

City of High Point

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



Meeting Minutes - Action Only

Monday, May 16, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**FINANCE COMMITTEE - Britt Moore, Chair****CONSENT AGENDA ITEMS**[2022-219](#)**Contract - WESCO Distribution, Inc. - Warehouse Stock - Underground Cable**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$384,315.00 for the purchase of five (5) various underground cable types used by Electric Utilities to replenish warehouse stock.

Attachments: [1. Contract – WESCO Distribution, Inc. – Warehouse Stock – Underground C](#)
approved

[2022-220](#)**Contract - WESCO Distribution, Inc. - Residential Voltage (120/240V) Transformers (25kVa)**

City Council is requested to award a contract to WESCO Distribution Inc. in the amount of \$113,221.80 for the purchase of (20) twenty transformers to be installed around the city electric footprint on various projects.

Attachments: [2. Contract – WESCO Distribution – Residential Voltage \(120-240V\) Transfor](#)
approved

[2022-221](#)**Resolution - Housing Authority of High Point Multifamily Housing - Amended - Revenue Bonds for Daniel Brooks Phase I**

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$14,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Attachments: [3. Resolution - Housing Authority of High Point Multifamily Housing – Amend](#)
adopted

[2022-222](#)**Budget Ordinance - Purchase of Property 300A Oak Street & 331 W. Russell Avenue**

City Council is requested to adopt a budget ordinance to appropriate \$3,000,000 for the purchase of property at 300A Oak Street and 331 W Russell Avenue for development of a small-scale manufacturing facility.

Attachments: [4. Budget Ordinance – Purchase of Property 300A Oak Street & 331 W. Rus](#)
adopted

[2022-223](#)**Contract - High Point Convention & Visitors Bureau FY 2022-23**

City Council is requested to approve the FY 2022-23 Convention and Visitors Bureau budget and authorize the City Manager to execute a contract with the High Point Convention and Visitors Bureau for FY 2022-23.

Attachments: [5. Contract – High Point Convention & Visitors Bureau FY 2022-23](#)

approved

[2022-224](#)**Approval- FY 2022-2023 Annual Budget for the Market Authority**

Council is requested to approve the FY 2022-2023 Annual Budget for the Market Authority.

Attachments: [6. Approval of FY 2022-23 Market Authority Budget](#)

approved

[2022-225](#)**Budget Ordinance - Community Development Block Grant - Cares Act Funds**

City Council is requested to appropriate a special allocation of Community Development Block Grant (CDBG-CV) funds awarded under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to be used to prevent, prepare for, and respond to the coronavirus pandemic.

Attachments: [7. Community Development Block Grant - Cares Act Funds - Budget Ordinan](#)

adopted

[2022-226](#)**Budget Ordinance - Fleet Services - Excavator Replacement for Water/Sewer Mains Division**

City Council is requested to approve the excavator for surplus, appropriate \$77,000 from the sale of the equipment, and utilize the proceeds for a replacement excavator for the Water/Sewer Mains Division.

Attachments: [8. Ordinance - Fleet Services - Excavator Replacement](#)

adopted

[2022-227](#)**Capital Project Ordinance - Burton/Washington GO Bond Projects**

City Council is requested to adopt a budget ordinance to appropriate \$10,605,259 for the Washington Street and Burton Avenue projects funded by 2019 voter approved general obligation bonds.

Attachments: [8-1. Capital Project Ordinance – Burton&Washington GO Bond Projects](#)

adopted

[2022-228](#)**Capital Project Ordinance - Eastside UV Disinfection**

City Council is requested to adopt a budget ordinance to appropriate \$7,980,726 for the Eastside UV Disinfection project and cost of issuance related to the 2022 Combined Enterprise System (CES) Revenue Bond issuance.

Attachments: [8-2. Capital Project Ordinance – Eastside UV Disinfection](#)

adopted

[2022-229](#)**Budget Amendment to Record Issuance of Series 2022A, 2022B, and Series 2022C General Obligation Bonds**

City Council is requested to approve a budget amendment to record the issuance of Series 2022A, 2022B, and 2022C General Obligation Bonds.

Attachments: [8-3. Budget Amendment to Record Issuance of Series 2022A, 2022B, and Series 2022C](#)
adopted

[2022-230](#)**Resolution - Sale of City Owned Property - 1100 Jefferson Street**

Council is requested to adopt a resolution accepting the offer of \$13,000.00 and authorizing the sale of the

Property located at 1100 Jefferson Street, (Parcel No. 174217) through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [9. Resolution – Sale of City Owned Property – 1100 Jefferson Street](#)
adopted

[2022-231](#)**Resolution - Rescind Resolution Authorizing Condemnation to Acquire an Easement - 302 Montlieu Avenue (Qubein Avenue)**

City Council is requested to adopt a resolution rescinding the February 7, 2020 resolution authorizing condemnation to acquire an easement in connection with the Montlieu Avenue Improvement Project located at 302 Montlieu Avenue (Qubein Avenue).

.Body

[Enter body here.]

Attachments: [10. Resolution - Rescind Resolution Authorizing Condemnation to Acquire an Easement - 302 Montlieu Avenue \(Qubein Avenue\)](#)
adopted

REGULAR AGENDA ITEMS[2022-232](#)**One NC Grant - Amada America, Inc. - Performance Based Incentives**

City Council is requested to approve the pass through grant of \$50,000 in One North Carolina Incentive Funds to Amada America, Inc..

Attachments: [11. One NC Grant – Amada America, Inc. – Performance Based Incentives](#)
approved

[2022-233](#)**Resolution of Support - Metal Works of High Point - Building Reuse Grant**

City Council is requested to adopt a resolution of support for Metal Works of High Point being awarded a Building Reuse Grant from the State of North Carolina.

Attachments: [12. Resolution of Support - Metal Works of High Point - Building Reuse Grant](#)
adopted

PUBLIC HEARINGS[2022-234](#)**Public Hearing - Metal Works of High Point - Performance Based Incentives - High Point Economic Development (EDC)**

City Council is requested to authorize performance-based incentives for Metal Works of High Point in the amount of \$75,000 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [13. Public Hearing – Metal Works of High Point - Performance Based Incentives](#)

approved

[2022-235](#)**Public Hearing - Ecolab - Performance Based Incentives- High Point Economic Development (EDC)**

City Council is requested to authorize performance-based incentives for the project of up to \$414,863 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives

Attachments: [14. Public Hearing - Ecolab - Performance Based Incentives - High Point Economic Development](#)

approved

[2022-236](#)**Public Hearing - Proposed FY2022-23 City of High Point Annual Budget**

Monday, May 16, 2022 at 5:30pm is the date and time established to receive public comments on the proposed FY2022-2023 City of High Point Annual Budget.

Attachments: [15. Public Hearing - Proposed FY 2022-23 City of High Point Budget](#)

presented before council

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,**Chair**[2022-237](#)**Memorial - Henry “Hank” Wall - Washington Terrace Park**

City Council is requested to approve the naming of an entry way at Washington Terrace Park “Hank Wall Way” to establish a permanent memorial honoring his years of service to youth in High Point.

Attachments: [Memorial – Henry “Hank” Wall – Washington Terrace Park](#)

approved

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,**Chair**

[2022-238](#)**Ordinance - Rescind Demolition Ordinance - Multiple Properties - Minimum Housing Code**

City Council is requested to rescind ordinances for demolition for dwellings located at 1834 Willard St., 908 Richardson Ave., 1615 Long St., 1220 Lakeview Heights Dr., 262 Dorothy St., 523 N. Centennial St., 605 Langford Ave., 1310 Ragan Ave., 1336 Cox Ave., 317 Fourth St., 811 Willow Pl., 308 Fourth St., 1441 Madison St., and 412 Walnut St, due to properties being demolished and in compliance with the City of High Point's minimum housing code.

Attachments: [Ordinance - Rescind Demolition Ordinance - Multiple Properties](#)

[Ordinance 412 Walnut St](#)

[Ordinance 262 Dorothy St](#)

[Ordinance 300 A Oak Street and W 331 W Russell Ave](#)

[Ordinance 308 fourth St](#)

[Ordinance 523 N Centennial St](#)

[Ordinance 605 Langford Ave](#)

[Ordinance 811 Willow Place](#)

[Ordinance 908 Richardson Ave](#)

[Ordinance 1220 Lakeview Heights Dr](#)

[Ordinance 1310 Ragan Ave](#)

[Ordinance 1336 Cox Ave](#)

[Ordinance 1441 Madison St](#)

[Ordinance 1615 Long St](#)

[Ordinance 1834 Willard Rd](#)

adopted

PENDING ITEMS[2022-198](#)**Ordinance - Demolition of Dwelling - 900 Anderson Place**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 900 Anderson Place belonging to Emis Chirinos.

Attachments: [900 Anderson Council Packet](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**PUBLIC HEARINGS**

[2022-239](#)**Ordinance-Historic Designation Request- Fli-Back Building**

A request by Bricks & Beams, LLC to designate the Fli-Back Building at 710 and 716 W Green Drive as a Guilford County Landmark.

Attachments: [02. Fli-Back Building GC Landmark Designation](#)

adopted

[2022-241](#)**Resolution- Leoterra Development, Inc. - Plan Amendment 22-01**

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 28.5 acres from the Low-Density Residential classification to the Medium Density Residential classification. The site is located at the southeast corner of Old Mill Road and Skeet Club Road.

Attachments: [03. Staff Report PA-22-01 \(Council\)](#)

withdrawn

[2022-242](#)**Ordinance- Leoterra Development, Inc. - Zoning Map Amendment 22-08**

A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District, a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the south side of Old Mill Road and east of Skeet Club Road.

Attachments: [04. Staff Report ZA-22-08](#)

withdrawn

[2022-243](#)**Resolution- HEPHIGHPT, LLC-Plan Amendment 22-02**

A request by HEPHIGHPT, LLC to change the Land Use Plan classification for approximately 12.5 acres from the Low-Density Residential classification to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Attachments: [05. Staff Report PA-22-02 \(Council\)](#)

denied

[2022-244](#)**Ordinance- HEPHIGHPT, LLC-Zoning Map Amendment 22-09**

A request by HEPHIGHPT, LLC to rezone approximately 12.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Attachments: [06. Staff Report ZA-22-09 \(Council\)](#)

[CZ Ordinance Case 22-09 \(Revised 05-11-2022\)](#)

denied

[2022-245](#)**Ordinance- Crescent Acquisitions, LLC- Zoning Map Amendment 22-10**

A request by Crescent Acquisitions, LLC to rezone approximately 85 acres from the Agricultural (AGR) District to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the north side of Clinard Farms Road, approximately 900 feet west of NC 68.

Attachments: [07. Staff Report ZA-22-10 \(Revised - Council\)](#)
[CZ Ordinance ZA-22-10 \(Revised 05-11-2022\)](#)

approved

[2022-246](#)**Ordinance- 350 South Land Holdings, LLC - Annexation 22-02**

A request by 350 South Land Holding, LLC for a voluntary non-contiguous annexation of approximately 60.9 acres in the northwestern portion of the City's Planning Area. The request consists of:

Part A: Four parcels, totaling approximately 11.74 acres, lying west of the intersection of Sandy Ridge Road and Gallimore Dairy Road. These parcels are also known as Guilford County Tax Parcels 170825, 170854, 170866 and 170855 (2503 Sandy Ridge Road, 2505 Sandy Ridge Road, 2419 Sandy Ridge Road and 750 Margate Drive);

Part B: An approximate 18.07 acre parcel lying north of the intersection of Sandy Ridge Road and Sandy Camp Road. The parcel is also known as Guilford County Tax Parcel 170893 (2301 Sandy Ridge Road);

Part C: An approximate 4.89 acre parcel lying west of the intersection of Adkins Road and Boylston Road. The parcel is also known as Guilford County Tax Parcel 171057 (8545 Adkins Road).

Part D: An approximate 12.18 acre parcel lying along the south side of Adkins Road, approximately 800 feet east of Staples Road. The parcel is also known as Guilford County Tax Parcel 170740 (8423 Adkins Road);

Part E: An approximate 12.77 acre parcel lying along the north side of Staples Road, approximately 160 feet west of Staples Road. This parcel is also known as Guilford County Tax Parcels 170728 (8702 Staples Road); and

Part F: An approximate 1.31 acre parcel lying along the north side of Staples Road, approximately 215 feet west of Staples Road. The parcel is also known as Guilford County Tax Parcel 170714 (8706 Staples Road).

Attachments: [08. Staff Report AN-22-02 \(Council\)](#)

adopted

[2022-247](#)**Ordinance- 350 South Land Holding, LLC - Zoning Map Amendment 22-11**

A request by 350 South Land Holding, LLC to rezone approximately 558 acres from the Planned Development Mixed (PDM) district, and the Agricultural (AG) District and the Residential Single Family - 40 (RS-40) Districts both within Guilford County's zoning jurisdiction, to the Planned Development Periphery (PD-P) District. The zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

Attachments: [09. Staff Report ZA-22-11 \(Council\) \(1\)](#)

adopted

GENERAL BUSINESS AGENDA**2022-251****City of High Point- Suez Treatment Solutions, Inc.- Hazen- Incinerator**

City Council is requested to settle the matter of City of High Point v Suez Treatment Solutions, Inc. et.a. by accepting payments totaling \$1,500,000.00 (\$800,000.00 from Defendant Suez and \$700,000.00 from Defendant Hazen), and retaining the contested amount of \$1,600,000.00, equaling a total amount awarded to the City of \$3,100,000.00, and dismissing, without prejudice, claims asserted against CPPE.

approved

2022-252**City of High Point- Jason Ewing- Consent Judgment**

City Council is requested to settle the eminent domain matter of City of High Point v Jason Ewing, et.a. through a Consent Judgment in the amount of \$285,000.00 (On October 5, 2021, this Council approved the amount of \$245,000.00 as just compensation for the taking of the Ewing property. After negotiations and additional information, based upon property appraisals, the fair and just compensation allows the provision of an additional \$40,000.00.) Council is also requested to authorize the City Manager to execute the Consent Judgment.

approved

[2022-240](#)**Fair Housing Assistance Program (FHAP) - Human Relations Commission**

City Council is requested to adopt the following three recommendations of the HRC for the City of High Point to become a FHAP: (1) Accept the HRC recommendation that High Point become a Fair Housing Assistance Program and direct City staff to undertake the required steps for FHAP certification. (2) Adopt a Fair Housing Ordinance that is substantially equivalent to federal fair housing laws. (3) Create a "Human Relations Specialist" position, enabling the Division to offer additional Fair Housing trainings to residents and housing professionals and to process Fair Housing complaints.

Note: Please refer to 2022-253 Amendment to the Fair Housing Ordinance and 2022-254 Creation of a "Human Relations Specialist" Position.

Attachments: [Ordinance – Fair Housing Assistance Program \(FHAP\) – Human Relations C](#)

approved

2022-253 **Amendment to the Fair Housing Ordinance**

Staff is recommending the adoption of an Amendment to the Fair Housing Ordinance that is substantially equivalent to federal fair housing laws, which will require an amendment to the City of High Point's Code of Ordinance amending Sec 4.3.1, Article A, Chapter 3, Title 4.
denied

2022-254 **Human Relations Specialist Position**

Staff is requesting the City Council create a "Human Relations Specialist" position, enabling the Division to offer additional Fair Housing trainings to residents and housing professionals and to process Fair Housing complaints.
approved

2022-250 **Appointments- Board of Adjustment (Tyler Walsh/John Kennett)**

Council is requested to accept the resignation of John Kennett as a regular member on the Board of Adjustment; approve the appointment of Tyler Walsh as a regular member; and approve the appointment of John Kennett as an alternate member on the Board of Adjustment. The appointment of Tyler Walsh as a regular member will be effective immediately and will expire on June 30, 2023; the appointment of John Kennett as an alternate member will be effective immediately and will expire on June 30, 2024.

Attachments: [Appointments BOA.pdf](#)

approved

2022-248 **Minutes To Be Approved**

The following minutes will be submitted for approval at the June 6, 2022 City Council Meeting.

May 2, 2022 Special Meeting @ 3:30 p.m.

May 2, 2022 Regular Meeting @ 5:30 p.m.

May 3, 2022 Community Development Committee @ 4:00 p.m.

May 4, 2022 Prosperity & Livability Committee @ 9:00 a.m.

May 11, 2022 Special Meeting (Budget Review) @ 3:00 p.m.

May 12, 2022 Finance Committee @ 4:00 p.m.

For Information Only

ADJOURNMENT