

# City of High Point

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



## Minutes

**Monday, October 7, 2019**

**5:30 PM**

**Council Chambers**

## City Council

*Jay W. Wagner, Mayor  
Jason P. Ewing, Mayor Pro Tem  
Jeffrey J. Golden, S. Wesley Hudson,  
Victor A. Jones, Britt W. Moore,  
Monica L. Peters, Donald A. Scarborough, Christopher Williams*

**ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**

**Present** 9 - Mayor Jay Wagner, Council Member Christopher Williams, Council Member Britt Moore, Council Member Donald Scarborough, Council Member Jeffrey Golden, Council Member Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, and Mayor Pro Tem Jason Ewing

**RECOGNITIONS AND PRESENTATIONS**[2019-424](#)**Proclamation - National Domestic Violence Awareness Month**

Representatives from the Family Justice Center will be in attendance to receive a proclamation recognizing the month of October as National Domestic Violence Awareness Month in the City of High Point.

**Attachments:** [Domestic Violence Proclamation](#)

**STRATEGIC PLAN UPDATE**[2019-446](#)**Strategic Plan Update**

Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

**Attachments:** [Strategic Update - Code Enforcement Activity for September 2019.pdf](#)

**PUBLIC COMMENT PERIOD**[2019-447](#)**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.

**CONSENT AGENDA ITEMS****FINANCE COMMITTEE - Council Member Moore, Chair**

[2019-425](#)**Resolution - Sale of City Owned Property - 1018 E. Green Drive**

City Council is requested to adopt a resolution accepting the offer of \$2,300 and authorizing the sale of the surplus City owned property located at 1018 E. Green Drive.

**Attachments:**    [1. Sale of City Owned Property - 1018 Green](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-426](#)**Deed of Correction - 1422 - 1424 Johnson Street Properties**

City Attorney's office is requesting City Council approval to grant a correction deed to release ownership rights of City owned property located at 1424 Johnson Street.

**Attachments:**    [2. Deed of Correction](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-427](#)**Contract - Shealy Electrical - Pad Mount Transformers**

City Council is requested to award a contract to Shealy Electrical in the amount of \$111,630 for the purchase of three (3) 2,500kVA pad mount transformers.

**Attachments:**    [3. Pad Mounted Transformers](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-428](#)**Contract - Willard Dairy Road/Kendall Road - Water Main Extension**

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$630,948.00 for water main extensions to Willard Dairy Road/Kendall Road to improve water quality, fire protection and provide future services to residential and commercial development.

**Attachments:**    [4. Willard Dairy Rd and Kendale Rd Water Main Extensions](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-429](#)

**Contract - Johnson Controls Security System - Parks & Recreation**

City Council is requested to approve an amendment to a contract with Johnson Controls Security Solutions, LLC in the amount of \$106,541.80 to provide security services at City Parks and Recreation facilities.

**Attachments:** [5. Johnson Controls Contact - Amendment 2 September 2019](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-430](#)

**Resolution - High Point Theatre/International Market Center HVAC Lease**

**Amendment**

Council is requested to adopt a resolution approving the Seventh Amendment to the original lease to standardize the HVAC expenses for the High Point Theatre to allow for consistent budgeting.

**Attachments:** [Legal Advertisement](#)  
[IMC Theatre HVAC 7th Lease Amendment](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-431](#)

**WSSU Football Program**

City Council is requested to approve funding in the amount of \$5,000 to provide 2000 tickets for youth in High Point to attend a football game between Winston Salem State University and St. Augustine University being held Saturday, October 19th at the Simeon Stadium.

**Attachments:** [7. WSSU Football donation](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-432](#)

**Budget Ordinance Amendment - High Point Community Foundation**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$761,123 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball Inc. for capital team expense.

**Attachments:** [8. Community Foundation Pass Through Grant amendment](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### [2019-445](#)

##### **Contract - Samet Corporation - New High Point Police Headquarters/Communications Center**

Council is requested to approve an early construction package to Samet Corporation in an amount not to exceed \$5,017,482.00 for the construction renovations to the new High Point Police Headquarters and Communications Center. Approving this early package will allow for work to begin immediately on the building.

**Attachments:** [9. Early Construction Contract - Samet Corp - New HPPD](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

### **PENDING ITEMS**

#### [2018-169](#)

##### **Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

**Attachments:** [7. Amendment to Lease Agreement - Crown Castle](#)

### **REGULAR AGENDA ITEMS**

### **COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair**

#### [2019-433](#)

##### **Ordinance - Demolition of Dwelling - 1201 Pearson Place**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1201 Pearson Place belonging to Brionna Wright.

**Attachments:** [1201 Pearson Pl Council Packet](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**2019-435**

**Ordinance - Demolition of Dwelling - 201 N. Downing Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 201 N. Downing Street belonging to Heirs of Norman Saunders.

**Attachments:** [201 N Downing](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**2019-436**

**Ordinance - Demolition of Dwelling - 1222 Redding Drive**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1222 Redding Drive belonging to Heirs of Jean Wallace.

**Attachments:** [1222 Redding St](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams,**  
**Chair**

**2019-437**

**City Council Initiation of a Zoning Map Amendment Application**

A request by the Planning and Development Department to initiate zoning map amendments for a third group of properties as part of the Comprehensive Zoning Map Amendment project.

**Attachments:** [1. Initiation of zoning map amendments](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-438](#)**Resolution of Intent - Street Abandonment 19-02**

Approval of a Resolution of Intent establishing a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a request by High Point University and Georgia Tassopoulos, by Pinnacle Bank as power-of-attorney by Nancy B. Dameron, to abandon all the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

**Attachments:** [2. Staff Report SA-19-02](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-464](#)**Encroachments-Elliott Sidewalk Communities**

Council is requested to approve encroachments for Sidewalks and Air Rights above Sidewalks for a Building proposed for construction by Elliott Sidewalk Communities

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**PUBLIC HEARINGS**[2019-439](#)**Ordinance - Matthew Rogers - Text Amendment 19-04**

A request to amend various sections of the Development Ordinance pertaining to the Eating Establishment Use Category. This request proposes to:

- a) Amend Table 4.1.9 (Principal Use Table) to establish a Major & Minor bar or nightclub use type, to allow the Minor bar or night club use type in the LB District and to allow Major & Minor bar or night club use type in the GB, RC, CB, LI, HI MS and MX Districts;
- b) Amend Table 4.2.6 (Commercial Use Classification) to describe the Major & Minor Bar or night club use types; and
- c) Amend Section 4.3.4.C to establish use standards for the Major & Minor Bar or night club use types.

**Attachments:** [3. Staff Report - TA-19-04.doc](#)

**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:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-440](#)**Ordinance - Maryfield, Inc. - Zoning Map Amendment 19-17**

A request by Maryfield Inc. to rezone approximately 72 acres from a Conditional Use Planned Development Residential (CU-PDR) District to a Planned Development Periphery (PDP) District. The site is located north of Greensboro Road, west of Penny Road and east of Manor Drive.

**Attachments:**    [4. Staff Report ZA-19-17](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-441](#)**Ordinance - Charis Companies, LLC - Zoning Map Amendment 19-18**

A request by Charis Companies, LLC to rezone approximately 8.14 acres from a Conditional Use General Business (CU-GB) District, Transitional Office (TO) District and the Residential Single Family - 5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, between Futrelle Drive and Cook Street.

**Attachments:**    [5. Staff Report ZA-19-18](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**GENERAL BUSINESS AGENDA**[2019-442](#)**Human Relations - 2019 July-December Work Plan**

City Council is requested to approve the July-December 2019 Work Plan for the Human Relations Commission.

**Attachments:**    [HRC Workplan July-Dec-FINAL](#)

**A motion was made by Mayor Wagner, seconded by Council Member Peters, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-443](#)**Parks & Recreation - High Point City Lake Master Plan**

City Council is requested to adopt the High Point City Lake Master Plan as approved by the Parks and Recreation Commission at the August 19th meeting. ..Body



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**Attachments:**    [City Lake Park Master Plan Presentation](#)  
[City Lake Park Site Master Plan August 2019](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### 2019-452

##### **Transportation - High Point Complete Streets Policy**

City Council is requested to adopt the High Point Complete Streets Plan to be used for guidance in the design process for a comprehensive transportation network.

**Attachments:**    [Complete Streets Policy Adoption 100719](#)  
[High Point Complete Streets Manual 9.27.2019](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### 2019-448

##### **Resolution - Interlocal Agreement - HPPD Involuntary Commitment Transportation**

City Council is requested to adopt a Resolution approving an Involuntary Commitment Transportation Interlocal Agreement between the City of Greensboro, Guilford County, Gibsonville and the City of High Point in order to comply with North Carolina General Statute §122C-251 (Session Law 2018-33). This law requires that a city or county shall adopt a plan for the transportation of respondents in involuntary commitment proceedings.

**Attachments:**    [FINAL-Interlocal Agreement IVC Transport](#)

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

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### 2019-444

##### **Minutes To Be Approved**

Finance Committee Meeting; Thursday, September 12th @ 4:00 p.m.

Special Meeting; Monday, September 16th @ 3:30 p.m.

Regular Council Meeting; Monday, September 16th @ 5:30 p.m.

- Attachments:**    [1. September 12 2019 Finance Committee Meeting](#)  
                              [2. September 16 2019 Special Meeting Minutes](#)  
                              [3. September 16 2019 High Point City Council Minutes \(2\).pdf](#)

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

**Aye:**    9 -    Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## **ADJOURNMENT**