

City of High Point

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



Minutes - Final

Monday, April 17, 2023

3:30 PM

City Council Chambers

Special Called Meeting

*Jay W. Wagner, Mayor
S. Wesley Hudson Mayor Pro Tem (Ward 4),
Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

CALL TO ORDER, ROLL CALL

Mayor Pro Tempore Hudson called the meeting to order at 3:41 p.m.

Present 7 - Council Member Britt Moore, Council Member Cyril Jefferson, Council Member Michael Holmes, Council Member Tyrone Johnson, Council Member Victor Jones, Mayor Pro Tem Wesley Hudson, and Council Member Christopher Williams

Absent 2 - Mayor Jay Wagner, and Council Member Monica Peters

PRESENTATION OF ITEMS**2023-178****Discussion-Zoning Decision Delegation**

Staff will be discussing the delegation of zoning decision authority to the Planning and Zoning Commission.

Attachments: [Memo - P&Z Zoning Decision Delegation](#)
[Presentation - P&Z Zoning Delegation](#)
[Comparison of NC Jurisdictions - P&Z Delegation](#)

By general consensus, agenda item 2023-178 was considered first.

Chris Andrews, Development Administrator with the Planning & Development Department, stated this item is an update regarding questions and concerns the City Council posed at the March 6, 2023, Special Meeting of the City Council regarding the delegation of zoning decision authority to the Planning and Zoning Commission. He noted in the agenda packet, a Jurisdictional Comparison Chart was provided which includes Greensboro, Guilford County, Kannapolis, Concord, Gastonia, and Randolph County that provides general information regarding how those jurisdictions handle things such as votes needed for final planning and zoning approval, having a majority of votes verses super majority votes, number of appeals, who can file an appeal, and appeal fees.

A discussion ensued regarding appeal process and appeal fees. Meghan Maguire, Interim City Attorney advised this would be a policy decision and Council could revise as necessary.

In response to concerns regarding the appeal fee amount of \$250, Tasha Logan Ford, City Manager stated staff would compare this fee to other fees within the department to ensure consistency.

Council Member Jefferson noted his desire that only citizens within the 300 foot mail notification radius be allowed to file for an appeal, while Council Member Jones noted that there may be citizens not within the 300 foot mail notification radius that would be impacted by these decisions and would suggest anyone would have the right to file an appeal.

Mr. Andrews stated staff would continue to work on the ordinance framework and will provide Council with a draft ordinance.

For Information Only

2023-181

Update-Sign Ordinance

Staff will be providing an update regarding the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

Attachments: [Memo - Sign Ordinance - TA-22-05](#)
[Presentation - Sign Ordinance TA 22-05](#)
[Changes made to the Sign Ordinance Presented to City Council on February](#)
[REVISED Draft Sign Ordinance of Adoption -TA-2205](#)
[Staff Report TA-22-05](#)

By general consensus, agenda item 2023-181 was considered second.

Chris Andrews, Development Administrator with the Planning & Development Department explained this item is in response to comments and concerns received at the Special Meeting held on March 6, 2023. Those concerns centered around roof signs, creativity, murals, awnings, electronic changeable copy signs, and engagement and public process. He reviewed the changes in detail and provided a revised ordinance to be considered for adoption at the Regular Meeting.

For Information Only

2023-179

Bond Update

Staff will be providing an update regarding the General Obligation and Revenue Bond.

Attachments: [Memo - Bond Update](#)
[Presentation - City of High Point NC Discussion Materials](#)

Bobby Fitzjohn, Chief Financial Director introduced Ted Cole, Senior Vice President with Davenport Public Finance.

Mr. Cole provided a summary City of High Point's financial status. He reviewed and discussed tax supported debt, credit rating noting the City of High Point currently has a AA+ bond rating, and commended the city for great financial policies and staying in compliance with those policies.

Council Member Moore arrived at 4:30 p.m.

Mr. Cole spoke to future financing assumptions regarding general obligation bonds, two-thirds general obligation bonds, and other major capital projects such as stadium improvements, 300 Oak Street, a new city hall and downtown parking, as well as ways the city might consider to pay for the future capital projects. He reviewed utility debt and provided a revenue bond overview. He provided an overview of the City's credit rating regarding water and sewer revenue bonds, and the credit rating agencies observations.

In summary, Mr. Cole stated the city enjoys high investment grade ratings for both its general obligation and utility revenue bonds allowing for ready access to the capital markets. Historically, the City has managed very thorough capital planning processes for the tax supported and utility-related capital improvement plans. Sustainable funding plans are in place for both capital funds (tax supported and utility sponsored). Both the general fund and utility fund have significant capital needs in the near future and debt issuances will be required to fund some of those projects.

Mr. Cole stated as part of the ongoing capital planning efforts, Davenport and city staff have identified potential rate impacts (tax rate and user rates) that will need to be considered in order to maintain sound financial models and financial performance. Maintaining a strong financial and debt profile will be important in effectively managing the City's capital plans, bond rating levels, and continued compliance with financial policies and covenants.

A discussion ensued regarding credit ratings and the financial strength of the City.

Tasha Logan Ford, City Manager stated the information provided by Mr. Cole will be used during the upcoming budget discussions.

For Information Only

2023-180

Closed Session-Economic Development and Attorney Client Privilege

Council is requested to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(4) for Economic Development; and into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege.

Council Member Moore made a motion, seconded by Council Member Holmes, to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(4) for Economic Development; and §143-318.11(a)(3) for Attorney-Client Privilege.

Motion carried unanimously.

Closed session began at 5:01 p.m.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to end Closed Session and resume Open Session.

Motion carried unanimously.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 5:52 p.m.