

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
MAY 3, 2021 – 5:30 P.M.  
MUNICIPAL BUILDING - COUNCIL CHAMBERS**

**MINUTES**

*As part of the City of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed by [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting).*

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

Mayor Wagner called the meeting to order at 5:30 p.m.

The recitation of the Pledge of Allegiance followed a Moment of Silence.

Mayor Wagner called the roll for attendance.

The following council members were **physically present**.

Jay W. Wagner, Mayor; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member S. Wesley Hudson, Ward 4; Council Member Victor Jones, Ward 5; and Council Member Michael Holmes, Ward 6

The following council member was **absent**:

Council Member Monica L. Peters, Ward 3

The following staff members were **physically present**:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Lee Burnette, Director of Planning and Development; Herb Shannon, Senior Planner- Planning and Development; Bobby Fitzjohn, Director of Financial Services; Stephen Hawryluk, Budget and Performance Manager; Michael McNair, Director of Community Development & Housing; Lori Loosemore, Code Enforcement Manager; Jeron Hollis, Managing Director; Ryan Ferguson, Marketing Manager; Rase McCray, Human Relations Manager; Mary S. Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated **remotely**:

Terry Houk, Director of Public Services; Robby Stone, Deputy Director of Public Services; Thanena Wilson, Assistant Director of Community Development & Housing; Michelle

McNair, Community Resource Manager; Derrick Boone, Assistant Director of Public Services

Others participating **remotely**:

Craig Stone, Wynnefield Forward; Davis Ray, Wynnefield Forward; Kristen Kirby

#### RECOGNITIONS AND PRESENTATIONS

**2021-169     Proclamation - Children's Mental Health Awareness Month**

Mayor Wagner will read a proclamation recognizing the month of May as Children's Mental Health Awareness Month in the City of High Point.

*Mayor Wagner read the proclamation into the record recognizing the month of May as Children's Mental Health Awareness Month in the City of High Point.*

**2021-170     Proclamation - Municipal Clerks Week - May 2-8, 2021**

Mayor Wagner will read a proclamation recognizing the week of May 2-8, 2021 as Professional Municipal Clerks Week in the City of High Point.

*Mayor Wagner read a proclamation into the record recognizing the week of May 2 - May 8, 2021 as Professional Municipal Clerks Week in the City of High Point and recognized City Clerk Lisa Vierling and Deputy City Clerk Mary Brooks. [applause/standing ovation]*

**2021-185     Proclamation - Classified Staff Appreciation - May 2021**

Mayor Wagner will read a proclamation recognizing Classified Staff Members with Guilford County Schools.

*Mayor Wagner read a proclamation into the record recognizing the Classified Staff Members with Guilford County Schools.*

**2021-186     Proclamation - Teacher Appreciation Week - May 3-7, 2021**

Mayor Wagner will read a proclamation recognizing the week of May 3-7, 2021 as Teacher Appreciation Week in the City of High Point.

*Mayor Wagner read a proclamation into the record recognizing the week of May 3 - May 7, 2021 as Teacher Appreciation Week in the City of High Point.*

**2021-187     Proclamation - National Travel & Tourism Week - May 2-8, 2021**

Mayor Wagner will read a proclamation recognizing the week of May 2-8, 2021 as National Travel & Tourism Week in the City of High Point.

*Mayor Wagner read a proclamation into the record recognizing the week of May 2 - May 8, 2021 as National Travel & Tourism Week in the City of High Point.*

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative**2021-172      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.

Council Member Chris Williams, Chairman of the Community Development Committee, provided an overview of the numbers relative to Code Enforcement activity for April 2021.

Code Enforcement Activity	April 2021	
Minimum Housing Complaints	26	
Active Minimum Housing Cases	231	
Cases before Council (demolition)	2	
City demolished houses	2	
Public Nuisance Complaints	156	
Active Public Nuisance Cases	299	
City Abated Public Nuisance Cases	30	
Owner Abated Public Nuisance Cases	88	
Zoning Complaints (vehicles, signs, etc..)	37	
Active Zoning Cases	113	
Signs Collected	320	

*There are two housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo and 216 Underhill). There are six properties where ordinances were passed that are in the appeal period; demolition bids will be requested when the appeal period is up.*

*Additionally, one inspector position has been filled; there are three inspector's positions open; interviews are underway.*

*Lori Loosemore, Code Enforcement Manager, added that the number of complaints for public nuisance was around 169 and that the inspectors did initiate 220 public nuisance cases on their own.*

*She then showcased a home located at 1001 E. Kearns Avenue that has been repaired by the property owner. She shared some recent photos of the interior and exterior improvements to the home.*

*She explained that she provides the dates for the actions on the property because it how long it sometimes takes to get the housing cases to closure.*

**Marketing & Branding Task Force Initiative**

*Councilman Michael Holmes, Chairman of the Marketing & Branding Task Force, reported on the following items that were discussed at their last meeting:*

*Scope of the project with input from stakeholders serving on the committee; gave staff a directive to return a preliminary scope in May, encompassing the needs/manhours that may need to go into a complete campaign either by staff or hiring an external contractor to lead the marketing efforts; It will also cover any potential budgetary items that may be necessary for a full campaign.*

*Council Member Jefferson asked if the focus on the branding would be on the branding of the City of High Point organization; marketing the entire city; or driving folks to downtown; or all three. Council Member Holmes replied that in looking at some of the current campaigns across the city there seems to be a lot of duplicated efforts going into different areas in the city. He stated that marketing the entire city seems to be what the Task Force wants to focus on.*

**PUBLIC COMMENT PERIOD****2021-171****Public Comment Period**

A Public Comment Period will be held on Monday, May 3, 2021 at 5:30 p.m.

As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming this meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed [www.highpointnc.gov/VirtualPublicMeeting](http://www.highpointnc.gov/VirtualPublicMeeting)

*Although the public is unable to physically participate in the meeting, the public can submit comments by*

- 1. Calling 336-883-3522 and leaving a message, or by*
- 2. Emailing written comments to [publiccomment@highpointnc.gov](mailto:publiccomment@highpointnc.gov) or by*
- 3. Dropping off written comments in the City of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.*

*All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the May 3, 2021 City Council Meeting. The City of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, April 30, 2021 at 5:00 p.m.*

*Mayor Wagner reported that no comments have been received and reviewed the process in which one can submit written comments for the Public Comment Period.*

**FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**

*Committee Members: Moore, Peters, Jones, and Holmes*

**CONSENT AGENDA ITEMS**

*Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, April 29, 2021 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.*

**Motion by Council Member Moore, seconded by Council Member Holmes to approve all matters on the Finance Committee Consent Agenda. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 8-0 vote.**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

**2021-159     Contract - Tetra Tech - Expansion of the Eastside WWTP**

City Council is requested to award a contract to Tetra Tech in the amount of \$199,791.00 to provide professional monitoring and modeling services as part of the planning for the expansion of the Eastside wastewater treatment plant (WWTP).

Approved award of a contract to Tetra Tech in the amount of \$199,791.00 to provide professional monitoring and modeling services as part of the planning for the expansion of the Eastside Wastewater Treatment Plant .

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, that this contract with Tetra Tech be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-160     Contract - Brushy Mountain Builders - Eastside WWTP, PTF Effluent Control Gates**

City Council is requested to award a contract to Brushy Mountain Builders in the amount of \$299,000 for replacement of existing primary sluice gates at the Eastside Wastewater Treatment Plant and to replace with stop logs that will allow the ability to control flow coming from the primary treatment facility (PTF).

Approved award of a contract to Brush Mountain Builders in the amount of \$299,000 for replacement of existing primary sluice gates at the Eastside Wastewater Treatment Plan to replace with stop logs that will allow the ability to control flow coming from the primary treatment facility (PTF).

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, that this contract with Brush Mountain Builders be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-161 Contract - PO Increase - Waste Management - Biosolids Disposal**

City Council is requested to approve an increase with Waste Management in the amount of \$88,250. for the additional cost of biosolids disposal while the incinerator is off-line due to routine maintenance.

Approved an increase with Waste Management in the amount of \$88,250.00 for the additional cost of biosolids disposal due to the incinerator being off-line because of routine maintenance.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, that this increase to the Waste Management contract be approved. Following a roll call vote by Mayor Wanger, the motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-162 Contract - Fairfield Substation Equipment - Siemens Industry, Inc. - Siemens Energy - Electrical Power Products, Inc.**

City council is requested to award (3) three contracts to purchase equipment to upgrade the existing Fairfield substation and increase the electric system's capacity.

Schedule I -	Metalclad Switchgear	Siemens Industry, Inc.	\$264,517.00
Schedule II -	Circuit Breakers	Siemens Energy	\$353,200.00
Schedule III -	Relay & Control Panels	Electrical Power Products, Inc.	\$55,448.00

Approved the award of the following three contracts to purchase equipment to upgrade the existing Fairfield substation and to increase the electric system's capacity.

Schedule	Item	Company	Price
Schedule I	Metalclad Switchgear	Siemens Industry, Inc.	\$264,517.00
Schedule II	Circuit Breakers	Siemens Energy, Inc.	\$353,200.00
Schedule III	Relay & Control Panels	Electrical Power Products, Inc.	\$55,448.00

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-163      Ordinance - Budget Amendment - DRIVE High Point Foundation Grant**

City Council is requested to approve a budget amendment to appropriate grant revenue in the amount of \$18,250. received from the DRIVE High Point Foundation for the exhibit rental fee and related costs for installing and promoting the exhibit at the High Point Museum.

Approved a Budget Ordinance Amendment to appropriate grant revenue in the amount of \$18,250.00 received from the DRIVE High Point Foundation for the exhibit rental fee and related costs for installing and promoting the exhibit at the High Point Museum.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, that this Budget Ordinance Amendment be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-165      Resolution - Inducement Resolution for Wendover Heights**

City Council is requested to adopt a resolution giving preliminary approval to issuance of multifamily housing revenue bonds estimated not to exceed \$20,000,000 to finance the acquisition, construction and equipping of Wendover Heights and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Adopted a Resolution giving preliminary approval to the issuance of multifamily housing revenue bonds estimated, not to exceed \$20,000,000.00 to finance the acquisition, construction and equipping of Wendover Heights, authorize the appropriate city official and/or employee to execute all the necessary documents associated with the issuance.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, that this matter be adopted. The motion carried by the following vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**Resolution No. 1976/21-21**

**Resolution Book, Volume XXI, Page 21**

REGULAR AGENDA ITEMS**2021-164      Contract - Samet - City Lake Park Phase I**

City Council is requested to approve an early construction package with Samet Corporation (CMAR) in the amount of \$6,376,513 to allow renovations to begin immediately with the City Lake Park Phase 1 Renovation project located at 602 W. Main St, Jamestown, NC.

*Greg Ferguson, Assistant City Manager, reported that a discussion took place during the Manger's Briefing held prior to this meeting regarding the component GNP and the reasons we are utilizing that approach in order to advance the work at the City Lake Park, primarily to achieve the opening of the pool for Memorial Day 2022. He explained this component is an early release to allow some demolition to be accomplished and various items to be ordered and procured to meet the deadline. He advised that Samet would provide a final GNP and at that time, staff will have recommendations as to the final overall scope.*

*Mayor Pro Tem Britt Moore, Chairman of the Finance Committee, shared that this is something that the committee is aware of. He asked if there were any questions/comments. Hearing none, he proceeded to make the following motion:*

Mayor Pro Tem Britt Moore, Chairman of the Finance Committee, shared that this is something that the committee is aware of. He asked if there were any questions/comments. Hearing none, he proceeded to make the following motion:

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jefferson, that this matter be approved. Following a roll call vote by Mayor Wagner, the motion carried by following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

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

There are no matters on the agenda for consideration by the Prosperity & Livability Committee.

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

*Committee Members: Williams, Jefferson, Hudson, and Johnson*

**2021-173      Ordinance - Demolition of Dwelling - 702 Ellwood Drive**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 702 Ellwood Drive belonging to Heirs of Dock Lyons.

*Lori Loosemore, Code Enforcement Manager, reported that: inspectors originally inspected this property on October 19, 2017; a hearing was held on December 2, 2020; an Order to*



*Repair or Demolish was issued on January 19, 2021 with a compliance date of March 1, 2021; the notice had to be advertised in the newspaper per N.C. General Statutes due to it being heir property; the property owner is delinquent in property taxes in the amount of \$14,234.00 for the years 2006, 2009, 2010, and 2012-2020.*

*At the conclusion of the staff report, Chairman Williams asked if any comments were received regarding this housing case. The city clerk replied that no comments were received.*

**A motion was made by Council Member Williams, seconded by Council Member Johnson, that this matter be adopted. The motion carried by the following vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**Ordinance No. 7707/21-24**  
**Ordinance Book, Volume XXII, Page 24**

**2021-174      Ordinance - Demolition of Dwelling - 1139 Pennywood Drive**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1139 Pennywood Drive belonging to Kelly Leforest Bennett.

*Lori Loosemore, Code Enforcement Manager, reported the following timeline regarding this property: the property was originally inspected on February 20, 2020; a hearing was held on October 6, 2020; no one appeared for the hearing; an Order to Repair or Demolish was issued on October 8, 2020 with a compliance date of November 13, 2020; staff has had no contact with the property owner, but did hear from the mortgage company who said they were going to have a contractor take a look at the house to assess what their best option would be; staff never heard back from the mortgage company but the inspector was contacted by the contractor and advised that they would be making a recommendation to the mortgage company that it would be better to demolish the structure than to try to repair it; the property owner is not delinquent in property taxes.*

*At the conclusion of the staff report, Chairman Williams asked if any comments were received regarding this housing case. The city clerk replied that no comments were received.*

**A motion was made by Council Member Williams, seconded by Council Member Hudson, that this Demolition Ordinance be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 8-0 unanimous vote.**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**Ordinance No. 7707/21-24**

**Ordinance Book, Volume XXII, Page 24**

**2021-175      Ordinance - Demolition of Dwelling - 301 Park Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 301 Park Street belonging to Wendis Carolina Villalta Urbina.

*Lori Loosemore, Code Enforcement Manager, provided a reported the following timeline on the property located at 301 Park Street: the property was originally inspected on March 12, 2019; a hearing was held on March 3, 2021; no one appeared for the hearing; an Order to Repair or Demolish was issued on March 4, 2021 with a compliance date of April 5, 2021; the property owner is delinquent in property taxes in the amount of \$632 for 2019 and 2020; this is for the entire time that the owner purchased it in 2019; the property owner has not paid any taxes since purchasing the property.*

*At the conclusion of the staff report, Chairman Williams asked if any comments were received regarding this housing case. The city clerk replied that no comments were received.*

**A motion was made by Council Member Williams, seconded by Council Member Hudson, that this matter be adopted. The motion carried by the following vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**Ordinance No. 7709/21-26**

**Ordinance Book, Volume XXII, Page 26**

**PUBLIC HEARINGS**

**2021-176      Community Development and Housing Department (CD&H) - 2021-2022 Annual Action Plan**

The Community Development and Housing Department recommends approval of the 2021-22 Annual Action Plan after the public hearing is held and authorize the appropriate City official and/or employee to execute all necessary documents.

*The public hearing for this matter was held as duly advertised on Monday, May 3, 2021 at 5:30 p.m.*

*Michael McNair, Director of Community Development & Housing, presented the 2021-2022 Annual Action Plan, which is a component of the Five-Year Consolidated Plan. He advised this is the second year of the most recent Consolidated Plan. The Plan lays out activities and programs that have been designed to strengthen communities, primarily through affordable housing, community capacity building, and also strategic code enforcement.*

*He reviewed the proposed sources and proposed uses outlined in the proposed 2021-2022 budget. The activities in the Annual Action Plan utilizing federal funds have to meet the income guidelines from HUD. The budget is roughly \$2.58 million from a variety of sources, most coming from federal funds; however, they do get significant funding from the city directly for things such as the Core City Redevelopment Fund, staff positions, infill development, etc.....*

*Mr. McNair explained that most of the funding is housing oriented and noted that housing is very capital intensive and requires a lot of money to get things going; most of their activities are on-going and there is a significant need for these programs. He shared a graphic representation of how the funds are spread out from different sources and mentioned that the CDBG funding was reduced by \$18,586 while HOME funds increased about \$4,500. From the expenditure side, there are many different on-going activities such as:*

- *Affordable Housing (Emergency/Urgent Repair; Down Payment Assistance; New Construction of single and multi-family homes; Operation Inasmuch);*
- *Community Capacity Building (Public Service Grants; Technical Assistance to Neighborhood Associations/Groups; Volunteer Income Tax Assistance (VITA); Community Gardens);*
- *Code Enforcement (Public Nuisance Abatement; Minimum Housing Code Enforcement)*

*Mr. McNair shared some pictures of the various on-going projects i.e. Avondale Trace that just opened December 2020; and the Growdega vehicle that the city that was donated to Growing High Point by the City.*

*Mr. McNair explained that the total recommended funding for Public Service Grants this year is \$70,000; advised that the Citizens Advisory Council reviews the Public Service Grants that are submitted by local agencies annually and makes recommendations as to the funding; shared and identified the various agencies/projects recommended for the Public Service grants.*

*He reported that SOAR is a new project they are doing. This is a group out of Greensboro called the Servant Center; they work with the homeless community; help them achieve social security income; work with those with disabling conditions. Mr. McNair explained that the group is in Greensboro and because their funding originates in Greensboro, their focus has to be in Greensboro; however, the funding they will receive from High Point will allow them to expand in High Point and will build relationships in High Point with referral partners and medical providers.*

*The Hartley Meadows development is included in this year's Annual Action Plan again. This is a development that was submitted by the developer last year but was not approved. He spoke to this being a \$11.5 million development; the City is proposing a \$300,000 loan from the HOME funds; rents will range from \$282 to \$855; the developer did receive the highest possible site score on the application that was submitted.*

*The Wendover Heights development is also included in the Annual Action Plan. This development is located on a site off Wendover Avenue and Morris Farm Road; 216 units are proposed; \$30,000,000 investment with \$20,000,000 coming from tax-exempt bonds. Both the Hartley Meadows and the Wendover Heights will be submitted to the NC Housing Finance Agency with the expectation of hearing something in August.*

*In conclusion, Mr. McNair shared the 2021 Annual Action Plan Schedule; three virtual citizen participation meetings were held in February and March; a review by the Citizens Advisory Council took place on March 25th; the Draft plan was made available for the 30-day review and comment period on April 1 - April 30th; the Annual Action Plan was presented to the Community Development Committee on April 13th; the public hearing before the City Council was held at this meeting; staff anticipates to submit the Annual Action Plan to HUD by May 15th and anticipates HUD approval in July or August.*

*Following his presentation, Mr. McNair entertained any questions or comments.*

*Council Member Williams, Chair of the Community Development Committee, encouraged citizens to take advantage of the Down Payment Assistance Program.*

*Mr. McNair advised that in recognition of Community Development Week, staff held a series of virtual meetings where community partners shared a lot of useful information. He encouraged council members and the public to listen to the meetings at their leisure.*

*At this time, Chairman Williams opened the public hearing. No comments were received. He explained that anyone interested in submitting written comments could still do so because the public hearing would remain open for the required 24-hour period. Action is anticipated to be taken during a Recessed Meeting scheduled for Wednesday, May 5th at 5:30 p.m.*

#### PLANNING & DEVELOPMENT - Mayor Jay Wagner

##### **2021-177      Resolution of Intent - Annexation 21-01**

Approval of a Resolution of Intent to establish a public hearing date of May 17, 2021, to consider a voluntary contiguous annexation of an approximate one-acre parcel located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road. The property is addressed as 7855 Clinard Farms Road and is also known as Guilford County Tax Parcel 169977.

Adopted a Resolution of Intent establishing the date of May 17, 2021 at 5:30 p.m. as the date and time to solicit comments regarding a voluntary contiguous annexation of an approximate one-acre parcel located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road, addressed as 7855 Clinard Farms Road and specifically known as Guilford County Tax Parcel 169977.

**Resolution No. 1977/21/22****Resolution Book, Volume XXI, Page 22**

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, that this matter be adopted. The motion carried by the following vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**PUBLIC HEARINGS****2021-178      City of High Point - Zoning Map Amendment 21-04**

A request by the High Point City Council to rezone 583 properties, totaling approximately 322 acres, as part of the Comprehensive Zoning Map Amendment Project.

a) To rezone 576 properties, totaling approximately 313 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District and a Conditional Use Residential Single Family -3 (CU R-3) District to the Residential Single Family - 5 (R-5) District and the Residential Single Family -3 (R-3) District. The properties are within the Barrington Place subdivision, James Landing subdivision, Peninsula at James Landing subdivision, Akela Cove at James Landing subdivision, Jameswood subdivision and the Jamesford Meadows subdivision. These subdivisions are located south of W. Wendover Avenue/Piedmont Parkway, west of the intersection of Guilford College Road and Akela Trail and west of the intersection of Guilford College Road and Jamesford Drive.

b) To rezone 7 properties, totaling approximately 9.025 acres, from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The parcels are lying along the east side of N. Hamilton/S. Hamilton Street and along both sides of S. Centennial Street at the intersection of S. Centennial Street and Leonard Avenue. The properties area addressed as 122 and 520 N. Hamilton Street; 311 S. Hamilton Street; 300 E. Green Drive; 121 and 126 S. Centennial Street and 105 Depot Place.

*The public hearing for this matter was held as duly advertised on Monday, May 3, 2021 at 5:30 p.m.*

*Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.*

*Mr. Shannon advised that this is a continuation of the city's Comprehensive Zoning Map Amendment Project, which is a multi-year effort by the Planning and Development Department to review and evaluate zoning of land throughout the city with a goal to identify areas where the zoning is out of sync and existing land use policies that are inconsistent with land use polices/proposed changes. Staff is also evaluating areas where to move improper obsolete zoning that may be acting as a barrier to development.*

*Regarding Zoning Case 21-04, staff is recommending two areas consisting of about 322 acres. Map #1 focuses on and identifies several residential subdivisions in the northeast portion of the city along Guilford College Road; Map #2 identifies rezoning various showrooms in the downtown area. As far as Map #1, it evaluates lands lying south of Piedmont Parkway along the westside of Guilford College Road. There are various subdivisions in this area, more specifically Barrington Place subdivision, the Friendly Hills Presbyterian Church, James Landing, The Peninsula at James Landing; Akela Cove at James Landing; Jameswood; and the Jamesford Meadows subdivision. With the exception of the Friendly Hills Presbyterian Church, all lands identified in this area have developed as part of a single-family subdivision that were annexed and obtained current zoning approval between 1988 and 1995. There are five separate Conditional Use Zoning Districts governing these areas. The primary purpose of this rezoning is to remove the Conditional Use designation as the various zoning conditions that were initially established have been met with the development and completion of these developments. Staff has identified only two undeveloped lots and those are part of the Jameswood development. Staff is recommending rezoning the Barrington Place subdivision, the Friendly Hills Presbyterian Church development from the current Conditional Use Residential Single Family-5 District to the R-5 District and to rezone James Landing, the Peninsula at James Landing, Akela Cove at James Landing, Jameswood and Jamesford Meadows subdivisions from the Conditional Use Single Family-3 District to a Residential Single Family-3 District.*

*Mr. Shannon informed Council that staff received about 90 phone calls from property owners in the surrounding areas and once they explained the proposal, there were no objections. He stated there were some questions about why this was being proposed and staff's reply was that all the former conditions have now been met.*

*Regarding the downtown area portion of this request, staff has identified a few market showrooms that have either a Conditional Use or a Conditional Zoning designation; these were specifically focused on land east and north of S. Main Street and 520 N. Hamilton Street (all a portion of the property). These addresses are specifically identified as 122 N. Hamilton Street; 311 S. Hamilton Street; 300 E. Green Drive; 121 and 126 S. Centennial Street and 105 Depot Place. These various showrooms were developed and received their current zoning between 1996 and 2015. At the time of their rezoning, the Conditional Zoning was recommended because either the applicant was updating the prior zoning conditions or to address concerns from City Council where the existing limits where market showrooms had historically been approved was being expanded. Those concerns raised by former City Council members were addressed over the years with the establishment of the Main Street District and the MX District on lands adjacent to the traditional downtown area. Also, the establishment of the Core City area and the more flexible development standards of the Core City area address many concerns. Finally, the adoption of the current Development Ordinance in 2017 reflect the relaxation of parking and landscaping standards.*

*Staff is recommending rezoning these various market showrooms from Conditional Use Central Business and Conditional Zoning Central Business to the Central Business District which matches the adjacent showrooms in the area. Staff is recommending removal of these conditions as they are now obsolete, and the issues were addressed when the sites were developed or are now governed by the Development Ordinance.*

*Mr. Shannon noted that this matter was reviewed by the Planning & Zoning Commission at their March public hearing. The Commission unanimously recommended approval of this rezoning request and stated that the request is consistent with adopted policy guidance because the zoning map amendments are supported by the Land Use Plan, Low Density Residential and Community Regional Commercial Land Use classifications for the respective areas. And the request is reasonable in the public interest as the amendments are needed to remove unneeded restrictions on properties and to remove the Conditional Use Zoning District which cannot be amended.*

*Mayor Wagner asked if there were any questions or comments. Hearing none, he announced that the public hearing would remain open for the required 24-hour waiting period and that the Council may take action on this matter during a Recessed Meeting scheduled for Wednesday, May 5th @ 5:30 p.m.*

### GENERAL BUSINESS AGENDA

#### **2021-179      Presentation of the Proposed 2021-2022 City of High Point Annual Budget**

The proposed 2021-2022 City of High Point Annual Budget will be presented to City Council and Council is requested to establish the date of Monday, May 17, 2021 at 5:30 p.m. to receive public comments on the proposed budget; and establish the dates of Monday, May 10, 3pm-5pm, Tuesday May 11, 3pm-5pm and Wednesday May 13, 3pm-5pm for City Council budget work sessions.

*Assistant City Manager Eric Olmedo presented the proposed FY 2021-2022 Budget to the City Council, recognized and thanked staff for working hard on putting the budget together.*

- ✓ *The Proposed FY 2021-2022 Budget reflects:*
- ✓ *No change in the property tax rate; it is proposed to remain at .6475. This is six successive years at this rate.*
- ✓ *A 10% reduction in residential electric rates. Mr. Olmedo advised that the city is in the middle of a rate study and staff felt comfortable about making this recommendation based on where we are with the Electric Fund and with the Rate Stabilization Fund. Staff anticipates coming back to Council at some time in the future with some restructuring of the commercial and industrial rates.*
- ✓ *No changes to garbage collection fees, stormwater fees, or water/sewer rates.*
- ✓ *Increase in the Motor Vehicle Fee from \$20 annually to \$30 annually. This would generate an additional \$785,000.00 for street resurfacing. Mr. Olmedo pointed out that overall maintenance of streets, sidewalks, and infrastructure was the #1 priority for those that responded to the citizen survey. He spoke to how this additional funding would add an additional nine miles of street resurfacing; nine out of 20 of the most populous cities in North Carolina currently charge the maximum rate allowed by state statute which is \$30.00.*

*On the **General Expenditure** side, the proposed budget includes:*

- *3% Pay-for-Performance merit increase;*
- *Continues the 1% match for 401K and 457 contributions;*
- *Mandated increased funding for Local Government Employees Retirement System;*
- *Restores funding to the High Point Museum;*
- *Restores outside agency funding;*
- *Eliminates the targeted hiring freeze;*
- *Continues funding for Forward High Point and restores funding for Market Authority;*
- *Continues annual replacement of fleet vehicles;*
- *Restores departmental budgets to pre-pandemic targets.*

*The following new full-time positions are proposed in the budget:*

- ✓ *Diversity, Equity, and Inclusion Specialist*
- ✓ *Human Resources Training Analyst*
- ✓ *Financial Services Payroll Technician*
- ✓ *Engineering Services Erosion Control Inspector x 2*
- ✓ *Assistant Police Chief*
- ✓ *Visitor Services Supervisor- Library-Museum*
- ✓ *Stormwater Specialist in the Public Services Stormwater Division*

*The following new part-time positions are proposed in the budget:*

- ✓ *911 Quality Assurance Specialist*
- ✓ *Park Attendant- Oak Hollow*
- ✓ *Park Attendant- City Lake Park x 2*
- ✓ *Pool Attendant- City Lake Pool x 2*
- ✓ *Lifeguard- City Lake Pool x 4*
- ✓ *Administrative Coordinator- Library-Museum*
- ✓ *Museum Park Guide x 6*
- ✓ *Museum Store Attendant x 2*
- ✓ *Reclassification of Groundskeeper in Parks & Recreation from part-time to full-time.*

*Mr. Olmedo advised that staff is not proposing any General Fund PayGo Capital in the proposed budget and explained strategically the reason for this is the city will receive a total of \$23,000,000.00 in Federal American Rescue Plan Funds and staff's intent is to come back to the City Council with a budget amendment to fund PayGo capital for the General Fund once the guidance and guidelines are clear on how the money can be used.*

*Regarding the American Rescue Plan, Mr. Olmedo reported that the city is expected to receive \$23.42 million to be distributed in two equal payments (one this year and one next*



year). He advised that there is still no firm guidance from the Department of the Treasury as to how these funds can be spent; however, staff anticipates more information next year. Federal Transit Funds are included because staff has better guidance on how those funds can be used. Staff will bring back a budget amendment with recommendations for use of these funds once final guidance is received.

*Allowable uses of funding for the American Rescue Plan are to:*

- ✓ *Respond to the COVID-19 emergency and address its economic effects, including aid to households, small businesses, nonprofits, and industries such as tourism and hospitality.*
- ✓ *Provide premium pay to essential employees or grants to their employers. Premium pay cannot exceed \$13 per hour or \$25,000 per worker.*
- ✓ *Provide government services affected by a revenue reduction resulting from COVID-19.*
- ✓ *Make investments in water, sewer, and broadband infrastructure.*

*Mr. Olmedo advised there are two and possibly a third work session on the calendar; a public hearing on the proposed FY 2021-2022 Budget is scheduled for Monday, May 17th at 5:30 p.m.; and adoption of the budget would be done at a Special Meeting after the public hearing is held.*

*Following his presentation of the FY 2021-2022 Proposed Budget, Mr. Olmedo asked the City Council members to stop by the manager's office to retrieve a binder containing the FY 2021-2022 Proposed Budget after the conclusion of the Council meeting.*

*He then entertained questions from Council. Council Member Jones asked about the recommendation that there would be no increase in water/sewer rates this year and pointed out this was a deviation from past budgets. Mr. Olmedo confirmed that staff is not recommending an increase in water/sewer rates this year although the Long Range Plan does anticipate an increase on an annual basis. He further explained that staff reviewed it this year and is making the recommendation that it be deferred by one year.*

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Moore, to establish the date of Monday, May 17, 2021 at 5:30 p.m. as the date and time to hear public comment on the Proposed FY 2021-2022 Budget; and to establish the dates of Monday, May 10th (3:00 - 5:00 p.m.); Tuesday, May 11th (3:00 p.m. - 5:00 p.m.); and if needed, Wednesday, May 12th (3:00 p.m. - 5:00 p.m.). Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-180      Reappointment - Lauren Britton- P&R Commission**

Council member Wesley Hudson is recommending the reappointment of Lauren Britton as his ward 4 appointee on the Parks & Recreation Commission. Appointment will be effective July 1, 2021 and will expire July 1, 2024.

**A motion was made by Council Member Hudson, seconded by Council Member Jones, to reappoint Lauren Britton to the Parks & Recreation Commission; reappointment effective July 1, 2021 and will expire July 1, 2024. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**2021-188      Tasha Logan Ford Selected as High Point's City Manager**

Consideration of terms outlined in a Letter of Intent between the City of High Point and Tasha Logan Ford and direction to the city attorney to prepare the final contract for consideration by the City Council for the employment of Tasha Logan Ford as the city manager.

**Mayor Wagner moved to suspend the rules to add this matter to tonight's agenda for consideration. Council Member Hudson made a second to the motion which carried by an 8-0 unanimous vote. [Council Member Peters was absent]**

Transcript

*Mayor Wagner: I'd like to take this time to announce that the High Point City Council has selected Tasha Logan Ford to be our new city manager. Ms. Logan Ford will assume her new duties on July 19th, subject to final approval of the contract. I'd like to congratulate Ms. Logan Ford on her selection after a rigorous search process. We considered many well-qualified candidates, deliberated carefully, and we found Ms. Logan Ford to be the best qualified candidate. She is an experienced manager. She is highly respected among her peers and has a strong, educational background. Her years of experience as an assistant city manager in three other cities have prepared her to do an excellent job for our citizens. She is excited to be joining our team here. We have reached an agreement on a "Letter of Intent" and we'll be pursuing a final contract with her soon.*

*Ms. Logan Ford is well-known in the Piedmont Triad Region. She is currently serving as the assistant city manager in Winston-Salem and has had that job since 2018. Prior to that, she served the city of Goldsboro as assistant city manager and interim city manager from 2004-2013. She also served as an assistant city manager in Rocky Mount from 2013-2018. She has been actively involved in civic affairs in all of her communities. Ms. Logan Ford earned her Bachelor's Degree in Human Development and Family Studies at*

*UNC-Greensboro and a Master's in Public Administration from NC State University. She achieved the covered credentialed manager designation through the International City/County Management Association and is a past president of the NC City/County Management Association. She has also completed several highly regarded public leadership and management training programs. She was born in Charleston, South Carolina, lived in a number of different communities during her father's Air Force service, but considers North Carolina home. She and her husband currently live in Winston-Salem with their son and they'll be moving to High Point later this year.*

*Also, I'd like to take this time to thank Randy McCaslin for serving as our Interim City Manager. He will continue in that role until Ms. Logan Ford comes. I believe that she's pretty smart because we'll be done with the budget by then. [laughter] But, I would like to take this time to welcome her and also to make a **MOTION THAT WE APPROVE THE TERMS OF THE LETTER OF INTENT THAT HAS BEEN SENT TO THE MEMBERS OF COUNCIL AND TO ALSO DIRECT THE CITY ATTORNEY TO PREPARE A CONTRACT FOR FINAL CONSIDERATION AND APPROVAL BY COUNCIL.***

*Council Member Hudson: **SECOND.***

*Mayor Wagner: Motion has been seconded by Councilman Hudson. Is there any debate or discussion? I've got a feeling there might be some comments. The floor is open for comments, debate, or discussion.*

*Councilman Cyril Jefferson: I'll say that after a national search conducted by what I think to be a great firm that does this kind of work, having a really good thorough process in considering a lot of folks. I thought it was pretty compelling that our group didn't take a long time to come to unanimity on this decision because it was clear-cut and the experience in downtown development, the experience in civic engagement, the experience in DEI strategy implementation. All of that stuff, I think, is going to go very, very far and our city is one, you know, I want to say that I'm so proud of our city, of our history, of our legacy with the incredible strides that we've made to be a city on a hill, North Carolina's International City that literally compares to no other. I'm very thrilled about the future of it and so grateful for Manager McCaslin, who has been here as a bedrock and a very steady force of leadership, very steady force and voice of guidance and wisdom and incredibly grateful for what you've done and excited.*

*Mayor Wagner: Let me jump in also. I was remiss earlier and I would also like to thank the Mercer Group, who was our national search and consulting firm. Their office is in Raleigh, but Ellis Hankins worked with us. We did receive 47 applications from 17 different states, including 22 from North Carolina and a number of well-qualified candidates. We had not shortage of well-qualified folks to choose from. So, I'd like to take this time to formally recognize Ellis Hankins and The Mercer Group for all they did during our manager search.*

*Council Member Michael Holmes: Thank you, Mr. Mayor. I would like to echo the sentiment and gratitude to Interim Manager McCaslin, not only for his steady leadership during this time but also his support in this process. I think we have made a fantastic choice. I applaud the members of Council for our open-mind in looking forward down the*

*road to what the city needs and what the city will be in the future and I think this choice shows, not only to the public, but to the world that High Point is a forward-thinking city who has a strategic and bright plan for the future. So, I think we all should be very happy with our selection and also show our gratitude to Manager McCaslin.*

*Council Member Victor Jones: I just want to say thank you to the rest of my council members. I think selecting a city manager is probably one of the most important things that we're elected to do and I didn't have to do that the first time, so I've never done it before. And, you never know going into a situation like that when you've got consultants and pastors and attorneys with all these different backgrounds and contractors. None of us think alike which is why we work well, but we came together and with all that different thought process, the fact that we all agreed that this is the right choice, I feel very comfortable that Tasha Ford is going to be the right person for us. So, I appreciate you guys.*

*Council Member Chris Williams: If I may, I want to also thank the Citizen's Council that stepped up and helped us to kind of nail it down a bit. I think they did a good job. We had a very diverse group in that and all different types of stakeholders and so forth that helped us with the process. I will also thank Randy also. Randy has been a rock since I've been on Council going on seven years. So, don't be surprised when I ask you to extend your contract a little longer. Just putting that out there. But, I'm looking forward to working with Tasha. I thought that she just presented such a unique fit to what we are already trying to do in the city. And, I'm very grateful to my colleagues also because we came to a consensus with that pretty quick because it was relatively evident. So, thank you.*

*Council Member Tyrone Johnson: Randy, Councilman Johnson here, personally I want to thank you, definitely with the three newbies that are on here. Definitely you have steered us in the right way and definitely we thank you for that-in front of everybody, we thank you. You've been a rock to us, even though it's been a short period. But, you've definitely been a rock and we thank you for that. To the Citizens Committee, definitely we got a group of normal High Point people and they definitely came to the conclusion as well as we did on our next city manager, forward-thinking. So, for us to come together within a short period of time and unanimously decided on Tasha is just remarkable. And, for us, again, as Victor said, all of us come from different backgrounds and that's what makes High Point High Point. We are very unique. We are very different, but we have the same goals and that's moving High Point Forward. So, I think Tasha will do that for all of us.*

*Mayor Pro Tem Moore: I'll very brief. I want to thank the entire staff and express my welcome to Tasha Ford. I look forward to meeting her and I'm looking forward to her blending in with our excellent staff that we have in place. Randy, I've known you a long, long time and your dedication to your hometown is admirable and thank you for all that you've done. And we appreciate you.*

*Council Member Wesley Hudson: Well, I'm the only one left, so I guess in the words of a wise man, it's an exciting time to be in High Point.*

*Mayor Wagner: You don't get any extra points for that. [laughter] Okay, if there's nothing else to be said, I will now call the roll for the vote. Again, the MOTION is to approve the Letter of Intent and direct the city attorney to prepare the final contract for consideration by Council for the employment of Tasha Logan Ford as the city manager.*

*Mayor Wagner: Councilman Holmes, how do you vote?*

*Councilman Holmes: Aye.*

*Mayor Wagner: Councilman Johnson?*

*Councilman Johnson: Aye.*

*Mayor Wagner: Mayor Pro Tem Moore?*

*Mayor Pro Tem Moore: Aye.*

*Mayor Wagner: Councilman Williams?*

*Councilman Williams: Aye.*

*Mayor Wagner: Councilman Hudson?*

*Councilman Hudson: Aye.*

*Mayor Wagner: Councilman Jones?*

*Councilman Jones: Aye.*

*Mayor Wagner: Councilman Jefferson?*

*Councilman Jefferson: Aye.*

*The Mayor votes Aye and it's APPROVED by a vote of 8-0.*

**Mayor Wagner moved to approve the Letter of Intent and direct the city attorney to prepare the final contract for consideration by Council for the employment of Tasha Logan Ford as the City Manager, who will assume her new duties on July 19, 2021. Council Member Hudson made a second to the motion. Following a roll call vote by Mayor Wagner, the motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

### **Introduction of New Human Relations Manager**

Jeron Hollis, Managing Director, introduced Rase McCray as the new Human Relations Manager. [applause]

**2021-181      Minutes To Be Approved**

Community Development Committee; April 13, 2021 @ 4:00 p.m.  
Finance Committee; April 15, 2021 @ 4:00 p.m.  
Special Meeting of City Council; April 16, 2021 @ 8:00 a.m.  
Manager's Briefing; April 19, 2021 @ 4:00 p.m.  
Regular Meeting of City Council; April 19, 2021 @ 5:30 p.m.  
Recessed Meeting of City Council; April 21, 2021 @ 5:30 p.m.

**A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that the preceding minutes be approved as submitted. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

**ADJOURNMENT**

There being nothing further to come before Council, the Mayor declared the meeting recessed until Wednesday, May 5, 2021 at 5:30 p.m.

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Lisa B. Vierling, City Clerk