

City of High Point

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



Minutes

Monday, March 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.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

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

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

Mayor Wagner called the roll for attendance. The following council members were present (9):

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Britt W. Moore, At-Large (physically present)
Council Member Tyrone Johnson, At-Large (physically present)
Council Member Cyril Jefferson, Ward 1 (physically present)
Council Member Christopher Williams, Ward 2 (physically present)
Council Member Monica Peters, Ward 3 (remote participation)
Council Member Wesley Hudson, Ward 4 (physically present)
Council Member Victor Jones, Ward 5 (remote participation)
Council Member Michael Hudson, Ward 6 (physically present)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Lee Burnette, Director of Planning and Development; Herb Shannon, Senior Planner-Planning and Development; Chris Andrews, Planning Administrator; Mike McNair, Director of Community Development & Housing; Lori Loosemore, Code Enforcement Manager; Jeron Hollis, Managing Director; Ryan Ferguson, Marketing Manager; Mark McDonald Director of Transportation; Matt Carpenter, Transportation Administrator; Kim Thore, Right-of-Way Coordinator; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Others participating remotely:

Judy Stalder, TREBIC; Jim Grdich, Blue Ridge Companies; Tom Flanagan, Blue Ridge Companies; Tom Terrell, Fox Rothschild Law Firm; Frank Amenya, Davenport Engineering

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- Blight Reduction and Marketing & Branding Initiative

[2021-77](#)

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 February 2021.pdf](#)

Code Enforcement/Blight Reduction

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

Code Enforcement Activity	Feb. 2021
Minimum Housing Complaints	6
Active Minimum Housing Cases	247
Active Backlog Cases (270 originally)	0
City Demolished Houses	1
Public Nuisance Complaints	35
Active Public Nuisance Cases	93
City Abated Public Nuisance Cases	20
Zoning Complaints (vehicles, signs, etc..)	35
Active Zoning Cases	148
Signs Collected	231
Owner Abated Public Nuisance Cases	38

Additionally, it was reported that there are three properties with contracts out for demolition and two housing cases with ordinances already adopted for demolition waiting for repairs to be completed (337 Wingo and 216 Underhill).

Lori Loosemore, Code Enforcement Manager, shared some photographs of boarded-up houses and advised that Code Enforcement also cites property owners for unsecured structures. She explained that the property owners are given an opportunity to secure the property, then if they do not comply, the city assigns it to a contractor to secure it and board it up.

Chairman Williams asked if it was too costly to use black-out boards that are bolted on the interior of the structure. Ms. Loosemore that staff did look into other aesthetic-pleasing materials, but found it was rather expensive, as well as cumbersome because the materials are generally purchased in bulk and have to be measured and cut specific to each opening.

PUBLIC COMMENT PERIOD[2021-78](#)**Public Comment Period**

A Public Comment Period will be held on Monday, March 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>](http://www.highpointnc.gov/VirtualPublicMeeting)

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

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to publiccomment@highpointnc.gov [<mailto:publiccomment@highpointnc.gov>](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 March 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, February 26 at 5:00 p.m.

Attachments: [1. Glenn Chavis.pdf](#)

Mayor Wagner asked the city clerk if any public comments were received. The city clerk replied that only one comment was received from Glenn Chavis and attached in Granicus as a permanent part of these proceedings.

COVID-19 MASS VACCINATION SITE

Mayor Wagner mentioned that beginning March 10th, FEMA would begin operating a mass vaccination site at Four Seasons Town Centre in Greensboro and they would be able to accommodate up to 3,000 vaccinations per day. He encouraged those interested in the vaccination to visit the following website for additional information and to make an appointment www.yourspotyourshot.nc.gov

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair
Committee Members: Moore, Holmes, Jones, and Peters

CONSENT AGENDA ITEMS

Finance Committee Chairman Britt Moore reported all finance items on tonight's agenda were discussed during a Finance Committee Meeting held on Thursday, February 25, 2021 at 4:00 p.m. and are being forwarded to the City Council with a favorable recommendation.

Note: Although one motion was made to approve/adopt these matters under the Finance Committee 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.

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:

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

2021-74**Contract - Oltrin Solutions, LLC. - Sodium Hydroxide**

City Council is requested to award for a three (3) year contract with an option to renew for two additional one (1) year periods to Oltrin Solutions LLC, for the annual amount of \$134,900.00 for the purchase of Sodium Hydroxide to be used at the Ward Water Treatment Plant (WWTP), Eastside Wastewater Treatment Plant (WWTP), Westside Wastewater Treatment Plant (WWTP).

Attachments: [1. Sodium Hydroxide Chemical Oltrin Solutions](#)

[SIGNED 05-021121 Recommendation Form - FORMAL - Council Approval](#)

Approved award of a three-year contract with an option to renew for two additional one-year periods to Oltrin Solutions LLC for the annual amount of \$134,900.00 for the purchase of Sodium Hydroxide to be used at the Ward Water Treatment Plant, Eastside Wastewater Treatment Plant, and Westside Wastewater Treatment Plant.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, that this matter be approved. Following a roll call vote by Mayor Wagner, 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

2021-75**Change Order - Holden Building Company, Inc. - Materials Recovery Facility (MRF)**

City Council is requested to approve a change order for Holden Building Company, Inc. in the amount of \$166,143.42 for design alterations throughout the facility and safety improvement project at the Material Recovery Facility (MRF).

Attachments: [2. Materials Recovery Facility Upgrade Change Order](#)

Approved a change order to the Holden Building Company, Inc. contract in the amount of \$166,143.42 for design alterations throughout the facility and safety improvement project at the Material Recovery Facility (MRF).

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, that this matter be approved. Following a roll call vote by Mayor Wagner, 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

[2021-76](#)

Contract Amendment-Tetra Tech - Phase 2 Watershed Assessment Model Development

City Council is requested to approve amendment No. one (1) for Tetra Tech in the amount of \$85,000.00 for the watershed assessment framework project to support phase two (2) watershed model development and calibration scope.

Attachments: [3. Watershed Assessment Framework Amendment1 Tetra Tech](#)

Approved Amendment No. 1 to the Tetra Tech contract in the amount of \$85,000.00 for the watershed assessment framework project to support Phase 2 watershed model development and calibration scope.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, that this matter be approved. Following a roll call vote by Mayor Wagner, 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

REGULAR AGENDA ITEMS

[2021-82](#)

Resolution - Sale of City Owned Property - 2305 & 2307 Little Avenue

Council is requested to adopt a resolution accepting the offer of \$11,000.00 and authorizing the sale of the properties located at 2305 Little Avenue and 2307 Little Avenue through the upset bid procedure of N.C.G.S. 160A-269 and directs the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [4. 2305-2307 Little Avenue](#)
[Resolution Upset Bid 2305 & 2307 Little Ave](#)
[Quit Claim Deed 2305 and 2307 Little Avenue.pdf](#)

Kim Thore, Right-of-Way Coordinator, advised that Sterling Real Estate Development of NC has offered a bid of \$11,000 for this property; the properties were acquired by the city for future housing development. Staff is requesting that City Council adopt a resolution accepting the offer of \$11,000.

Resolution No. 1965/21-10
Resolution Book, Volume XXI, Page 10

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to accept the offer of \$11,000 for this property and to authorize the sale of the property that is located at 2305 Little and 2307 Little Avenue through the upset bid procedure. Following a roll call vote by Mayor Wagner, 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

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,

Chair

Committee Members: Hudson, Holmes, Jefferson, and Peters

PLANNING & DEVELOPMENT - Mayor Jay Wagner**PUBLIC HEARINGS****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](#)

Mayor Wagner made a motion to bring this matter out of Pending. Council Member Holmes made a second to the motion. There being no objections, the motion carried by a 9-0 unanimous vote.

Herb Shannon, Senior Planner with the Planning and Development Department, advised this is a request to rezone a 3.6-acre parcel located at the intersection of Eastchester Drive and Cypress Court from a Conditional Use Office Institutional and Residential Single Family-3 District to a Conditional Zoning General Business District. This matter was reviewed at the February 15, 2021 public hearing before the City Council and at that time, the applicant offered to amend their conditional zoning ordinance; however, because of the requirement that it be submitted in writing, Council took action to continue the public hearing to Monday, March 15, 2021. Mr. Shannon referenced the amended ordinance which is included in the packet in which the applicant has offered to delete convenience store fuel sales as a use option and offered a condition that automotive and diesel fuel storage tanks be prohibited.

Mayor Wagner reminded Council that this matter would have to be approved by a super majority (2/3 vote) which would be six of the nine council members due to the Planning & Zoning Commission's recommendation for denial.

Mayor Wagner then made a motion to APPROVE Zoning Map Amendment 20-20. Council Member Jefferson made a second to the motion.

For further discussion, Council Member Jones asked if Council Member Holmes could share some feedback since this property is in Ward 6. Council Member Holmes advised that this rezoning request has been overwhelmingly rejected by most of his constituents who have reached out to him, so this is not a change that the public is ready for. He stated that he is aware that the applicant, applicant's representatives, and the developers for the property have also joined the meeting remotely. In the interest of fairness he invited them to comment.

Mayor Wagner shared that he did receive a couple of negative comments today by email: one from a homeowner's association, and one from a gentleman who resides in the area, but he has not had any response or contact with the developer in the last two weeks.

At this time, Judy Stalder, applicant's representative, asked to comment.

Mayor Wagner advised the public hearing has been closed and asked if there were any objections from the City Council to allow Ms. Stalder to address Council. Hearing no objections, he invited Ms. Stalder to comment.

Judy Stalder, 1012 Wellington Street, stated she was responding to Council Member Holmes' invitation to comment and reminded Council that they did try to address the neighbor's primary concerns regarding the convenience store and gas pumps so that was removed from the request, and pointed out they agreed to provide a 100-foot wide undisturbed buffer as well to be located between what would be perceived as the business corridor of NC 68 and where the neighborhood begins.

Mayor Wagner asked if there were any additional comments or questions. Hearing none, he proceeded with the roll call vote on the MOTION to APPROVE Zoning Map Amendment 20-20 as follows:

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that Zoning Map Amendment 20-20 be approved. Following a roll call vote by Mayor Wagner, the motion FAILED by a 5-4 vote due to the 2/3 vote that was required in order for the matter to pass. (In order for the motion to pass, it required a minimum of six votes).

The motion FAILED by the following 5-4 vote:

Aye: 5 - Mayor Pro Tem Moore, Council Member Jefferson, Mayor Wagner, Council Member Peters, and Council Member Johnson

Nay: 4 - Council Member Williams, Council Member Holmes, Council Member Jones, and Council Member Hudson

GENERAL BUSINESS AGENDA

2021-79

Minutes To Be Approved

Finance Committee; February 11, 2021 @ 4:00 p.m.

Regular Meeting of City Council; February 15, 2021 @ 5:30 p.m.

Recessed Meeting of City Council; February 17, 2021 @ 5:30 p.m.

Attachments: [1. February 11 2021 Finance Committee Minutes.pdf](#)
[2. February 15 2021 Regular Meeting Minutes.pdf](#)
[3. February 17 2021 Recessed Meeting Minutes.pdf](#)

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the preceding minutes as submitted. 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

ADJOURNMENT

Prior to adjournment, Council Member Jefferson reminded everyone that it is Women's History Month.

There being no further business to come before the City Council, Council Member Jefferson moved to adjourn the meeting. Council Member Williams made a second. Mayor Wagner asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 5:50 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk