

# City of High Point

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



## Minutes

**Monday, February 1, 2021**

**5:30 PM**

**Council Chambers**

## City Council

*Jay W. Wagner, Mayor*

*Britt W. Moore (At Large), Mayor Pro Tem*

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),  
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and  
Michael Holmes (Ward 6)*

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

**Present** 9 - Mayor Pro Tem 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 Council Member Wesley Hudson

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

**Present** 9 - Mayor Pro Tem 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 Council Member Wesley Hudson

## **STRATEGIC PLAN UPDATE**

**2021-48**

### **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.

**Attachments:** Strategic Update - Code Enforcement Activity Report for January 2021.pdf

### **Code Enforcement/Blight Reduction**

Council Member Williams, Chairman of the Community Development Committee, provided some statistics for the January 2021 activities as follows:

Code Enforcement Activity	Jan. 2021
Minimum Housing Complaints	23
Active Minimum Housing Cases	312
Active Backlog Cases (270 originally)	0
City Demolished Houses	4
Public Nuisance Complaints	30
Active Public Nuisance Cases	86
City Abated Public Nuisance Cases	13
Zoning Complaints (vehicles, signs, etc..)	21
Active Zoning Cases	130
Signs Collected	177

Lori Loosemore, Local Codes Enforcement Manager, recapped some changes that were put into place in 2020. She explained the previous processes that were set up for Local Codes when staff transitioned to Accela proved to be too cumbersome causing the inspectors to duplicate work at times. So, these new procedures were put into place to better streamline the process. The changes have greatly improved the process and allows for more robust data collection and enables staff to do more reporting.

In February, 2020, new districts were established for each inspector. Ms. Loosemore spoke to the following: the inspectors criss-crossing in areas throughout the city; the cumbersomeness of having to manually assign the inspectors to the cases; how the new process provides more opportunity for the inspectors to be proactive in their areas; how the inspectors are held accountable for their area; and how the assigned districts has reduced fuel costs as well.

Ms. Loosemore reported that in March 2020, the inspectors got iPhones in addition to the iPads some were already using in the field while making the inspections; this enables them to do real time updates while out in the field and allows immediate access to the information; it automatically schedules inspections and moves it forward to the next step in the process; and it allows for efficient data collection.

She shared a map outlining the districts that are currently being used throughout the city and explained these districts were determined according to previous public nuisance and housing cases. She advised these districts could be modified in the future depending on the data.

Ms. Loosemore then shared some statistics/graphs for 2019 in comparison with 2020 that showed

- Increase of 50% in public nuisance inspections;
- Increase of 50% in zoning inspections;
- Decrease in fuel costs;
- Decrease in housing complaints;
- Increase in public nuisance violations;
- Increase in proactive inspections;
- Increase in zoning cases;
- Increase in inspector initiated cases;
- Increase in chronic violator cases.

Ms. Loosemore shared that there are six inspectors and they alternate working from home and remotely. She attributed the decrease in fuel costs to assigning the districts to each inspector as they are not traveling across the city and staying within their assigned districts. Council Member Hudson asked if the plan is to continue that practice of half working in the office and half working from home and asked if they would be more productive onsite rather than working from home. Ms. Loosemore replied there is definitely a cost savings in fuel and explained they plan to continue until they receive other instructions from Human Resources because the inspectors do not have cubicles and would be sitting within two feet of each other in the space they have.

She advised that when this data was collected starting in January, the city abated

655 cases and 1,418 were owner abated. Council Member Williams asked about the possibility of getting numbers on complaints that were actually owner abated to see if more owners are stepping up to their responsibilities. Ms. Loosemore replied she could certainly get these numbers and shared that she has found giving the owners an extra week really helps out as well.

Council Member Jefferson inquired about the liens/fines associated with these properties when the city abates the cases and if the city has a high success rate in collecting the liens. Ms. Loosemore explained that if the invoices are not paid by the property owner, the city does file a lien which gets attached to their tax bill if not paid. She stated they could run these numbers and report back.

Regarding chronic violators, Ms. Loosemore shared that staff has identified 100 properties that fall into this category and noted these are properties that received a notice three times or more in 2020 with the same property owner. She explained that these property owners get a letter notifying them that because they had three or more violations in 2020, and if they are found in violation in 2021, then the city can clean the property immediately without further notice. Mayor Pro Tem Moore asked if staff could provide numbers on how many of the 100 chronic violator cases involve locally owned properties. Ms. Loosemore replied staff could get these numbers and report back.

Council Member Jefferson asked if there are any differentiations between those owners who have been notified and have corrected the violations, those who have been notified and have not corrected the violations, and if the city has any discretion. Ms. Loosemore explained there is no distinction in the state statute which states that any property owner that has been notified three times in a previous calendar year for any public nuisance violation falls under the definition of a chronic violator. Ms. Loosemore believed the process could be tweaked; City Attorney JoAnne Carlyle agreed.

Ms. Loosemore spoke to how many property owners use the city for their property management to tell them when they need to clean, mow, etc.... She advised that staff can go back and look at these numbers as well to see what options are out there. City Attorney Carlyle advised that because it is a state statute, the city cannot be more lenient, only more restrictive, and at the very least the city does have to follow the procedures that the state statute provides.

#### **Marketing & Branding Task Force Update**

Mayor Wagner asked Council Member Holmes, Chair of the Marketing & Branding Task Force to provide an update. Council Member Holmes spoke to the Task Force resuming their meetings after the holidays; had a presentation earlier this past week from the Market Authority's firm that is supporting their campaign; they are looking to pull the data together, incorporating the surveys that were sent out; and plan on holding a strategic Retreat in March to begin to formulate next steps for release of their campaign.

**PUBLIC COMMENT PERIOD**[2021-37](#)**Public Comment Period**

A Public Comment Period will be held on Monday, February 1, 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)

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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) [<mailto: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 February 1, 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, January 29 at 5:00 p.m.

**Attachments:** [1. Glenn Chavis Public Comment 02.01.21.pdf](#)

[2. Rev. Simmons.pdf](#)

Mayor Wagner reported two comments were received. One from Glenn Chavis and the other from Rev. Simmons. These comments will be attached in Legistar and incorporated as a permanent part of these proceedings.

**FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair****CONSENT AGENDA ITEMS**

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, January 28, 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 Hudson 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 9-0 vote.**

*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.*

[2021-34](#)

**Contracts - Kopper's Utility & Industrial Products and Stella-Jones Corp. for Joint Wooden Utility Pole Purchases**

City Council is requested to approve award of a contract with Kopper's Utility & Industrial Products for the purchase of Penta Wooden Utility Poles for the City of High Point in the amount of \$60,377.00 based on pricing as identified in Schedule A; and approve a contract with Stella-Jones Corp. based on pricing as identified in Schedule A for the following cities/towns: Huntersville/Cornelius; Kings Mountain; Newton; Statesville; Wilson); and to authorize the appropriate city official to execute these contracts for the purchase of wooden utility poles.

**Attachments:** [FINAL\\_ElectriCities Annual Pole Cooperative Bid](#)  
[Koppers Contract.pdf](#)  
[Stella-Jones Contract.pdf](#)

Approved award of contracts to successful bidders, Koppers and Stella-Jones Corp. as follows for the purchase of Penta Wooden Poles based on Schedule A pricing for the year beginning February 2021.

City/Town	Contract Awarded to:	Amount
High Point	Koppers	\$60,377.00
Huntersville/Cornelius	Stella-Jones Corp.	\$17,121.03
Kings Mountain	Stella-Jones Corp.	\$65,714.08
Newton	Stella-Jones Corp.	\$2,813.00
Statesville	Stella-Jones Corp.	\$116,609.23
Wilson	Stella-Jones Corp.	\$186,679.17

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve the award of these contracts to Koppers and Stella-Jones Corp. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### 2021-35

##### **Contract - SHI International, Inc. - Charlotte Cooperative Purchasing Alliance (CCPA) Technology Products & Related Services - Data Center - HPPD**

City Council is requested to award a contract to SHI International, Inc. (SHI) under the Charlotte Cooperative Purchasing Alliance (CCPA) Technology Products & Related Services in the amount of \$216,003.16 for firewall hardware & software to isolate and secure the City's technological assets at the Data Center in the High Point Police Department Headquarters and the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [FINAL Firewall for New Data Center](#)

Approved award of a contract to SHI International, Inc. under the Charlotte Cooperative Purchasing Alliance (CCPA) Technology Products & Related Services in the amount of \$216,003.16 for firewall hardware & software to isolate and secure the City's technological assets at the Data Center in the High Point Police Department Headquarters and that the appropriate city official and/or employee be authorized to execute all necessary documents.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve award of this contract to SHI International, Inc. in the amount of \$216,003.16 Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### 2021-36

##### **Contract - WesTech - Eastside Wastewater Treatment Plant (WWTP) - Bar Screen Repair**

City Council is requested to approve a sole source contract with WesTech in the amount of \$33,623.00 to purchase repair parts for bar screen #1 at the Eastside Wastewater Treatment Plant.

**Attachments:** [FINAL Eastside Wastewater Treatment Plant - Bar Screen#1 Repairs](#)

Approved award of a sole source contract with WesTech in the amount of \$33,623.00 to purchase repair parts for bar screen #1 at the Eastside Water Treatment Plant.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to approve award of this sole source contract to WesTech. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

## **PENDING ITEMS**

### **2020-528**

#### **Resolution- Proposed System Development Fee**

The required public hearing for this matter was held on Monday, December 21, 2020 at 5:30 p.m. At that time, action was taken to refer this matter to the Finance Committee for further discussion regarding adoption of a proposed System Development Fee assessed by the Water and Sewer Funds according to the provisions of GS 162A, "North Carolina Water and Sewer Authorities Act." The Resolution and Exhibit A have been modified to reflect Finance Committee recommendation.

**Attachments:** [TREBIC doc](#)  
[Joel Gillison Public Comment SDF.pdf](#)  
[Revised Final System Development Fees](#)  
[Revised System Development Fee Exhibit A](#)  
[Signed-RES System Development Fee](#)



**REGULAR AGENDA ITEMS****PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,****Chair****Committee Members: Hudson, Holmes, Jefferson, and Peters****COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,****Chair****Committee Members: Williams, Hudson, Jefferson, and Johnson****[2021-38](#)****Ordinance - Demolition of Dwelling - 1336 Cox Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1336 Cox Avenue belonging to Floro Ungos Jr & Catalina Ungos.

**Attachments:** [1336 Cox Council Packet Final](#)

[ORD Demo 1336 Cox Avenue](#)

Lori Loosemore, Local Codes Enforcement Manager, provided an overview of the staff report regarding this housing case, which is hereby attached in Legistar as a permanent part of these proceedings.

Ms. Loosemore advised this housing case was opened when an inspector observed the property as unsecured while making another inspection in the area. The property was originally inspected on January 3, 2019; a hearing was held on February 5, 2019; the owner did not appear for the hearing; the owner stated he was going to check into having the Fire Department burn the house down for training purposes; the owner stated wanted the land, but did not want to continue paying taxes on the house; an Ordinance to Repair or Demolish was issued on February 5, 2019 with a compliance date of March 8, 2019; staff has heard nothing else from the property owner; no repairs have been made and the house is still standing; the property owner is current on the property taxes.

Chairman Williams asked if there were any questions. There being none, he asked the clerk if any comments were received regarding this housing case; the clerk replied that no comments were received.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1336 Cox Avenue.

**Ordinance No. 7687/21-4**

**Ordinance Book, Volume XXII, Page 4**

**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 Pro Tem Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

[2021-39](#)

**Ordinance - Demolition of Dwelling - 1220 Lakeview Heights Drive**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1220 Lakeview Heights Drive belonging to Amen J. Patron.

**Attachments:** [1220 Lakeview Heights Council Packet](#)  
[ORD Demo 1220 Lakeview Heights Drive](#)

Lori Loosemore, Local Codes Enforcement Manager, provided an overview of the staff report for this housing case, which is hereby attached in Legistar as a permanent part of these proceedings.

She reported that the structure is in the city's Extraterritorial Zoning Jurisdiction (ETJ); the originally inspection took place on July 16, 2019; a hearing was held on August 16, 2019; the owner did appear ear; the owner stated that he had reached out to the company that installed the metal accessory building and was looking for them to repair the structure; an Ordinance to Repair or Demolish was issued on August 19, 2019 with a compliance date of September 19, 2019.

Ms. Loosemore advised that this case is a little different because there are no other structures on the property except for the metal accessory building. According to the records researched, staff believes the structure was added on the property sometime between 2014 and 2019 without obtaining any building permits. She explained that because there are no other primary structures on the lot, an accessory structure would not be a permitted use and they would not have been given a permit or permission to build it. The current owner purchased the property in June 2017 and will be required to obtain a building permit to do any repairs to the property and would also have to get permission from Planning & Zoning as well.

Chairman Williams asked if there were any questions. Hearing none, he asked the clerk if any comments were received regarding this matter. The clerk reported that no comments were received.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1220 Lakeview Heights Drive.

Ordinance No. 7688/21-5  
Ordinance Book, Volume XXII, Page 5

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

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

## 2021-47

### **Agreement - Core City CDC Winding Up Agreement & City Acceptance of Property Transfer**

City Council is requested to approve the Core City CDC Winding Up Agreement and the transfer of property to the City and authorize the appropriate elected official to sign the Agreement and Deed.

**Attachments:** [FINAL Core City CDC properties transfer 2-1-21](#)  
[parcel summaries and deeds](#)  
[Signed-Core City CDC Winding Up Agreement and Acceptance of Property T](#)  
[Signed-Quit Claim Deed](#)

Greg Ferguson, Assistant City Manager, referenced the Core City CDC Winding Up Agreement that includes relevant dates in February and March, which identifies the transfer of 17 properties to the city from the Core City CDC. He reported that this process is currently underway and noted the city is on track to hit those targeted key dates. Three of these properties are part of the Small Scale Manufacturing Initiative and one is a residential property.

Following the brief presentation on the matter, Mr. Ferguson entertained any questions.

Hearing none, Council Member Williams proceeded with the motion.

**A motion was made by Council Member Williams, seconded by Council Member Johnson, to approve the Winding Up Agreement between the City of High Point and the Core City CDC; accept the identified properties to be transferred back to the City; and to authorize the appropriate elected official to execute the Agreement and Deed. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 vote:**

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

## **PLANNING & DEVELOPMENT - Mayor Jay Wagner**

## 2021-40

### **Resolution of Intent - Annexation 20-09**

Approval of a Resolution of Intent to establish a public hearing date of February 15, 2021, to consider a voluntary contiguous annexation of approximately 28.2 acres located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Road. The property is addressed as 4912 and 5000 W. Wendover Avenue, and also known as Guilford

County Tax Parcel 154731 and 154740.

**Attachments:** [Resolution of Intent \(ROI\) AN-20-09](#)

Resolution No. 1960/21-5

Resolution Book, Volume, XXI, Page 5

**A motion was made by Mayor Wagner, seconded by Council Member Williams, that this Resolution of Intent establishing a public hearing date of Monday, February 15, 2021 at 5:30 p.m. to consider Annexation 20-09 be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

## 2021-41

### **Resolution of Intent - Annexation 20-10**

Approval of a Resolution of Intent to establish a public hearing date of February 15, 2021, to consider a voluntary contiguous annexation of approximately 9.5-acres located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. The property is addressed as 775 and 771 S. Chimney Rock Road, and also known as Guilford County Tax Parcels 153576 and 153577.

**Attachments:** [Resolution of Intent AN-20-10](#)

Resolution No. 1961/21-6

Resolution Book, Volume, XXI, Page 6

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, that this Resolution of Intent establishing a public hearing date of Monday, February 15, 2021 at 5:30 p.m. to consider Annexation 20-10 be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

## **PUBLIC HEARINGS**

## 2021-42

### **James Martin and Shirley Martin -Annexation 20-08**

A request by James Martin and Shirley Martin for a voluntary contiguous annexation of approximately 4.21-acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road. The property is known as Guilford County Tax Parcel 196054 (portion) and 158007 (portion).

***Note: The City Council held the public hearing on this matter as advertised on Monday, February 1, 2021 at 5:30 p.m.; however because the applicant had not yet submitted the required annexation map associated with the request, the public hearing was closed and the Mayor noted that the Council would take action on Monday, February 15, 2021.***

**Attachments:** [Staff Report AN-20-08](#)

[Ordinance Annexation 20-08](#)

The public hearing for this matter was held on Monday, February 1, 2021 at 5:30 p.m. as duly advertised.

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.

The applicants, James Martin and Shirley Martin, are requesting the annexation of approximately 4.21 acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road, more specifically known as Guilford County Tax Parcel 106054 (portion) and 15007 (portion) in order to have access to city utilities. The property is adjacent to the High Point city limits and city service vehicles are already present in this area and this annexation petition will not negatively impact the city's ability to provide services.

After deliberation of the case, staff is recommending that the public hearing be closed. Mr. Shannon explained that with annexation petitions require two items: one, an annexation ordinance which includes a written legal description of the property being annexed; and, two, an annexation map that is prepared by a surveyor for the applicant. He pointed out that staff has not received the annexation map, so staff is recommending that Council proceed with holding the public hearing, address any questions or concerns, then close the public hearing and note for the public record that Council will take final action on the annexation request on Monday, November 15th to allow time for the public to comment and provide time for the applicant's surveyor to get the annexation map in for staff to review to ensure accuracy.

Following the presentation, Mr. Shannon entertained questions.

Council Member Hudson asked if this is a request for a single home. Mr. Shannon replied that although the applicant is proposing a single home, it could be multiple homes. He explained that the main thing staff evaluated, based upon the city's Annexation Policy, was whether or not this would be an appropriate extension of the city limits.

Mayor Wagner asked if the applicant would like to offer any comments. Ms. Martin, the applicant, who participated remotely, stated she would be glad to answer any questions or concerns that Council may have.

Hearing none, the Mayor thanked her for attending and proceeded to ask the clerk if any comments were received regarding Annexation 20-08; the clerk replied no comments were received.

Mayor Wagner asked if there were any additional questions for staff or the applicant. Hearing none, he declared the public hearing closed and noted a vote

would be taken on the annexation request on February 15th.

**The public hearing for this matter has been closed. Action will be taken on this matter on February 15, 2021.**

**PENDING ITEMS**[2021-22](#)**BRC Spirit LLC and BRC Spirit II LLC - Zoning Map Amendment 20-20**

A request by BRC Spirit LLC and BRC Spirit II LLC to rezone approximately 3.6 acres from the Residential Single Family - 3 (R-3) District and a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located west of Eastchester Drive and north of Hilton Court, and addressed as 1801 and 1809 Eastchester Drive.

**Attachments:** [Robb Jolly Email 01.15.21 \(link to petition and compilation of comments\)..pdf](#)

[Email from Judy Stalder Continuance of ZMA 20-20 to 2.15.21.pdf](#)

[1. Vesta Kennedy Emails #1 - #11.pdf](#)

[2. Vesta Kennedy Emails #12 - #17.pdf](#)

[3. Vesta Kennedy Emails #18 - #22.pdf](#)

[4. Vesta Kennedy Emails #23 - #29\).pdf](#)

[5. Vesta Kennedy Emails #30 and #31.pdf](#)

[Staff Report ZA-20-20](#)

[CZ Ordinance ZA-20-20 Revised \(03-01-21 Council\)](#)

[6. Vesta Kennedy Emails #32 - #36.pdf](#)

[7. Vesta Kennedy Emails #37 - #43.pdf](#)

[Public Comments from Others ZMA 20-20.pdf](#)

[Denial Letter ZA-20-20](#)

Note: The public hearing for this matter was held on Monday, January 19, 2021 at 5:30 p.m. At that time, Council approved a request from the applicant to continue the public hearing to Monday, February 15, 2021 at 5:30 p.m.

**GENERAL BUSINESS AGENDA**[2021-43](#)**Easement - 911 W. Burton Road**

City Council is requested to approve a fifteen (15) ft easement on property owned by the City at 911 W. Burton Road for access and water line.

**Attachments:** [FINAL Easement 911 Burton Road](#)

[Signed Easement 911 W Burton Road](#)

JoAnne Carlyle, City Attorney, explained Council is being requested to approve the dedication of a 15-foot easement on property owned by the city, located at 911 W. Burton Road and that the dedication of the easement would go to Clifford and Tina Denny. She further explained that the Denny's are requesting access to a water line in Davidson County; the Denny's currently own an adjacent property located at 951 W. Burton Road; there is no legal record of them having legal access for the property at 951 W. Burton Road; and the Denny's have requested water service from Davidson County for agricultural purposes which requires a

proper easement of record.

Approved a 15-foot easement on property owned by the City at 911 W. Burton Road for access and water line.

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

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

#### 2021-44

#### **Ordinance - Adoption of Amendment to City Charter for Consistent Reference to Four (4) Year Terms**

Council is requested adopt an Ordinance amending Article II, Sections 2.2 and 2.3 of the Charter of the City of High Point, to reflect the terms of office for the Mayor and Council as four (4) year terms which is consistent with Article III, Section 3.1 of the City Charter of the City of High Point. The Clerk shall publish a notice stating that an ordinance amending the charter has been adopted and summarizing its contents and effect within ten days of the adoption of the ordinance.

**Attachments:** [FINAL Amendment to City Charter](#)  
[Ordinance Amendment City Charter Four Year Terms](#)  
[Affidavit of Publication-Notarized & Published Feb 4, 2021](#)

Mayor Wagner noted this is an item that was on the Council's previous agenda to correct some typos in the City Charter with reference to four-year terms for the Mayor and City Council Members.

City Attorney JoAnne Carlyle advised this is the third step in the statutory process and simply put, it boils down to changing the numeral two (2) in the City's Charter regarding the terms for the Mayor and City Council to the numeral four (4) so that it is consistent with Article III, Section 3.1 of the City Charter of the City of High Point regarding the method of election. Ms. Carlyle explained that after tonight's vote on the ordinance, the clerk would publish the required notice summarizing the contents and stating that the ordinance has been adopted.

Adopted an Ordinance amending Article II, Sections 2.2 and 2.3 of the Charter of the City of High Point to reflect the terms of office for the Mayor and Council as four (4) year terms which is consistent with Article III, Section 3.1 of the City Charter of the City of High Point.

Ordinance No. 7689/21-6  
Ordinance Book, Volume XXII, Page 6

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



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

## 2021-45

### **Human Relations - 2021 January - June Work Plan**

City Council is requested to approve the January - June 2021 Work Plan for the Human Relations Commission.

**Attachments:** [FINAL HRC Work Plan January-June 2021](#)

Mayor Wagner recognized Jelani Biggs and Jeron Hollis and congratulated them both on their recent promotions with the city.

Jeron Hollis, Managing Director, explained that the Human Relations Manager generally presents the 6-Month Work Plan to the City Council; however, the person that was in that position, Jelani Biggs, has accepted a newly created position with the city as the Diversity, Equity, and Inclusion officer, but he would continue in his role as the Human Relations Manager until they are able to backfill his vacant position. He explained the newly created DEI position would maximize participation whether it is hiring, promotion, etc.....that most cities have issues with in continuing to stay relevant and current. Mr. Hollis then asked Mr. Biggs to come forward to present the Human Relations Commission Work Plan.

Mr. Biggs then reviewed the 2021 Human Relations Commission Work Plan which consists of the following recommendations:

#### 1. Fair Housing Committee

Mr. Biggs reported that some of the HRC commissioners felt it was important to delve a little deeper into fair housing (enforcement, education, and outreach), specifically in the area of the Fair Housing Assistance Program (FHAP). Mr. Biggs explained that FHAP is a local extension of HUD, to enforce Fair Housing rights in the City of High Point. He further explained that this is a multi-phased process and High Point would need to assess the feasibility. He advised that one of the first steps for Council to consider, if they choose to move forward in this direction, would be to enact a Fair Housing Ordinance to become substantially equivalent in the purview of HUD.

#### 2. Conflict Training Resolution

Mr. Biggs shared that the COVID-19 restrictions have had a tremendous impact on the HRC and how it operates as many of the programs involve gathering in person. The HRC will use the first six months planning for when the COVID-19 restrictions are no longer in place. The plan is to use this time assessing the feasibility of Conflict Resolution Training and leveraging current referral resources by using community partners. Mr. Biggs pointed out a main concern is looking at free time that the commissioners might have and their ability to implement these actions, so with the Conflict Resolution, they would be partnering with agencies in

the community and leveraging their expertise in the field while increasing referrals in that area.

### 3. Homework Hangout Program

Mr. Biggs shared that he actually borrowed this idea from his church as they implemented a very successful program and became involved in a housing community in Winston-Salem with students on a periodic basis. He advised that they plan on targeting elementary and middle school students and noted the anchoring function in this program is to help students with their homework and engage with them to build relationships. This will also include engaging with first responders, public safety, as well as Human Relations commissioners.

Following his presentation of the Work Plan, Mr. Biggs entertained questions.

Council Member Holmes offered congratulations regarding the promotion and asked staff to expand on the Conflict Resolution training and the outcome they hope for. Mr. Biggs explained the HRC discussed this at their recent retreat and advised that it initially started as a "train the trainer" program, but they thought it might be best to assess their ability to do that given the commissioners' other commitments. He suggested the possibility of getting the commissioners involved in the FHAP conciliation process that is part of any Fair Housing investigation.

Council Member Jefferson also extended congratulations to Mr. Biggs on his new role as the city's DEI Officer and thanked him for his willingness to continue providing support to the Human Relations Department until his position could be filled. He also extended congratulations to Mr. Hollis on his new role as Managing Director. He spoke to the awesomeness of the Work Plan and how it aligns and fully encapsulates the city's vision statement "to create the single most livable safe and prosperous community in America." He mentioned a female resident in Ward 1 who reached out for assistance several months ago involving a Fair Housing complaint because she felt that she was on the wrong side of a bad deal. He spoke to how it pained him to find out that there was nothing the city could do to help, so she had to be referred to Raleigh; how it was not right that a woman with limited resources, children, without transportation in the middle of a pandemic who had to reach out to someone in Raleigh for any sort of reprieve or restoration. He expressed appreciation for the opportunity for the city to study and consider this as it would definitely help move the city forward to continuing its vision to be the "single most livable safe and prosperous community in America." He explained the difficulty in being livable when individuals have to live in jeopardy while feeling like there is no restitution when they are wronged. He agreed that having a local process in place would help and it would help the commissioners' become more apt in the Fair Housing area as well.

He also expressed great appreciation to the HRC and the staff for their work and efforts. He mentioned that Council Member Johnson has been involved in the

HRC meetings and the conversations that have taken place. Council Member Johnson stated it was definitely a team effort with everyone working together.

Council Member Williams also thanked staff and the Human Relations Commissioners for their work and applauded them in the very positive outcome of their planning efforts.

Approved the Six Month Work Plan as proposed by the Human Relations Commission and staff for the period of January 2021 to June 2021.

**A motion was made by Council Member Hudson, seconded by Council Member Williams, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

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

## 2021-46

### **Minutes To Be Approved**

The following minutes are being forwarded for approval by the City Clerk's Office.

Community Development Committee; January 5, 2021 @ 4:00 p.m.

Special Meeting of the Finance Committee; January 7, 2021 @ 4:00 p.m.

Finance Committee Meeting; January 14, 2021 @ 4:00 p.m.

Special Meeting of City Council; January 19, 2021 @ 4:00 p.m.

Regular Meeting of City Council; January 19, 2021 @ 5:30 p.m.

Recessed Meeting of City Council; January 21, 2021 @ 5:30 p.m.

**Attachments:** [1. January 5 2021 Community Development Committee Meeting Minutes.pdf](#)  
[2. January 7 2021 Special Meeting Finance Committee Meeting Minutes.pdf](#)  
[3. January 14 2021 Finance Committee Minutes.pdf](#)  
[4. January 19 2021 Special Meeting Minutes.pdf](#)  
[5. January 19 2021 Regular Meeting Minutes.pdf](#)  
[6. January 21 2021 Recessed Meeting Minutes.pdf](#)

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Moore, that the preceing minutes be approved as submitted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

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

**Council Reports/Comments****Black History Month**

Council Member Jefferson reminded everyone that February is Black History Month and stated that High Point is notable for its own Black history, and mentioned the first February 11th Sit-In that took place in High Point.

**Upcoming Tours**

Council Member Jefferson reminded Council of the upcoming tours:

Qubein Arena  
Plant 7/Congdon Yards  
Children's Museum

He spoke to how awesome it is that even in the midst of a pandemic, development in High Point kept going; how he is hearing from many people that they are amazed at the progress with which our city is moving to address things on an at large front; and that he is very proud of the city and what has been accomplished; and expressed appreciation to the awesome staff.

Council Member Williams encouraged his colleagues to visit and participate in the tours.

**ADJOURNMENT**

Prior to adjournment, the Mayor reminded everyone that there would be no need for a Recessed Meeting on Wednesday, February 3, 2021.

There being no further business to come before the City Council, Mayor Pro Tem Moore moved to adjourn the meeting. Council Member Jefferson made a second. Mayor Wagner asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 6:32 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk