City of High Point

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



Minutes - Final

Tuesday, June 20, 2023 5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor
S. Wesley Hudson, Mayor Pro Tem
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)

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:30 p.m. He welcomed and thanked everyone for coming to participate in local government and called for a moment of silence, followed by the Pledge of Allegiance.

Present 9 - Council Member Britt Moore, Council Member Christopher Williams,
Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member
Michael Holmes, Council Member Monica Peters, Council Member Tyrone
Johnson, Council Member Victor Jones, and Mayor Pro Tem Wesley
Hudson

RECOGNITIONS AND PRESENTATIONS

2023-297 Proclamation - Parks & Recreation Month

Mayor Wagner will present a proclamation to staff recognizing July 2023 as Parks & Recreation month in the City of High Point.

<u>Attachments:</u> Proclamation - Parks and Recreation Month July 2023

Mayor Wagner read Proclamation and presented it to Lee Tillery, Parks and Recreation Director and Tracey Pegram Assistant Parks and Recreation Director.

For Information Only

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

Council Member Moore stated the Finance Committee met at the allotted time and recommended all items move forward with a favorable recommendation.

Council Member Moore made a motion, seconded by Council Member Holmes, to approve the Finance Committee Consent Agenda.

Motion carried with the following vote:

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

2023-286 Consideration of a Resolution of the High Point City Council Authorizing Upset Bid Process for Sale of City Property Located at 810. E. Russell Avenue High Point, NC

City Council is requested to approve a resolution authorizing the upset bid process for sale of city property located at 810. E. Russell Avenue in the amount of \$7,500.00 in accordance with N.C.G.S. §160A-269.

Attachments: Sale of Property 810 E. Russell Ave

Approved by the Consent Vote.

2023-287 Consideration of an Ordinance Amending the 2022-2023 Budget Ordinance of the City of High Point, North Carolina to Appropriate Interest Income Accumulated from American Rescue Plan Act (ARPA) Funds

City Council is requested to approve the budget ordinance amendment for the use of interest income accumulated from the ARPA funds. Total interest accumulated is \$127,000 and will be utilized for the third-floor replacement at the High Point Public Library (\$77,000) and for general Parks and Recreation improvements (\$50,000).

Attachments: American Rescue Plan Act (ARPA) Interest Income

Approved by the Consent Vote.

Consideration of an Ordinance Amending the 2022-2023 Budget Ordinance of theCity of High Point, North Carolina to allow proper accounting of the capital lease

City Council is requested to approve a budget ordinance amendment which is necessary to properly record the City's outstanding leases and subscription-based information technology arrangements (SBITAs).

Attachments: Lease amendment FY23

Approved by the Consent Vote.

2023-289 Consideration of an Ordinance Amending Title 11 Chapter 2 Section 11-2-44 of the High Point City Code Regarding Method of Determining Fare

City Council is requested to approve an ordinance to update and increase taxicab fares.

Attachments: Taxicab Fare Increase

Approved by the Consent Vote.

2023-290 Consideration of a Request to Approve an Extension of the Pass-Through Grant Agreement to the High Point Chamber Foundation for the THRIVE Minority Entrepreneurship Initiative

City Council is requested to approve an extension of the Pass-Through Grant Agreement to the new completion date of July 1, 2026 and authorize appropriate City Officials to amend the Pass Through Agreement with the High Point Chamber Foundation.

Attachments: THRIVE Grant Extension

Approved by the Consent Vote.

Consideration of a Contract with Solutions of America in the amount of \$96,025 for Security Services at the City of High Point Public Library

City Council is requested to award a contract for Security Services with Solutions of America in the amount of \$96,025 per year, for a three-year period beginning after July 1, 2023 and authorize the appropriate City Official(s) to execute the necessary documents.

Attachments: Library Security Service Contract

Approved by the Consent Vote.

2023-292 Consideration of a Contract Extension with EZGO for the Golf Cart Lease Program for Oak Hollow and Blair Park Golf Courses

City Council is requested to authorize a 59-month contract extension with EZGO for the Golf Cart Lease Program in the amount of \$1,023,403.97 and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: EZGO Contract Extension

Approved by the Consent Vote.

Consideration of a Contract with HH Architecture in the amount of \$115,000 for Pre-Design Services for the New Center for Active Adults

City Council is requested to authorize the appropriate City Official to execute a scope of services task order with HH Architecture in the amount of \$115,000 and approve the Capital Project Budget Ordinance.

Attachments: HH Architecture Pre-Design Ctr for Active Adults

Approved by the Consent Vote.

2023-294 Consideration of a Municipal Agreement with North Carolina Department of

Transportation (NCDOT) for Rebuilding American Infrastructure with
Sustainability and Equity (RAISE) Funding to Construct Improvements to Elm
Street and Construct Phases 1-3 of the Southwest Heritage Greenway

City Council is requested to approve the Municipal Agreement with NCDOT for RAISE funding for improvements to Elm Street and Phases 1-3 of the Southwest Heritage Greenway for a total cost of \$28,489,089 in which the City will budget and get reimbursed as work is completed.

Attachments: NCDOT RAISE Municipal Agreement

Approved by the Consent Vote.

2023-295 Consideration of a Contract with Alta Engineering SE, PLLC (ALTA) in the

amount of \$2,862,495.84 for Professional Engineering and Design Services for Improvements for High Point RISE along Elm Street and Phases 1-3 of the Southwest Heritage Greenway

City Council is requested to award a contract with ALTA for the proposed project, approve the budget ordinance for the RAISE Grant, and authorize the appropriate City Official(s) to execute the necessary documents.

Attachments: RAISE PE Contract

Approved by the Consent Vote.

2023-296 Consideration of Waterview Pump Station Forcemain Extension Change Order

No. 3 to Baker Underground Inc. in the Amount of \$165,610.39

City Council is requested to approve Change Order No. 3 to Baker Underground Inc. in the amount of \$165,610.39 and approve a 45-day extension to the contract end date, which will be July 21, 2023.

<u>Attachments:</u> Waterview Pump Station Forcemain Extension Change Order No 3

Approved by the Consent Vote.

<u>COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,</u> Chair

CONSENT AGENDA ITEMS

Council Member Williams made a motion, seconded by Council Member Johnson, to remove agenda item 2023-271 from consideration on the agenda.

Motion carried with the following vote:

A motion was made by Council Member Williams seconded by Council Member Moore, to remove agenda item 2023-196 from pending and place it on the Community Development Consent Agenda.

Motion carried with the following vote:

Council Member Williams made a motion, seconded by Council Member Johnson, to approve the Consent Agenda which contains agenda items: 2023-268 for demolition of 406 Cable Street, 2023-269 demolition of 1205 Filbert Place, and 2023-196 demolition of 411 W. Willis Avenue.

Council Member Williams asked if anyone was present to speak regarding the demolitions.

No one was present.

Motion carried with the following vote:

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

2023-268 Consideration of an Ordinance to Demolish a Dwelling Located at 406 Cable Street

City Council is requested to approve and ordinance ordering the building inspector to effectuate the demolition of a dwelling at 406 Cable St.

Attachments: Demo Ordinance - 406 Cable

Approved by the Consent Vote.

2023-269 Consideration of an Ordinance to Demolish a Dwelling Located at 1205 Filbert
Place

City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1205 Filbert Place.

Attachments: Demo Ordinance - 1205 Filbert

Approved by the Consent Vote.

2023-271 Consideration of Items Relating to the Construction of Two Affordable Homes in the Southside Community

City Council is requested to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity in the amount of \$91,000 to construct affordable homes in the South Side Community, approve a resolution of conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.

<u>Attachments:</u> Habitat for Humanity - 705 and 707 Tryon Avenue

Resolution Tryon Avenue

Council Member Williams made a motion, seconded by Council Member Johnson, to remove agenda item 2023-271 from the agenda at the request of staff.

Motion carried with the following vote:

PENDING ITEMS

2023-196 Consideration of an Ordinance to Demolish a Dwelling Located at 411 W. Willis Avenue

City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 411 W. Willis Avenue. (This item was placed in pending at the May 18, City Council Meeting.)

<u>Attachments:</u> Ordinance 411 W Willis Ave Committee

Approved by the Consent Vote.

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PUBLIC HEARINGS

Mayor Wagner stated that speakers for the Public Hearing Items would be limited to three minutes per person, the time limit would be strictly enforced, and disruptions to the meeting would not be tolerated.

2023-283 City of High Point, Zoning Map Amendment 23-13

A request by the High Point City Council to rezone the Burton Run Subdivision, totaling approximately 60.35 acres, from the Residential Multifamily - 16 (RM-16) District and the Residential Multifamily - 26 (RM-26) District to the Single Family Residential - 5 (R-5) District. The Burton Run Subdivision is located north of the intersection of Burton Avenue and Burton Run Road.

<u>Attachments:</u> <u>Staff Report</u>

Herb Shannon, Senior Planner, with the Planning and Development Department, provided the staff report for this item.

Mayor Wagner opened the public hearing.

Mr. Shannon stated Zoning Map Amendment case 23-13 is a request that is part of the city's on going comprehensive zoning map amendment project where staff is evaluating land throughout the city. He spoke to the logistics of the request and reviewed details within the staff report. He noted that staff recommends this subdivision be rezoned to the R-5 District to preserve the single family character of this neighborhood.

Mayor Wagner asked if anyone was present to speak for or against this item. Seeing none, he closed the public hearing.

Mayor Wagner made a motion, seconded by Council Member Jones, to approve agenda item 2023-283 and that it is consistent with the city's adopted plans and reasonable in the public interest for the reasons stated by the Planning and Zoning Board in the staff report.

Motion carried with the following vote:

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-13 is consistent with the City's adopted policy guidance because

The zoning map amendment is supported by Goal #1 of the Land Use Plan, which speaks to

encouraging development that enhances and preserve established neighborhoods. Furthermore,

the amendments are needed to match the manner in which these neighborhoods have developed

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

2023-284 Stack Family LLC and Ronaldo Perdue, Annexation 23-02

A request by Stack Family LLC and Ronaldo Perdue, to consider a voluntary non-contiguous annexation of approximately 30.39 acres. The proposed annexation site is located at the southwest corner of S. Bunker Hill Road and Boylston Road. The site is addressed as 8871 & 8869 Boylston Road and 721 S. Bunker Hill Road and also known as Guilford County Tax Parcel 168991, 169142 and 169021.

Attachments: Staff Report

6.20.2023 Public Hearing Comment Sign In Sheet

Mayor Wagner opened the public hearing.

Herb Shannon, Senior Planner, with the Planning and Development

Department, stated agenda item 2023-284 and agenda item 2023-285 are related and staff will do a combined presentation but noted the items would need to be voted on separately. He reviewed and provided information from the staff reports for both the annexation and rezoning agenda items.

Mr. Shannon answered questions regarding the propose use of the property, taxes, airport overlay, and noted High Point is approximately 50 square miles within the city limits but the planning area is much larger.

Proponents:

Whitney Oakley, Guilford County Schools Superintendent, 712 N. Eugene St. Greensboro

Dr. Oakley, thanked Council for the opportunity to share Guilford County School's plan for the Katherine G. Johnson for Science and Math Elementary and Middle School, spoke to the 2019 Facilities Master Plan which included the construction of seven new schools that were in growing areas of the county. She provided an overview of the logistics of the school; location, traffic impact analysis, safety of students, construction and design, and noted communication would be provided to the public regarding each phase of the project as information becomes available.

Amanda Hodierne, Attorney, Isaacson-Sheridan, 804 Green Valley Road Suite 200, Greensboro

Attorney Hodierne provided a Powerpoint presentation which is a permanent part of these proceedings.

Attorney Hodierne, stated she is speaking on behalf of Guilford County Schools as they are the contract purchaser for this site. She spoke to site considerations, airport overlay zones for High Point, provided a proposed conceptual building plan, draft recommended transportation improvements; property values, history of development patterns, and community outreach.

Dr. Oakley and Attorney Hodierne answered questions from the Mayor and City Council regarding future enrollments, what grades are needed for future schools, cost of construction, the search for property for the new school, the process for Guilford County Schools if the project was not approved, explained space needs, and provided information regarding why the property beside Colfax Elementary was not considered noting the property did not have a willing seller, the use of eminent domain as well as future redistricting and enrollment.

Mr. Shannon spoke to the current zoning as well as options within the zoning.

Ms. Dionne Brown, transportation representative, answered questions

regarding traffic and mediation of future traffic impacts.

Dr. Oakley spoke to lighting on the athletic fields, middle school athletics, and rental options of the athletic fields to other organizations.

John Simmons, Senior Executive Director, Facilities/Maintenance spoke to lighting on the athletic fields noting all new construction fields are LED lights.

Mr. Shannon spoke to the city's development ordinance noting a lighting plan would need to be submitted.

Mayor Wagner stated each speaker will be allowed three minutes each to speak and the timer would be enforced.

The opponents provided handouts and a Powerpoint presentation to the Mayor and City Council which are a permanent part of these proceedings.

Opponents:

Julie Eschweiler, 423, Gray Lane, Colfax spoke in opposition of this item noting concerns with the easement.

Chris Eschweiler, 423 Gray Lane, Colfax, spoke in opposition of this item noting concerns with safety of the proposed site.

Dr. Patricia Schreiber, 1717 Bunker Hill Sandy Ridge Road, Colfax, spoke in opposition this item noting concerns that this proposed zoning does not align with previous land use plans.

Tommy Hodgin, 460 Dilworth Road, Kernersville, spoke in opposition of this item noting concerns with response times for emergency personal.

Regan Sears, 905 Quailmeadow Lane, Colfax, spoke in opposition of this item noting concerns with response times for emergency personal.

Courtney Smith Pope, 712 S. Bunker Hill Road, Colfax, spoke in opposition of this item noting concerns with safety regarding road conditions and decreased enrollment.

Anne Blankenship, 8826 Boylston Road, Colfax, spoke in opposition of this item noting concerns with environmental impacts.

Evan Booth, 807 Westbourne Grove Court., Colfax, spoke in opposition of this item. He provided a traffic simulator regarding traffic patterns and noted traffic and safety concerns.

Amy Purcell, 416 Gray Lane, Colfax, spoke in opposition of this item, noting

concerns with enrollment, neighborhood communications by Guilford County Schools, and transparency issues.

Tom Lambeth, 416 Gray Lane, Colfax, spoke in opposition of this item and spoke to being a sustainable community, noting environmental concerns and quality of life impacts.

Patricia Derrick, 8861 Boylston Road, Colfax, spoke in opposition of this item, spoke to previous land use plans quality of life impacts, and funding and resources for the new school.

Michael Logan, 5202 Rambling Road, Greensboro, spoke in opposition of this item noting concerns that the school would not be a community school, low enrollment, and condition of schools currently in High Point.

Lori Sterling, 941 Maple Creek Drive., Colfax, spoke in opposition of this item noting concerns with annexation process, safety concerns, noise pollution, proposed school would not be a community school, and low enrollment.

Kay Sterling, 8731 Bame Road, Colfax, spoke in opposition of this item noting concerns with building a new school when only classroom space is needed, lack of communication and transparency regarding the annexation and the plan for the proposed school, lack of communication by the Guilford County Board of Education, and land use plans.

Dr. Robin Sowell, 813 s. Bunker Hill Road, Colfax, spoke in opposition of this item noting concerns with annexation and rezoning process, location of the proposed school, and transportation.

George Jackson 9163 Idol Cox Road, Colfax, spoke in opposition of this item noting he is against this annexation.

Mike Rogers 408 Gray Lane, Colfax, spoke in opposition of this item noting concerns with location as it relates to Gray Lane and easement concerns.

Jose Mendoza, 5014 Philly Lane, Colfax, spoke in opposition of this item noting concerns with quality of life impacts and traffic issue.

Patrick Sterling, 941 Maple Creek Drive, Colfax, spoke in opposition of this item noting concerns with annexation into High Point, lack of representation, property taxes, and past municipalities regarding annexation.

Beverly Grey, 408 Gray Lane, Colfax, spoke in opposition of this item noting concerns with placements of athletic fields, tax revenue, conditions of current High Point Schools, and enrollment.

Robin White, Sam Court, Colfax, spoke in opposition of this item noting traffic

concerns, low enrollment, and lack of data to support a new school.

Mayor Wagner asked if anyone else would like to speak regarding this item. Seeing none, he closed the Public Hearing.

Curtis Cheeks, Deputy Chief of Police, spoke to response times to the proposed location of the new school noting collaboration with other government entities and Special Resource Officers regarding the new Elementary and Middle School.

Meghan Maguire, City Attorney, spoke to protocols of government entities regarding what can and can not be discussed publicly. The second amendment right is outside the purview of this Council.

Ms. Hodierne confirmed that Guilford County would be the property owners and spoke to leases regarding other uses of the athletic facility by outside entities, discussed problem with other sites that were considered and explained the difference between a magnet school and neighborhood school, and the appeal process.

Dr. Oakley spoke to enrollment verses capacity of Guilford County Schools and the future projections noting every year these are recalculated, confirmed the proposed school would be staffed just like a middle school with additional elementary support, and spoke to the option of placing permanent structures where mobile classroom currently are.

Council Member Moore stated he is not a fan of emanate domain, the only reason it was brought up is because we are a function of government. It is a tool that could be considered especially when there is not an infinite amount of land being made. It was only to make that point and was not a suggestion.

Mr. Shannon spoke to the property being in the city of High Point's Extra Territorial Jurisdiction (ETJ) noting this property is not. He explained the annexation process with other government entities regarding this property location.

Attorney Maguire spoke to questions regarding contract zoning, noting this request does not meet the definition of contract zoning or spot zoning.

Mayor Pro Tempore Hudson made a motion, seconded by Council Member Jefferson, to approve annexation 23-02 and Map Amendment 23-12 and include the consistency statement from Planning and Zoning.

Mayor Wagner stated these items would need to be voted on separately and ruled the motion out of order.

Mayor Pro Tempore Hudson made a motion, seconded by Council Member Jefferson, to approve annexation 23-02 and include the consistency statement from Planning and Zoning.

City Attorney Maguire stated the consistency statement from Planning and Zoning is not needed for this item, but would be needed for the second vote.

Mayor Wagner stated the consistency statement will be disregarded.

Council Member Jefferson thanked everyone for showing up and speaking and spoke to enrollment and redistricting issues as it relates to poverty and population growth.

Council Member Holmes thanked everyone for coming out and shared his story regarding deciding where his kids went to school.

Council Member Jones, spoke to the five finding of facts regarding this request and the legal aspects of denying the request.

In response to Council Member Moore, Mr. Shannon confirmed that the zoning would be institutional. Ms. Hodierne confirmed the school would not be a choice school, there were 14 other locations that were considered and those other locations were not provided to Council.

Motion carried with the following vote:

Aye: Council Member Holmes, Council Member Johnson, Mayor Pro Tempore Hudson,

Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Jefferson

Nay: Council Member Moore and Mayor Wagner

Aye: 7 - Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Nay: 2 - Council Member Moore, and Mayor Wagner

2023-285 Guilford County Schools, Zoning Map Amendment 23-12

A request by Guilford County Schools to rezone approximately 30.39 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Institutional (CZ-I) District. The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road.

Attachments: Staff Report

6.20.2023 Public Hearing Comment Sign In Sheet

Public Hearing and discussions for this item can be found under item 2023-284.

Mayor Pro Tempore Hudson made a motion, seconded by Council Member Jefferson, to approve Zoning Map Amendment 23-12 and include the consistency statement from Planning and Zoning.

Motion carried with the following vote:

Council Member Jones stated he could find reasons to vote no on the annexation, but notes there are challenges with the actual rezoning.

Motion carried with the following vote:

Aye: 6 - Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, and Mayor Pro Tem Hudson

Nay: 3 - Council Member Moore, Mayor Wagner, and Council Member Jones

GENERAL BUSINESS AGENDA

2023-299 Consideration of an Appointment to the Citizens Advisory Council

City Council is requested to approve the recommendation by Council Member Holmes to appoint Victor Vincent to the Citizens Advisory Council. Term will be effective immediately and will expire May 31, 2024.

<u>Attachments:</u> Appointment - Citizens Advisory Council

VINCENT, Victor

Council Member Holmes stated he is pleased to announce Victor Vincent as his appointee to the Citizens Advisory Council noting Mr. Vincent has a long history of working within the Community that have been part of the justice system and working to reintegrate them into society.

A motion was made by Council Member Holmes, seconded by Mayor Pro Tempore Hudson, to approve the appointment of Victor Vincent to the Citizens Advisory Council.

Motion carried with the following vote:

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

2023-298 Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Finance Committee Minutes - June 1, 2023, at 4:00 p.m.

Special Meeting of the High Point City Council - June 5, 2023, at 4:30 p.m.

Regular Meeting of the High Point City Council - June 5, 2023, at 4:00 p.m.

Community Development Committee Minutes - June 6, 2023, at 4:00 p.m.

Attachments: Approval of Minutes

Finance Committee Minutes - June 1, 2023

Special Meeting Minutes, June 5, 2023

Regular Meeting Minutes, June 5, 2023

Community Development Committee Meetin - June 6, 2023

Council Member Moore made a motion, seconded by Council Member Jones, to approve agenda item 2023-298.

Motion carried with the following vote:

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

ADJOURNMENT

Council Member Holmes stated that Council received a nice bag with the new city logo and thanked staff for their hard work regarding the new branding process.

Council Member Moore asked that people continue to share their experience and participate at the Stock and Grain.

Mayor Wagner thanked everyone for the birthday wishes and reminded everyone to remember what Independence Day means and noted he enjoyed watching the ceremonies for Juneteenth.

There being no further business to come before the City Council, the meeting adjourned at 8:24 p.m.