



City of High Point

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

Meeting Agenda

City Council

Jay W. Wagner, Mayor

S. Wesley Hudson, Mayor Pro Tem

Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and Michael Holmes (Ward 6)

Monday, October 2, 2023

5:30 PM

Council Chambers

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2023-463](#)

Proclamation - Public Power Week

Mayor Wagner will present a proclamation recognizing the week of October 1-7, 2023, as Public Power Week.

Attachments: [Proclamation - Public Power Week 2023](#)

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2023-466](#)

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: [Local Codes Strategic Plan Update September 2023](#)

PUBLIC COMMENT PERIOD

[2023-465](#)

Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards, and presentations.

Our policy states persons may speak on any item not on the agenda.

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

- * Persons addressing City Council are asked to limit their comments to 3 minutes.

- * Citizens will be asked to come to the podium, state their name and

address and the subject(s) on which they will comment.

* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

CONSENT AGENDA ITEMS

- C-1** [2023-449](#) Consideration of a Contract with Freese and Nichols in the Amount of \$1,142,480
City Council is requested to approve a contract with Freese and Nichols in the amount of \$1,142,480 for professional engineering services to upgrade the Riverdale Pump Station, approve the Capital Project Budget Ordinance, and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Freese and Nichols- Riverdale Pump Station Improvements Engineering Design](#)
- C-2** [2023-459](#) Consideration of a Contract with Vulcan Materials Co. in the amount of \$100,000
City Council is requested to approve a contract with Vulcan Materials Co. in the amount of \$100,000 for different types of stone (aggregate) to be used by crews for performing repairs to roadways, sidewalks, right-of-ways and related repairs to the stormwater drainage system, etc. within the jurisdictional limits of the City and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - Vulcan Materials Co.](#)
- C-3** [2023-470](#) Consideration of a Purchase Order Increase for McGill Environmental Systems
City Council is requested to approve a purchase order for McGill Environmental Systems be increased from \$40,900 to the amount of \$176,500 for emergency hauling of bio-solids from the Eastside Waste Water Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Purchase Order - McGill Environmental](#)
- C-4** [2023-450](#) Consideration of Extension of Services with Ricoh in the Amount of \$303,688.82
City Council is requested to approve an extension of services for an onsite staffed commercial quality high-speed document printing, copying, and scanning services shop and city mail services and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [Contract Extension - Ricoh](#)

- C-5** [2023-452](#) Consideration of a Contract with Community Housing Solutions in the Amount of \$200,000
City Council is requested to approve a contract with Community Housing Solutions to fund materials and operational expenses associated with two Operation InASMuch events and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - Community Housing Solutions OIAM](#)
- C-6** [2023-454](#) Consideration of Acceptance of a Grant Award from National Endowment for Humanities
City Council is requested to accept a grant award from National Endowment for Humanities in the amount of \$349,247 to replace the High Point Museum's aging HVAC System and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [National Endowment for Humanities Grant Acceptance](#)
- C-7** [2023-472](#) Information Regarding Guilford County American Rescue Plan Act (ARPA) Funds Contribution to High Point Projects
Staff will present information on the payment process for ARPA funds, including criteria to be used in consideration of advancing funds to the organizations.
Attachments: [Guilford County ARPA Funds Contribution to High Point Projects](#)
- C-8** [2023-468](#) Consideration of Approval of Minutes
City Council is requested to approve the following minutes:
Community Development Committee Minutes - September 12, 2023, at 4:00 p.m.
Finance Committee Minutes - September 14, 2023, at 4:00 p.m.
Special Meeting of the High Point City Council Minutes - September 18, 2023, at 4:00 p.m.
Regular Meeting of the High Point City Council Minutes - September 18, 2023, at 5:30 p.m.
Prosperity and Livability Committee Minutes - September 20, 2023, at 9:00 a.m.
Attachments: [Agenda Memo - Meeting Minutes](#)
[Community Development Committee Meeting Minutes - September 12, 2023](#)
[Finance Committee Meeting Minutes - September 14, 2023](#)
[Special Meeting High Point City Council - September 18, 2023](#)
[City Council Meeting Minutes - September 18, 2023](#)
[Prosperity Livability Committee Meeting Minutes - September 20, 2023](#)

GENERAL BUSINESS AGENDA

- G-1** [2023-456](#) Public Hearing Regarding a Request from Dawn Sweitzer Properties LLC,

for Performance Base Incentives in the amount of \$75,000 - Public Hearing October 2, 2023

City Council is requested to authorize performance-based incentives for a project at 2429 W. English Rd. in High Point, NC 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: [Performance-based Incentives - Dawn Sweitzer Properties, LLC](#)

G-2 [2023-458](#)

Public Hearing Regarding a Request from COHAB.SPACE LLC, for Performance Based Incentives in the amount of \$75,000 - Public Hearing October 2, 2023

City Council is requested to consider a request from COHAB.SPACE LLC, for authorization of performance-based incentives for a project at 1547 W. English Rd. in High Point, NC 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: [Performance-based Incentives - COHAB.SPACE LLC](#)

G-3 [2023-469](#)

Public Hearing Regarding a Resolution for the Public Utility Regulatory Policy Act Standards

City Council is requested to approve a resolution which will approve two new regulatory standards pertaining to Public Utility Policy.

Attachments: [New PURPA Standards Adoption](#)

G-4 [2023-467](#)

Village of Florence Historic Marker

A request by the High Point Preservation Society for approval of a historic marker to recognize the Village of Florence that is proposed to be located on Penny Road near the intersection with East Fork Road.

Attachments: [Staff Report - Village of Florence Marker Request.pdf](#)

G-5 [2023-460](#)

Public Hearing - City of High Point, Zoning Map Amendment 23-23

A request by the City of High Point to rezone approximately 11.7 acres as part of the Comprehensive Zoning Map Amendment project.

a. To rezone approximately 0.7 acres from the Residential Single Family - 5 (R-5) District to the General Business (GB) District. The site is located along the south side of W. Parris Avenue, approximately 640 feet west of N. Main Street (149, 151 & 153 W. Parris Avenue).

b. To rezone approximately 11 acres from the Heavy Industrial (HI) District to the Limited Business (LB) Districts. The site is located along Beddington Street, between Blake Avenue and Tower Avenue.

Attachments: [Staff Report ZA-23-23.pdf](#)

G-6 [2023-461](#)

Public Hearing - Bricks & Beams, LLC, Zoning Map Amendment 23-24

A request by Bricks & Beams, LLC to rezone approximately 6.5 acres from the Light Industrial (LI) District to the Central Business (CB) District. The

site is located along the south side of E. Green Drive, between S. Centennial Street and Park Street (313 S. Centennial Street).

Attachments: [Staff Report ZA-23-24.pdf](#)

G-7 [2023-462](#)

Public Hearing - Kumasi Management Services, LLC, Zoning Map Amendment 23-25

A request by Kumasi Management Services, LLC to rezone approximately 14.2 acres from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the north and south sides of Furniture Avenue, approximately 0.3 mile (1,800 feet) east of Riverdale Road (4257, 4265, 4262 & 4268 Furniture Avenue).

Attachments: [Staff Report ZA-23-25.pdf](#)

G-9 [2023-464](#)

Public Hearing - City of High Point, Text Amendment 23-03

A request by the City of High Point to amend the Development Ordinance to revise the powers and duties of the Planning and Zoning (P&Z) Commission. This amendment proposes to grant the P&Z Commission the authority to make the final decision on various Zoning Map Amendment requests. In conjunction with the proposed expanded P&Z Commission authority, this request also amends the review procedures, appeals process, and amends the Conditional Zoning, Planned Development, Zoning Map Amendment and Overlay (Historic & Manufactured Housing) District zoning process.

Attachments: [Staff Report TA-03 FINAL](#)

G-10 [2023-471](#)

Consideration of Reappointments to the High Point Economic Development Corporation Board

City Council is requested to confirm the following reappointments to the High Point Economic Development Corporation Board, for a term beginning on the date of reappointment and ending on December 31, 2025:

- Aaron Clinard, Clinard Consulting
- Brenda Deets, Citizens Bank
- Chris Whitesell, New Plath Digital
- Justin Thompson, Captivate Media
- Scott Holbrook, Key Risk

Attachments: [Reappointments - Economic Development Corporation](#)

G-11 [2023-455](#)

Consideration of the Appointment of Tasha Logan Ford to the North Carolina Municipal Power Agency 1 Board of Commissioners

City Council is requested to appoint Tasha Logan Ford to the North Carolina Municipal Power Agency 1 Board of Commissioners effective October 2, 2023. Ms. Logan Ford will serve at the pleasure of the High Point City Council.

Attachments: [NCMPA1 Appointment - Tasha Logan Ford](#)

ADJOURNMENT