

**HIGH POINT CITY COUNCIL
REGULAR MEETING
MARCH 7, 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 (9)**:

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; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

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.

Mayor Wagner recognized Andy Piper with the Planning & Development Department and invited him to come forward to the podium for some brief remarks. He reported this will be High Point's 18th year for receiving the Tree City USA designation and shared the four criteria required for receiving this award. The city must:

- 1. Have a Public Tree Ordinance;*
- 2. Have a Tree Board;*
- 3. Have a Community Forestry Program with an annual expenditure of at least \$2 per capita; and*
- 4. Have an Arbor Day observance and a proclamation.*

Mr. Piper then spoke to the benefits of being recognized as a Tree City USA:

- Trees provide beautification;*
- Trees play an important role in the city, but it takes responsible stewardship;*
- The Urban Forestry Committee oversees the implementation of the city's public tree ordinance and the guidelines/standards of practices that all property owners are encouraged to follow;*

- *The committee works with local businesses and community groups to plant trees (this past Fall, in partnership with Keep High Point Beautiful and 35+ donors, including High Point University, they replaced 44 trees on Martin Luther King, Jr. Drive; they also planted six trees through the Plant to Remember Memorial Program bringing the total to over 100 trees planted since the inception of the program;*
- *Some of the benefits include increased property values that help contribute to the city's bottom line, and it greatly affects the livability of the city by striving to plant a new tree for every tree removed on city-owned property;*
- *It also plays a direct role in improving the quality of life of the residents.*

Following Mr. Piper's remarks, Mayor Wagner proceeded to read the proclamation into the record declaring March 18, 2022 as Arbor Day in the City of High Point and called upon all citizens to participate in the planned activities commemorating the event. After reading the proclamation, he presented it to Mr. Piper.

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.

Blight Initiative

Councilman Williams, Chairman of the Community Development Committee, provided an update on the housing activities for the month of February 2022 as follows:

Code Enforcement Activity	February 2022
Minimum Housing Complaints	23
Active Minimum Housing Cases	245
Cases before Council (demolition)	3
City demolished houses	2
Public Nuisance Complaints	47
Active Public Nuisance Cases	44
City Abated Public Nuisance Cases	6
Owner Abated Public Nuisance Cases	21
Zoning Complaints (vehicles, signs, etc..)	18
Active Zoning Cases	95
Signs Collected	185
Total Active Cases	384

Lori Loosemore, Code Enforcement Manager, shared some before and after pictures of a home located at 1112 Meadowbrook that was repaired and put back into the housing stock. She reported that repairs were also made to 700 Park Street as well.

Chairman Williams asked for the status on the vacant inspector positions. Ms. Loosemore advised that two inspectors were recently hired: two will be starting next Monday and another one would be starting soon thereafter.

Marketing & Branding Initiative

Council Member Michael Holmes, Marketing & Branding Task Force Chairman, reported that the Task Force met in February and discussed the future role of the Task Force in the execution of the Marketing & Branding campaign. They selected CivicBrands as the firm that will lead that initiative. Moving forward, he advised that the Task Force would act as advisory support; advise on key stakeholders; support in the facilitation of any relationships or communication from CivicBrands to the stakeholders; and communicate the changes and the execution of the campaign to the community. He pointed out the Task Force would be the point of contact moving forward for any questions about the marketing and branding campaign. The Task Force was also tasked with submitting some dates of events that would be good for the first visits with CivicBrands and they will be returning those dates to the city's marketing team. On behalf of the Marketing & Branding Task Force, he expressed excitement about the campaign moving forward with the campaign.

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.

The following individuals spoke during the Public Comment Period.

***Angela Roberson**, 1452 Cantwell Court, High Point, organizer of the Daniel Brooks Keepers of the Name, addressed Council regarding the High Point Housing Authority's recent announcement for changing the name of the proposed redevelopment of the Daniel Brooks housing project to Legacy Ridge. She noted that the Daniel Brooks Keepers of the Name, along with 432 other people, have signed a petition and they are asking the City Council to recommend to Laurel Street Developers to change the name to Brooks Legacy Ridge.*

She spoke to the effort to retain the Daniel Brooks name beginning in 2019 and that they just learned last week that the redevelopment was privatized.

She posed the following questions.

- 1. Why did Council choose not to inform the city or the commemoration committee or Daniel Brooks Keepers of the Name that the redevelopment had been privatized?*
- 2. Why, how, and when was the decision made to privatize the redevelopment of the Daniels Brooks homes?*
- 3. Was City Council one of the stakeholders recommending the deletion of the Daniel Brooks name?*
- 4. Has City Council or staff provided any history about Daniel Brooks, his family, or Daniel Brooks homes to Laurel Street?*
- 5. Is there any mechanism, provision, policy, or law to ensure that a certain number of units will permanently be available to low to moderate income persons?*
- 6. Is Daniel Brooks homes still a HUD property?*
- 7. Who owns the land that the site of Daniel Brooks homes is located?*
- 8. Since development is now private, does that mean that HUD's \$43.5 million and the city's \$6.5 million is now in Laurel Street's hands?*
- 9. Is the City of High Point one of the investors in the redevelopment of Daniel Brooks homes?*
- 10. And is there an expectation of future bonds to fund the privatization for the other 146 units that are not in the current project?*

***Bernie Ingram**, a former resident of the Daniel Brooks Homes community, shared that when he first heard about the name change, the first question that came to mind for him was, whose legacy? He felt stripping the name, Daniel Brooks, from the site would essentially wipe out the legacy for the man for whom the community was named as well as all the faces of the tens of thousands of people who grew up and lived in that community over a period of almost 80 years. He felt like placing a plaque on the property would not be enough and noted that although the streets were eventually paved and named, if someone was asked where they lived or grew up, the answer was they lived in Daniel Brooks and spoke to the sense of community that was felt then and now. He spoke to how Daniel Brooks is part of who the residents are and who they have become.*

He mentioned the things being said about the difficult times and crime that has happened in the neighborhood but pointed out many neighborhoods have experienced the same. He felt this would be the perfect time to redeem the history and asked why they could not take something bad and turn it into something good. He questioned why the legacy of Daniel Brooks, the community, and the legacy of the people who lived there could not be redeemed. He spoke to the good folks that came out of the community and noted that he did not agree with doing away with their legacy. He noted that everybody who grew up in the Daniel Brooks community over the past 80 years did not commit crimes. He concluded his comments with referencing an old African Proverb that went something like this, "We must first reclaim

the past, then we can move forward, then we can understand how and why we became who we have become." He recited the name chosen by the Housing Authority for the new development, Legacy Ridge, and questioned, whose legacy. [applause]

Eileen Roberts, 829 Circle Drive, a resident of Ward 1, addressed Council regarding the possible closure of East Lexington Avenue. She spoke to being a resident of the area for 46 years; to having concerns that High Point University might be pursuing closure of East Lexington Avenue between University Parkway and Centennial Street; to the university owning property on both sides of the block; to the recently opening of the Qubein Arena and Conference Center which hosts athletic events on a regular basis; the block being temporarily closed several times during HPU events; to the portion of Montlieu Avenue that was rerouted around the university; and the portion of Montlieu Avenue, passing through the campus, that was permanently closed in 2014.

She was fearful that HPU would, once again, dictate the closure of a major thoroughfare. She cited the following reasons in opposition: East Lexington is a major artery within the city connecting West and East High Point; the importance for public safety (fire, police, EMS vehicles to be able to respond to emergencies quickly; how the closure of East Lexington Avenue would not allow this; how rerouting traffic to an already very busy Martin Luther King Avenue and Eastchester Drive would create significant congestion; the inconvenience this would have on citizens in the area and lengthen their driving time for work and other activities.

She noted they are aware of the large attendance to HPU athletic events and pointed out there are two traffic lights that allow attendees to cross East Lexington Avenue from parking areas. She offered the following possible solutions:

- 1. Installation of more sidewalks to allow people to safely walk to the lights;*
- 2. Timing could be extended for crossing at the lights;*
- 3. Police can provide traffic direction;*
- 4. Consideration of a pedestrian walkway over the street which would allow larger numbers of guests to cross safely.*

Ms. Roberts concluded her comments by asking the City Council to keep High Point citizens aware of any proceedings relative to this matter; so input could be given and considered before any decisions are made. [applause]

Dr. James Gripper, also spoke in support of Daniel Brooks and felt it would be a disservice to High Point and most importantly to the Black community to not maintain the name of Daniel Brooks for the new housing development. He asked for assurances that considerable consideration on behalf of the Daniel Brooks name be considered and wanted to ensure that Council and everyone was very much aware of the need and the importance of maintaining the Daniel Brooks legacy. [applause]

Phil Byrd, 5910 Bartlett Drive, Greensboro, announced his candidacy for Guilford County Sheriff. He shared details about his 30+ years of experience in law enforcement and expressed appreciation for the opportunity to come before the City Council to speak.

Phyllis Bridges, speaking on behalf of the Washington Street Historical Preservation Society, spoke to them being organized in June 2019; their mission which is to protect, preserve, revitalize, and maintain the architect, historical significance of the homes, businesses, and structures in the Washington Street District; the Washington Street District containing the most intact collection of mid to 20th Century commercial, industrial, and residential

buildings in the State of North Carolina; meeting with city staff members and Benjamin Briggs, Executive Director of Preservation Greensboro, in July 2019 to explain the policies, procedures, guidelines necessary to get a local historical district overlay for the area; attending the Washington Street Neighborhood Association meeting to share their mission and goal; meeting with the High Point Preservation Commission in March 2020 and sharing a PowerPoint presentation introducing them, their goal, mission and their anticipated accomplishments; getting a petition moving in which they obtained approximately 80% of the names of the property owners for Washington Street (all African Americans); and an on-line petition where they were successful in obtaining over 500 signatures in support of getting a local designation for Washington Street because Washington Street is not recognized by the city as an historical district.

She noted they have been actively seeking this since 2019 and up until February 2022, they have not been able to move as fast as they would like to get this done. She explained that in April 2021, they came before the High Point Preservation Commission to request the local designation for Washington Street and a motion was made at that time to recommend that staff identify potential funding for the designation which was approved by a 7-0 vote; however, they have not seen much movement since that time, nor have they received much feedback from the city when inquiring. She asked how much longer they would have to wait to make this happen, noted they were successful in getting the local designation for the John Coltrane house, and expressed the importance of saving the historical structures on Washington Street, the culture, and noted they were not going to allow it to be wiped away. [applause]

Rev. Frank Thomas, Pastor of Mt. Zion Baptist Church, 753 Washington Street, also spoke on behalf of the Daniel Brooks Keepers of the Name. He mentioned the recent passing of Hank Wall, a pillar in the community and leader of Brothers Organized to Support Others (BOTSO), and asked for a moment of silence in honor of Mr. Wall.

Mr. Thomas mentioned that the High Point voters voted to approve a \$6.5 million bond for the Daniel Brooks redevelopment project a few years ago and he wanted to bring up the word "transparency" or the lack thereof. He noted another project that was approved on the bond referendum at that time was the City Lake Project and commented that Council has been bombarded with updates about the City Lake project but has heard very little about the Daniel Brooks project. He spoke to recently learning that the Daniel Brooks project was privatized; mentioned the recent letter from Angela McGill, CEO, High Point Housing Authority and she talked about transparency; the mention that the Legacy Ridge name was chosen in May 2021; that Keepers of the Name wrote a letter to the Housing Authority in February 2022 with a press release that followed a few days later; and reiterated that Ms. McGill's letter cited the reason for the press release was due to transparency, but he argued with that and felt it was more of a lack of transparency.

He expressed uncertainty as to if the name would be changed or not but was adamant that the voters should have been kept abreast of what's going on with the project. He felt the public deserves transparency and concluded his remarks with the following question directed to City Council: What did you know and when did you know it? [applause]

Mayor Wagner asked if there was anyone else in the audience who would like to speak. Hearing none, he explained that the City Council has no control over the name of Daniel Brooks and noted that is a function of the Housing Authority. He offered to have the city manager reach out to the Housing Authority to provide the information/concerns shared in this meeting and informed Ms. Roberson that the city would be happy to facilitate getting answers to the questions she posed. He expressed appreciation to everyone who came out to share their opinion but reiterated that the City Council does not control the name of the

redevelopment of the Daniel Brooks community. He advised that the City Council's liaison to the Housing Authority is Councilman Chris Williams and offered assurances that the City Council had nothing to do with pushing for the name to be changed. He reiterated his appreciation for everyone coming out and the passion they exuded, and asked Ms. Roberson to provide a list of the questions she posed so the city could pass these along to the Housing Authority to get some answers on what could be done in an effort to provide more communication to the community.

Mayor Wagner asked if there was anyone else present who would like to comment. There being no further comments, the Public Comment Period was closed.

FINANCE COMMITTEE - Britt Moore, Chair

Committee Members: Moore, Peters, Holmes, and Jones

CONSENT AGENDA ITEMS

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on March 3, 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 9-0 unanimous vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve the award of a contract using the N.C. 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 a New Way Rear Loading Refuse body. The motion carried by the following 9-0 unanimous vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve a budget amendment appropriating \$205,701.00 in Solid Waste Fund reserves and transferring the funds to Fleet Services for the replacement of a rear loader that was totaled in September 2021. The motion carried by the following 9-0 vote:

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

**Ordinance No. 7800/22-21
Ordinance Book, Volume XXII, Page 117**

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve the award of a contract using the N.C. Sheriff's Association Procurement Contract #22-06-0426 to ATMAX Equipment Company in the amount of \$192,697.00 for the purchase of a 2022 MowerMax boom mower. The motion carried by the following 9-0 unanimous vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to award a contract to Interior Elements, LLC in the amount of \$126,179.56 for furniture for the City Lake Meeting and Event Center. The motion carried by the following 9-0 unanimous vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, 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 centrifuge. The motion carried by the following unanimous 9-0 vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt a resolution authorizing the City Manager to execute a grant amendment for an additional \$500,000.00 approved by the North Carolina Board of Transportation (NCDOT) for Furniture Market transportation services with the City of High Point Department of Transportation. The motion carried by the following unanimous 9-0 vote:

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

**Resolution No. 2039/22-13
Resolution Book, Volume XXI, Page 84**

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt an ordinance accepting and appropriating an additional \$500,000 from the North Carolina Department of Transportation (NCDOT) for Furniture Market transportation services. The motion carried by the following 9-0 unanimous vote:

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

Ordinance No. 7801/22-22
Ordinance Book, Volume XXII, Page 118

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to award and approve 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 the city's transit buses. The motion carried by the following 9-0 unanimous vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve a Memorandum of Understanding with the Guilford County Board of Education (GCS) which memorializes High Point allowing Guilford County School students access to the City's regular bus transportation service for the School Year 2021-2022. The motion carried by the following unanimous 9-0 vote:

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

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt a budget ordinance amendment appropriating \$350,000.00 in revenue from Guilford County and \$344,693.00.00 in General Fund reserves for the Elm Street Plaza and Appling Way streetscape project. hat this matter be adopted. The motion carried by the following 9-0 unanimous vote:

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

Ordinance No. 7803/22-24
Ordinance Book, Volume XXII, Page 120

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.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve a budget ordinance amendment appropriating \$1,215,000.00 in fund balance to cover the cost of the \$1,000 bonus for General Fund department employees. The motion carried by the following 9-0 unanimous vote:

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

Ordinance No. 7802/22-23
Ordinance Book, Volume XXII, Page 119

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".

Bobby Fitzjohn covered this matter together with related matter 2022-103 Resolution- Revenue Bonds- Application to the Local Government Commission for Approval of Combined Enterprise System Revenue Bonds.

Mr. Fitzjohn explained this is a resolution to authorize the issuance of the 2022D General Obligation Refunding Bonds and pointed out the market has changed since they first started looking at these bonds resulting with them not being quite as attractive due to a change in the interest rates. It is still anticipated that some refunding bonds will be issued, but not at the savings when the bonds were initially looked at in January. He noted that staff would not pursue refunding bonds for any bonds that do not provide for at least 3% net present value savings and pointed out the maturity date will remain the same.

Regarding 2022-103 Resolution- Revenue Bonds, Mr. Fitzjohn advised this basically gives staff the authorization to apply to the Local Government Commission to issue revenue bonds for \$40,000,000.00 of revenue projects that have already been approved by City Council. These include water and sewer fund projects for the Richland Creek sewer outfall replacement, the Registers Creek lift station expansion, the Riverdale Sewer lift station west force main, and replacing Eastside Wastewater Treatment Plant's UV disinfection system and this is the financing mechanism for those projects.

He also advised that the City Council introduced a bond order at the last meeting authorizing staff to issue up to \$5.3 million in General Obligation Parks and Recreation bonds, the rest of which is City Lake Park funding outside of the 2019 bond referendum.

At the conclusion of staff's report and there being no questions, Council Member Moore proceeded with the following motion:

**Resolution No. 2040/22-14
Resolution Book, Volume XXI, Page 85**

A motion was made by Council Member Moore, seconded by Council Member Johnson, to:

- 1. Approve the "Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning the Proposed Bond Issue," and**
- 2. Introduce and adopt the attached "Bond Order Authorizing the Issuance of Not to Exceed \$20,000,000.00 General Obligation Refunding Bonds for the City of High Point, North Carolina."**

The motion carried by the following 9-0 unanimous vote:

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

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."

Note: This matter was covered jointly with 2022-102 Resolution- General Obligation Refunding Bonds- Authorize Issuance Series 2022D. For specific comments made regarding this matter, please refer to 2022-102.

**Resolution No. 2041/22-15
Resolution Book, Volume XXI, Page 86**

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve the "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." The motion carried by the following 9-0 unanimous vote:

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

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"

Council Member Moore, Chairman of the Finance Committee, opened the public hearing on the previously introduced General Obligation Parks and Recreation bonds and asked if there was anyone in the audience who would like to speak regarding this matter. Hearing no comments, he declared the public hearing closed and proceeded with the following motion.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt the previously introduced "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." The motion carried by the following 9-0 unanimous vote:

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

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.

Council Member Moore, Chairman of the Finance Committee, recognized Sandy Dunbeck.

Sandy Dunbeck, Director of High Point Economic Development, along with her colleague, Sarah Stevenson, expressed pleasure in bringing this project to Council for Cone Health Allergy and Asthma. She spoke to the company being a current High Point business focused on the health care industry; them currently being located in downtown High Point at 100 Westwood; them considering relocation to a vacant building at 400 N. Elm Street; to the services they provide to patients in High Point and across the greater Triad area (many of whom are on Medicare or Medicaid); the consideration of the company to lease a 6,460 sq. ft. building that is currently vacant at 400 N. Elm Street in downtown High Point; the company proposing to invest \$315,000.00 in building upfits with the first year; the company maintaining the existing 11 staff members; to the addition of four new positions for the practice. Ms. Dunbeck reiterated that the project would maintain the existing 11 positions; would add four new positions for the practice; and the monies would come from the city's economic development incentive fund which is funded by general and electric revenues.

At the conclusion of staff's remarks, Ms. Dunbeck introduced Dr. Tony Bardalis.

Dr. Bardalis shared that he and his wife came to High Point in 1977 and started a practice of asthma and allergies; was asked to go to Greensboro in 1978; moved into their current location in High Point in 1982; and expanded into Asheboro, Reidsville, and Oakridge with High Point being the business hub for their practice. He advised that after becoming aware that the property at 400 N. Elm Street was available for leasing, they were very interested because of the proximity to their current location at the corner of N. Main and Westwood and they wanted to be close to this property. He noted that the close proximity of the property to a bus line was needed because it would help their patients who are on low income Medicare and Medicaid. He shared that 40% of their of their patients come from outside the city limits of High Point and by moving into this location, it would allow them to expand their services so that new/existing patients would not have to wait six weeks to be seen.

Dr. Bardalis spoke about the 10-year lease they hope to secure on the building; to having five allergists on staff under the age of 40; to the long-term commitment they are making to downtown High Point; to the cost estimate secured by Dunbar and Smith for the upfit of the building being \$315,000.00; to how this would allow them to bring another allergist into their practice, as well as a full-time nurse practitioner, a medical assistant, and a billing clerk with an average salary of \$80,500.00 and they would retain their current employees. He clarified that although the practice is affiliated with Cone Health, it would be the doctors in the practice paying the entire cost of the upfit.

He mentioned attending the Oyster Roast at Congdon Yards for Family Service of the Piedmont and was amazed at the number of young people in their 20s and 30s attending the event. He felt the recent downtown development would bring people in the center city and would pay lots of dividends for the future of High Point and felt confident that having their practice in such close proximity to all the downtown development would help promote many of the activities sponsored in the downtown area.

Dr. Bardalis concluded his comments and thanked the Mayor and City Council for allowing him an opportunity to make a presentation before them. He then entertained questions.

Council Member Moore, Chairman of the Finance Committee, inquired about a timeline for completion. Dr. Bardalis replied that they are anticipating having everything completed by the Fall of this year and noted the additional employees would be on board within the next two years.

Mayor Pro Tem Peters thanked Dr. Bardalis for his support in the community and for supporting Family Service of the Piedmont.

There being no further questions, Ms. Dunbeck recommended that the City Council consider approval of the request.

At this time, Chairman Moore opened the public hearing and asked if there was anyone present who would like to address Council regarding this request. Seeing and hearing none, he declared the public hearing closed.

Following the conclusion of the public hearing, he proceeded with the following motion.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to authorize performance-based incentives for the project at 400 North Elm Street in the amount of \$75,000.00 and to 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. The motion carried by the following 9-0 unanimous vote:

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

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.

Council Member Moore, Chairman of the Finance Committee, recognized staff to provide a presentation regarding this request.

Sandy Dunbeck, Economic Development Director, expressed excitement about another project for the downtown area, DNA Beverage, proposing to do business as Nomad Wine Works. She spoke to the company's interest in having an urban micro winery location in downtown High Point; the proposed incentives being based on the City of High Point's Targeted Downtown Policy; the consideration of a potential lease of 4,900 sq. ft. at the 432 North Wrenn location in downtown High Point which would be based upon the rent assistance incentives of 45/35/25/15% of base rent over a 4-year period; and the source of monies for these incentives would be the city's economic development incentive fund which is funded by general and electrical revenues.

At the conclusion of staff's comments, Ms. Dunbeck introduced David Armstrong and Aaron Sizemore, the principals of the company.

At this time, Finance Committee Chairman Moore opened the public hearing and invited the representatives of DNA Beverage dba Nomad Wine Works to the podium for a presentation.

David Armstrong expressed appreciation for the vision in downtown High Point and expressed excitement about being part of the vision. He noted that he and Mr. Sizemore have been long-term residents in High Point and as they started developing the idea of this project, they kept coming back to downtown High Point and knew that was where they needed to be. he provided a definition of an urban winery and felt the concept would help drive visitors from other cities and outlying areas of High Point to come to High Point as a destination. He spoke to how this would help retain local residents that are currently traveling in their spare time to other places like Greensboro and Winston-Salem; to focusing on the production of wines using grapes from local NC vineyards as well as some of the more major wineries in the United States; they would be purchasing local products from local vendors as well; in addition to alcoholic beverages, they will also be creating non-alcoholic beverages such as sodas and teas to hopefully become a more family-friendly destination and to reach a larger audience.

Mr. Armstrong reiterated that the location at 432 Wrenn would put them in the heart of downtown, along with an ever-growing group of businesses that are making High Point more livable and walkable for its residents and visitors. He stressed the importance of community involvement and identified some of the various charitable organizations they currently work with on a personal and business level. Following his remarks, Mr. Armstrong turned the

presentation over to Aaron Sizemore to provide some more details of the experience and the aesthetics of the project.

Mr. Sizemore described and shared some renderings of the proposed updates, aesthetics, and decor they propose for the 432 N. Wrenn Street location. He noted the building would have an updated facade; cafe' seating out front' high-end aesthetics and furnishings; the look and feel of a modern tap room; outdoor area in the back; wine garden in the rear; flexible event space for gatherings.

At the conclusion of the presentation, Mr. Sizemore thanked the Mayor, City Council, and everyone they have worked with throughout this process, then he entertained any questions.

Council Member Williams inquired about the anticipated time frame for completion of the project. Mr. Sizemore noted they are working with the landlord and in the process of receiving bids and are hopeful to start construction in the next month or two with hopes to open before the end of the year.

Finance Committee Chairman Moore inquired about the total square footage of the building. Mr. Sizemore explained the total square footage of the building is 4,900 sq. ft. with the tap room being around 2,000 sq. ft and the production area would be a little under 2,000 sq. ft.

Mayor Pro Tem Peters mentioned another one of their projects, the Brewer's Kettle, located on N. Main Street and noted that even with limited parking/space, it always seems to be a thriving place, cool, artsy, and fun. She thanked them for their commitment to the city.

Council Member Hudson echoed the same thing and mentioned that he has frequented the Brewer's Kettle since it opened. He, too, thanked them for their commitment and hard work that is evident in the community.

Council Member Jones shared that he owns a limousine company and noted when folks are planning events such as microbrewery tours, wine tours, etc..... the thing that hurts High Point are the few options available. He felt the vision they are creating is great for that area and hoped they would get the support needed to be successful there.

Finance Committee Chairman Moore asked about the food and music aspect. Mr. Armstrong explained there would be some entertainment and food elements/food trucks as well.

He also asked Mr. Armstrong and Mr. Sizemore to try to get the decor and accessories for the building as locally and domestically as possible.

Finance Committee Chairman Moore asked if there were any additional questions/comments from Council. Hearing none, he asked if there was anyone present who would like to speak regarding this matter. Seeing and hearing none, the public hearing was declared closed.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to authorize performance-based incentives for the project of up to \$102,518.00 and to 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. The motion carried by the following 9-0 unanimous vote:

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

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

Committee Members: Williams, Hudson, Jefferson, and Johnson

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.

Lori Loosemore, Code Enforcement Manager, advised that the property was originally inspected on October 27, 2020; a hearing was held on November 10, 2020; no one appeared for the hearing; an Order to Repair or Demolish was issued on November 13, 2020 with a compliance date of December 15, 2020; the owner was issued a permit to make repairs on November 9, 2020; the inspector spoke to the owner on October 15, 2021 and was advised that the money was tight, but he was getting the material as he could; the owner indicated that he planned to get started on the work in two weeks; the inspector advised the owner that he needed to get started on the work because the request for a demolition order could still go to Council; staff spoke with the owner this afternoon and the owner shared that he could not afford to make the repairs due to the increased cost of the materials because of the Pandemic; the owner underestimated the f the repairs at \$12,000.00; staff felt the scope of work would far exceed that amount, so he would need to submit an updated estimate of the work to be done; and the owner did not provide any time frame of when the work would start or be completed.

Council Member Williams, Community Development Committee Chairman, asked if there were any questions for staff regarding this housing case. There being none, he asked if there was anyone in the audience who would like to speak. Seeing and hearing none, he proceeded with the following motion.

A motion was made by Council Member Williams, seconded by Council Member Moore, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 512 Denny Street. The motion carried by the following 9-0 unanimous vote:

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

**Ordinance No. 7799/22-20
Ordinance Book, Volume XXII, Page 116**

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**PENDING ITEM****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).

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.

Jeron Hollis, Managing Director, recognized Council Member Johnson, Council Liaison to the Human Relations Commission; Sharon McGregor, Vice Chair of the Human Relations Commission, Karen Gilbert, a member of the Human Relations Commission; and Rase McCray, the Human Relations Manager.

He advised that the provisions in the Code of Ordinances require the Human Relations Commission (HRC) to present a work plan to City Council every six months. He shared that the HRC held a Retreat on January 13th and recommended the following and reported that the Commission proposes to address the following three work plan initiatives during the next six months.

- 1. Establish a Human Relations Youth Council;*
- 2. Develop Greater Outreach to High Point's Latinx Communities;*
- 3. Explore Possible Ways to Bridge the Gap between Community and Law Enforcement*

Additionally, the Commission is recommending an additional standing sub-committee to concentrate on matters related to social justice.

Following staff's presentation, the Mayor asked if there were any questions for staff.

Council Member Jones asked if the recommended Human Relations Youth Council is different from the Student Human Relations Council that was activated in 2017. Mr. Hollis replied that it is different and explained this is a synthesis of what was in place in 2017 with the Student Human Relations Commission. He spoke to it bringing some of the components more in line for adding youth to get engaged and involved; to it being more comprehensive; to it giving students in the community additional opportunities to participate in some of the things that are important to them through the Human Relations Commission. Council Member Jones pointed out while he was serving as Council Liaison to the Human Relations Commission, he found that participation was always a struggle with the sub-committees to even get a quorum to meet and wondered if establishing a third sub-committee might end up with the same result. He asked staff if they foresee any challenges getting enough participation to support another sub-committee. Mr. Hollis replied "yes," and advised that discussion took place at the retreat as to whether the existing sub-committees reflect the passion and desire of the participants on the Commission and participation on these committees is a reflection of the

interest, values, and excitement of the people serving on the Commission. He noted the suggestion of adding a Social Justice Sub-Committee was actually brought forward by a Human Relations commissioner. He stressed the importance of initiatives that are commissioner led and hoped their passion about the work would prompt them to be active volunteers to do the work connected to it.

Council Member Jones asked if the other two sub-committees (i.e. Interfaith Sub-Committee and International Sub-Committee) would remain intact. Mr. Hollis replied they would.

Council Member Williams pointed out there are other issues across the city where it has been difficult to get people to show up and asked if having the Zoom meetings has helped increase participation. Mr. Hollis replied in the affirmative.

A motion was made by Council Member Jefferson, seconded by Council Member Johnson, to acknowledge receipt and approve the Human Relations 2022 Work Plan and to approve a new standing sub-committee with a concentration on matters related to social justice. The motion carried by the following 9-0 unanimous vote:

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

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.

A motion was made by Council Member Williams, seconded by Council Member Jones, that the preceding minutes be approved. The motion carried by the following 9-0 unanimous vote:

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

ADDITIONAL REMARKS

Introduction- Rokeya Worthy

Jeron Hollis, Managing Director, introduced the newest member of his team, Rokeya Worthy, Communications Specialist, and welcomed her to the family and organization. Rokeya started employment with the City of High Point in January.

One-Day Hire Event

City Manager Tasha Logan Ford relayed that the One-Day Hire Event recently held was extremely successful. She thanked staff for their efforts and noted that 32 individuals were offered positions that same day; 25 of the 32 passed their background check and would begin employment on March 14th.

Women's History Month

Mayor Pro Tem Peters announced that March is Women's History Month and pointed out for the first time ever, the City of High Point has a female city manager. She reported that she, Guilford County Commissioner Vice Chair Carlvena Foster, and others got together to plan the event and noted the first women's history celebration will be held on Sunday, March 20th at Truist Point.

Salute to Female Veterans

Council Member Jones saluted all female veteran's serving or who have served our country in the armed forces.

Police Department Memorial Service

Council Member Jefferson reminded everyone of the Police Department Memorial Service that would be held on March 16th at Green Street Baptist Church.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:56 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk