

City of High Point

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



Meeting Agenda

Monday, February 15, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

As part of the City of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2021-66](#)

Resolution - Angela G. McGill - High Point Housing Authority (HPHA) Director

Mayor Wagner will present a resolution recognizing Angela G. McGill, as the first female director of the High Point Housing Authority (HPHA) and her years of service to the High Point Community.

Attachments: [Angela McGill Resolution_Final](#)

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2021-73](#)

Council Member Williams, Chair of the Community Development Committee will provide an update to Council regarding code enforcement/blight reduction, and Council Member Holmes, Chair of the Marketing & Branding Task Force Initiative will provide an update on the Marketing & Branding Initiative.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

CONSENT AGENDA ITEMS

[2021-56](#)

Resolution - Sale of City Owned Property - 229 Near Fisher Avenue

City Council is requested to adopt a resolution accepting the offer of \$1,500.00 and authorizing the sale of the City owned property at 229 Near Fisher Avenue 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: [FINAL_229 Near Fisher Avenue](#)

[RES Upset Bid 229 Near Fisher Avenue](#)

[2021-57](#)

Contract - Designa Southern Time - Parking Access & Revenue Control System - S. Main Parking Facility

City Council is requested to award a contract to Designa Southern Time in the amount of \$76,242.00 for the purchase and installation of a new PARC system for the Main Street garage and authorize the appropriate City official and/or employee to execute the necessary documents.

Attachments: [FINAL_Parking Upgrades_Main St Designa ST proposal](#)

[SIGNED_Sole Source Request Form_Designa Southern Time_020121](#)

[2021-58](#)**Contract Amendment - Wooten Company - Riverdale Sewer Lift Station "West Force Main"**

City Council is requested to approve Contract Amendment #1 with Wooten Company in the amount of \$120,000.00 to provide additional contract administration and construction observation services for the Riverdale Sewer Lift Station "West Force Main" project and that the appropriate City official and/or employee be authorized to execute the necessary documents.

Attachments: [FINAL Wooten- West Force Main Project - Amendment I2321](#)

[2021-59](#)**Change Order #4 - Breece Enterprises, Inc. - Water & Sewer Emergency Repairs**

City Council is requested to approve Change Order #4 with Breece Enterprises, Inc. in the amount of \$500,000.00 for the emergency repair of water and sanitary sewer utilities and that the appropriate City official and/or employee be authorized to execute the necessary documents.

Attachments: [FINAL Water Sewer Emergency Repairs Change Order](#)

[2020-528](#)**Resolution- Proposed System Development Fee**

The required public hearing for this matter was held on Monday, December 21, 2020 at 5:30 p.m. At that time, action was taken to refer this matter to the Finance Committee for further discussion regarding adoption of a proposed System Development Fee assessed by the Water and Sewer Funds according to the provisions of GS 162A, "North Carolina Water and Sewer Authorities Act." The Resolution and Exhibit A have been modified to reflect Finance Committee recommendation.

Attachments: [TREBIC doc](#)

[Joel Gillison Public Comment SDF.pdf](#)

[Revised Final System Development Fees](#)

[Revised System Development Fee Exhibit A](#)

REGULAR AGENDA ITEMS**PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,
Chair**[2021-60](#)**Consideration of Approval - Segment of the Southwest Greenway System**

City Council is requested to consider approval of a segment of the Southwest Greenway System.

Attachments: [FINAL Cassell Greenway Extension](#)

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair**[2021-61](#)**Resolution - Community Housing Solutions of Guilford, Inc. - Conveyance of Properties**

City Council is requested to adopt a resolution approving conveyance of (15) properties to Community Housing Solutions of Guilford, Inc. and that the appropriate City official and/or employee be authorized to execute the necessary documents.

Attachments: [FINAL Cedrow Subdivision Conveyance](#)

[Resolution Conveyance of Property Non Profit Corp](#)

[2021-62](#)**Amendment - 2020 Urgent Repair Policies (URP20) Procurement & Disbursement**

City Council is requested to approve the amended Urgent Repair (URP20) Procurement and Disbursement Policies and that the appropriate City official and/or employee be authorized to execute the necessary documents.

Attachments: [FINAL 2020-21 Urgent Repair Program Procurement Policy Amendment 2.20:](#)

[Urgent Repair Policy Amendment \(signed\).pdf](#)

[2021-63](#)**Contract Amendment - CDBG-CV**

City Council is requested to approve CDBG-CV contract amendments in the amount of \$198,343.00 to the following CDBG-CV recipients and that the appropriate City official and/or employee be authorized to execute the necessary documents.

- Housing Consultants Group \$80,000.00 Mortgage, Rental and Utility Assistance
- West End Ministries \$60,000.00 Rental and Utility Assistance
- Piedmont Health and Sickel Cell Agency \$33,343.00 Rental and Utility Assistance
- Open Door Ministries \$25,000.00 Rental and Utility Assistance

Attachments: [CDBG-CV Contract amendments](#)

[2021-64](#)**Ordinance - Demolition of Dwelling - 1700 Pershing Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1700 Pershing Street belonging to Heirs of Johnny L. Sprouse.

Attachments: [1700 Pershing St Council Packet](#)

[ORD Demo 1700 Pershing St](#)

[2021-65](#)**Ordinance - Demolition of Dwelling - 1205 Filbert Place**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1205 Filbert Place belonging to Frederick L. Sink.

Attachments: [1205 Filbert Council Final](#)

PLANNING & DEVELOPMENT - Mayor Jay Wagner**PUBLIC HEARINGS**[2021-67](#)**Louise Yow Snyder et al - Annexation 20-09**

A request by Louise Yow Snyder et al for a voluntary contiguous annexation of approximately 28.5 acres located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Road. The property is addressed as 4912 and 5000 W. Wendover Avenue, and also known as Guilford County Tax Parcel 154731 and 154740.

Attachments: [Staff Report \(AN-20-09\) \(1\)](#)

[2021-68](#)**Wynnefield Properties, Inc. - Zoning Map Amendment 20-24**

A request by Wynnefield Properties, Inc. to rezone approximately 28.5 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-20-24 \(Council\) \(1\)](#)

[Public Comments ZMA 20-24.pdf](#)

[2021-69](#)**High Point University - Zoning Map Amendment 20-25**

A request by High Point University to rezone approximately 37.5 acres from the Residential Single Family-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.

Attachments: [Staff Report \(ZA-20-25\)](#)

[Public Comments ZMA 20-25.pdf](#)

[2021-70](#)**Seldon E. Patty - Annexation 20-10**

A request by Seldon E. Patty for a voluntary contiguous annexation of approximately 9.45 acres located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. The property is addressed as 775 and 771 S. Chimney Rock Road, and also known as Guilford County Tax Parcels 153576 and 153577.

Attachments: [Staff Report \(AN-20-10\)](#)

[2021-71](#)**Koury Corporation - Zoning Map Amendment 20-26**

A request by Koury Corporation to rezone approximately 9.45 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-20-26 \(Council\)](#)

PENDING ITEMS[2021-42](#)**James Martin and Shirley Martin -Annexation 20-08**

A request by James Martin and Shirley Martin for a voluntary contiguous annexation of approximately 4.21-acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road. The property is known as Guilford County Tax Parcel 196054 (portion) and 158007 (portion).

Note: The City Council held the public hearing on this matter as advertised on Monday, February 1, 2021 at 5:30 p.m.; however because the applicant had not yet submitted the required annexation map associated with the request, the public hearing was closed and the Mayor noted that the Council would take action on Monday, February 15, 2021.

Attachments: [Staff Report AN-20-08](#)

[Ordinance Annexation 20-08](#)

[2021-22](#)**BRC Spirit LLC and BRC Spirit II LLC - Zoning Map Amendment 20-20**

A request by BRC Spirit LLC and BRC Spirit II LLC to rezone approximately 3.6 acres from the Residential Single Family - 3 (R-3) District and a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located west of Eastchester Drive and north of Hilton Court, and addressed as 1801 and 1809 Eastchester Drive.

Attachments: [Robb Jolly Email 01.15.21 \(link to petition and compilation of comments\)..pdf](#)

[Email from Judy Stalder Continuance of ZMA 20-20 to 2.15.21.pdf](#)

[1. Vesta Kennedy Emails #1 - #11.pdf](#)

[2. Vesta Kennedy Emails #12 - #17.pdf](#)

[3. Vesta Kennedy Emails #18 - #22.pdf](#)

[4. Vesta Kennedy Emails #23 - #29\).pdf](#)

[5. Vesta Kennedy Emails #30 and #31.pdf](#)

[Staff Report ZA-20-20](#)

[Public Comments from Others ZMA 20-20.pdf](#)

[6. Vesta Kennedy Emails #32 - #36.pdf](#)

GENERAL BUSINESS AGENDA[2021-72](#)**Minutes To Be Approved**

Finance Committee; January 28, 2021 @ 4:00 p.m.

Regular Meeting of City Council; February 1, 2021 @ 5:30 p.m.

Community Development Committee; February 2, 2021 @ 4:00 p.m.

Prosperity & Livability Committee; February 3, 2021 @ 9:00 a.m.

Attachments: [1. January 28 2021 Finance Committee Minutes.pdf](#)

[2. February 1 2021 Regular Meeting Minutes.pdf](#)

[3. February 2 2021 Community Development Committee Meeting Minutes.pdf](#)

[4. February 3 2021 Prosperity & Livability Committee Meeting Minutes.pdf](#)

ADJOURNMENT