. Marketing, Advertising and Communications Support.

GCS will cooperate to the best of its ability with CITY efforts to advertise, market and otherwise promote High Point Transit Agency to eligible riders. To the extent possible, GCS will integrate High Point Transit Agency promotional information into its existing marketing and communications mechanisms.

These mechanisms include links from High Point Transit Agency web sites to school web sites and the use of school intranet and internal messaging systems. In addition, GCS will support efforts to advertise and promote High Point Transit Agency in campus print publications. Practical efforts to integrate High Point Transit Agency stop and shelter locations onto campus maps, signage and other media that may be appropriate to reach Eligible Riders will be undertaken.

While complimentary advertising and marketing mechanisms are not expected or required, a cooperative approach in developing and implementing an effective communications campaign will help to ensure the success of this project.

### C. Fare Media and Identification Tracking

GCS will be responsible for the accuracy, correctness and validity of the eligible rider population for its school. Where the GCS issued "One Card" or some other ID card is the fare instrument, GCS will be responsible for comparing valid IDs to the IDs on the monthly ridership report and within ten (10) days of receiving the monthly ridership report, notify CITY of any invalid IDs on the report.



GCS must identify a contact person responsible for compliance with this paragraph and provide both telephone and email information for the designee.

CITY will maintain a hotlist of invalid GCS ID card numbers in the farebox system. GCS will notify CITY of any previous invalid GCS ID that is no longer invalid. CITY will implement a process to remove GCS IDs from the hotlist within twenty-four (24) hours of notice.

Changes to valid and invalid GCS ID reports should be sent to:

CITY OF HIGH POINT

Angela Wynes, Transit Manager  
[Angela.wynes@highpointnc.gov](mailto:Angela.wynes@highpointnc.gov)  
 336.833.3062  
 716 W. Martin Luther King Jr Drive  
 High Point, NC 27262

GCS

Michelle Reed, Chief Operating Officer  
[Reedm3@gcsnc.com](mailto:Reedm3@gcsnc.com)  
 336 522 6322  
 712 N. Eugene Street,  
 Greensboro, NC 27401

6. **Termination Notice.** This Agreement may be terminated by either party by sending a written thirty day (30) Notice of Termination to the other party.
7. **Notices and Other Communications.** All notices and other communications pursuant to this Agreement other than as identified in paragraph 5C above shall be in writing and shall be delivered whether by hand, fax, email or first class mail as follows:

To the CITY:

Angela Wynes, Transit Manager  
Angela.wynes@highpointnc.gov  
 336.833.3062  
 716 W. Martin Luther King Jr Drive  
 High Point, NC 27262

To GCS:

Michelle Reed, Chief Operating Officer  
Reedm3@gcsnc.com  
 336 522 6322  
 712 N. Eugene Street,  
 Greensboro, NC 27401

8. **Governing Law.** This Agreement shall be governed by and construed pursuant to the law of the State of North Carolina.
9. **Modification of Agreement.** This Agreement may be amended by mutual agreement of the parties hereto in writing.

#### 10. ADDITIONAL TERMS AND CONDITIONS

- A. **Confidential Information:** Except as otherwise required by law, the GCS will exempt from disclosure proprietary information, trade secrets and confidential commercial and financial information submitted pursuant to this contract. Any such proprietary information, trade secrets or confidential commercial and financial information which Consultant believes should be exempted from disclosure shall be specifically identified and marked as such before submitting it to the GCS.

Pursuant to the North Carolina Public Records Act, trade secrets or confidential information as defined by the North Carolina Public Records Act that are identified as such prior to disclosure to the CITY is not public information and will not be released to the public by the CITY. The CITY will notify GCS of any public records request for any confidential commercial or financial information, trade secrets, or proprietary information which GCS has previously marked "Confidential", and if GCS objects to the disclosure of any of the records responsive to the request, GCS will notify the CITY in writing within

forty-eight (48) hours. If so notified, the CITY will not disclose the records until ordered to do so by a court of competent jurisdiction, and GCS will enter an appearance as a party in- interest and defend the CITY in any claim, suit, mediation, litigation, or arbitration proceeding concerning the release of the records to which GCS objected. GCS will indemnify, save harmless, and pay any and all attorney's fees incurred by the CITY and any attorney's fees it is ordered to pay to any person(s) or organization(s) as a result of GCS's objection to the release of the public records. GCS will also indemnify, save harmless, and pay any and all claims for damages, court costs, or other fees the CITY incurs as a result of GCS's objection to the release of the records requested pursuant to the North Carolina Public Records Act.

B. As required by G.S. § 143-48.5 (Session Law 2013-418), GCS certifies that it complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system.

C. GCS shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered parties take affirmative action to employ and advance in employment individuals with regard to race, color, religion, sex, national origin, protected veteran status of disability.

D. It is understood and agreed between the parties that payment of compensation specified in this Contract is dependent upon and subject to the sufficiency of funds for the purpose set forth in this Contract. At this time, it is believed that appropriate funds have been allocated to compensate for the fees described above. If such funds are not allocated or not sufficient, GCS may terminate this agreement with minimal penalty or liability.

E. GCS certifies that it currently complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, and that at all times during the term of this Agreement, it will continue to comply with these requirements. GCS also certifies that it will require that all of its subcontractors that perform any work pursuant to this Agreement to comply with the requirements of Article 2 of Chapter 64 of the North



Carolina General Statutes. Violation of this section shall be deemed a material breach of this Agreement.

F. GCS certifies that it is not listed on the Final Divestment List created by the State Treasurer pursuant to N.C.G.S. 147-86.55 *et seq.* and GCS will not utilize any subcontractor found on the NC State Treasurer's Final Divestment List created pursuant to N.G.G.S. 147-86.58. All individuals signing this Agreement on behalf of GCS certify that they are authorized by the Consultant to make this certification.

G. As of the date of this Agreement, GCS certifies that it is not listed on the Final Divestment and Do-Not-Contract List – Restricted Companies Boycotting Israel created by the State Treasurer pursuant to N.C.G.S. 147-86.81 and that the Contractor will not utilize any subcontractor found on the State Treasurer's Final Divestment and Do-Not-Contract List. All individuals signing this Contract on behalf of the Contractor certify that they are authorized by the Contractor to make this certification.

IN WITNESS WHEREOF, the parties have caused this Agreement to be properly executed on the day and year first above written.

**GUILFORD COUNTY BOARD OF EDUCATION**

By: *Aleena A Hayes*  
Its: Board Chair

Date: 1/26/2022

This instrument has been pre-audited in the manner required by the School Budget and Fiscal Control Act.

*Angela C. Henry*      02-15-2022  
Chief Financial Officer, Guilford County Board of Education

**CITY OF HIGH POINT**

By: \_\_\_\_\_

Its: \_\_\_\_\_



# City of High Point

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

## Master

**File Number: 2022-100**

**File ID:** 2022-100

**Type:** Ordinance

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Budget Ordinance - Elm Street Plaza & Appling Way Streetscape - Elliott Sidewalk Communities of High Point

City Council is requested to approve a budget ordinance to appropriate \$350,000 in revenue from Guilford County and \$344,693 in General Fund reserves for the Elm Street Plaza and Appling Way streetscape project.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 8. Budget Ordinance – Elm Street Plaza & Appling Way Streetscape – Elliott Sidewalk Communities of High Point

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-100

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Elm Street Plaza and Appling Way Streetscape - Budget Ordinance**

**From:** Stephen M. Hawryluk  
Budget and Performance Manager

**Meeting Date:** March 7, 2022

**Public Hearing:** No

**Advertising Date /  
Advertised By:** N/A-

**Attachments:** Budget Ordinance

**PURPOSE:**

To appropriate \$350,000 in revenue from Guilford County and \$344,693 in General Fund reserves for the Elm Street Plaza and Appling Way streetscape project.

**BACKGROUND:**

On February 7, 2022, the City Council approved a resolution authorizing a reimbursement agreement with Elliott Sidewalk Communities of High Point for the design and construction of the Plaza and Appling Way streetscape, in an amount not to exceed \$1,099,739.

Existing appropriations totaling \$405,046 have been applied to this project, leaving \$694,693 to be funded.

The Guilford County Board of Commissioners have appropriated \$350,000 per year beginning in FY 2021-22 to be used as an economic assistance grant to support new development in the defined Catalyst Influence Area as a result of the multi-use stadium and entertainment venue. The grant shall not be used for debt service on the stadium.

The proposed amendment appropriates \$350,000 in revenue from Guilford County and \$344,693 in General Fund reserves to fully cover the costs of this project.

**BUDGET IMPACT:**

The proposed amendment utilizes revenue from Guilford County and General Fund reserves to cover the cost of the project.

**RECOMMENDATION / ACTIONS REQUESTED:**

The Financial Services Department recommends and asks the City Council to approve the budget amendment.



“AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
TO APPROPRIATE FUNDS FOR THE PLAZA AND APPLING WAY STREETScape PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. On February 7, 2022, City Council approved a resolution authorizing a reimbursement agreement with Elliott Sidewalk Communities of High Point for the design and construction of the Plaza and Appling Way streetscape, in an amount not to exceed \$1,099,739. The proposed amendment appropriates \$350,000 in revenue from Guilford County and \$344,693 in General Fund reserves to cover the outstanding budget needed for this project.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following General Fund revenues be amended as follows:

Fund Balance Appropriation	\$344,693
----------------------------	-----------

(B) That the following General Fund expenditures be amended as follows:

Transfer to General Capital Projects Fund	\$344,693
---	-----------

(C) That the following Catalyst project revenues be amended as follows:

Transfer from General Fund	\$344,693
Guilford County	\$350,000

(D) That the following Catalyst project expenditures be amended as follows:

Capital – Other Improvements	\$694,693
------------------------------	-----------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 7th day of March 2022

\_\_\_\_\_  
Mayor, Jay W. Wagner

ATTEST

\_\_\_\_\_  
Lisa B. Vierling,  
City Clerk



# City of High Point

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

## Master

**File Number: 2022-101**

**File ID:** 2022-101

**Type:** Ordinance

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Budget Ordinance - Pay Plan Adjustments

City Council is requested to approve a budget ordinance to appropriate \$1,215,000 in fund balance to cover the cost of the \$1,000 bonus for general fund department employees.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 9. Budget Ordinance - Pay Plan Adjustments 2022

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-101

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Pay Plan Adjustments - Budget Ordinance**

**From:** Stephen M. Hawryluk  
Budget and Performance Manager

**Meeting Date:** March 7, 2022

**Public Hearing:** No

**Advertising Date /  
Advertised By:** N/A-

**Attachments:** Budget Ordinance

**PURPOSE:**

To appropriate \$1,215,000 in fund balance to cover the cost of the \$1,000 bonus for general fund department employees.

**BACKGROUND:**

On February 7, 2022, the City Council approved several pay adjustments and strategies to help address the historic staffing challenges facing the city. These included:

- \$1,000 bonus for all current full and part-time positions
- 2.5% increase to pay ranges and 2.5% Cost of Living Adjustment (COLA) for all employees effective with the first payroll in March
- Increase any filled and future hired full-time or part-time positions to a \$15 per hour minimum
- Implement recruitment bonus program providing a \$1,000 bonus to a current employee that refers a successful candidate to a hard to fill position once milestones are met based on the established Administrative Policy.
- Revise current Police Vehicle Policy to include the ability to take vehicles home anywhere in Guilford, Randolph, Davidson, and Forsyth counties.

The total cost of these adjustments for the remainder of the current fiscal year is \$2,760,000 across all city departments and funds. The 2.5% COLA, increase to \$15 per hour minimum, and the bonus for enterprise funds (water/sewer, electric, solid waste, etc.) can be covered by utilizing existing vacancy savings realized to date. It is recommended that fund balance cover the remaining cost for the bonus for general fund departments.

The proposed amendment appropriates \$1,215,000 in fund balance to cover the cost of the \$1,000 bonus for general fund department employees.

**BUDGET IMPACT:**

The proposed amendment appropriates fund balance to cover the cost of the bonus for general fund department employees.

**RECOMMENDATION / ACTIONS REQUESTED:**

The Financial Services Department recommends and asks the City Council to approve the budget amendment.



"AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
TO APPROPRIATE FUNDS FOR PAY PLAN ADJUSTMENTS  
APPROVED BY THE CITY COUNCIL

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. On February 7, 2022, the City Council approved several pay adjustments and strategies to help address the historic staffing challenges facing the city. The total cost of these adjustments for the remainder of the current fiscal year is \$2,760,000 across all city departments and funds. The 2.5% COLA, increase to \$15 per hour minimum, and the bonus for enterprise funds (water/sewer, electric, solid waste, etc.) can be covered by utilizing existing vacancy savings realized to date. It is recommended that fund balance cover the remaining cost for the bonus for general fund department employees.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following General Fund revenues be amended as follows:

Fund Balance Appropriation	\$1,215,000
----------------------------	-------------

(B) That the following General Fund expenditures be amended as follows:

Salaries and Wages	\$1,215,000
--------------------	-------------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 7th day of March 2022

\_\_\_\_\_  
Mayor, Jay W. Wagner

ATTEST

\_\_\_\_\_  
Lisa B. Vierling,  
City Clerk



# City of High Point

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

## Master

**File Number: 2022-102**

**File ID:** 2022-102

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Resolution - General Obligation Refunding Bonds - Authorize Issuance Series 2022D

1. City Council is requested to approve the attached “A Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue”.
2. City Council is requested to introduce and adopt the attached “Bond Order Authorizing the Issuance of Not to Exceed \$20,000,000 General Obligation Refunding Bonds of the City of High Point, North Carolina”.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 10. Resolution – General Obligation Refunding Bonds – Authorize Issuance Series 2022D

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-102

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Authorize Issuance of Series 2022D General Obligation Refunding Bonds**

**From:** Bobby D. Fitzjohn, Financial Services Director

**Meeting Date:** March 7, 2022

**Public Hearing:** No

**Advertising Date :** N/A

**Advertised By:**

**Attachments:** Resolution Making Statement of Facts  
Bond Order

### **PURPOSE:**

The Financial Services Department recommends that the City Council take the first steps to authorize the issuance of up to \$20,000,000 Series 2022D General Obligation Refunding Bonds. Actions requested include making certain statements of fact concerning the proposed bond issue, introduce a preliminary order to issue bonds at a not-to-exceed amount of \$20,000,000, and establishing a public hearing as required by state law.

### **BACKGROUND:**

The proposed resolutions, prepared by the City's bond attorneys, provide staff the authorization to issue up to \$20,000,000 General Obligation Refunding Bonds. Staff will not pursue refunding bonds for any bonds that do not provide for at least 3% net present value savings. Final maturity dates will remain the same.

The LGC will consider the refunding authorization for approval at their April 5, 2022 meeting.

These are necessary legal proceedings for the issuance of General Obligation Refunding Bonds.

### **BUDGET IMPACT:**

The interest rate refunding savings will be built into the debt service budgets for the General Debt Service Fund and the Stormwater Fund in the 2022-2023 Annual Budget and successive years.

### **RECOMMENDATION / ACTIONS REQUESTED:**

1. City Council is requested to approve the attached "A Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue"
2. City Council is requested to introduce and adopt the attached "Bond Order Authorizing the Issuance of Not to Exceed \$20,000,000 General Obligation Refunding Bonds of the City of High Point, North Carolina"



EXTRACTS FROM MINUTES OF CITY COUNCIL

\* \* \*

A regular meeting of the City Council of the City of High Point, North Carolina (the “City Council”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on March 7, 2022:

Members Present:

Members Absent:

\* \* \* \* \*  
\* \* \*

Councilmember \_\_\_\_\_ introduced the following bond order by reading the title thereof:

**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$20,000,000  
GENERAL OBLIGATION REFUNDING BONDS  
OF THE CITY OF HIGH POINT, NORTH CAROLINA**

*WHEREAS*, the City of High Point, North Carolina (the “City”) has previously issued its (1) General Obligation Public Improvement Bonds, Series 2012, (2) General Obligation Refunding Bonds, Series 2012, and (3) General Obligation Refunding Bond, Series 2020 (collectively, the “Prior Bonds”);

*WHEREAS*, the City Council of the City (the “City Council”) deems it advisable to refund all or a portion of the Prior Bonds (the “Refunded Bonds”) to achieve debt service savings;

*WHEREAS*, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act, and the Secretary of the Local Government Commission has notified the City Council that the application has been accepted for submission to the Local Government Commission.

*NOW, THEREFORE, BE IT ORDERED* by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City Council deems it advisable to refund the Refunded Bonds.

Section 2. To raise the money required to pay the costs of refunding the Refunded Bonds as set forth above, General Obligation Refunding Bonds of the City (the “Refunding Bonds”) are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such Refunding Bonds authorized by this bond order shall be and not exceed \$20,000,000.

Section 3. Taxes will be levied in an amount sufficient to pay the principal and interest of the Refunding Bonds authorized by this bond order.

Section 4. A sworn statement of the City's debt has been filed with the City Clerk and is open to public inspection.

Section 5. This bond order will take effect on its adoption.

Upon motion of Councilmember \_\_\_\_\_, the foregoing order titled: "**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$20,000,000 GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**" was adopted by the Board.

*INTRODUCED, PASSED, ADOPTED AND APPROVED* this 7<sup>th</sup> day of March, 2022.

As prescribed by The Local Government Bond Act, the City Clerk is directed to publish a notice of adoption of the bond order titled, "**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$20,000,000 GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**", which was introduced and adopted at the meeting of the City Council held on March 7, 2022.

STATE OF NORTH CAROLINA            )  
  )  
CITY OF HIGH POINT                    )            ss:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the City Council as it relates to the bond order entitled “**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$20,000,000 GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**” duly introduced and adopted by the City Council of the City of High Point, North Carolina, at a meeting held on the 7th day of March, 2022 and that such proceedings are to be recorded in the minute books of said City Council.

***WITNESS*** my hand and the seal of the City of High Point, North Carolina, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Lisa B. Vierling, City Clerk  
City of High Point, North Carolina

(SEAL)

EXTRACTS FROM MINUTES OF CITY COUNCIL

\* \* \*

A regular meeting of the City Council of the City of High Point, North Carolina (the “*City Council*”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on March 7, 2022:

Members Present:

Members Absent:

\* \* \* \* \*  
\* \* \*

Councilmember \_\_\_\_\_ introduced the following resolution, a summary of which had been provided to each Councilmember, a copy of which was available with the City Clerk, and which was read by title:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED BOND ISSUE**

*WHEREAS*, the City Council of the City of High Point, North Carolina (the “*City Council*”) is considering the issuance of bonds of the City of High Point, North Carolina (the “*City*”) which shall be for \$20,000,000 of bonds to pay the costs of refunding in advance of their maturities all or a portion of the City’s (1) General Obligation Public Improvement Bonds, Series 2012, (2) General Obligation Refunding Bonds, Series 2012, and (3) General Obligation Refunding Bond, Series 2020 (collectively, the “*Refunded Bonds*”);

*WHEREAS*, the City Council must make certain findings of fact to enable the Local Government Commission of the State of North Carolina (the “*Commission*”) to make certain determinations as set forth in Section 159-52 of the General Statutes of North Carolina.

***NOW, THEREFORE, BE IT RESOLVED*** that the City Council, meeting in open session on the 7th day of March, 2022, has made the following factual findings in regard to this matter:

A. ***Facts Regarding Necessity of Proposed Financing.*** The proposed bonds are necessary and expedient to lower the City’s debt service costs related to projects refinanced with the Refunded Bonds. The proposed bonds do not extend the final maturity of the Refunded Bonds.

B. ***Facts Supporting the Amount of Bonds Proposed.*** The sums estimated for these bonds are adequate and not excessive for the proposed purpose.

C. ***Past Debt Management Policies.*** The City’s debt management procedures and policies are good and have been carried out in compliance with law. The City employs a Financial Services Director to oversee compliance with applicable laws relating to debt management. The City Council requires annual audits of City finances. In connection with these audits, compliance with laws is reviewed. The City is not



in default in any of its debt service obligations. The City Attorney reviews all debt-related documents for compliance with laws.

D. **Past Budgetary and Fiscal Management Policies.** The City's budgetary and fiscal management policies have been carried out in compliance with laws. Annual budgets are closely reviewed by the City Council before final approval of budget ordinances. Budget amendments changing a function total or between functions are presented to the City Council at regular City Council meetings. The Financial Services Director presents financial information to the City Council which shows budget to actual comparisons annually and otherwise as the City Manager deems necessary or as a member of the City Council may request.

E. **Retirement of Debt.** The schedule for issuing the bonds does not require a property tax increase. The schedule for issuance calls for issuing all of the bonds in Fiscal Year 2022, but issuance may be delayed until such time as the City determines that the market is more favorable for the issuance of the bonds.

F. **Marketing of Bonds.** The proposed bonds can be marketed at reasonable rates of interest.

G. **Financing Team.** The City Manager and the Financial Services Director, with advice from the City Attorney, are hereby authorized and directed to retain Parker Poe Adams & Bernstein LLP, as bond counsel, and Davenport & Company, LLC, as financial advisor, and such action is hereby ratified. The City Manager and the Financial Services Director are authorized to retain and approve the services of other professionals that they deem necessary related to the issuance of the bonds. The filing of an application by the Financial Services Director with the Commission for its approval of the proposed bonds is hereby ratified and confirmed.

*PASSED, ADOPTED AND APPROVED* this 7th day of March, 2022.

STATE OF NORTH CAROLINA            )  
  )  
CITY OF HIGH POINT                    )        ss:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the City Council as it relates to a resolution entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED BOND ISSUE**” duly adopted by the City Council of the City of High Point, North Carolina, at a meeting held on the 7th day of March, 2022 and that such proceedings are to be recorded in the minute books of said City Council.

***WITNESS*** my hand and the seal of the City of High Point, North Carolina, this the \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Lisa B. Vierling, City Clerk  
City of High Point, North Carolina

(SEAL)



# City of High Point

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

## Master

**File Number: 2022-103**

**File ID:** 2022-103

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Resolution - Revenue Bonds - Application To The Local Government Commission For Approval Of Combined Enterprise System Revenue Bonds

City Council is requested to approve the attached “Resolution Of The City Council Of The City Of High Point, North Carolina, Directing The Application To The Local Government Commission For Approval Of Combined Enterprise System Revenue Bonds, Requesting Local Government Commission Approval And Certain Related Matters.”

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 11. Resolution – Revenue Bonds - Application To The Local Government Commission For Approval Of Combined Enterprise System Revenue Bonds

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-103

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Authorize Issuance of Series 2022 Combined Enterprise System Revenue Bonds

**From:** Bobby D. Fitzjohn, Financial Services Director      **Meeting Date:** March 7, 2022

**Public Hearing:** No      **Advertising Date** N/A  
**Advertised By:**

**Attachments:** Initial Resolution-High Point 2022 Revenue Bonds

---

### **PURPOSE:**

To authorize the issuance and sale of up to \$40 million Combined Enterprise System (water and sewer) Revenue Bonds in 2022 to fund water and sewer projects approved by City Council and that have recently been completed or are currently under contract. The bonds will be issued subject to City Council authorizing application to the Local Government Commission to issue the bonds and their approval thereof.

### **BACKGROUND:**

The proposed financing provides up to \$40 million for water and sewer projects including the Richland Creek sewer outfall replacement, the Registers Creek lift station expansion, the Riverdale Sewer lift station west force main, and replacing Eastside WWTP's UV disinfection system. Most of the identified projects are under contract, and design is underway on the UV disinfection system.

These are necessary legal proceedings for the issuance of revenue bonds.

### **BUDGET IMPACT:**

The debt service on these bonds will be paid from Water and Sewer revenues.

### **RECOMMENDATION / ACTIONS REQUESTED:**

City Council is requested to approve the attached "Resolution Of The City Council Of The City Of High Point, North Carolina, Directing The Application To The Local Government Commission For Approval Of Combined Enterprise System Revenue Bonds, Requesting Local Government Commission Approval And Certain Related Matters."



EXTRACTS FROM MINUTES OF CITY COUNCIL

\* \* \*

A regular meeting of the City Council of the City of High Point, North Carolina (the “*City Council*”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on March 7, 2022:

Members Present:

Members Absent:

\* \* \* \* \*  
\* \* \*

Councilmember \_\_\_\_\_ introduced the following resolution, a summary of which had been provided to each Councilmember, a copy of which was available with the City Clerk, and which was read by title:

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA, DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF COMBINED ENTERPRISE SYSTEM REVENUE BONDS, REQUESTING LOCAL GOVERNMENT COMMISSION APPROVAL AND CERTAIN RELATED MATTERS**

*WHEREAS*, the City of High Point, North Carolina (the “*City*”) currently operates a water system and sanitary sewer system, both of which provide service to the residents of the City and its environs;

*WHEREAS*, pursuant to a Trust Agreement dated as of November 1, 2004, as supplemented and amended (the “*Trust Agreement*”), between the City of High Point, North Carolina and Wachovia Bank, National Association, the current successor to which is U.S. Bank Trust Company, National Association, as trustee (the “*Trustee*”), the City created a combined enterprise system (the “*Combined Enterprise System*”), consisting of the City’s water system and sanitary sewer system, and the Trust Agreement provides for the issuance of revenue bonds thereunder secured by the net receipts of the Combined Enterprise System as set forth therein, to, finance improvements to the Combined Enterprise System and to refund all or a portion of any bonds issued under the Trust Agreement;

*WHEREAS*, in order to better serve and provide for the future needs of the residents of the City and its environs, the City has determined to acquire, construct and equip various improvements to the City’s water and sanitary sewer systems, including, without limitation, (1) Richland Creek sewer outfall lines replacement, (2) Register’s Creek lift station expansion, (3) Riverdale sewer lift station force main and (4) a UV disinfection system replacement (collectively, the “*2022 Project*”);

*WHEREAS*, the City Council (the “*City Council*”) of the City wants to commence the process for the issuance of not to exceed \$40,000,000 City of High Point, North Carolina Combined Enterprise System Revenue Bonds, Series 2022 (or other appropriate designation) (the “*2022 Bonds*”) for the purpose of providing funds, together with any other available funds, to (1) pay or reimburse the costs of the 2022 Project, (2) pay a portion of the interest on the 2022 Bonds during construction of the 2022 Project, (3) fund any necessary debt service reserve fund for the 2022 Bonds and (4) pay the fees and expenses incurred in connection with the sale and issuance the 2022 Bonds;

*WHEREAS*, with respect to the proposed financing, the City Council wishes to approve and ratify the retention of (1) Parker Poe Adams & Bernstein LLP, as bond counsel; (2) Wells Fargo Bank, National Association and Loop Capital, as underwriters of the 2022 Bonds (the “*Underwriters*”), (3) Holland & Knight LLP, as underwriters’ counsel, (4) Davenport & Company LLC, as financial advisor; (5) U.S. Bank Trust Company, National Association, as trustee, and (6) Willdan Financial Services, as feasibility consultant (collectively, the “*Financing Team*”);

*WHEREAS*, the City Council wants to approve and ratify the filing by the Financial Services Director of the City with the Local Government Commission of North Carolina (the “*Commission*”) of an application for its approval of the Bonds on a form prescribed by the Commission, and (1) request in such application that the Commission approve (A) the negotiation of the sale of the 2022 Bonds to the Underwriters and (B) the City’s use of the Financing Team and (2) state in such application such facts and to attach thereto such exhibits in regard to the 2022 Bonds and to the City and its financial condition as may be required by the Commission, and to take all other action necessary to the issuance of the 2022 Bonds;

*NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA, AS FOLLOWS:*

*Section 1.* That the 2022 Bonds are to be issued by the City for the purpose of providing funds, together with other available funds of the City, to (1) finance the 2022 Project, (2) pay a portion of the interest on the 2022 Bonds during construction of the 2022 Project, (3) fund any necessary debt service reserve fund for the 2022 Bonds and (4) pay the fees and expenses incurred in connection with the sale and issuance the 2022 Bonds. The 2022 Project is necessary to secure adequate and reliable water and sewer service and to promote the present and future welfare of the residents of the City and its environs.

*Section 2.* That the Financing Team is hereby retained and approved and the Financial Services Director of the City is hereby authorized and directed to retain other professionals that may be necessary to carry out the intentions of the City Council as set forth in this Resolution.

*Section 3.* That the filing of an application by the Financial Services Director of the City, or his designee, with the Commission for its approval of the issuance of the Bonds is hereby ratified and approved.

*Section 4.* That the City Council finds and determines, and asks the Commission to find and determine, from the City’s application and supporting documentation the following:

- (a) that the issuance of the 2022 Bonds is necessary or expedient;
- (b) that the not to exceed stated principal amount of the 2022 Bonds will be adequate but is not excessive, when added to other moneys available to the Combined Enterprise System, to finance the 2022 Project;

- (c) that the proposed 2022 Project is feasible;
- (d) that the City's debt management procedure and policies are good; and
- (e) that the 2022 Bonds can be marketed at a reasonable interest cost to the City.

*Section 5.* That the City Council requests that the Commission sell the 2022 Bonds at a private sale without advertisement through negotiation with the Underwriters.

*Section 6.* That the Mayor, the City Manager, the Financial Services Director and the City Clerk, and their respective designees, individually or collectively, are each hereby authorized to do any and all other things necessary to consummate the transaction related to the 2022 Bonds as set forth in this Resolution.

*Section 7.* This Resolution shall be in full force and effective from and after the date of its adoption.

*PASSED, ADOPTED AND APPROVED* this 7th day of March, 2022.

STATE OF NORTH CAROLINA            )  
  )  
CITY OF HIGH POINT                    )            ss:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the City Council as it relates to a resolution entitled “**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA, DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF COMBINED ENTERPRISE SYSTEM REVENUE BONDS, REQUESTING LOCAL GOVERNMENT COMMISSION APPROVAL AND CERTAIN RELATED MATTERS**” duly adopted by the City Council of the City of High Point, North Carolina, at a meeting held on the 7th day of March, 2022 and that such proceedings are to be recorded in the minute books of said City Council.

***WITNESS*** my hand and the seal of the City of High Point, North Carolina, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Lisa B. Vierling, City Clerk  
City of High Point, North Carolina

(SEAL)





# City of High Point

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

## Master

**File Number: 2022-104**

**File ID:** 2022-104

**Type:** Miscellaneous Item

**Status:** Public Hearing

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Public Hearing - Bond Order - General Obligation Parks & Recreation Bonds - Authorize Issuance Series 2022A

1. City Council is requested to hold a public hearing on March 7, 2022 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.
2. City Council is requested to adopt the previously introduced "Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina"

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 12. Bond Order – General Obligation Parks & Recreation Bonds – Authorize Issuance Series 2022A

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-104

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Bond Order Authorizing \$5,300,000 General Obligation Parks and Recreation Bonds**

**From:** Bobby D. Fitzjohn, Financial Services Director

**Meeting Date:** March 7, 2022

**Public Hearing:** Yes

**Advertising Date :** February 24, 2022

**Advertised By:** City Clerk

**Attachments:** Bond Order

### **PURPOSE:**

The Financial Services Department recommends that the City Council take the first steps to authorize the issuance of up to \$5,300,000 Series 2022A General Obligation Parks and Recreation Bonds.

### **BACKGROUND:**

In June 2021, City Council approved the GMP for the City Lake Park renovation. The financing plan proposed at the time includes issuance of GO bonds from the 2019 referendum as well as two-thirds bonds and an interfund loan. The proposed bond order, prepared by the City's bond attorneys, provide staff the authorization to issue up to \$5,300,000 two-thirds General Obligation bonds.

The LGC will consider the refunding authorization for approval at their April 5, 2022 meeting.

These are necessary legal proceedings for the issuance of two-thirds General Obligation bonds.

### **BUDGET IMPACT:**

Repayment of the proposed bonds will be included in the General Debt Service Fund budget beginning in FY2022-2023.

### **RECOMMENDATION / ACTIONS REQUESTED:**

1. City Council is requested to hold a public hearing on March 7, 2022 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.
2. City Council is requested to adopt the previously introduced "Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina"

**Notice of Public Hearing  
Bond Order Authorizing the  
Issuance of Not to Exceed  
\$5,300,000  
General Obligation Parks and  
Recreation Bonds  
of the City of High Point,  
North Carolina**

WHEREAS, the City Council of the City of High Point, North Carolina (the "City") deems it advisable to provide parks and recreation facilities located in the City, including, without limitation, the City Lake Park project; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act, and the Secretary of the Local Government Commission has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City Council of the City has ascertained and hereby determines that it is necessary to provide for parks and recreation facilities located in the City, including, without limitation, the City Lake Park project.

Section 2. To raise the money required for the purposes described above, in addition to funds which may be available for such purpose from any other source, bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such bonds authorized by this bond order shall be and not exceed \$5,300,000.

Section 3. Taxes will be levied in an amount sufficient to pay the principal and interest of the bonds authorized by this bond order.

Section 4. A sworn statement of the City's debt has been filed with the City Clerk and is open to public inspection.

Section 5. No debt shall be contracted during any fiscal year by the issuance of bonds pursuant to this bond order if the amount of such debt and if all other debt contracted during such fiscal year shall exceed two-thirds (2/3rds) of the amount by which the outstanding indebtedness of the City shall have been reduced during the next preceding fiscal year, unless the incurring of such debt shall be submitted to a vote of the people of the City and shall be approved by a majority of those who vote thereon.

Section 6. This bond order will take effect thirty (30) days after its publication following adoption, unless it is petitioned to a vote of the people within thirty (30) days after its publication as introduced, as provided in N.C.G.S. Section 159-60, and in that event the order will take effect when approved by the voters of the City.

The foregoing bond order has been introduced and a sworn statement of debt has been filed under the Local Government Bond Act showing the appraised value of the City of High Point, North Carolina to be \$10,281,161,755 and the net debt thereof, including the proposed bonds, to be \$170,586,237. The finance officer of the City has filed a statement estimating that the total amount of interest that will be paid on the bonds over the expected term of the bonds, if issued, is \$1,980,301. The estimate is preliminary, is for general informational purposes only, and may differ from the actual interest paid on the bonds. A tax will be levied to pay the principal and interest on the bonds if they are issued. Anyone who wishes to be heard on the questions of the validity of the bond order and the advisability of issuing the bonds may appear at a public hearing or an adjournment thereof to be held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, at 5:30 p.m., or as soon thereafter as practicable, on the 7th day of March, 2022.

/s/ Lisa B. Vierling  
City Clerk  
City of High Point,  
North Carolina

**133**

**Feb. 24, 2022**



# City of High Point

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

## Master

**File Number: 2022-105**

**File ID:** 2022-105

**Type:** Miscellaneous Item

**Status:** Public Hearing

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Public Hearing - Cone Health Allergy & Asthma - EDC Performance Based Incentives

City Council is requested to authorize performance-based incentives for the project at 400 North Elm Street in the amount of \$75,000 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 13. Public Hearing – Cone Health Allergy & Asthma – EDC Performance Based Incentives

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-105



# CITY OF HIGH POINT AGENDA ITEM



**Title:** Public hearing for Cone Health Allergy and Asthma

**From:** Sandy Dunbeck, Director  
High Point Economic Development

**Meeting Date:** March 7, 2022

**Public hearing:** Yes

**Attachments:** Legal Notice

**Advertising Date:** February 25, 2022

**Advertised by:** High Point Economic Dev

---

## **PURPOSE:**

The High Point City Council is asked to consider a request from Cone Health Allergy and Asthma, to authorize performance-based building upfit incentives for a project at 400 North Elm Street in the amount of \$75,000.

## **PROJECT & BACKGROUND:**

Cone Health Allergy and Asthma is a current High Point business focused on the health care industry. The company is currently located at 100 Westwood Avenue and would relocate to the vacant 400 North Elm Street Building. Cone Health Allergy and Asthma provides services to patients in High Point and across the greater Triad area, many of whom are on Medicare or Medicaid.

The company is considering the lease of 6,460 sq' at 400 North Elm Street in downtown High Point and will invest \$315,000 in building upfits within the first year.

## **BUDGET IMPACT:**

The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

## **RECOMMENDATION / ACTION REQUESTED:**

The High Point Economic Development staff recommends that City Council  
Authorize performance-based incentives for the project in the amount of \$75,000 and  
Authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, March 7, 2022, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for local incentives. A company proposes to locate and expand at 400 N. Elm St. in High Point, NC and invest or cause to be invested \$315,000 in building improvements and upfits. The High Point City Council will consider building upfit incentives of up to \$75,000 for the project. The High Point source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's investments in real and personal property – pursuant to an incentive performance agreement containing benchmarks and a schedule for the payment of such financial assistance. For further information, please call **136** 336-883-3116.

**Feb. 25, 2022**



# City of High Point

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

## Master

**File Number: 2022-106**

**File ID:** 2022-106

**Type:** Miscellaneous Item

**Status:** Public Hearing

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Public Hearing - DNA Beverage dba Nomad Wine Works - EDC Performance Based Incentives

City Council is requested to authorize performance-based incentives for the project of up to \$102,518 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve; and a schedule for the repayment of such financial incentives.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 14. Public Hearing – DNA Beverage dba Nomad Wine Works – EDC Performance Based Incentives

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-106

# CITY OF HIGH POINT AGENDA ITEM



**Title: Public hearing for DNA Beverage dba Nomad Wine Works**

**From:** Sandy Dunbeck, Director  
High Point Economic Development

**Meeting Date:** March 7, 2022

**Public hearing:** Yes

**Attachments:** Legal Notice

**Advertising Date:** February 25, 2022

**Advertised by:** High Point Economic Dev

---

## **PURPOSE:**

The High Point City Council is asked to consider a request from DNA Beverage dba Nomad Wine Works to authorize performance based incentives in an amount of up to \$102,518.

## **PROJECT & BACKGROUND:**

Nomad Wine Works is interested in having an urban micro winery location in downtown High Point. The proposed incentives are based upon the City of High Point's Targeted Downtown policy. Nomad Wine Works is considering a potential lease of 4900 sq' at the 432 N Wrenn Street building in downtown High Point. The rent assistance incentive is 45%, 35%, 25% and 15% of base rent over a four year period or \$102,518.

## **BUDGET IMPACT:**

The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

## **RECOMMENDATION / ACTION REQUESTED:**

The High Point Economic Development staff recommends that City Council:

Authorize performance-based incentives for the project of up to \$102,518.

Authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve; and a schedule for the repayment of such financial incentives.



Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, March 7, 2022, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request from a company considering locating at 432 N. Wrenn St. in High Point, NC. The company proposes leasing and activating 4,900 sq' of space. The High Point City Council will consider authorizing incentives of 45%, 35%, 25% and 15% respectively in years 1-4 of the client's lease of space. These incentives could be up to \$102,518. The source of local funding would be the High Point Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's lease and activation of space in the downtown municipal service district – pursuant to an incentive performance agreement containing benchmarks and a schedule for the payment of such financial assistance. For further information, **139** call 336-883-3116.

**Feb. 25, 2022**



# City of High Point

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

## Master

**File Number: 2022-107**

**File ID:** 2022-107

**Type:** Ordinance

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Ordinance - Demolition of Dwelling - 512 Denny Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 512 Denny Street belonging to Felix and Kenia Martinez-Puente.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 512 Denny Council Packet

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-107

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 512 Denny St.

**From:** Thanena S. Wilson, Interim Director  
Community Development & Housing

**Meeting Date:** 3/7/2022

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

---

### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 512 Denny St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/13/2020. No action occurred by the compliance date of 12/14/2020. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

### **PENDING ACTION:**

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

512 Denny St.

**OWNER:**

Felix and Kenia Martinez-Puente

**REASON FOR  
INSPECTION:**

Received complaint from citizen

**FIRST  
INSPECTION:  
10/27/2020**

Summary of Major Violations

1. Repair or replace roof and roof covering
2. Repair or replace outside band, rotten
3. Repair or replace falling wall & ceiling material throughout
4. Repair or replace rotten ceiling & floor joists
5. Repair or replace required plumbing fixtures

**HEARING  
RESULTS:  
11/10/2020**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:  
11/13/2020**

Order to Repair or Demolish  
Date of Compliance 12/14/2020

**APPEALS:**

None

**OWNER  
ACTIONS:**

Permit RC-20-0835 issued 11/9/2020

**ADDITIONAL:**

The inspector spoke to the owner on 10/15/21. He advised the inspector that money is tight, and he was getting material when he can. He said he was going to get started on the work in about two weeks and start getting his trades inspections. The inspector had advised him he needed to get the work started because it could still go to council to request a Demolition Ordinance.



ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

512 Denny St.

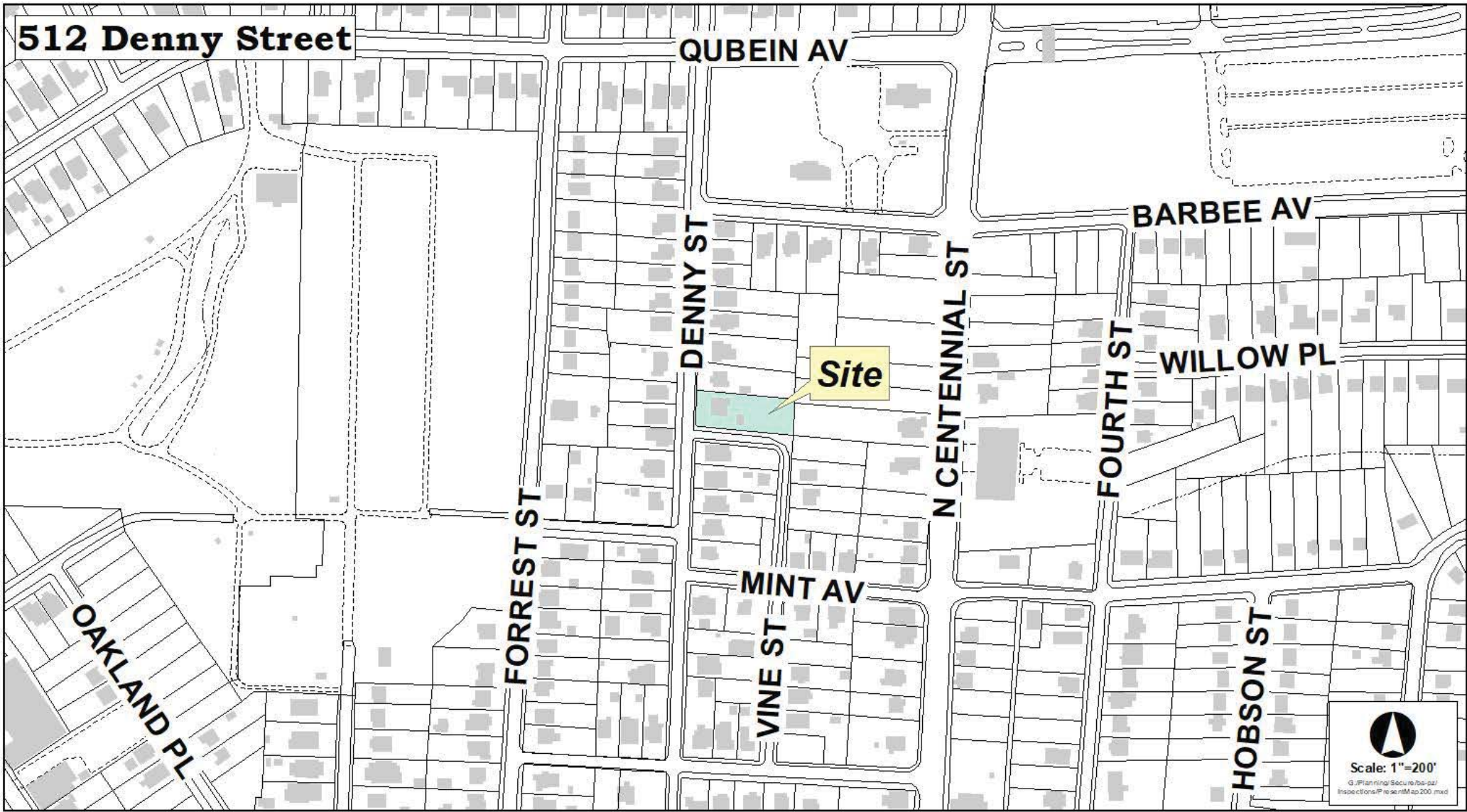
Felix & Kenia Martinez-Puente  
500 Denny Rd.  
High Point, NC 27262

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,  
This the 7th day of March, 2022

Lisa B. Vierling, City Clerk







TRES

















# City of High Point

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

## Master

**File Number: 2022-18**

**File ID:** 2022-18

**Type:** Zoning Map Amendment

**Status:** Pending in Committee

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 01/12/2022

**File Name:**

**Final Action:**

**Title:** Covelli Enterprise-Zoning Map Amendment 21-31

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Staff Report ZA-21-31

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/18/2022	continued				Pass
	<b>Notes:</b> Herb Shannon, Senior Planner with the Planning and Development Department, shared that this is a request for rezoning the parcel at the northwest corner of Eastchester Drive and Penny Road. He reported that the applicant contacted staff this morning and has requested a continuance to the February 7, 2022 meeting due to the fact that their local representative is in COVID quarantine. He advised there were some concerns and objections with this request from the abutting property owner to the rear (Kick Back Jack). Staff has contacted the property owner and noted there was a request for a continuance and they voiced no objections as it would allow additional time to work with Panera to see if they could work out their concerns.						
1	City Council	02/07/2022	continued				Pass

Notes: Note: The public hearing for this matter was initially held on January 18, 2022 and was continued at that time to Monday, February 7, 2022 at 5:30 p.m.

Herb Shannon, Senior Planner with the High Point Planning Department, advised this is a request to rezone a 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road (the location of the Panera Bread restaurant). This parcel was developed with a minor restaurant (a sit-down restaurant). The applicant desires to renovate this facility and convert it to a major restaurant (a restaurant with a drive-thru).

When this site was granted its current Conditional Use General Business zoning in 1998, this was one of the first commercial uses in this area, everything else remains rural farm lands. At that time, the Land Use Plan designated this area for office use. The Land Use Plan was also being updated at that time and the Eastchester Corridor was being established and there were many concerns from Council having a strip development along the Eastchester Corridor. There were specific nodes of commercial developments approved and this was one of the first nodes at the intersection of Eastchester Drive, Penny Road, and Skeet Club Road that a Conditional Use General Business zone was granted. The applicant has submitted this application to update this to a Conditional Zoning General Business District to update the conditions.

The application offered to remove the prohibition against drive-thru restaurants, but all other relevant conditions from 1998 that are not currently governed by the Development Ordinance are being carried forward. The primary change is to expand the commercial use to include that higher intensity commercial use. Over the proceeding years, the Shoppes at Deep River and the Paladium commercial plaza developed as a result of annexation and plan amendments that were approved. This created a situation with industrial developments from the north at Piedmont Centre extending southward and the area was left with this 13 acres at this intersection bounded by the east and south with commercial zoning and lands to the north and west were industrial.

In 2015, a proposal was brought forward for additional development and staff brought forward a plan amendment to update the Land Use Plan for this area and the office designation was changed to commercial. This allowed for expansion of the commercial node which has been looked at by staff through various plan amendments. The corner was changed in 2015 from Office to Community Regional Commercial to support higher density development. At that time, the abutting site, Kickback Jack's to the west of the site and Andy's Custard to the north was rezoned to Conditional Zoning General business specifically to support higher intensity commercial development including a major restaurant (with a drive-thru).

Key policies or observations from staff regarding this request are:



**Compatibility with the surrounding area.** Adjacent parcels are zoned to support and develop with higher intensity commercial uses. There are two abutting parcels to the north and parcels on the opposite side of Eastchester that allow higher intensity commercial uses, including a major restaurant.

**Changes in the Land Use Policy for this area.** Staff specifically evaluated this in 2015 and presented it to Council. The City Council changed the Land Use Policy for this area to support higher intensity commercial development. For that reason, the Planning and Development Department is recommending approval of this request to rezone this 0.9-acre parcel to a Conditional Zoning General Business District. This request was also reviewed by the Planning and Zoning Commission at their December public hearing and the Commission recommended approval stating that the request is consistent with adopted policy guidance because, as conditioned, the requested Conditional Zoning General Business District will align with adopted policy guidance documents established for this portion of the city's planning area. The Commission also determined that the request is reasonable and in the public interest citing similarity with previous zoning approvals granted in this area.

Following the presentation of the staff report, Mr. Shannon entertained any questions from Council.

Council Member Holmes asked if the three restaurants have been able to come up with any agreements regarding the shared drive. Mr. noted the representatives were present in the audience and they could expound on that. The key point that staff has noted to the various parties is that staff is focusing on this request to determine whether or not it is consistent with the Land Use policies that the City Council has established for this area and made the determination that it is consistent with the Land Use policies, so staff is recommending approval.

He explained that any private agreements are a separate issue to be addressed by the property owners and noted if this request is approved, the applicant would be required to submit plans for review by the Technical Review Committee. As long as the minimum requirements of the Development Ordinance are met, the request will be approved. He noted the key issue for Council's consideration is whether or not this is an appropriate location for a Conditional Zoning General Business District with the conditions offered by the applicant (mainly to allow a restaurant with a drive-thru).

Mayor Wagner asked if there were any additional questions/comments from Council. Hearing and seeing none, he noted the public hearing remains open and invited those who signed in to speak on this item.

Jennifer Fountain, an attorney in Greensboro representing T & J High Point, the owner of Kickback Jack's, reported that Mr. Tom Mincher, who is a member of T

& J High Point could not be present tonight due to contracting COVID and was requesting a continuance. She relayed that he has been engaging in very frequent dialogue with the applicant in an effort to come up with a solution. She noted the reason for this is the property shares a shared access drive that is located between Kickback Jack's and the Panera on the corner and also feeds into the Andy's in the rear.

She expressed concerns about the possibility of stacking and whether or not the drive-thru would be able to accommodate the stacking of the vehicles on its own site. She noted that no traffic study was conducted, although it was not required by the Development Ordinance, and expressed safety issue concerns of blocking the drive which could cause stacking into Penny Road which would prohibit patrons from coming in to access the other two businesses that are a part of the IMUD integrated development.

She informed Council that an agreement was reached on January 26th, but there has been some delay in getting it drafted by the applicant's attorney. She felt making a decision tonight would prove to be premature before the parties could come to an agreement about how to handle these potential issues. She requested another continuance to allow them to get the agreement nailed down and signed.

Council Member Holmes asked for confirmation that they are close to an agreement in spirit. Ms. Fountain replied in the affirmative and noted the agreement is actually on paper. She noted it was her understanding that the owner of the Andy's parcel has also seen the agreement and is in agreement, but it has not been presented for review by the applicant's landlord which will require additional time.

Mayor Wagner asked Ms. Fountain about the additional time needed and if a two-week continuance would help. Ms. Fountain felt two weeks would be sufficient.

Mayor Wagner then recognized Amy Dukat, who also signed up to speak on this matter.

Amy Dukat, representing Panera's, expressed agreement with everything said and confirmed that they do have a principle agreement on paper. She noted that while they have no problem with what has been agreed to, they have not spoken to the landlord about the agreement, so there is no guarantee that the landlord would agree and felt it could cause delay after delay. Regarding the stacking concerns, she pointed out there are never more than six cars which would only involve the distance of half of the building and felt it would not impact the driveway whatsoever. She advised that she was not aware that Andy's has agreed to the agreement and it was uncertain as whether or not the landlord would agree because they would have to abide by the agreement for any future

tenants.

Council Member Moore stated that Council would rather these types of things be worked out amongst good neighbors and asked Ms. Dukat if the two weeks would be acceptable. Ms. Dukat stated she had no problems with continuing for two more weeks, but reiterated her concerns that it might be delayed and delayed.

Mayor Wagner asked if there was anyone else in the audience desiring to speak. Hearing and seeing none, he proceeded with the following motion.

1 City Council

02/21/2022 continued

Pass

---

**Text of Legislative File 2022-18**

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 21-31  
(Covelli Enterprise)

**From:** Chris Andrews,  
Interim Planning and Development Director

**Meeting Date:** January 18, 2022

**Public Hearing:** Yes

**Advertising Date:** January 5, 2022, and  
January 12, 2022

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

---

### PURPOSE:

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

### BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 14, 2021 public hearing. All members of the Commission were present except for Ms. Angela McGill, Mr. Alex Moore and Ms. Joan Swift. Mr. Herbert Shannon, Senior Planner, presented the case and noted that the applicant intends to renovate an existing restaurant to include a drive-through window, which would change it to a major restaurant use type. In conclusion, Mr. Shannon stated that staff recommends approval of the request as outlined in the staff report.

### Speaking on the request:

There were no public comments regarding the request.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to **approve** the following statement:

That Zoning Map Amendment 21-31 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-GB District will align with adopted policy guidance documents established for this portion of the City's planning area. Furthermore, the request is reasonable and



in the public interest because the requested CZ-GB District is similar to the previous conditional zoning approvals granted in this area.

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-21-31  
December 14, 2021**

<b>Request</b>	
<b>Applicant:</b> Covelli Enterprise	<b>Owner:</b> Southern Community Bank & Trust
<b>Zoning Proposal:</b> To rezone an approximate 0.9-acre parcel	<b>From: CU-GB</b> Conditional Use General Business District
	<b>To: CZ-GB</b> Conditional Zoning General District

<b>Site Information</b>	
<b>Location:</b>	The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 207389
<b>Site Acreage:</b>	Approximately 0.9 acres
<b>Current Land Use:</b>	The site is developed with a 4,800+ square-foot minor restaurant.
<b>Physical Characteristics:</b>	The property is fully developed and has no noteworthy physical features.
<b>Water and Sewer Proximity:</b>	12-inch and 16-inch City water lines lie adjacent to the site along Penny Road and Eastchester Drive, respectively. An 8-inch City sewer line lies adjacent to the site along Penny Road.
<b>General Drainage and Watershed:</b>	The site drains in a general westerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4 Eastchester Gateway Corridor Overlay District

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	CZ-GB	Conditional Zoning General Business District	Major restaurant
<b>South:</b>	CU-OI	Conditional Use Office Institutional District	Office complex
<b>East:</b>	CU-RC	Conditional Use Retail Center District	Shopping center development
<b>West:</b>	CZ-GB	Conditional Zoning General Business District	Minor restaurant

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
<b>Land Use Plan Map Classification:</b>	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

<b>Land Use Plan Goal, Objective &amp; Policies:</b>	This request is neither in conflict with the Land Use Plan’s goals and objectives nor does it promote those goals and objectives.
<b>Relevant Area Plan:</b>	<u>Eastchester Drive Corridor Plan - Phase III</u> The site is located within Phase III of this Corridor Plan adopted in 1994, which recommends limiting direct access to NC 68, maintaining aesthetics through appearance guidelines, and clustering new commercial development around major intersections.
<b>Zoning History:</b>	The zoning site and abutting parcels at this northwestern corner of Eastchester Drive and Penny Road were annexed and granted office and limited intensity commercial zoning approvals in the late 1990s. In the mid-2000s, land use policy changed for this area with the zoning approval and development of the Shoppes at Deep River commercial shopping center along the opposite side of the Eastchester Drive. That zoning approval supported the establishment of more intensive commercial uses at this intersection and resulted in lands adjacent to the zoning site being rezoned in 2015 (ZA-15-14 and ZA-15-15) to an updated CZ-GB District that allowed more intensive commercial uses.

<b>Transportation Information</b>				
<b>Adjacent Streets:</b>	<b>Name</b>		<b>Classification</b>	<b>Approx. Frontage</b>
	Eastchester Drive		Major Thoroughfare	150 ft.
	Penny Road		Minor Thoroughfare	240 ft.
<b>Vehicular Access:</b>	Via an existing driveway access from Penny Road.			
<b>Traffic Counts:</b> <i>(Average Daily Trips)</i>	Eastchester Drive		32,000 AADT (2019 NCDOT traffic count)	
	Penny Road		10,000 AADT (2019 NCDOT traffic count)	
<b>Estimated Trip Generation:</b>	Not applicable			
<b>Traffic Impact Analysis (TIA):</b>	<b>Required</b>		<b>TIA Comments</b>	
	<u>Yes</u>	<u>No</u> <b>X</b>	Not applicable	
<b>Conditions:</b>	a) The property shall have one (1) point of vehicular access to Penny Road. The access point shall be located a minimum of (200) feet from the western limits of the Eastchester Drive right-of-way and be designed to provide for shared access point for current and future adjoining development/parcels. b) Internal access to the abutting properties shall be provided by means of private street(s), drive(s) or easement(s). c) No vehicular access shall be allowed to Eastchester Drive.			

<b>School District Comment</b>
Not applicable to this zoning case.

<b>Details of Proposal</b>
----------------------------

The zoning site is currently developed with a minor restaurant use type, the applicant desires to renovate this facility and change it to a major restaurant (restaurant with drive through window). When the site was granted its current CU-GB District zoning in 1998, only office and limited intensity commercial uses were permitted, and the major restaurant use type was specifically prohibited. This application proposes rezoning from the CU-GB District to an updated CZ-GB

District. The applicant has submitted a corresponding conditional zoning ordinance that removes the prohibition against a major restaurant use and carries forward all other relevant zoning conditions.

### **Staff Analysis**

This area was designated as Office in the 1992 Land Use Plan, which was carried forward in the 2000 update of the Land Use Plan and the adoption of Phase III of the Eastchester Corridor Plan. These plans established commercial nodes at key intersections to prevent the negative impact of unplanned strip-commercial development along this corridor. One of these commercial nodes was at the intersection of Eastchester Drive/Skeet Club Road/W. Wendover Avenue. In the early to mid-2000s, this commercial node was expanded with the annexation and development of the Shoppes at Deep River and the Palladium shopping centers. During this same time-period industrial development spurred by Piedmont Center, expanded southward towards the intersection of Penny Road and Eastchester Drive culminating with the approval and development of the Premier Center business/industrial park to the north of the zoning site in the mid-2000s. The results of the development of this area over the past 25 years has been that the area, initially established as office, has become surrounded by commercial uses to the east and south, and by an industrial/business park to the north and west.

In 2015 the land use policy for the 13 acres at the northwestern corner of Eastchester Drive and Penny Road, which includes the zoning site, was amended from Office and Restricted Industrial to Community/Regional Commercial. That policy change resulted in parcels abutting the zoning site to the north and east being rezoned in 2015 to an updated CZ-GB District, and the allowance of the major restaurant use type at this intersection.

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

#### **Consistency with Adopted Policy Guidance**

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**As conditioned, the requested CZ-GB District will align with adopted policy guidance documents established for this portion of the City's Planning Area.**

#### **Reasonableness/Public Interest:**

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

**The requested CZ-GB District is similar to previous conditional zoning approvals granted in this area.**



**Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

Adjacent parcels are zoned to support and have developed with higher intensity commercial uses, including the major restaurant use type. As conditioned, the requested CZ-GB District will allow the same or similar commercial uses as developed on adjacent lands.

**Mitigation of Impacts**

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

<b>Mitigation #1</b>	<p><b>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</b></p> <p>To mitigate impact of the requested commercial zoning district, the applicant has submitted conditions that prohibits a few of the highest intensity GB District uses. This list of prohibited uses is similar to what previous City Councils have historically adopted (since 2015) for commercial uses along this segment of the Eastchester Gateway Corridor Overlay District in previous zoning cases.</p>
<b>Mitigation #2</b>	<p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b></p> <p>The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>
<b>Mitigation #3</b>	<p><b>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</b></p> <p>The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>
<b>Mitigation #4</b>	<p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>This portion of the City's Planning Area has seen a steady growth of non-residential uses consisting of office, commercial and industrial uses. The rezoning of the site from a CU-GB District to an updated CZ-GB District will not negatively impact the values of adjacent property owners.</p>

**Supportive Changes in the Area**

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

When this area was annexed in 1998, it sat at the edge of a rural area consisting of farms and single-family dwellings on large lots and the Land Use Map at that time designated the area as Office. The results of land use policy changes and development of this area over the past 25 years has been that the initially established office area has changed to a commercial/industrial area. Thus, the requested CZ-GB District would be in line with the development pattern that has been established in this area over the past two decades.

**Promotes a Preferred Development Pattern**

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

The larger overall area surrounding this intersection is denoted on the Land Use Plan as being intended for commercial uses to the east and south and industrial uses to the north and west. Additionally, the abutting property (Andy's Custard) was previously rezoned to allow for a major restaurant use type. As conditioned, the request to rezone to a CZ-GB District is consistent with the development pattern that has emerged in this area over the past 25 years.

**Recommendation**

**Staff Recommends Approval):**

The Planning and Development Department recommends approval of the request to rezone this 0.9 acre parcel to the CZ-GB District. As conditioned, the requested CZ-GB District will be compatible with the surrounding area and in conformance with adopted plans.

**Required Action**

**Planning and Zoning Commission:**

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**City Council:**

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**Report Preparation**

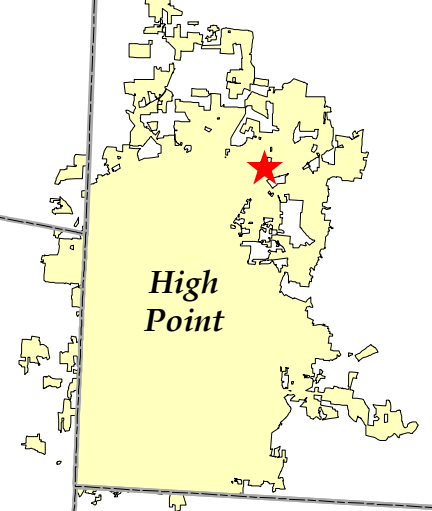
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Heidi Galanti AICP, Planning Services Administrator.

# LOCATION MAP

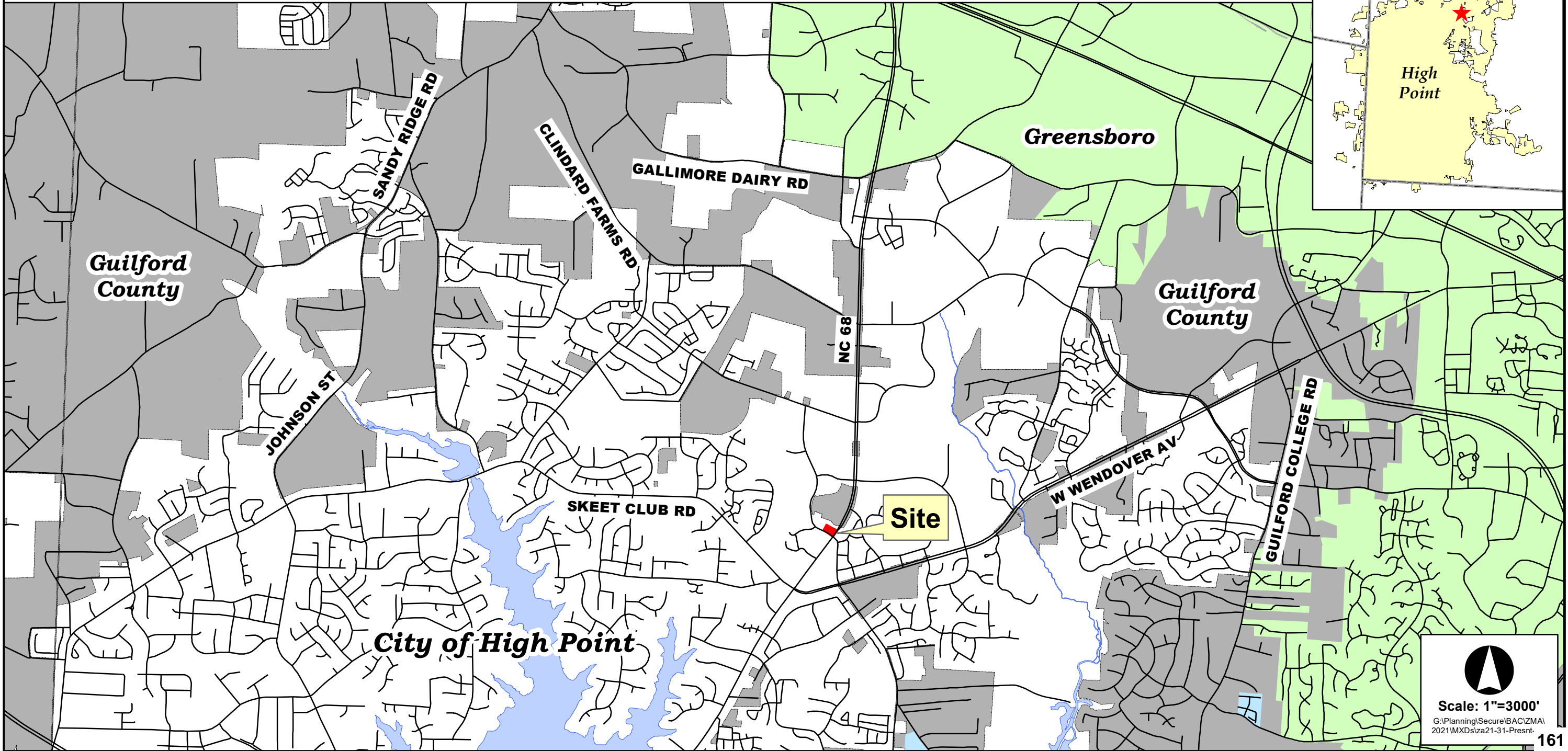
ZONING MAP AMENDMENT: ZA-21-31

Applicant: Covelli Enterprises

## Vicinity Map



High Point



Greensboro

Guilford County

Guilford County

City of High Point

Site



Scale: 1"=3000'

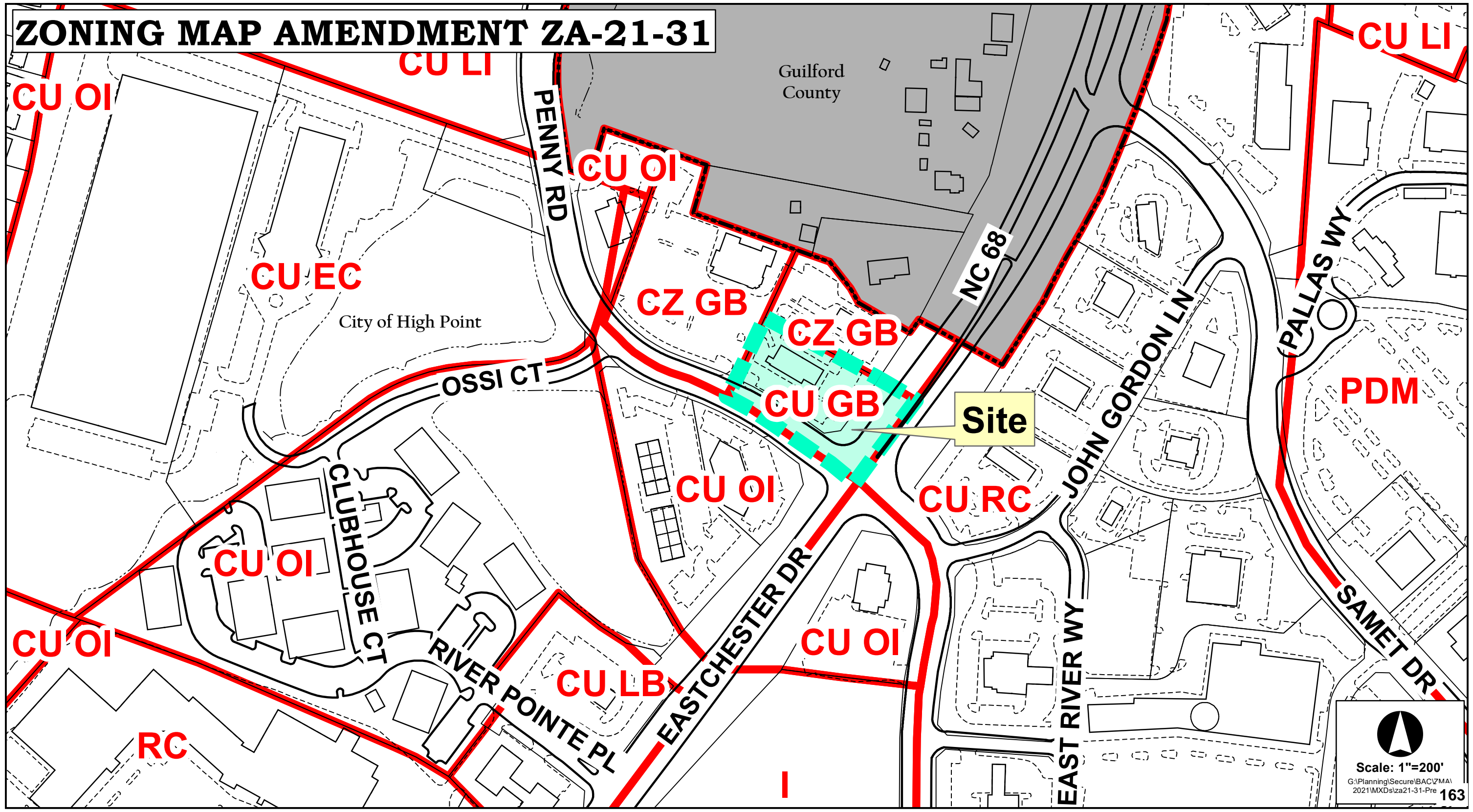
G:\Planning\Secure\BAC\ZMA\2021\MXD\sa21-31-Presnt-







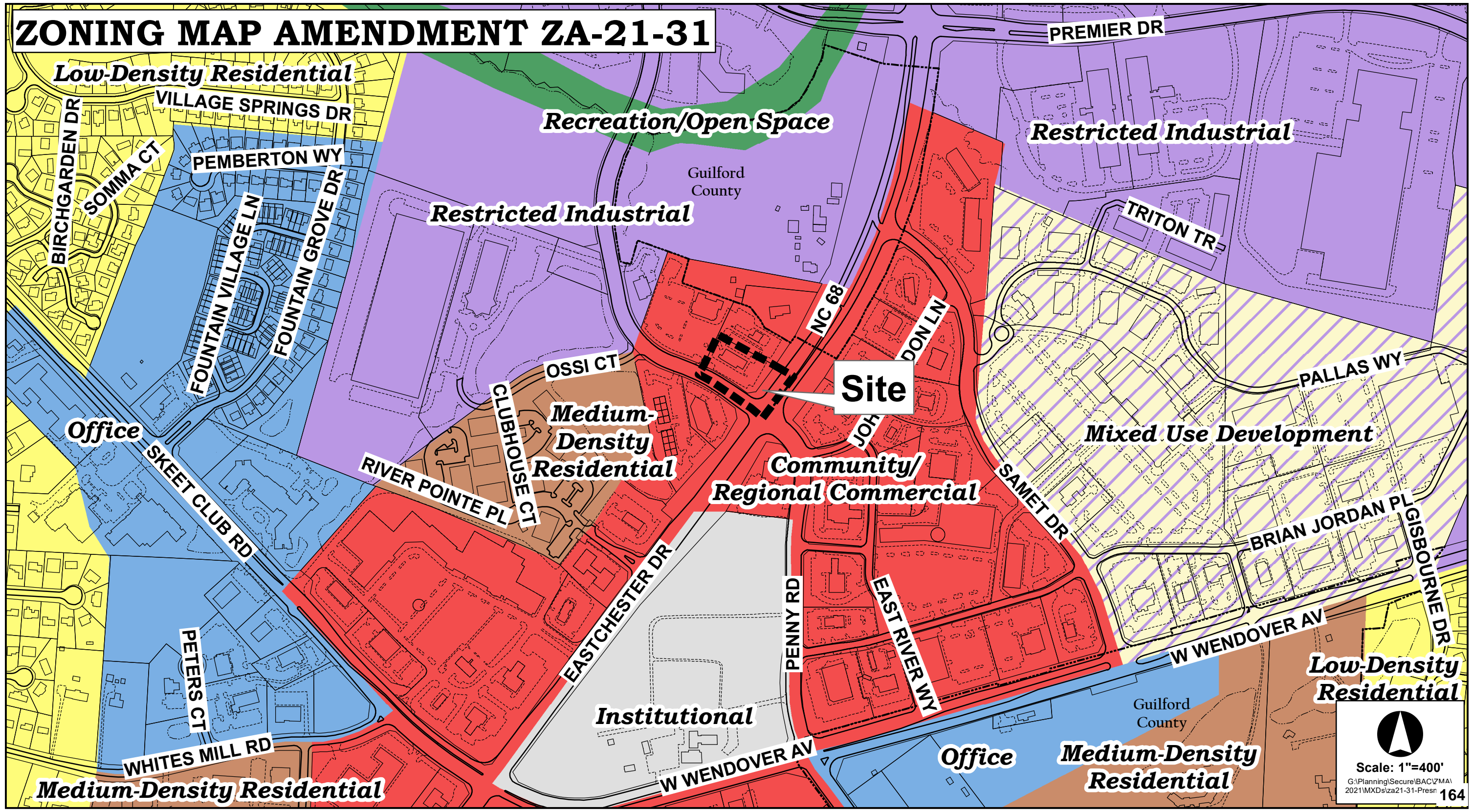
# ZONING MAP AMENDMENT ZA-21-31



  
Scale: 1"=200'  
G:\Planning\Secure\BAC\ZMA\2021\MXD\szza21-31-Pre 163



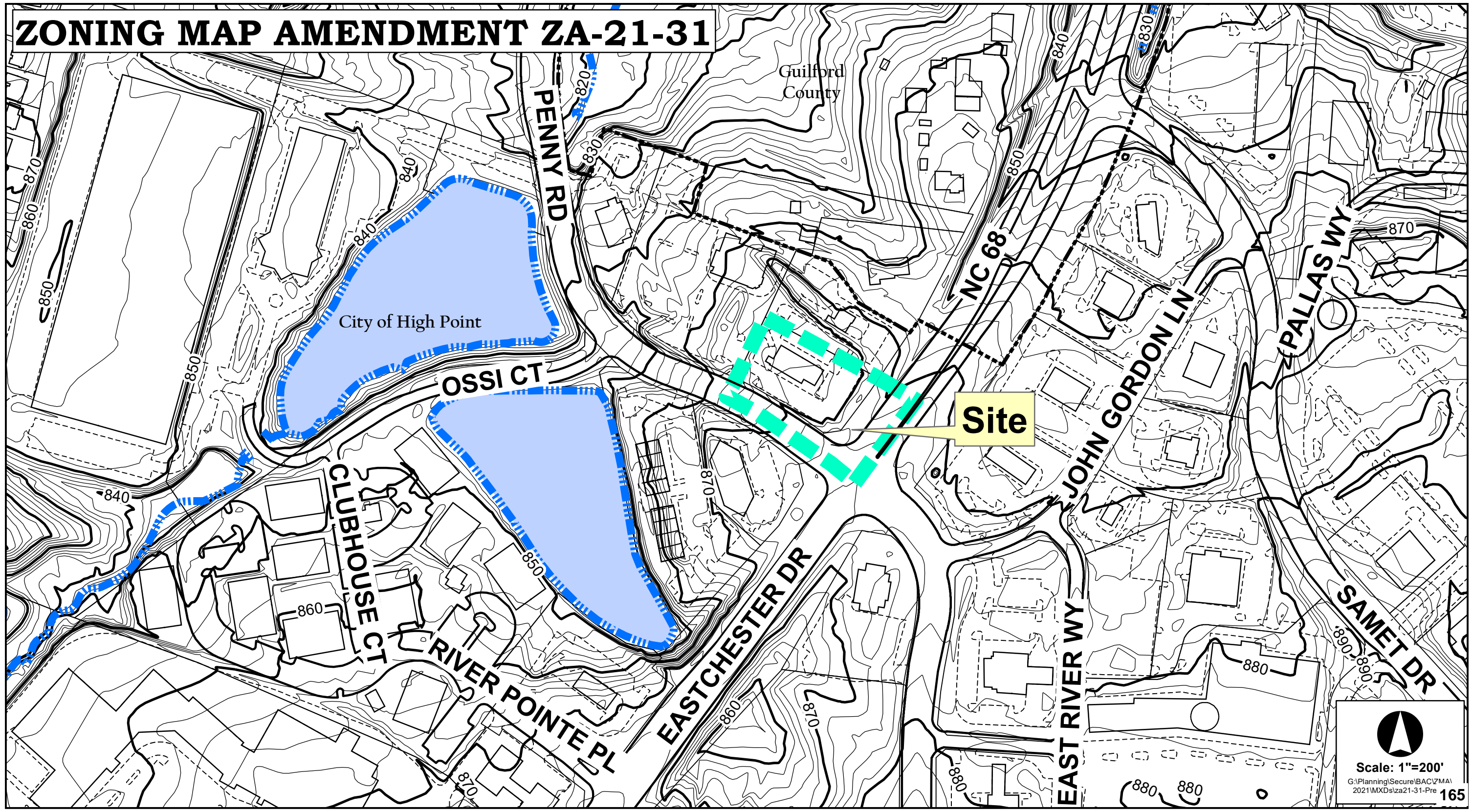
# ZONING MAP AMENDMENT ZA-21-31



Scale: 1"=400'  
G:\Planning\Secure\BAC\ZMA  
2021\MXD\zsa21-31-Presn 164



# ZONING MAP AMENDMENT ZA-21-31



Guilford County

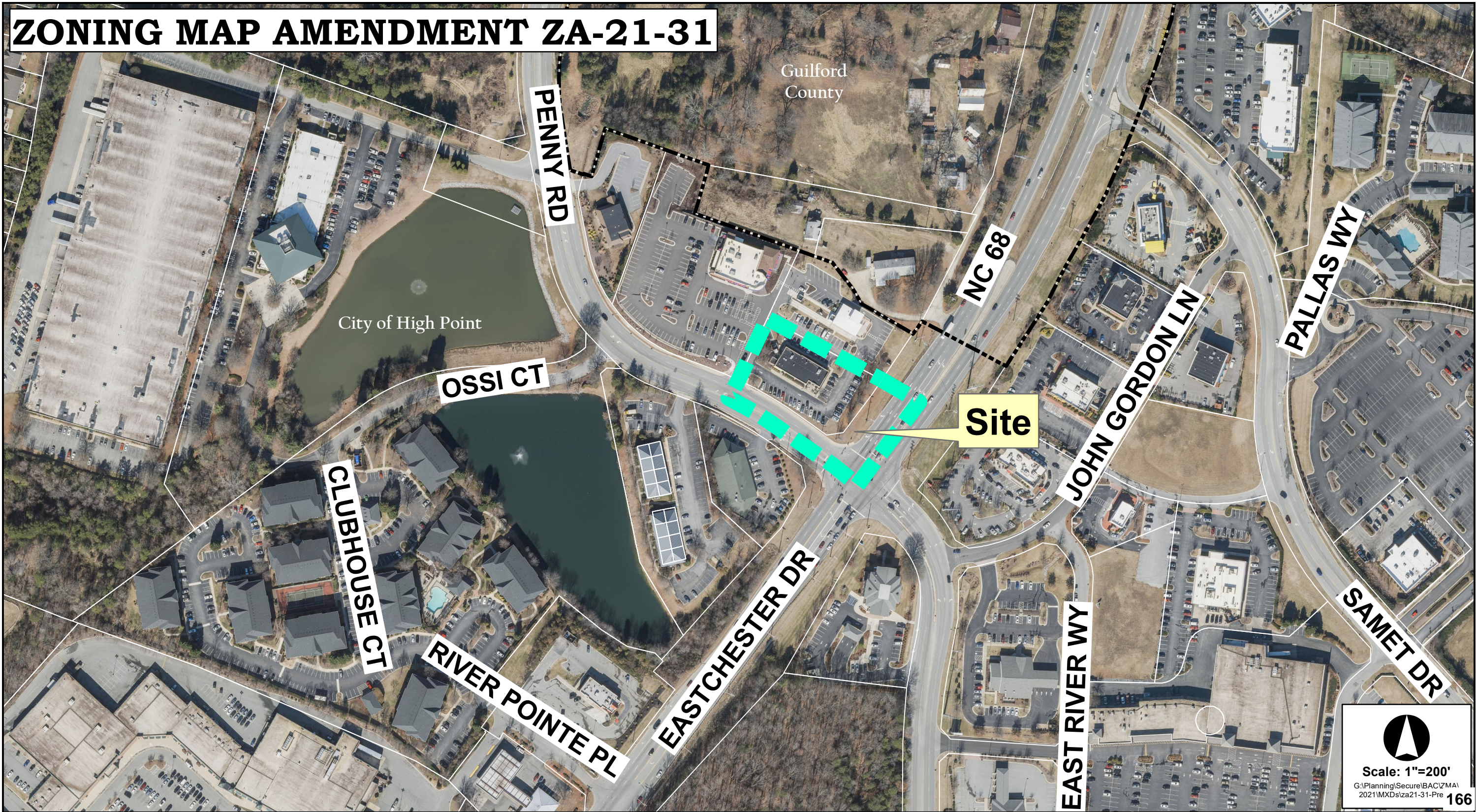
City of High Point

Site

  
Scale: 1"=200'  
G:\Planning\Secure\BAC\ZMA\2021\MXD\sz21-31-Pre 165



# ZONING MAP AMENDMENT ZA-21-31



Guilford  
County

City of High Point

Site



Scale: 1"=200'

G:\Planning\Secure\BAC\ZMA\2021\MXD\stza21-31-Pre 166



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 14, 2021 and before the City Council of the City of High Point on January 18, 2021 regarding **Zoning Map Amendment Case 21-31 (ZA-21-31)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 5, 2021, for the Planning and Zoning Commission public hearing and on January 5, 2022 and January 12, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 18, 2022**.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 0.9 acres and located at the northeast corner of Eastchester Drive and Penny Road (2400 Penny Road). The property is also known as Guilford County Tax Parcel 207389.

**SECTION 2**

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:**

- a) **Permitted Uses:** Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) **Prohibited Uses:**  
The following uses, as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:
  1. **Institutional Use Classification**
    - a) All use types under the Transportation Use Category
    - b) Wireless telecommunication facility

2. Commercial Use Classification
  - a) Bulky item sales
  - b) All use types under the Vehicle Establishment Use Category
  - c) Recreational Vehicle Parks
  - d) Convenience Store with Fuel Sales
3. Industrial Use Classification
  - a) All use types under the Warehousing and Freight Movement use category

Part II. CONDITIONS:

A. Transportation Conditions.

1. Vehicular Access:
  - a) The subject property shall have one (1) point of vehicular access to Penny Road. The access point shall be located a minimum of (200) feet from the western limits of the Eastchester Drive right-of-way, as established on the adoption date of this ordinance, and shall be designed to provide for shared access point for current and future adjoining development/parcels.
  - b) Internal access to the abutting properties shall be provided by means of private street(s), drive(s) or easement(s).
  - c) No vehicular access shall be allowed to Eastchester Drive.
2. Other Transportation Conditions: The Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of January, 2022

By: \_\_\_\_\_  
Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk





# City of High Point

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

## Master

**File Number: 2022-108**

**File ID:** 2022-108

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Human Relations Commission - 2022 Work Plan - New Committee Request

City Council is requested to acknowledge receipt of and approve the Human Relations 2022 Work Plan and to approve a new standing committee with a concentration on matters related to social justice.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** FINAL\_\_Human Relations Commission - 2022 Work Plan - New Committee Appointment

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-108

# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Human Relations Commission 2022 Work Plan and New Committee Appointment**

**From:** CPE Department

**Meeting Date:** 03/07/2022

**Public Hearing:** N/A

**Advertising Date /  
Advertised By:** N/A

**Attachments:** A: Selected Summary of Human Relations Commission Retreat Discussion  
B: Human Relations Ordinance Citations  
C: Work Plan Initiative Development Worksheets

---

### **PURPOSE:**

CPE staff will present the Human Relations Commission's proposed 2022 work plan and standing committee changes.

The Commission proposes to address three work plan initiatives during the next six months:

- Establish a Human Relations Youth Council
- Develop Greater Outreach to High Point's Latinx Communities
- Explore Possible Ways to Bridge the Gap between Community and Law Enforcement

The Commission also proposes the appointment of a standing committee to concentrate on matters related to social justice.

### **BACKGROUND:**

The Commission held a biannual retreat on January 13, 2022, with the purpose of a) developing a proposed 2022 work plan and b) evaluating the current standing committees.

After discussion (summarized in Attachment A), the Commission voted to adopt the above three initiatives as the proposed 2022 work plan and to request the above committee appointment. This new standing committee will be in addition to the two current committees, which concentrate on matters related to High Point's international communities and diverse faith communities.

### **BUDGET IMPACT:**

None

### **RECOMMENDATION / ACTION REQUESTED:**

Council is asked to approve the proposed work plan initiatives and the standing committee appointment.

**Attachment A:**  
**Selected Summary of the Human Relations Commission’s January Retreat Discussion**

This document provides a selected summary of the Human Relations Commission’s January 13, 2022, retreat discussion that informed the Commission’s proposed 2022 work plan and request for a new standing committee. Each discussion topic is treated separately.

- **Establish a Human Relations Youth Council**

In October of 2021, the Commission proposed the establishment of a youth ambassador program, where a small number of students would be invited to join Commission meetings as advisory, non-voting members.

Based on research into other municipalities and the Commission’s past programming for youth, staff recommended at the January retreat that the Commission instead consider establishing a youth council; this body would still be advisory but would meet separately from the Commission.

The Commission discussed the particulars of establishing a youth council, such as how often it would meet, how members might be recruited and selected, and what kind of volunteer or school credit, if any, members might receive. Ultimately, the Commission agreed to adopt “Establish a Human Relations Youth Council” as a 2022 work plan initiative and proposed an ad hoc committee to further discuss and develop the initiative details.

- **Develop Greater Outreach to High Point’s Latinx Communities**

During the January retreat, Commissioner Mansi asked if the communities that Commissioners represent have other needs that might be addressed by the work plan. Commissioner Gomez stated that High Point needs more outreach and resources for Spanish-speaking communities, as supported by her own experiences and those of other residents she knows. Staff noted that, because High Point is a resettlement community, the Human Relations Division has previously partnered with agencies who work directly with our international residents; Commissioner Mansi elaborated on her work in this area as the director of the YWCA Latino Family Center.

The Commission discussed how to augment the work of community partners like the YWCA, before ultimately deciding a specific plan would take further research and discussion. However, recognizing that roughly 10% of High Point residents identify as Hispanic or Latino, the Commission agreed to adopt “Develop Greater Outreach to High Point’s Latinx Community” as a 2022 work plan initiative and proposed an ad hoc committee to develop the initiative details.

- **Explore Possible Ways to Bridge the Gap between Community and Law Enforcement**

Throughout 2020 and 2021, the Commission collaborated with the High Point Police Department to develop a homework help program that would allow HPPD officers to tutor at-risk and marginalized youth; in addition to promoting student academic success, the program would also build stronger community ties with the HPPD. This program, while fully developed, remains unimplemented due to continued pandemic safety protocols.

Throughout the development of this program, Commissioners noted on many occasions how the Commission might expand on this initiative through further collaborations with the HPPD. For

example, in early 2021, Chair Davis led a discussion about highlighting the importance of HPPD's role as pandemic frontline workers; in October of 2021, Commissioner Gilbert noted that the Commission might possibly facilitate a deeper community-HPPD partnership as they moved into their new building.

At the January retreat, Commissioner Hood echoed these earlier interests and proposed that the Commission partner with the HPPD to explore possible ways to bridge the gap between community and law enforcement. One example idea was to build rapport among the community and HPPD officers through shared volunteer activities; a separate idea was to host opportunities for HPPD and the community to join a conversation in a formal or informal setting.

The Commission agreed both that the topic is important and that a specific work plan initiative could not be created without active HPPD involvement. Ultimately, the Commission agreed to adopt "Explore Possible Ways to Bridge the Gap Between Community and Law Enforcement" as a 2022 work plan initiative and proposed an initial step of inviting the HPPD to address the Commission about current efforts in this area and help identify how the Commission might augment those efforts.

- **Appoint a New Committee to Concentrate on Matters Related to Social Justice**

In March of 2020, the Commission suspended in-person meetings as part of pandemic protocol and subsequently voted to indefinitely cancel all meetings for the Commission's standing international and faith communities committees. To prepare for committee activity to resume, the Commission chose to evaluate if those current committees best meet the needs of the community and requested a staff presentation on how committees work as well as what kinds of committees are common in other municipalities.

During that staff presentation on December 9, 2021, the Commission asked questions about a possible social justice committee, especially about the scope and purpose that such a committee might have. The term *social justice* means, in this context, "the view that everyone deserves equal economic, political, and social rights and opportunities," a definition used by the National Association of Social Workers. Such a committee aligns with the ordinance governing the Commission, which was established to "work for the elimination of discriminatory practices" (Sec. 2-3-1), is devoted to "the promotion of equality of opportunity for all citizens" (Sec. 2-3-2(ii)), and has the duty to "evaluate socio-economic human relations needs" (Sec. 2-3-9(2)) and "conduct Council-approved programs within the community about good human relations practices and laws, regulations, policies, and programs affecting equal rights and opportunities for all persons" (Sec. 2-3-9(6)). This committee would also align with similar work being performed by Human Relations Commissions across North Carolina.

At the January retreat, the Commission continued their earlier discussion, noting that the current standing committees still serve vital functions. However, Commissioner Hood proposed that a social justice committee would better represent the Commission's broader duties to the High Point community. Commissioner Gilbert noted that previous work plan initiatives don't neatly align with the current standing committees, while a social justice committee would more fully encompass the past and current functions of the Commission. Chair Davis also suggested that a social justice committee would be flexible enough to meet diverse needs or concerns from the community. The Commission voted 6-1 to request the appointment of a social justice committee.



**Attachment B:  
Human Relations Ordinance Citations**

This proposed work plan is being recommended for City Council approval under municipal code section 2-3-9, which states that the Commission “may provide biannual reports to City Council that contain a six-month work plan for desired programs and goals.”

The appointment of a standing committee to concentrate on matters related to social justice is being requested under municipal code section 2-3-5, which states that Council may “upon request from the Commission, appoint or approve the appointment of committees related to specific human relations problems.”

**Attachment C:  
Work Plan Initiative Development Worksheets**

<p><i>1. Refine the identified highest priority initiatives into specific statements to be achieved.</i></p>	<p><b><u>RECOMMENDED INITIATIVE:</u></b> Establish a Human Relations Youth Council for high school students.</p>
<p><i>2. Identify <b>when</b> progress toward or successful completion of the initiative will be measured.</i></p>	<p><b><u>RECOMMENDED TIMELINE:</u></b></p> <p><b><u>Spring 2022</u></b> Determine, as a group, how the Youth Council will function as it safely navigates COVID-19, including:</p> <ul style="list-style-type: none"> <li>* Determine specific goals and objectives of Youth Council</li> <li>* Number of students involved, along with a potential timeline for increasing scope and impact</li> <li>* Eligibility guidelines, including GPA, applications, or staff recommendations</li> <li>* Role of students on Youth Council and areas of focus</li> <li>* Meeting frequency</li> <li>* Explore requirements for service-learning credits or volunteer hours</li> </ul> <p><b><u>Spring 2022</u></b> Develop strategy for establishing working relationships with High Point area High Schools</p> <p><b><u>Summer 2022</u></b> With staff partnerships, recruit initial students to fill the Youth Council Seats.</p> <p><b><u>Fall 2022</u></b> Hold first Youth Council meeting.</p>

<p><i>3. Identify the results or evidence to document successful completion of the initiative.</i></p> <p><i>ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.</i></p>	<p><b><u>RECOMMENDED SUCCESS INDICATORS:</u></b></p> <ul style="list-style-type: none"> <li>* Development of Youth Council mission and guidelines</li> <li>* Establishment of partnerships with key staff members</li> <li>* Establishment of a training for the students</li> <li>* Student recruitment begins</li> <li>* First Youth Council meeting is held</li> <li>* First Youth Council program or initiative is completed</li> </ul>
<p><i>4. Identify the resources needed for this initiative to be successful.</i></p>	<p><b><u>RESOURCES:</u></b></p> <p>Minimal funds from Human Resources Department to offer refreshments at meetings.</p>
<p><i>5. What else does the Commission need to move forward successfully?</i></p>	<p><b><u>OTHERS:</u></b></p> <p>Establish working relationships with school personnel, such as High Point High School Principals and guidance counselors to act as liaisons to the HRC.</p>

<p><i>1. Refine the identified highest priority initiatives into specific statements to be achieved.</i></p>	<p><b><u>RECOMMENDED INITIATIVE:</u></b> Develop greater outreach to High Point’s Latinx Communities</p>
<p><i>2. Identify when progress toward or successful completion of the initiative will be measured.</i></p>	<p><b><u>RECOMMENDED TIMELINE:</u></b> <b><u>Spring 2022</u></b> An ad hoc subcommittee of the Commission will meet to brainstorm potential concrete actions for this work plan initiative  <b><u>Spring 2022</u></b> Ad hoc subcommittee will report back to full Commission with concrete initiative actions by June 1.</p>
<p><i>3. Identify the results or evidence to document successful completion of the initiative.</i></p> <p><i>ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.</i></p>	<p><b><u>RECOMMENDED SUCCESS INDICATORS:</u></b></p> <ul style="list-style-type: none"> <li>* Increased participation of Latinx population at High Point Human Relations events.</li> <li>* Consistent representation from Latinx population on Commission’s standing International Subcommittee</li> <li>* Initiative outcome will likely include a “deliverable” of some kind to be determined by the Commission, such as a social media campaign, a training, an information packet, or something similar</li> <li>* A training from Human Relations staff about housing resources available in Spanish and English</li> </ul>
<p><i>4. Identify the resources needed for this initiative to be successful.</i></p>	<p><b><u>RESOURCES:</u></b> No resources are requested at this time.</p>
<p><i>5. What else does the Commission need to move forward successfully?</i></p>	<p><b><u>OTHERS:</u></b> N/A</p>



<p>1. Refine the identified highest priority initiatives into specific statements to be achieved.</p>	<p><b><u>RECOMMENDED INITIATIVE:</u></b> Explore possible ways to bridge the gap between community &amp; law enforcement.</p>
<p>2. Identify <i>when</i> progress toward or successful completion of the initiative will be measured.</p>	<p><b><u>RECOMMENDED TIMELINE:</u></b> <b><u>Spring 2022</u></b> Invite an HPPD officer to address the Commission about current community outreach efforts. The Commission will discuss how we can bolster and add to this work.</p> <p><b><u>NOTE:</u></b> The rest of this timeline is intentionally left blank because this initiative will be driven entirely by the discussions between the HPPD and the Commission.</p>
<p>3. Identify the results or evidence to document successful completion of the initiative.</p> <p>ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.</p>	<p><b><u>RECOMMENDED SUCCESS INDICATORS:</u></b> Success indicators to be determined in collaboration with the Commission and the HPPD.</p>
<p>4. Identify the resources needed for this initiative to be successful.</p>	<p><b><u>RESOURCES:</u></b> N/A</p>
<p>5. What else does the Commission need to move forward successfully?</p>	<p><b><u>OTHERS:</u></b> N/A</p>



# City of High Point

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

## Master

**File Number: 2022-109**

**File ID:** 2022-109

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 03/01/2022

**File Name:**

**Final Action:**

**Title:** Minutes To Be Approved

February 17, 2022 Finance Committee Minutes @ 4:00 p.m.

February 21, 2022 Special Meeting Minutes @ 4:30 p.m.

February 21, 2022 Regular Meeting Minutes @ 5:30 p.m.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 1. February 17 2022 Finance Committee Minutes.pdf,  
2. February 21 2022 Special Meeting Minutes.pdf, 3.  
February 21 2022 Regular Meeting Minutes.pdf

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** amy.myers@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File 2022-109

**FINANCE COMMITTEE**  
**Chaired by Council Member Moore**  
**FEBRUARY 17, 2022 – 4:00 p.m.**  
**COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**MINUTES**

**CALL TO ORDER**

Chairman Moore called the meeting to order at 4:00 p.m.

Following roll call by Chairman Moore, the following Committee Members were Present (3):

Chairman Britt W. Moore  
Committee Member Monica Peters  
Committee Member Michael Holmes

Absent (1):

Committee Member Victor Jones

Staff Members Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Tommy Reid, Fire Chief; Robby Stone, Interim Public Services Director; Derrick Boone, Assistant Director of Public Services; Bobby Fitzjohn, Director of Financial Services; Stephen Hawryluk, Budget & Performance Manager; Ryan Ferguson, Marketing Manager; Jeron Hollis, Marketing Director; Lee Tillery, Director of Parks & Recreation; Angela Kirkwood, Director of Human Resources; Mary S. Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

**PRESENTATION OF ITEMS**

**2022-62      Contract-Piedmont Automation Inc. - Change Order #1 - Westside Wastewater Treatment Plant Upgrade**

City Council is requested to approve Change Order #1 for Piedmont Automation, Inc. in the amount of \$ 6,750 and a time increase of 91 days for additional work to be performed as part of the upgrade to the SCADA (Supervisory Control and Data Acquisition) system at the Westside Wastewater Treatment Plant.

*Interim Public Services Director Robby Stone advised this will be Change Order #1 to the Piedmont Automation contract for additional work to be performed as part the upgrade to the SCADA (Supervisory Control and Data System) at the Westside Wastewater Treatment Plant. The initial contract was awarded to Piedmont Automation in June 2021 for \$230,000 and this Change Order will increase the contract in the amount of \$6,750.00 as well as add a*

*time increase of 91 days for additional work to be performed. Additional work items for the project are as follows:*

*Installation of a large monitor for the SCADA overview of the physical plant, displaying alarms and other important data at a glance; the monitor will be connected to the SCADA server by a small, dedicated computer to monitor, gather, and process real-time data.*

*Additional thin-client computer to be placed in the Residuals office at the Eastside plant; with the removal of Wonderware from Westside, no data for Residuals reporting will be available at Eastside. The SCADA thin-client computer, will allow all the needed data for reporting to be available at Eastside Residuals from the new Westside SCADA system.*

*Mr. Stone reported funds for this project are available in the current budget and Public Services Department is recommending approval of Change Order #1 in the amount of a \$6,750.00 increase to the existing Piedmont Automation contract and a 91-day time increase.*

*Committee Member Holmes inquired about the additional 91-day time increase and Mr. Stone replied this is due to the availability of the items being ordered for the project.*

*Chairman Moore entertained any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-63 Contract - Dellinger Inc. - Change Order #1 - Riverdale Sewer Lift Station - West Force Main**

City Council is requested to approve Change Order #1 to Dellinger Inc. in the amount of \$81,500 for additional materials and work outside of the scope of work for the Riverdale West Force Main Project.

*Interim Public Services Director Robby Stone reported this will be Change Order #1 to the Dellinger contract that was initially awarded by City Council in March of 2021 for \$1.7 million and will consist of an \$81,500.00 increase for additional materials and work outside the scope of work for the Riverdale West Force Main Project. This project consists of about 2,700 linear feet of 36-inch ductile iron sewer force main; the new force main will carry wastewater from the Riverdale Pump Station to the 42-inch gravity sewer line; Change Order #1 is for the additional rock that was encountered for this project and the additional paving required along the access road to the Riverdale Pump Station; this change order will also add about six days to the contract; funds are available in the current budget; Public Services recommends approval of Change Order #1 to the Dellinger, Inc. contract in the amount of \$81,500.00 which will bring the contract to \$1,824,593.00.*



*Chairman Moore inquired about the methods that will be used for getting rid of the additional rock and if it would require digging the rock out, blasting, or both methods. Mr. Stone explained it may be a combination and noted that prior to the project, they already went through this area to make some test holes to ascertain an estimate of the quantity of rock there; however, they ended up encountering more rock.*

*Chairman Moore entertained any additional questions/comments. Hearing none, the following motion was made.*

**Committee Member Peters moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

## **2022-64**

### **Contract - Polydyne Inc. - Sludge Thickening & Dewatering Polymer**

City Council is requested to award a contract to Polydyne Inc. in the amount of \$1.35 per neat pound for the purchase of sludge thickening & dewatering polymer for an annual award amount of \$352,080 based on estimated usage at the Eastside Wastewater Treatment Plant (WWTP)- Centrifuge and the Westside Wastewater Treatment Plant (WWTP)- Rotary Drum Thickener.

*Robby Stone, Interim Director of Public Services, explained this is a product that is used at the city's wastewater treatment facilities; the polymer is used to thicken and dewater the solids as part of the wastewater treatment process; the product is used for two different pieces of equipment at both the Eastside Wastewater Treatment Plant and the Westside Wastewater Treatment Plant; this contract will be awarded for a one-year period with an option to renew for two additional one-year periods; funds are available in the current budget; Public Services is recommending approval of the award of the contract to Polydyne, Inc. at a price of \$1.35 per neat pound; the annual award for this would be \$352,080.00 based on the estimated usage; staff pointed out chemical prices are increasing and noted the last time this was bid out, it came in at .90 per neat pound at a total amount of \$117,000.00.*

*Committee Member Holmes asked about the difference between a "neat" pound and a pound and inquired about the wastewater treatment process. Mr. Stone noted he asked the same question and was unsure of the difference between a "neat" pound and a pound and that the polymer is used to aid in the separation of solids to allow staff to continue the wastewater treatment process.*

*Chairman Moore asked if there were any additional comments/questions. Hearing none, he called for a motion.*

**Committee Member Peters moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance**

**Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-65 Contract - Chemtrade Chemicals US LLC- Liquid Aluminum Sulfate - Water & Wastewater Treatment Facilities**

City Council is requested to award a contract to Chemtrade Chemicals US LLC in the amount of \$409,348.80 for the purchase of liquid aluminum sulfate to be used at City Water and Wastewater Treatment Facilities for treatment plant processes for a one (1) year period with an option to renew for two additional one (1) year periods.

*Robby Stone, Interim Director of Public Services, explained this contract is for the purchase of liquid aluminum sulfate that is used at the city's water and wastewater treatment facilities; it is used for coagulation at the Ward Water Treatment Plant and for phosphorous control at the Westside Wastewater Treatment Plant; formal bids were received on February 3, 2022 with Chemtrade Chemicals being the low bidder at \$347 per ton; funds are available in the current budget; the Public Services Department recommends approving the award of this contract to Chemtrade chemicals US LLC in the amount of \$409,348.80; the contract will be awarded for a one-year period with the option to renew for two additional one-year periods; staff noted the previous bid came in at \$264 per ton.*

*Mayor Pro Tem Moore asked if there were any comments/questions. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-66 Contract - HDR, Inc. - (CMMS) Computerized Maintenance Management System - Public Services Dept.**

City Council is requested to award a contract to HDR, Inc. in the amount of \$98,000 to develop steps required for Public Services Department to select and implement the most suitable (CMMS) Computerized Maintenance Management System, including documentation of functional requirements, criteria for software package selection, and suggesting an implementation plan and estimated costs.

*Robby Stone, Interim Director of Public Services, advised this contract with HDR is to provide a needs assessment procurement support for a CMMC (computerized maintenance management system) by providing tools for making sound business decisions about*

*operation/maintenance and replacement of the city's infrastructure. Public Services staff will purchase the CMMS work order and software that will meet the need of all sixteen divisions within the Public Services Department and will interface with other software that the city currently utilizes. Mr. Stone advised that HDR will assist the city in developing a roadmap for the implementation plan and estimated cost; that the funds for this project are available in the current budget; and staff is recommending approval of award of this professional engineering service contract to HDR in the amount of \$98,000.00 to assist in this selection.*

*Chairman Moore entertained any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-67 Contract - Sole Source - Accruent - Computerized Maintenance Management System (CMMS) - Public Services Dept.**

City Council is requested to award a sole source contract to Accruent in the amount of \$42,589.54 for the annual renewal of the (CMMS) Computerized Maintenance Management software.

*Interim Director of Public Services Robby Stone explained this is a sole source contract with Accruent for the CMMS (computerized maintenance management system) that is currently in place; the software is used to help centralize the maintenance and information of facilities and processes of maintenance operations; it also helps to optimize the utilization and availability of the physical equipment (i.e. vehicles, machinery, communications, plant infrastructure and other assets); the software is used at the water and wastewater treatment facilities; this is for a one-year contract renewal of the Accruent software; funding is available in the current budget; Public Services staff is recommending that Accruent be approved as a sole source vendor to the annual renewal of the CMMS software for \$42,589.54.*

*Chairman Moore asked if there were any questions. Hearing none, He proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-68 Contract - Sole Source - Passport Dock & Door Systems - Batter’s Eye - Truist Point Stadium**

City Council is requested to award a sole source contract to Passport Dock & Door Systems in the amount of \$166,490.82 purchase and installation of a replacement batter’s eye at Truist Point Stadium and that the appropriate city officials be authorized to execute all necessary documents.

*Deputy City Manager Greg Ferguson explained this is a custom designed, two-ply roll -up door that will serve as both the batter's eye and enable the building occupants at the Food Hall, 275 N. elm Street, to be able to also view the stadium. Staff has been working with both the stadium and Elliott Sidewalk Communities to ensure that the material used does not allow light penetration so that the batter's eye functions as designed. Plans are to install it in March. Staff is asking for approval of the sole source contract with Passport Dock & Door Systems in the amount of \$166,490.82 and funding is available in the current budget.*

*Chairman Moore entertained any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-69 Contract - Change Order #4 - Samet Corporation (CMAR) - City Lake Park Phase 1 Renovations - Pedestrian Bridge-Greenway Connection**

City Council is requested to approve Change Order #4 package with Samet Corporation (CMAR) in the amount of \$861,619.01 to include the construction of a pedestrian bridge over Arnold Koonce City Lake and a greenway connection to the park as outlined in the City Lake Park site plan.

*Lee Tillery, Director of Parks & Recreation, advised this will be Change Order #4 to the Samet Corporation (CMAR) contract for the City Lake Park Phase 1 Renovations which will include the construction of a pedestrian bridge over Arnold Koonce City Lake and a greenway connection to the park as outlined in the City Lake Park site plan. He explained that the project was originally not included as part of the City Lake renovation project. The pedestrian bridge and greenway crossing over City Lake will connect to the property at the Piedmont Environmental Center to the park proper at City Lake Park.*

*Mr. Tillery further explained that the pedestrian bridge and greenway connection was removed from the cost estimates in the initial contract with Samet, and City Council originally approved an early package that allowed construction to start, then Change Order #1 was approved which included the remainder of the project. At that time, staff was directed to come back if additional funding sources were discovered for the pedestrian bridge and greenway connection. Mr. Tillery reported that the city was recently notified of award of a*



*\$500,000 grant from the Parks & Recreation Trust Fund (PART-F) and mentioned another pending \$100,000 grant that has been applied for through the Recreation Trails Program, although no official word has been received in the latter grant application.*

*Staff is now bringing back this item to Council for consideration and approval of Change Order #4 in the amount of \$861,619.01 to the Samet Corporation (CMAR) contract for City Lake Park Phase 1 Renovations to include the construction of a pedestrian bridge over Arnold Koonce City Lake and a greenway connection to the park as outlined in the City Lake Park site plan. He spoke to recognizing some cost savings; to only using some of the contingency money on the city's side; and using very little contingency money on the Samet side that is included in their contract. Staff is recommending approval of Change Order #4.*

*Mr. Tillery noted that although this will be added back to the Samet Contract, the pedestrian bridge and greenway connection would not be part of the timing of the current project; it will actually happen later during the year because the subcontractor cannot be on-site until April. It will be a 5-6 month project and hopes are that it will be completed in the September-October range.*

*Chairman Moore asked if there were any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-70 Budget Ordinance - Parks & Recreation Trust Fund (PARTF) Grant - City Lake Park**

City Council is requested to accept and appropriate a Parks and Recreation Trust Fund (PARTF) grant totaling \$500,000 for renovations to City Lake Park, including a pedestrian bridge and greenway connection.

*Stephen Hawryluk, Budget & Performance Manager, explained this is a budget ordinance amendment necessary to appropriate the Parks and Recreation Trust Fund (PART-F) grant totaling \$500,000.00 for renovations to Arnold Koonce City Lake Park including a pedestrian bridge and greenway connection that was mentioned previously by Mr. Tillery. He noted that the grant includes a 100% match requirement; however, funding that has previously been approved and budgeted for the City Lake Park renovation will satisfy the match, so no additional appropriation will be needed. Staff is recommending approval.*

*Chairman Moore asked if there were any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee**

**Consent Agenda for approval. Committee Member Peters made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-71 Grant Project Ordinance - American Rescue Plan of 2021 - Coronavirus State and Local Fiscal Recovery Funds (CSLFRF)**

City Council is requested to approve the grant project ordinance creating a special revenue fund and appropriating \$22,699,511 in American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.

*Stephen Hawryluk, Budget & Performance Manager, explained this grant project ordinance will create a special revenue fund and appropriate \$22,699,511.00 in American Rescue Plan Action of 2021 funds. He reported the city received its first payment in the Spring of 2021 and that action was taken during a Special Meeting held on February 7, 2022 to approve the use of the revenue loss dollars (\$5,862,085.00) to fund critical items that were deferred as part of last year's budget. The remainder of the funds will be placed in an unassigned account to be transferred once Council approves the project.*

*He further explained that guidance from the UNC School of Government states that "A local government is fully allowed to supplant existing local government revenue sources for any of the eligible general government services" and taking this guidance into consideration and to reduce the administrative burden of federal uniform guidance, the revenue loss dollars approved by the City Council will be used to fund Police Department services (salaries and benefits), freeing up the \$5,862,085.00 to cover the critical items that were approved by the City Council. He noted that the finance officer will be directed to report the financial status of the project of all the American Rescue Funds to the City Council on an annual basis. This ordinance will expire on December 31, 2026 or when all of the ARP funds have been obligated and spent--whichever occurs sooner.*

*Chairman Moore asked if there were any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-72 Ordinance - Budget Amendment - American Rescue Plan of 2021 - Special Revenue Fund**

City Council is requested to approve a budget amendment to appropriate \$11,349,755.50 in American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

(CSLFRF) received to date and transfer them to a newly created special revenue fund set up specifically for these funds.

*Stephen Hawryluk, Budget & Performance Manager, explained this is an appropriation of the funds received in the Spring of 2021 in the amount of \$11,349,755.50. When the funds were received, they were placed in an existing General Government Grant Fund that includes all general government grants. The UNC School of Government and the U.S. Treasury Department recommend having the ARP funds in a solely dedicated special revenue fund. Mr. Hawryluk advised the previously approved agenda item created this fund and this action is to appropriate the funds that were they were originally deposited; staff will then transfer them to the proper fund.*

*Chairman Moore entertained any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-73 Budget Ordinance - American Rescue Plan of 2021 - Vehicles & Capital Projects**

City Council is requested to approve a budget ordinance to appropriate \$5,077,240 for vehicles and other rolling stock, general capital projects, and parking capital projects that were deferred as part of the FY 2021-22 budget process.

*Stephen Hawryluk, Budget & Performance Manager, advised this is a budget ordinance appropriating \$5,077,240.00 for vehicles and other rolling stock, general capital projects, and parking capital projects that were deferred during last year's budget process. He pointed out a majority of the list contains the critical items that were deferred during the budget that Council approved to be used with the revenue loss dollars from the ARP. This will set up the projects in the Capital Fund and the vehicles in the Fleet Fund. He explained there is a slight discrepancy between the \$5.8 million and the \$5 million; however, since the expenses are in the General Fund, an amendment is not necessary and by freeing up the police service dollars, staff can move those funds administratively. Staff recommends approval.*

*Chairman Moore asked if there were any questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-74 Resolution - Modify Procurement Policies & Procedures Manual**

City Council is requested to adopt a resolution to modify the Procurement Policies and Procedures Manual authorizing the City Manager (or their designee) to sign contracts that exceed \$90,000, upon approval of the City Council.

*Bobby Fitzjohn, Director of Financial Services, advised that the city's current procurement policy and practice requires the Mayor to sign contracts that exceed \$90,000 and this modification to the policy will authorize the city manager, or her designee, to sign contracts that exceed \$90,000 upon approval of the City Council. He noted that certain contracts and interlocal agreements may still require the Mayor's signature.*

*Chairman Moore asked if there were any questions. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-75 Pay Plan Adjustments - Addressing Staffing Challenges - Employee Retention & New Hire**

City Council is requested to approve the recommended list of strategies and funding request to retain current workforce and attract new employees.

*Assistant City Manager Eric Olmedo spoke to the challenge of recruiting and retention of employees in this current economic environment; stated some factors leading to this has been competition in the private sector, competition from other public entities, accelerating retirement rates, and a shortage of qualified applicants; staff has been relying on more expensive options such as contracting and overtime costs; historic vacancy rates have averaged about 5-6%; the current vacancy rate is at 12% with higher vacancy rates in departments such as Parks & Recreation, Police, and Public Services; and this has really created challenges for continuing the current levels of service throughout the city.*

*Staff is recommending the following initial strategies to address these historic staffing challenges:*

- *A \$1,000 bonus for all current full and part-time positions*



- *A 2.5% increase to pay ranges and a 2.5% Cost of Living Adjustment for all employees effective with the first payroll in March*
- *Increase any filled and future hired full-time and part-time positions to a \$15 per hour minimum*
- *Implementation of a recruitment bonus program providing a \$1,000 bonus to a current employee that refers a successful candidate to a hard to fill position, once milestones are met based on the established Administrative Policy*
- *Revisions to the current Police Vehicle Policy to include the ability to take vehicles home anywhere in Guilford, Randolph, Davidson, and Forsyth counties*

*Mr. Olmedo advised the approximate cost of these measures to the city would be \$2.76 million in the current fiscal year and \$3.225 million in 2023. If approved, staff will bring a detailed budget amendment to Council for consideration at the March 7, 2022 City Council meeting which will include funding these items through current year vacancy savings, fund balance appropriations, and ARPA funding.*

*At the conclusion of the presentation, Mr. Olmedo entertained any questions/comments.*

*Committee Member Peters asked if the milestones have already been established for the recruitment bonus. Mr. Olmedo explained that for employees hired at a 3-month, 6-month, and 1-year milestone, the city would pay \$250 after three months, \$250 after six months, and the remaining \$500 after a year. For public safety employees (police and fire), the bonus would be paid at the completion of the probationary period, once in service and working independently.*

*For the record, Chairman Moore reiterated the unprecedented times we find ourselves in; expressed appreciation to all employees that are having to work overtime; that this is an across-the-board challenge everywhere and needs to be done as a means of competing.*

*Committee Member Peters shared that she is hearing positive comments out on the streets from citizens that feel there is cohesiveness, a great staff, and a great Council really working well together. She also shared her hopes that people will really want to work in High Point and that these positions will be filled quickly so the city could continue to move forward.*

*Mr. Olmedo mentioned the upcoming Same Day Hiring Event to help fill these vacant positions. The event will be held at the Roy Culler Senior Center at the Oak Hollow Mall beginning at 8:30 a.m.*

*Chairman Moore entertained questions/comments. Hearing none, he proceeded with the following motion.*

**Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the February 21, 2022 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. The motion carried by the following 3-0 unanimous vote:**

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Holmes

Absent (1): Committee Member Jones

**2022-76      Resolution - Issuance of Series 2022A General Obligation Parks and Recreation Bonds - Making Statement of Facts - Establish Public Hearing**

City Council is requested to approve:

1. A Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue.
2. Adopt Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina.
3. Establish a public hearing on March 7, 2022 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.

*Bobby Fitzjohn, Director of Financial Services, advised this is a matter of information for today's Finance Committee meeting and noted it would go to the full Council for a vote on Monday, February 21, 2022. This is one component of the financing for the City Lake Park project. In June 2021, City Council approved the GMP for the City Lake Park renovation and the financing plan proposed at that time including issuance of General Obligation bonds from the 2019 referendum, as well as 2/3 bonds and an interfund loan. These are necessary legal proceedings for the issuance of 2/3 General Obligation bonds in an amount not to exceed \$5,300,000.00.*

*The City Council will need to take the following actions regarding the bond proceedings:*

1. *Adopt the "Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue."*
2. *Adopt the "Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000.00 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina.", and*
3. *Establish a public hearing date of March 7, 2022 at 5:30 p.m. as required by state law on the issuance of the referenced 2/3 bonds.*

*The Local Government Commission will consider refunding authorization for approval at their April 5, 2022 meeting.*

**ADJOURNMENT**

There being no further business to come before the Finance Committee, the meeting adjourned at 4:33 p.m. upon motion duly made and seconded.

Respectfully Submitted,

---

Jay W. Wagner, Mayor

Attest:

---

Lisa B. Vierling, MMC  
City Clerk

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
FEBRUARY 21, 2022 – 4:30 P.M.  
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**MINUTES**

**ROLL CALL**

Mayor Wagner called the meeting to order at 4:30 p.m.

He then called the roll for attendance. The following council members were present:

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt Moore, At Large; Council Member Tyrone Johnson, At Large [arrived at 5:10 p.m.]; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member S. Wesley Hudson, Ward 4; and Council Member Michael Holmes, Ward 6 [arrived at 4:45 p.m.]

Absent:

Council Member Victor Jones, Ward 5

Staff present:

Tasha Long Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Angela Kirkwood, Director of Human Resources; Ryan Ferguson, Marketing Manager; Sandy Dunbeck, Economic Development Director; Jelani Biggs, Diversity, Equity, and Inclusion Officer; Bobby Fitzjohn, Financial Services Director; Sarah Stevenson, Economic Development Manager; and Mary S. Brooks, Deputy City Clerk

Also Present:

Patrick Chapin, Business High Point-Chamber of Commerce; Lizzie Powers, Intern-High Point University

**PRESENTATION OF ITEMS**

**2022-86      Update-The City of High Point M/WBE Program regarding Comparisons from other Cities**

Staff is requested to provide an update regarding the City of High Point M/WBE Program and Comparison Information from other Cities.

*Eric Olmedo, Assistant City Manager, made a PowerPoint Presentation regarding the City of High Point's M/WBE Program, and comparison information from other cities; said that the city was required by state law to track Minority/Women-Owned Business Enterprises (M/WBE) participation for public building construction; the city's current goal is 10%*

*participation; that the city only tracked Minority, Women, and Disadvantaged Business Enterprises (MWDBE) participation on construction projects, per statutory requirements; and that it did not include commodity or other purchases. Mr. Olmedo continued discussion regarding the total M/WBE Utilization for years 2015-2021 comparisons for High Point; the total utilization outperformed the city's goal by 10%; the utilization categories included: Minority Business Enterprise (MBE), Women Business Enterprise (WBE), and Disadvantaged Business Enterprise (DBE). He then discussed updates with other cities (Greensboro, Winston-Salem, and Asheville) with categories for Minority, Nonminority Female, and total M/WBE:*

- *City of High Point: showed data that reflected M/WBE for calendar years 2020/2021; said that a Disparity Study would analyze firm availability and establish aspirational goals based on the city's market area.*
- *City of Greensboro: The Disparity Study data represented averaged utilization for FYs 2012-2016; 2019 and 2020 categories reflected calendar year reporting; did overachieve with Study; currently implementing all recommendations from the Study; and M/WBE reporting data for FY 2019-2020 was impacted by Pandemic.*
- *City of Winston-Salem: Disparity Study data represented averaged utilization in FYs 2013-2018; the FY 2019-2020 category reflected the FY reporting; planned to implement recommendations from Study; utilize new software to better track progress on performance measures; and FY 2019-2020 was impacted by Pandemic.*
- *City of Asheville: Adopted the M/WBE Policy in 2021; their Disparity Study data represented averaged utilization in FYs 2012-2017; most recent annual report does not include M/WBE utilization information; the data reflected the average utilization captured by the 2018 Disparity Study and the aspirational goals determined by current availability of M/WBE firms.*

*Mr. Olmedo concluded his presentation; and provided a link to the Disparity Study Reports for comparison of the above mentioned cities.*

*Mayor Wagner asked how minority females were counted in utilization. Mr. Olmedo replied that the minority females were included in the total minority category.*

*Council Member Jefferson voiced appreciation; and thanked everyone for their efforts.*

*Mayor Wagner asked if the N.C. School of Government had any information regarding policy changes in response to the Disparity Study. JoAnne Carlyle, City Attorney, replied that she was not aware of any policy changes at this moment; and that she would provide that information to council.*



**2022-87      Closed Session-Economic Development and Attorney-Client Privilege**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development; and N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

*Mayor Wagner introduced, Lizzie Powers, High Point University Senior, in attendance who is interning with his firm. (Note that Ms. Powers left before closed session discussion began)*

**At 4:46 p.m., Council Member Jefferson made a motion to go into closed session pursuant to N.C. General Statutes 143-318.11(a)(4) for Economic Development and N.C. General Statute 143-318.11(a)(3) for Attorney-Client Privilege; and seconded by Council Member Williams. The motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson  
Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**At 5:37 p.m. it was the consensus of council to recess the Special Meeting and convene after the adjournment of the scheduled Regular meeting that was supposed to start at 5:30 p.m.**

**At 6:57 p.m. council reconvened into closed session.**

**At 7:25 p.m., Council reconvened into open session. Mayor Wagner announced there would be no action taken as a result of the closed session.**

ADJOURNMENT

There being no further business to come before Council, the Special Meeting adjourned at 7:26 p.m. upon motion by Council Member Williams and second by Council Member Moore.

Respectfully Submitted,

\_\_\_\_\_  
Jay W. Wagner, Mayor

Attest:

\_\_\_\_\_  
Mary S. Brooks, CMC  
Deputy City Clerk

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
FEBRUARY 21, 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 5:44 p.m.*

*Upon call of the roll, the following Council Members were **Present (8)**:*

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

*Absent: Council Member Victor A. Jones, Ward 5*

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

**FINANCE COMMITTEE - Britt Moore, Chair**

*Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on February 17, 2022 and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.*

Council Member Moore then moved approval of all matters on the Finance Committee Consent Agenda. Council Member Holmes made a second to the motion. The motion carried by the following 8-0 unanimous vote:

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**CONSENT AGENDA ITEMS**

**2022-62**      **Contract-Piedmont Automation Inc. - Change Order #1 - Westside Wastewater Treatment Plant Upgrade**

City Council is requested to approve Change Order #1 for Piedmont Automation, Inc. in the amount of \$ 6,750 and a time increase of 91 days for additional work to be performed as part of the upgrade to the SCADA (Supervisory Control and Data Acquisition) system at the Westside Wastewater Treatment Plant.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that the request to approve Change Order #1 for Piedmont Automation, Inc. in the amount of \$6,750.00 and a time increase of 91 days be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones,

**2022-63**      **Contract - Dellinger Inc. - Change Order #1 - Riverdale Sewer Lift Station – West Force Main**

City Council is requested to approve Change Order #1 to Dellinger Inc. in the amount of \$81,500 for additional materials and work outside of the scope of work for the Riverdale West Force Main Project.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that Change Order #1 to the Dellinger Inc. contract in the amount of \$81,500.00 be approved for additional materials and work outside of scope of work for the Riverdale West Force Main Project. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-64**      **Contract - Polydyne Inc. - Sludge Thickening & Dewatering Polymer**

City Council is requested to award a contract to Polydyne Inc. in the amount of \$1.35 per neat pound for the purchase of sludge thickening & dewatering polymer for an annual award amount of \$352,080 based on estimated usage at the Eastside Wastewater Treatment Plant (WWTP)- Centrifuge and the Westside Wastewater Treatment Plant (WWTP)- Rotary Drum Thickener.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a contract with Polydyne Inc. in the amount of \$1.35 per neat pound for the purchase of**

**sludge thickening & dewatering polymer in the amount of \$352,080.00 be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-65 Contract - Chemtrade Chemicals US LLC- Liquid Aluminum Sulfate - Water & Wastewater Treatment Facilities**

City Council is requested to award a contract to Chemtrade Chemicals US LLC in the amount of \$409,348.80 for the purchase of liquid aluminum sulfate to be used at City Water and Wastewater Treatment Facilities for treatment plant processes for a one (1) year period with an option to renew for two additional one (1) year periods.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a contract with Chemtrade Chemicals US LLC in the amount of \$409,348.80 be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-66 Contract - HDR, Inc. - (CMMS) Computerized Maintenance Management System - Public Services Dept.**

City Council is requested to award a contract to HDR, Inc. in the amount of \$98,000 to develop steps required for Public Services Department to select and implement the most suitable (CMMS) Computerized Maintenance Management System, including documentation of functional requirements, criteria for software package selection, and suggesting an implementation plan and estimated costs.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a contract with HDR, Inc. in the amount of \$98,000.00 be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-67 Contract - Sole Source - Accruent - Computerized Maintenance Management**



**System (CMMS) - Public Services Dept.**

City Council is requested to award a sole source contract to Accruent in the amount of \$42,589.54 for the annual renewal of the (CMMS) Computerized Maintenance Management software.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a sole source contract with Accruent in the amount of \$42,589.54 for the annual renewal of the CMMS software be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-68 Contract - Sole Source - Passport Dock & Door Systems - Batter's Eye - Truist Point Stadium**

City Council is requested to award a sole source contract to Passport Dock & Door Systems in the amount of \$166,490.82 purchase and installation of a replacement batter's eye at Truist Point Stadium and that the appropriate city officials be authorized to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a sole source contract with Passport Dock & Door Systems in the amount of \$166,490.82 be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-69 Contract - Change Order #4 - Samet Corporation (CMAR) - City Lake Park Phase 1 Renovations - Pedestrian Bridge-Greenway Connection**

City Council is requested to approve Change Order #4 package with Samet Corporation (CMAR) in the amount of \$861,619.01 to include the construction of a pedestrian bridge over Arnold Koonce City Lake and a greenway connection to the park as outlined in the City Lake Park site plan.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a Change Order #4 package with Samet Corporation (CMAR) in the amount of \$861,619.01 to include the construction of a pedestrian bridge outlined in the City Lake Park site plan be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-70 Budget Ordinance - Parks & Recreation Trust Fund (PARTF) Grant - City Lake Park**

City Council is requested to accept and appropriate a Parks and Recreation Trust Fund (PARTF) grant totalling \$500,000 for renovations to City Lake Park, including a pedestrian bridge and greenway connection.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, to accept and appropriate PARTF grant in the amount of \$500,000.00 for renovations to City Lake Park be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7795/22-16  
Ordinance Book, Volume XXII, Page 112**

**2022-71 Grant Project Ordinance - American Rescue Plan of 2021 - Coronavirus State and Local Fiscal Recovery Funds (CSLFRF)**

City Council is requested to approve the grant project ordinance creating a special revenue fund and appropriating \$22,699,511 in American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that the grant project ordinance be approved creating a special revenue fund and appropriating \$22,699,511.00 in American Rescue Plan Action of 2021: Coronavirus State and Local Fiscal Recovery Funds. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7796/22-17  
Ordinance Book, Volume XXII, Page 113**

**2022-72      Ordinance - Budget Amendment - American Rescue Plan of 2021 - Special Revenue Fund**

City Council is requested to approve a budget amendment to appropriate \$11,349,755.50 in American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) received to date and transfer them to a newly created special revenue fund set up specifically for these funds.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, that a budget amendment to appropriate \$11,349,755.50 in the American Rescue Plan Act of 2021 be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7797/22-18  
Ordinance Book, Volume XXII, Page 114**

**2022-73      Budget Ordinance - American Rescue Plan of 2021 - Vehicles & Capital Projects**

City Council is requested to approve a budget ordinance to appropriate \$5,077,240 for vehicles and other rolling stock, general capital projects, and parking capital projects that were deferred as part of the FY 2021-22 budget process.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, to approved a budget ordinance to appropriate \$5,077,240.00 for vehicles and other rolling stock, general capital projects, and parking capital projects that were deferred as part of the FY 2021-22 budget process be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7798/22-19  
Ordinance Book, Volume XXII, Page 115**

**2022-74      Resolution - Modify Procurement Policies & Procedures Manual**

City Council is requested to adopt a resolution to modify the Procurement Policies and Procedures Manual authorizing the City Manager (or their designee) to sign contracts that exceed \$90,000, upon approval of the City Council.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt a resolution to modify the Procurement Policies and Procedures Manual authorizing the City Manager (or their designee) to sign contracts that exceed \$90,000.00. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Resolution No. 2036/22-10  
Resolution Book, Volume XXI, Page 81**

**2022-75 Pay Plan Adjustments - Addressing Staffing Challenges - Employee Retention & New Hire**

City Council is requested to approve the recommended list of strategies and funding request to retain current workforce and attract new employees.

**A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve the recommended list of strategies and funding request to retain current workforce and attract new employees. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**REGULAR AGENDA ITEMS**

**2022-76 Resolution - Issuance of Series 2022A General Obligation Parks and Recreation Bonds - Making Statement of Facts - Establish Public Hearing**

City Council is requested to approve:

1. A Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue.
2. Adopt Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina.
3. Establish a public hearing on March 7, 2022 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.



*Bobby Fitzjohn, Financial Services Director, reported that Council would need to take the first steps to authorize the issuance of up to \$5,300,000 Series 2022A General Obligation Parks and Recreation Bonds. Actions requested include making certain statements of fact concerning the proposed bond issue, adopting a preliminary order to issue bonds at a not-to-exceed amount of \$5,300,000, and establishing a public hearing as required by state law; and advised council that they would need to take three separate votes for each item mentioned.*

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a resolution of the City Council of the City of High Point, North Carolina making certain statements of Fact Concerning Proposed Bond Issue. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Resolution No. 2037/22-11  
Resolution Book, Volume XXI, Page 82**

**A motion was made by Council Member Moore, seconded by Council Member Johnson, to acknowledge the introduction of a bond order authorizing the Issuance of not to exceed \$5,300,000 general obligation Parks and Recreation Bonds of the City of High Point, NC. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to establish a public hearing on March 7, 2022 at 5:30 p.m. as required by state law on the issuance of the referenced 2/3 bonds. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones,

## **PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,**

### **Chair**

**2022-77**

### **City Sponsored Annual Special Events**

City Council is requested to approve as recommended by the Prosperity & Livability Committee a list of City sponsored special events and \$30,000 for special events outside of this list to be planned for by Visit High Point or Forward High Point.

*Council Member Hudson, Prosperity and Livability Committee Chairman, reported that the Prosperity and Livability Committee did meet on February 9, 2022, and recommended that the list of City sponsored special events and \$30,000.00 for special events outside of this list to be planned for by Visit High Point or Forward High Point be forwarded to the City Council with a favorable recommendation for approval.*

**A motion was made by Council Member Hudson, seconded by Council Member Peters, that the recommended list of City Sponsored special events and \$30,000.00 for special events outside of this list to be planned for by Visit High Point or Forward High Point be approved. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

## **PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**

### **2022-78      Resolution of Intent-Annexation 22-01**

Approval of a Resolution of Intent to establish a public hearing date of March 21, 2022, to consider a voluntary contiguous annexation of an approximate 0.33-acre parcel located along the north side of Samet Drive, approximately 500 feet east of Penny Road. The property is addressed as 7702 Samet Drive and also known as Guilford County Tax Parcel 196674.

**A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt a resolution of Intent to establish a public hearing date of March 21, 2022, to consider a voluntary contiguous annexation of an approximate 0.33-acre parcel located along the north side of Samet Drive. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Resolution No. 2035/22-09  
Resolution Book, Volume XXI, Page 80**

## **PUBLIC HEARINGS - CONTINUED**

**2022-18**      **Covelli Enterprise-Zoning Map Amendment 21-31**

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

*Note: The public hearing for this matter was initially held on January 18, 2022 and was continued at that time to Monday, February 7, 2022 at 5:30 p.m.; and continued again at that time to Monday, February 21, 2022 at 5:30 p.m.*

*Herb Shannon, Senior Planner with the High Point Planning Department, advised that this is a request to rezone a 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road (the location of the Panera Bread restaurant). This parcel was developed with a minor restaurant (a sit-down restaurant). The applicant desires to renovate this facility and convert it to a major restaurant (a restaurant with a drive-thru). The zoning site is currently developed with a minor restaurant use type, the applicant desires to renovate this facility and change it to a major restaurant (restaurant with drive through window). When the site was granted its current CU-GB District zoning in 1998, only office and limited intensity commercial uses were permitted, and the major restaurant use type was specifically prohibited. This application proposed rezoning from the CU-GB District to an updated CZ-GB District. The applicant had submitted a corresponding conditional zoning ordinance that removed the prohibition against a major restaurant use and carries forward all other relevant zoning conditions; staff is recommending approval of this request; the Planning and Zoning Commission also recommended approval; and accepted the consistency and reasonableness statements. Mr. Shannon stated that he did contact the attorney for the abutting property, Kick Back Jacks, and that they were in attendance to address council; noted that the agreement still has not been signed; and stated that council may proceed to take action or continue this matter.*

*Mayor Wagner asked if this request triggered a traffic study. Mr. Shannon replied, "no", said that staff completed a technical memo; and that a traffic study was not required.*

*Mayor Wagner noted that this is a continued public hearing; and opened the floor for comments.*

*Jennifer Fountain, 804 Green Valley Road, Greensboro, advised that the agreement had not been executed at this moment; said that she had contacted the property owner for said property, but had no success with a response; would like the agreement to be put in place before the rezoning; requested council to continue the public hearing to a later date; and entertained any questions.*

*Council Member Holmes asked if there would be long-term consequences if the rezoning were to move forward without an agreement put in place. Ms. Fountain replied that there would be no conditions to address parking; spoke to the traffic safety concerns without an agreement; and said that signage for parking would help with the challenges of parking.*

*Tom Mincher Jr., 701 Woodland Dr., Greensboro, provided a history of working with the trustee for said property on rezoning; voiced concerns for future challenges that would be faced regarding parking without an agreement; and requested leverage to keep a driveway open for request.*

*Amy Ducat, 921 Beeson Road, Kernersville, said that Panera Bread's drive through averaged 12 cars in an hour's timeframe; it would require at least 22 vehicles to stack, or prohibit/block, other vehicles; said that she had reached out to the trustee of said property regarding the agreement, who was an absentee trustee; spoke to the challenges faced in regards to executing the agreement; to providing parking signage; requested to continue the public hearing; and recognized Mr. Fischer, who did an traffic assessment in attendance, to answer any questions.*

*Council Member Hudson inquired on how many vehicles would impact parking. Ms. Ducat replied that it would take 22 cars to extend out into the street.*

*Council Member Moore asked if anyone else could sign the agreement on behalf of the absentee trustee. Mayor Wagner inquired on the landlord's ability to sign the agreement on behalf of the absentee trustee. JoAnne, Carlyle, City Attorney, advised that according to the paperwork, the trustee is required to sign.*

*Chris Andrews, Interim Planning Director, wanted to assure that council understood that the agreement between the parties was not a condition of the zoning.*

*Mayor Pro Tem Peters asked if the agreement was not signed, could there be a drive-thru. Mr. Andrews replied, "that is correct."*

*Mayor Wagner asked if there was anyone else in the audience who would like to speak. Hearing and seeing none, he entertained a motion.*

**A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to continue the public hearing for Zoning Map Amendment 21-31 until the March 21, 2022, Council Meeting @ 5:30 p.m. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

## **PUBLIC HEARINGS**



**2022-79      ARC of High Point-Zoning Map Amendment 21-33**

A request by the ARC of High Point to rezone an approximate 3.5-acre parcel from the Residential Single Family - 5 (R-5) District to the Parks and Natural Resources (PNR) District. The site is located west of the intersection of Bellevue Drive and School Park Road (153 Bellevue Drive).

*The public hearing for this matter was held on Tuesday, February 21, 2022 at 5:30 p.m. as duly advertised.*

*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.*

*Mr. Shannon advised that the request was made by the ARC of High Point to rezone an approximate 3.5-acre parcel from the Residential Single Family District to the Parks and Natural Resources District; the site is located west of the intersection of Bellevue Drive and School Park Road; The ARC is a non-profit Medicaid funded facility serving people with intellectual and developmental disabilities; their existing facility is licensed by North Carolina Department of Health and Human Services for adult day activity; The ARC obtained specialized approval, under standards of the prior development ordinance to allow an Adult Day Care with over 30 persons; with the adoption of the current Development Ordinance in 2017, this use type is no longer permitted in residential zoning districts; despite this, the facility had been continuously operating; it may continue as long as that use does not cease operation for more than 180 days. Staff is recommending approval of this request as outlined in the attached staff report; the Planning and Zoning Commission recommended approval by a vote of 8-0; and with the consistency and reasonableness statements.*

*Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-33. Hearing none, Mayor Wagner opened the public hearing and asked if there was anyone present who would like to comment on this matter.*

*Stephanie Antkowiak, 153 Bellevue Drive, High Point, The Arc of High Point Executive Director, thanked everyone for their consideration; and stated that she would answer any questions that council may have.*

*Council Member Peters thanked Ms. Antkowiak for her commitment, and efforts for the work that she has done for the students that attended The Arc.*

*Mayor Wagner declared the public hearing closed and proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt an Ordinance for ZMA 21-33 to rezone an approximate 3.5-acre parcel from the Residential Single Family - 5 (R-5) District to the Parks and Natural Resources (PNR) District. The site is located west of the intersection of Bellevue Drive and School Park Road (153 Bellevue Drive) and to adopt the following Consistency and Reasonableness Statement.**

*“That Zoning Map Amendment 21-33 is consistent with the City’s adopted policy guidance because the proposed PNR District does not conflict with any adopted land use policies.*

*Furthermore, the requested PNR District, and its allowable land uses, are similar and compatible with the surrounding zoning and development pattern of this area.”*

**The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7791/22-12**  
**Ordinance Book, Volume XXII, Page 108**

**2022-80**      **City of High Point Zoning Map Amendment 21-34**

A request by the High Point City Council to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment project.

a. To rezone 561 parcels, totaling approximately 123.3 acres, from the Residential Multifamily - 16 (RM-16) District and the Residential Multifamily - 26 (RM-26) District to the Residential Single Family - 7 (R-7) District. The parcels are located south of E. Martin Luther King Jr. Drive, north of E. Green Drive, east of S. University Parkway and west of Meredith Street.

b. To rezone 7 parcels, totaling approximately 1.5 acres, from the Residential Multifamily - 16 (RM-16) District and the Limited Business (LB) District to the Residential Single Family - 5 (R-5) District. The parcels are located north of E. Green Drive, between Meredith Street and Hill Street.

*The public hearing for this matter was held on Tuesday, February 21, 2022 at 5:30 p.m. as duly advertised.*

*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.*

*Mr. Shannon advised that this is a request to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focused on lands within central eastern portion of the Core City Area lying north of E. Green Drive, South of E. Martin Luther King Jr. Drive and east of S. University Parkway. Current land uses in this area consists of single-family homes, duplexes, one multifamily use, public parks and churches on smaller parcels. The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was*

*initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request in December 2020. The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request, in December 2020. The Land Use Plan classifies this area as Low Density Residential which supports residential development at a density of five dwelling units per acre. However, the RM-16 District that currently governs land uses in this area permits multifamily development at a density of 16 units per acre. The introduction of higher density residential development, in the middle of an established single-family neighborhood, is not compatible with the manner in which this area has developed or with the Low Density Residential land use classification governing this area. Thus, this application proposes rezoning to the R-7 and R-5 Districts as they more accurately reflect the way this area has developed and will assist in ensuring the long-term stability of this single-family neighborhood. Notices were sent out to property owners; and noted that staff did attend community meetings with the neighborhoods last fall to assure they were aware of this request. Staff is recommending approval for this request to adopt the land use policy; and that it is reasonable in the public's interest.*

*Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-33. Hearing none, Mayor Wagner opened the public hearing and asked if there were anyone present who would like to comment on this matter.*

***Zelma Morrison**, 801 Meredith St., High Point, said is representing the property at 801 Meredith St. belongs to her father, who is now deceased; and asked what will happen to said property after the zoning is completed. **Mr. Shannon** asked how was the property currently developed. **Ms. Morrison** replied that it was a single family home. **Mr. Shannon** advised that the property at 801 Meredith St. would not be negatively affected; and would continue to be operated as a single-family zoning.*

***Mayor Wagner** noted that the zoning would protect the property from future development.*

***Harold Johnson**; noted that he represented the Johnson Family for the property located at the 1900 Block of E. Green St.; provided a brief history of the property; voiced concerns regarding said property being zoned as residential use due to contamination; said that there was a study conducted that proved contamination; and that he objected to the zoning request.*

*Mayor Wagner asked if the said property located in are B on the map provided by staff. **Mr. Johnson** replied, "yes"; and that the street numbers were 1903, and 1905 E. Green St.*

*Mayor Wagner requested staff to respond to **Mr. Johnson's** concerns.*

***Mr. Shannon** confirmed **Mr. Johnson's** property address; and stated that his property was not proposed to be rezoned.*

***Mr. Johnson** voiced appreciation; and thanked everyone for their time.*

*Mayor Wagner declared the public hearing closed and proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt an Ordinance for ZMA 21-34 to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment project and to adopt the following Consistency and Reasonableness Statement.**

*“That Zoning Map Amendment 21-34 is consistent with the City’s adopted policy guidance because the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserves established neighborhoods. Furthermore, the request is reasonable and in the public interest because the amendments are needed to better match the way these neighborhoods have developed.”*

**The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7783/22-04  
Ordinance Book, Volume XXII, Page 100**

**2022-81 City of High Point-Zoning Map Amendment 21-35**

A request by the High Point City Council to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment project.

a. To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.77 acres, from a Conditional Use Transitional Office (CU-TO) District and the General Business (GB) District to the Transitional Office (TO) District and the Light Industrial District (LI) District. The parcels are located at the southeast corner of E. Green Drive and Brentwood Street (1207 Brentwood Street and a portion of an abutting undeveloped parcel).

b. To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.92 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The parcels are located along the west side of Manley Street, approximately 130 feet south of Clish Place (508 Manley Street and a portion of 500 Manley Street).

c. To rezone a portion of two parcels, totaling approximately 1.5 acres, from a Conditional Use General Business (CU-GB) District to the General Business (GB) District. The parcels are located at the southeastern corner of Brentwood Street and Royal Place.

*The public hearing for this matter was held on Tuesday, February 21, 2022 at 5:30 p.m. as duly advertised.*



*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.*

*Mr. Shannon advised that this request was to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on lands within the central eastern portion of the Core City Area along the east side of Brentwood Street, between E. Green Drive and US 29 (formerly known as Business 85). Staff recommends approval of the following zoning map amendments:*

**Area A:**

*a. To rezone 1205 and 1207 Brentwood Street (Tax Parcel 183907) from a CU-TO District to the TO District.*

*b. To rezone the northern portion of Tax Parcel 192411 (an undeveloped parcel) from the GB District to the LI District.*

**Area B:**

*To rezone the southern portion of 500 Manley Street (south portion of Tax Parcel 183900) and all of 508 Manley Street (Tax Parcel 183905) from a CU-LI District to the LI District.*

**Area C:**

*To rezone the western portion of 1901 Brentwood Street (street frontage of Tax Parcel 192454 and 192471) from a CU-GB District to the GB District.*

*Mr. Shannon noted that staff did receive feedback from property owners with no objections; and that the Planning and Zoning Commission recommended approval; and placed in record with the consistency and reasonableness statements.*

*Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-35. Hearing none, Mayor Wagner opened the public hearing and asked if there was anyone present who would like to comment on this matter. Hearing none, he declared the public hearing closed and proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt an Ordinance for ZMA 21-35 to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment project and to adopt the following Consistency and Reasonableness Statement.**

*“That Zoning Map Amendment 21-35 is consistent with the City’s adopted policy guidance because the zoning map amendments are supported by the Land Use Plan and will ensure the manner in which development has occurred is consistent with zoning of the area. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which are not to be amended. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.”*

**The motion carried by the following 8-0 unanimous vote:**

**Aye (8):**

Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**Ordinance No. 7793/22-14**  
**Ordinance Book, Volume XXII, Page 110**

**2022-82**      **Caliber Car Wash, LL-Zoning Map Amendment 21-36**

A request by Caliber Car Wash, LLC to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street).

*The public hearing for this matter was held on Tuesday, February 21, 2022 at 5:30 p.m. as duly advertised.*

*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.*

*Mr. Shannon advised that this was a request by Caliber Car Wash, LLC to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street). The Planning and Zoning Commission reviewed this request at their January 25, 2022 public hearing. The applicant's representative, Mr. Patrick Lineberry, attorney with Tuggle Duggins, 400 Bellemeade Street, Greensboro, spoke in favor of the request. Mr. Lineberry provided an overview of this request to redevelop the site for a car wash and is in attendance and available for questions. There were no speakers in opposition to the request.*

*Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-35.*

*Patrick Lineberry, 400 Bellamy St., Greensboro, stated that he was here on behalf of Caliber Car Wash; said that the car wash would be a tax advantage to the city; recognized Dan Brown, Site Operations who was in attendance to address any questions or concerns; and that he would be available to answer any questions as well.*

*Council Member Hudson noted that the car wash was in his ward; said there were concerns from the community regarding the noise that would be coming from the vacuums located at the car wash; and asked about the flow of the traffic regarding the car wash.*

*Dan Brown, Atlantic GA, extended greetings; explained the noise level effect; and that a fence for noise reductions could be installed to help with concerns.*

*Council Member Hudson voiced appreciation for new businesses; said that due to concerns regarding the noise factors, and because the surrounding area is residential, that he was not in favor of this request and would be voting no.*

*Council Member Moore asked if the request could be amended to add a noise barrier if there were to be any complaints. Mr. Brown replied, "yes"; said that they had installed noise barriers before.*

*Council Member Moore inquired if research was conducted regarding the noise; and asked about the traffic concerns, whether a turning lane would be required. Mr. Shannon replied that based on an analysis and size of the building for the car wash regarding the noise, staff had no concerns; and that based on the traffic analysis a turning lane would not be required.*

*Mayor Wagner opened the public hearing and asked if there was anyone present for or against this request who would like to comment on this matter. Hearing none, he declared the public hearing closed and proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt an Ordinance for ZMA 21-36 to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street) and to adopt the following Consistency and Reasonableness Statement.**

*"That Zoning Map Amendment 21-36 is consistent with the City's adopted policy guidance because the proposed GB District is supported by the Community/Regional Commercial designation of the Land Use Plan. Furthermore, the portion of the parcel to be rezoned has been used for commercial activities since the early 1990s and the proposed rezoning will promote a consistent zoning pattern along this portion of the N. Main Street Corridor."*

**The motion carried by the following 7-1 vote:**

- Aye (7):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, and Council Member Holmes
- No (1):** Council Member Hudson
- Absent (1):** Council Member Jones

**Ordinance No. 7794/22-15  
Ordinance Book, Volume XXII, Page 111**

## **GENERAL BUSINESS AGENDA**

**A motion was made by Mayor Wagner, seconded by Council Member Johnson to suspend**

**the rules to add item: 2022-89, Civil Action with ARCO Realty, L.L.C. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-89**      **Civil Action: ARCO Realty, L.L.C.**

The City Attorney is requesting approval from city council to institute a civil action in the name of the City for injunctive relief against ARCO Realty, L.L.C., Basil Agapion, Sophia S. Agapion, Emanuel A.G.. Agapion, and Basil N.T. Agapion for violation of the City of High Point Ordinance, Section 9.7.7 titled Injunction Relief.

**A motion was made by Mayor Wagner, seconded by Council Member Williams that, in accordance with the City of High Point Ordinance, Section 9.7.7. titled Injunctive Relief, City Council has found reasonable cause to believe that ARCO Realty, L.L.C., Basil Agapion, Sophia S. Agapion, Emanuel A.G. Agapion, and Basil N.T. Agapion are violating or threatening to violate the Ordinance, and therefore the City Attorney's office is directed to institute a civil action in the name of the City for injunctive relief to restrain, correct, abate, mandate or enjoin the violation or threatened violation. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones

**2022-83**      **Resolution - Adoption of the 2021 General Records Schedule - Local Government Agencies and the 2021 Program Records Schedule - Local Government Agencies**

City Council is requested to adopt a resolution approving the 2021 General Records Schedule: Local Government Agencies and the 2021 Program Records Schedule: Local Government Agencies.

**A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt a resolution approving the 2021 General Records Schedule: Local Government Agencies and the 2021 Program Records Schedule: Local Government Agencies. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes



**Absent (1):** Council Member Jones,

**Resolution No. 2038/22-12  
Resolution Book, Volume XXI, Page 83**

**2022-84 Minutes to be Approved**

- February 3, 2022 Finance Committee @ 4:00 p.m.
- February 7, 2022 Special Meeting @ 3:30 p.m.
- February 7, 2022 Regular Meeting @ 5:30 p.m.
- February 8, 2022 Community Development Committee @ 4:00 p.m.
- February 9, 2022 Prosperity & Livability Committee @ 9:00 a.m.

**A motion was made by Council Member Moore, seconded by Council Member Johnson, to approve the preceding minutes as submitted. The motion carried by the following 8-0 unanimous vote:**

**Aye (8):** Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, and Council Member Holmes

**Absent (1):** Council Member Jones,

**REMARKS FROM COUNCIL/SPEAKER FROM THE FLOOR**

*Council Member Williams presented the Mayor, council, and staff with a photo/frame of the first family that was a part of the Habitat Humanity home built; and voiced appreciation for this holistic accomplishment.*

*Council Member Jefferson wanted to recognize the announcement regarding Volvo’s financial services headquarters that will be located in the Triad; and spoke to the positive impact it would have.*

*Stan Martin, 1417 Chestnut Drive High Point, thanked the mayor and council for the wonderful work that they were doing in the city; asked that when citizens reached out to them, that council responded; and spoke to the duties and obligations that the mayor and council had when it comes to serving the public.*

*Council Member Moore requested to recognize a former High Point Central Student who was a linebacker in the Superbowl.*

**ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 6:54 p.m. upon motion duly made and seconded.

Respectfully Submitted,

\_\_\_\_\_  
Jay W. Wagner, Mayor

Attest:

\_\_\_\_\_  
Mary S. Brooks, CMC  
Deputy City Clerk

DRAFT