

# City of High Point

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



## Meeting Agenda

**Tuesday, January 17, 2023**

**5:30 PM**

**Council Chambers**

### **City Council**

*Jay W. Wagner, Mayor*

*Monica L. Peters, Mayor Pro Tem*

*Britt W. Moore (At Large), 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**

[2023-008](#) Keep High Point Beautiful Celebrates 35 years of service to High Point  
Rebecca Coplin, High Point Beautification Supervisor, will provide a short presentation regarding Keep High Point Beautiful Program.

**Attachments:** [1-9-22 KHPB Memo](#)

[Presentation - KHPB 35 Years](#)

[2023-033](#) City of High Point - Human Relations Committee - Humanitarian of the Year Presentation  
Human Relations Staff and Committee Members will be in attendance to present the Human Relations Committee Humanitarian of the Year award.

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

[2023-034](#) 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.

**Attachments:** [Local Codes Strategic Plan Update December 2022 - Final](#)

**PUBLIC COMMENT PERIOD**

[2023-035](#) 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**

- [2023-025](#) Contract - WESCO Distribution, Inc. - Underground Cable - Electric Department  
City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$170,360 for the purchase of WHS# 2904 (1/0 UG Primary) underground cable used by the Electric Utilities Department to replenish warehouse stock.  
**Attachments:** [1. Contract – WESCO Distribution, Inc. – Underground Cable – Electric Departn](#)
- [2023-026](#) Contract - WESCO Distribution, Inc. - Subsurface 300kVA Transformers - Electric Department  
City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$551,716 for the purchase of 4 underground (submersible) 300kVA Transformers used by the Electric Utilities Department to replenish warehouse stock.  
**Attachments:** [2. Contract – WESCO Distribution, Inc. – Subsurface 300kVA Transformers – E](#)
- [2023-027](#) Change Order #6-Budget Ordinance-Capital Project Ordinance - Samet Corp. - Parks & Recreation - City Lake Park Bond Project  
City Council is requested to approve potential change order #6 with Samet Corporation (CMAR) in the amount of \$537,620.43 for the City Lake Park Phase 1 Bond project and a budget ordinance amendment and capital project ordinance utilizing \$312,620 in general fund reserves to cover the additional costs/improvements.  
**Attachments:** [3. Change Order #6-Budget Ordinance-Capital Project Ordinance – Samet Corp](#)
- [2023-028](#) Position Reallocation - Parks & Recreation - Recreation Coordinator (ASPIRE) Program  
City Council is requested to approve a change to an existing part time, benefited Program Activity Leader position to a full time Recreation Coordinator position in our Adaptive Sports, Programs and Inclusive Recreation (ASPIRE) division by reallocating funding from and eliminating a part time Recreation Attendant position.  
**Attachments:** [4. Position Reallocation – Parks & Recreation – Recreation Coordinator \(ASPIR](#)
- [2023-029](#) Resolution - Interlocal Agreement - Piedmont Discovery Application - Parks & Recreation  
City Council is requested to adopt a resolution authorizing the execution of an updated interlocal agreement and expand upon the original agreement between City of High Point, Greensboro and Guilford County and speaks to additional responsibilities, while adding data providers including Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Stokesdale and Summerfield.

**Attachments:** [5. Resolution - Interlocal Agreement – Piedmont Discovery Application – Parks](#)

[2023-030](#)

Agreement - Three Party - United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Funding - Improvements to Elm Street and Construct Phases 1-3 Southwest Heritage Greenway

City Council is requested to consider a Three-Party Agreement with the United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) funding in the amount of \$28,489,089 for construction improvements to Elm Street and construct the Phases 1-3 of the Southwest Heritage Greenway within City Limits.

**Attachments:** [6. Agreement – US Depart of Transportation \(USDOT\) NC Depart of Transporta](#)

[2023-009](#)

Change Order No. 7 - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project, Garney Companies Inc.

To approve Change Order No. 7 to Garney Companies Inc. of an additional manhole and pipe stub-out that will be paid by the Town of Archdale, NC. The Change Order includes related labor, materials, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project which is currently under construction.

**Attachments:** [Agenda Item- CO 7 Richland Creek Aerial Outfall- Garney](#)

[Attachment A Change Order Number 7](#)

[2023-007](#)

Contract - Rebuild-It Services Group, LLC

To hire Rebuild-It Services Group to perform additional work on DAF #3 (dissolve air flotation thickener) at the Eastside Wastewater Treatment Plant (WWTP).

**Attachments:** [Council Agenda Item-Eastside WWTP DAF #3](#)

[RSG Back Pressure Valve Replacement Proposal- High Point, NC Q123927-B](#)

[2023-010](#)

Riverdale Pump Station Improvements Study- Amendment I - The Wooten Company

To approve a contract amendment to The Wooten Company (purchase order 108042) for the additional work required to evaluate the feasibility of expanding the Riverdale Pump Station to 44 MGD (million gallons per day) as part of the ongoing Riverdale Pump Station Improvements Study Report.

**Attachments:** [Agenda Item -Wooten- Riverdale Pump Station Improvements Study- Amendm](#)

[221218 - High Point - Riverdale Pump Station Amendment \(TWC 2784-S\)](#)

[2023-031](#)

Resolution - Sale of City Owned Property - Sterling Real Estate

Development of NC, LLC - 1117 Jefferson St. - 1119 Jefferson St.

City Council is requested to adopt a resolution accepting an offer of

\$20,000.00 from Sterling Real Estate Development of NC, LLC for two (2) City owned vacant lots: (1) located at 1117 Jefferson Street Parcel No. 174216, and (2) 1119 Jefferson Street Parcel No. 176062 and authorize the sale of the properties through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**Attachments:** [10. Resolution – Sale of City Owned Property - Sterling Real Estate Developme](#)

#### 2023-032

Sale of City Owned Property - North Carolina Department of Transportation (NCDOT) - Easements Johnson Street-Sandy Ridge Road Widening Project

City Council is requested to approve the sale of a permanent drainage easement, permanent utility easement, and temporary construction easement to the North Carolina Department of Transportation (NCDOT) for the Johnson Street/Sandy Ridge Road Widening Project in the amount of \$34,950.00.

**Attachments:** [11. Sale of City Owned Property – North Carolina Department of Transportation](#)

## **REGULAR AGENDA ITEMS**

## **PENDING ITEMS**

#### 2022-590

One High Point Commission - Budget Ordinance and Date Extension Request

Staff requests that City Council approve:

1. Budget Ordinance amendment in the amount of \$45,000.
2. Request for an extension of the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to January 17, 2024.

**Attachments:** [Budget Ordinance – One High Point Commission – Date Extension Request](#)  
[One High Point Commission Research Categories](#)

*Jeron Hollis, Managing Director, provided the staff report for this item. He stated there are two request with this item. The first request is for a budget amendment in the amount of \$45,000. He stated the budget included up to \$20,000 for subject matter experts in areas including history and socioeconomics, a project manager who will report to staff and work to manage information, updates and deadlines as it relates to the Commission's work and final report, a request for \$5,000 for community outreach and event resources in order to ensure community awareness feedback on recommendations. He stated in addition, the Commission is seeking to extend the date for the presentation of the recommendations to Council from the current June 2, 2023 deadline to Tuesday, January 17, 2024. He noted this is due to resent roster changes on the*

*Commission and a clarification of the group's focus on policy recommendations.*

*In response to Chairman Moore, Mr. Hollis stated if the extension is approved it would in fact be presented to a new City Council.*

*Committee Member Peters and Committee Member Holmes expressed their support of this item. They noted systematic policy changes regarding economics, transportation, health care, and public safety could help disperse the concentration of poverty stricken areas.*

## **COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

### **CONSENT AGENDA ITEMS**

[2023-022](#) Resolution - Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project  
City Council is requested to approve a resolution conveying the properties to Community Housing Solutions of Guilford, Inc. to construct affordable housing

**Attachments:** [Resolution of Conveyance of Properties](#)

[2023-000](#) Ordinance - Demolition of Dwelling - 1205 Bradshaw St.  
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1205 Bradshaw St.

**Attachments:** [Ordinance Demolition of Dwelling 1205 Bradshaw Street](#)

[2023-001](#) Ordinance - Demolition of Dwelling - 2321 Brentwood St.  
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2121 Brentwood St.

**Attachments:** [Ordinance Demolition of Dwelling 2321 Brentwood Street](#)

## **PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair**

### **CONSENT AGENDA ITEMS**

[2023-021](#) Resolution - City of High Point Becomes a Bee City USA  
City Council is requested to approve a request from Keep High Point Beautiful for the City of High Point to become an affiliate of Bee City USA.

**Attachments:** [Bee City USA KHPB](#)

[Resolution - Bee City USA](#)

[Bee City Presentation](#)

## **PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**

[2023-011](#) Resolution of Intent, Annexation 22-07  
Approval of a Resolution of Intent to establish a public hearing date of February 20, 2023, to consider a voluntary non-contiguous annexation petition for approximately 11.14 acres. The site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

**Attachments:** [Resolution of Intent AN-22-07.pdf](#)

[2023-012](#) Initiation of Zoning Map Amendments  
A request by the Planning and Development Department for the City Council to initiate zoning map amendments for the fifth group of properties as part of the City's Comprehensive Zoning Map Amendment Project.

**Attachments:** [Initiation of Zoning Amendment.pdf](#)

## **PENDING - PUBLIC HEARING**

[2022-557](#) AAA Storage Management, LLC, Zoning Map Amendment 22-24  
A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

**Attachments:** [Staff Report ZA-22-24.pdf](#)

[Staff Report ZA-22-24 Revised.pdf](#)

## **PUBLIC HEARINGS**

[2023-018](#) High Point Bowman, LLC, Annexation Case 22-06  
A request by High Point Bowman LLC to consider a voluntary contiguous annexation of approximately 17.8 acres. The proposed annexation site is located approximately 2,000 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is addressed as 741 Summey Avenue, 730 Summey Avenue (portion) and 1308-Near Baker Road (portion) and also known as Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).

**Attachments:** [Staff Report AN-22-06.pdf](#)

[Staff Report AN-22-06 \(Revised\).pdf](#)

[2023-013](#)

## Bricks &amp; Beams, LLC, Zoning Map Amendment 22-26

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

**Attachments:** [Staff Report ZA-22-26.pdf](#)

[2023-014](#)

## Price Nursery (Richard Price), Zoning Map Amendment 22-27

A request by Price Nursery to rezone approximately 0.8 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 Scott Avenue, approximately 530 feet west of N. Main Street (115, 117, 119 and 121 Scott Avenue).

**Attachments:** [Staff Report ZA-22-27.pdf](#)

[2023-015](#)

## City of High Point, Plan Amendment 22-06

A request by the City of High Point to change the land use classification for approximately 263 acres to a variety of land use map classifications, in multiple areas along the Jamestown bypass corridor, based on recommendations in the Jamestown Bypass Land Use Assessment.

**Attachments:** [Staff Report PA-22-06.pdf](#)

[2023-016](#)

## City of High Point, Zoning Map Amendment 22-28

A request by the High Point City Council to rezone 13 properties, totaling approximately 76 acres, to address recommendations of the Jamestown Bypass Land Use Assessment Report (adopted May 2021).

a) Northern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 11.5 acres from the Heavy Industrial (HI) District to the Residential Single Family - 5 (R-5) District. The zoning site is located south of the Jamestown bypass and approximately 210 feet east of N. Scientific Street (portions of 422, 430 and 420 N. Scientific Street).

b) Southern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 6.5 acres from the Light Industrial (LI) District the Residential Single Family - 5 (R-5) District. The site is located east of the intersection of N. Scientific Street and Longview Road (324 N. Scientific Street and a portion of 420 N. Scientific Street).

c) Area 6B of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 58 acres, from the Light Industrial (LI) District to the Residential Single Family - 3 (R-3) District. The site is generally located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.

**Attachments:** [Staff Report ZA-22-28.pdf](#)



**GENERAL BUSINESS AGENDA**

[2023-020](#) Reinstatement - Planning & Zoning Commission (P&Z) - Alex Moore  
City Council is requested to consider the reinstatement of Planning & Zoning Commission member Alex Moore as voting member of the board due to absences.

**Attachments:** [2022 Board Member Reinstatement CCFWD - Alex Moore](#)

[2023-024](#) Reinstatement - Board of Adjustment (BOA) - Sandra Hayes  
City Council is requested to consider the reinstatement of Board of Adjustment member Sandra Hayes as voting member of the board due to absences.

**Attachments:** [Reinstatement of Sandra Hayes as voting member Board of Adjustment](#)

[2023-023](#) Minutes to be Approved

**Attachments:** [September 21 2022 Prosperity Livability Committee Minutes](#)

[September 29 2022 Finance Committee Meeting Minutes](#)

[October 3 2022 Special Meeting Minutes](#)

[October 3 2022 Regular Meeting Minutes](#)

[Finance Committee Meeting Minutes - December 15 2022](#)

[Special Meeting High Point City Council Minutes - December 19, 2022](#)

[High Point City Council Minutes - December 19, 2022](#)

**ADJOURNMENT**