

# City of High Point

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



## Meeting Agenda

**Monday, December 19, 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****RECOGNITIONS AND PRESENTATIONS**

- [2022-597](#) High Point Arts Council  
Allie Arpajian the new Executive Director will present an update on the High Point Arts Council.

**FINANCE COMMITTEE - Britt Moore, Chair****CONSENT AGENDA ITEMS**

- [2022-588](#) Contract - WESCO Distribution, Inc. - 40 Residential Voltage (120/240V) Transformers (50 & 75kVA)  
City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$383,180.00 for a pressing need purchase of 40 transformers (20 - 50kVA and 20 - 75kVA) to be installed around the city electric footprint on various projects.  
**Attachments:** [1. Contract – WESCO Distribution, Inc. – 40 Residential Voltage \(120-240V\) Tr](#)
- [2022-585](#) Tube Settlers for the Ward WRP - Brentwood Industries  
City Council is requested to approve the purchase of tube settler for the Super Pulsator at the Ward Water Treatment Plant.  
**Attachments:** [Council Agenda Item-Tube Settlers- Ward WTP](#)  
[Recommendation Form - FORMAL - Council Approval- Tube Settlers](#)  
[Bid Tabulation Bid 23-120122 TubeSettlers](#)
- [2022-589](#) Electric Utilities Rate Change-Rate 41, 43, 45 - Duke Energy Match Rates  
City Council is requested to adopt updated Electric Rate 41- General Service, 43- Industrial Service and 45- Time of Day; Industrial, to reflect the most recent Duke Energy rates in territorial areas that are considered to be “customer choice areas”.  
**Attachments:** [3. Electric Utilities Rate Change-Rate 41, 43, 45 – Duke Energy Match Rates](#)
- [2022-596](#) Professional Service Agreement - Mercer Group Associates  
City Council is requested to approve an agreement for Executive Search Services for a City Attorney for the base fee amount of \$19,500.  
**Attachments:** [Proposal for Executive Search Services](#)  
[Professional Services Agreement](#)

**REGULAR AGENDA ITEMS**

- [2022-590](#) Budget Ordinance - One High Point Commission - Date Extension Request  
City Council is requested to adopt a budget amendment in the amount of

\$45,000 for activities related to the One High Point Commission and approve a request for an extension of the date for the presentation of recommendations to City Council from the current June 2, 2023 deadline to January 17, 2024.

**Attachments:** [4. Budget Ordinance – One High Point Commission – Date Extension Request](#)  
[One High Point Commission Research Categories](#)

## **PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,** **Chair**

### **CONSENT AGENDA ITEMS**

[2022-581](#) Approval of an Ordinance Amending Section 11-11-1 Social Districts of the High Point City Code of Ordinances  
Staff is requesting approval on an amendment to the High Point social district ordinance.

**Attachments:** [Ordinance - Social District 2nd Amendment](#)  
[Catalyst Map - Social District](#)

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

[2022-591](#) Ordinance - Rescind Demolition Ordinance - 1113 Jefferson Street - Minimum Housing Code  
City Council is requested to rescind an ordinance for demolition for dwelling located at 1113 Jefferson Street due to property being repaired and in compliance with the City of High Point's minimum housing code.

**Attachments:** [1113 Jefferson Council Cover Memo - Rescind](#)

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

[2022-584](#) Resolution of Intent, Annexation 22-06  
Approval of a Resolution of Intent to establish a public hearing date of January 17, 2023, to consider a voluntary contiguous annexation petition. The proposed annexation site is approximately 17.8 acres, located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is also known as Guilford County Tax Parcels 157946, 180691 (eastern portion of parcel) and 180694 (eastern portion of parcel).

**Attachments:** [Resolution of Intent \(AN-22-06\)](#)

## **GENERAL BUSINESS AGENDA**

[2022-593](#) Minutes To Be Approved:  
September 19, 2022, Special Meeting Minutes @ 3:30 p.m.

September 19, 2022, Regular Meeting Minutes @ 5:30 p.m.  
December 7, 2022, Prosperity & Livability Committee Meeting Minutes @  
9:00 a.m.

**Attachments:** [Approval of Minutes December 19 2022](#)

[September 19 2022 Special Meeting Minutes](#)

[September 19 2022 Regular Meeting Minutes](#)

[December 7 2022 Prosperity and Livability Committee](#)

## **ADJOURNMENT**

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Resolution of Intent for a Voluntary Contiguous Annexation  
Annexation 22-06 (*High Point Bowman, LLC*)

**From:** Sushil Nepal,  
Planning & Development Director

**Meeting Date:** December 19, 2022

**Public Hearing:** No

**Advertising Date:** Not applicable

**Advertised By:** Not applicable

**Attachments:** A. Resolution of Intent for Annexation 22-06  
B. Map of property proposed to be annexed

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### **PURPOSE:**

Approval of a Resolution of Intent to establish a public hearing date of January 17, 2023, to consider a voluntary contiguous annexation petition. The proposed annexation site is approximately 17.8 acres, located approximately 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is also known as Guilford County Tax Parcels 157946, 180691 (*eastern portion of parcel*) and 180694 (*eastern portion of parcel*).

### **BACKGROUND:**

Resolution of Intent for Annexation 22-06 is enclosed.

### **BUDGET IMPACT:**

There is no budget impact associated with the adoption of this resolution.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff requests City Council set a public hearing date of Monday, January 17, 2023, for this request.

**PUBLISH ONCE: Tuesday, December 27, 2022**

**RESOLUTION TO ESTABLISH A  
PUBLIC HEARING DATE FOR  
VOLUNTARY CONTIGUOUS ANNEXATION  
(AN-22-06)**

WHEREAS, the City Council has been petitioned to annex the property of High Point Bowman, LLC. The proposed annexation site is approximately 17.8 acres and located approximately 2,000 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is addressed as 741 Summey Avenue, 730 Summey Avenue (portion) and 1308-Near Baker Road (portion) and also known as Guilford County Tax Parcels 157946, 180691 (*eastern portion of parcel*) and 180694 (*eastern portion of parcel*).

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

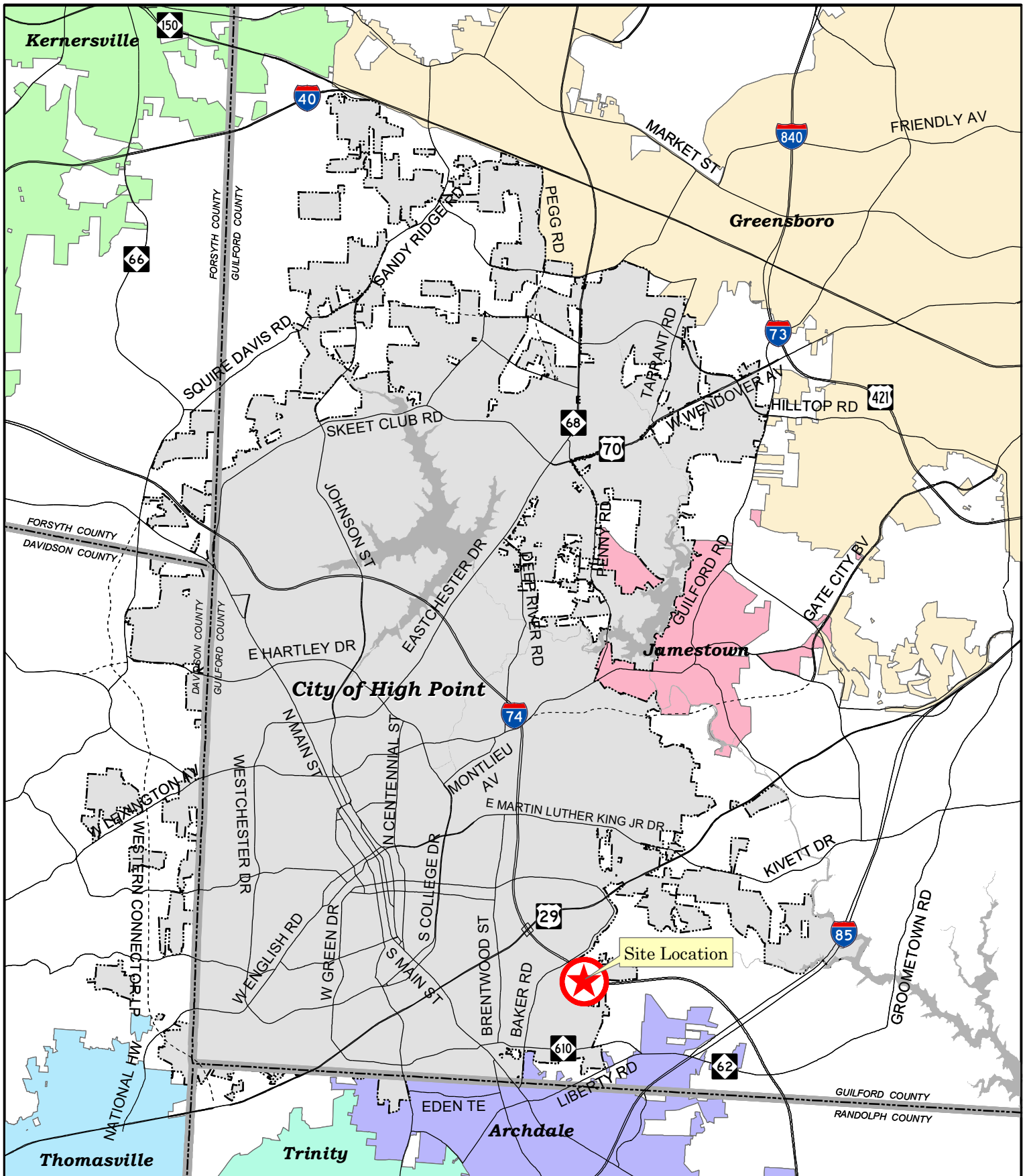
NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, January 17, 2023, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

By order of the City Council,  
This the 19<sup>th</sup> day of December, 2022

Mary S. Brooks, Deputy City Clerk



**ANNEXATION REQUEST: AN-22-06**

**Applicant: High Point Bowman LLC**  
**Area: 17.8 acres**

**Planning & Development  
Department**

**City of High Point**



**Scale: 1"=8,500'**  
G:/Planning/Secure/BAC/VA  
2022/MXD/AN-22-06-VicMap

# LOCATION MAP

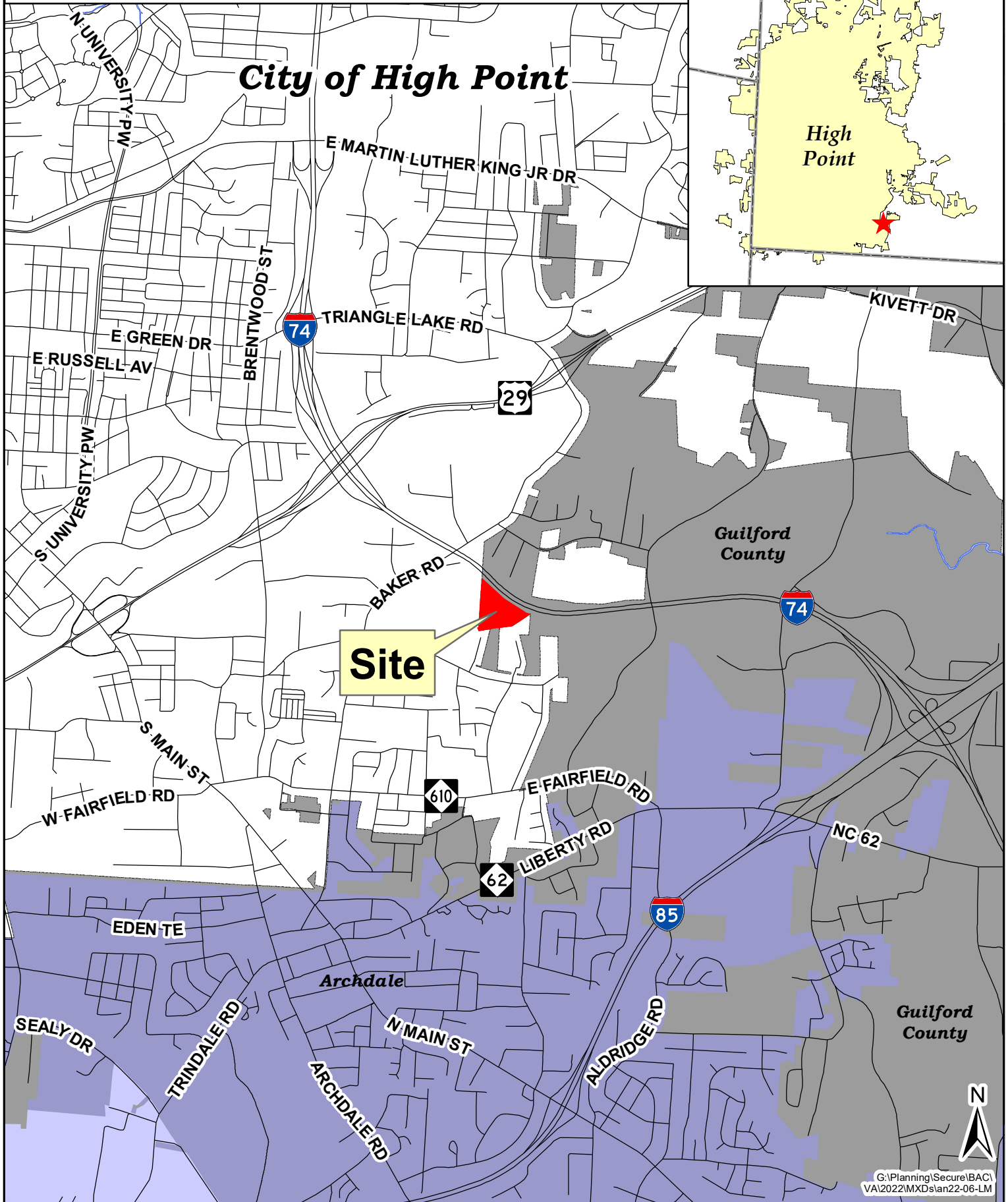
ANNEXATION REQUEST: AN-22-06

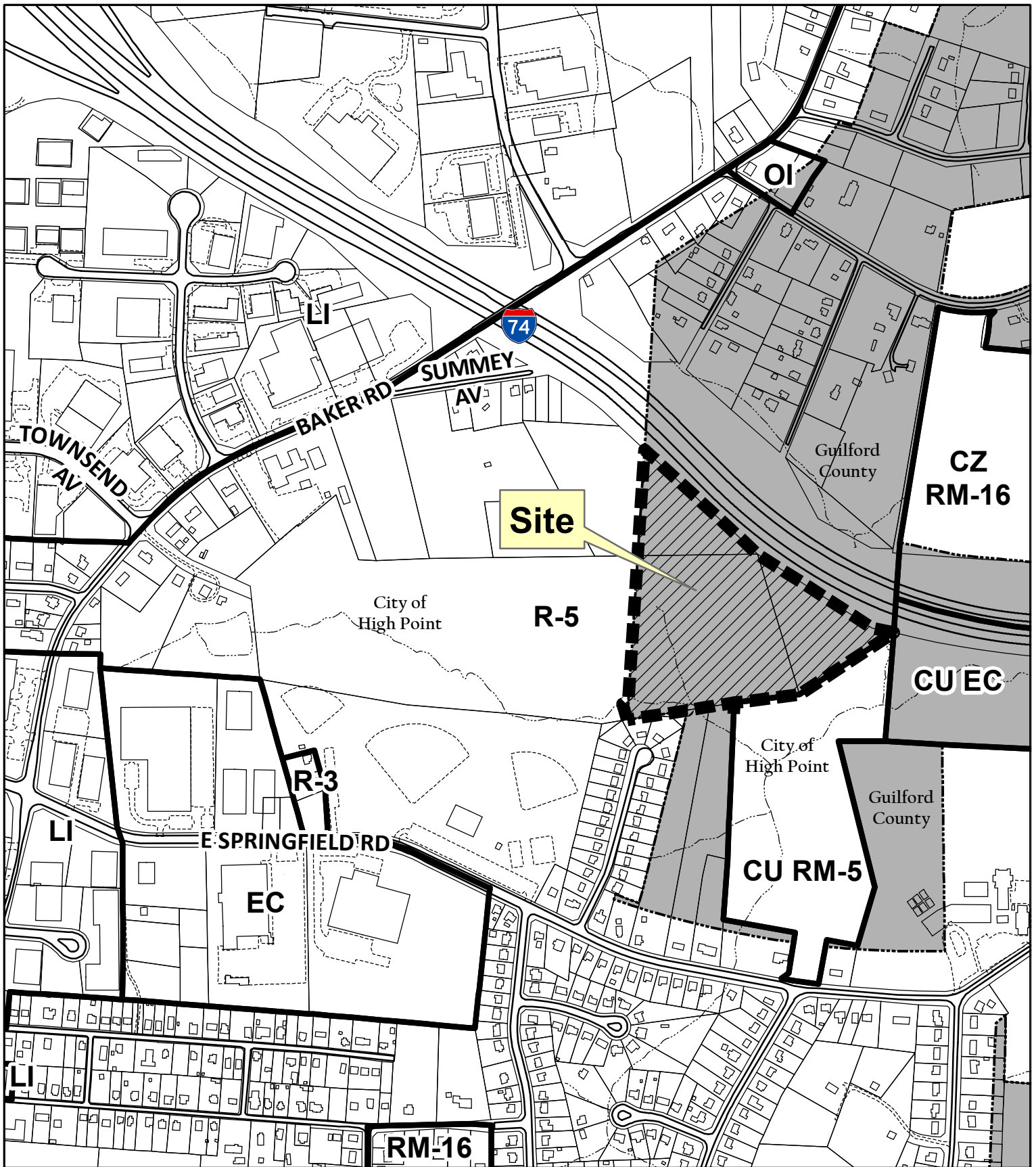
Applicant: High Point Bowman LLC

## Vicinity Map

High Point

## City of High Point





## ANNEXATION REQUEST: AN-22-06

Applicant: High Point Bowman LLC

Area: 17.7 acres

Existing Zoning Boundary  
Subject Property Boundary

Planning & Development  
Department

City of High Point



Scale: 1"=600'  
G:\Planning\Secure\BAC\AN  
12022\MXDs\an22-06-NM

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 19<sup>TH</sup> DAY OF JULY, 2021, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1113 JEFFERSON ST., HIGH POINT, NORTH CAROLINA**

**WHEREAS**, on July 19<sup>th</sup>, 2021, the High Point City Council adopted an ordinance requiring Nicolas Diaz Mendez, owner of the property located at 1113 Jefferson St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

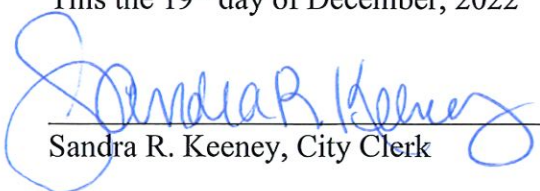
**WHEREAS**, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1113 Jefferson St., High Point, North Carolina, recorded in Deed Book 8483, Page 1574, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the Nicolas Diaz Mendez in the grantor index as provided by law.

Adopted by City Council  
This the 19<sup>th</sup> day of December, 2022

  
Sandra R. Keeney, City Clerk



City Clerk's Office

Sandra R. Keeney

CITY CLERK



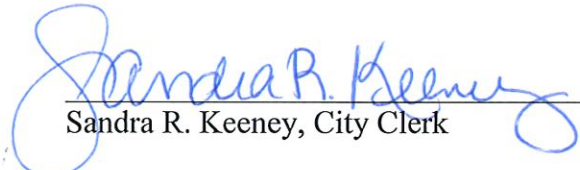
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

**Certification**

I, Sandra R. Keeney, Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on December 19, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7885/22-105, Page 202 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 19<sup>th</sup> day of December 2022.



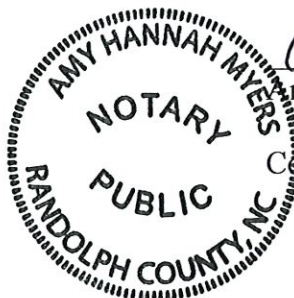
  
Sandra R. Keeney, City Clerk

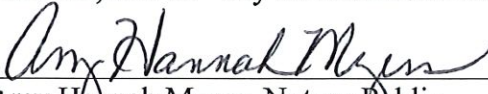
WITNESS my hand and the Corporate Seal of the City of High Point, the 19<sup>th</sup> day of December 2022.

**ACKNOWLEDGEMENT**

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Sandra R. Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 19<sup>th</sup> day of December 2022.



  
Amy Hannah Myers, Notary Public

Commission Expires: 4-30-2025

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
SEPTEMBER 19, 2022 – 3:30 P.M.  
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**MINUTES**

**ROLL CALL**

Mayor Wagner called the meeting to order at 3:30 p.m.

He then called the roll for attendance. The following council members were present:

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt Moore, At Large; Council Member Tyrone Johnson, At Large; Council Member Cyril Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; and Council Member Victor Jones, Ward 5

Absent:

Council Member Christopher Williams, Ward 2; and Council Member Michael Holmes, Ward 6

Staff present:

Tasha Long Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Meghan Maguire, Deputy City Attorney; Heidi Galanti, Planning Administrator; Chris Andrews, Development Administrator; and Mary S. Brooks, Interim City Clerk

Also Present:

Caroline Mackie, Poyner Spruill LLP; Bill Gilkeson, Demographer

**PRESENTATION OF ITEMS**

**2022-443      Update-Redistricting Plan**

Caroline Mackie, Poyner Spruill will be providing an update on the needed steps and timeline to complete the redistricting plan.

*Tasha Logan Ford, City Manager recognized Caroline Mackie, Poyner Spruill LLP; and Bill Gilkeson, Demographer to provide an update regarding the next steps and timeline to complete the redistricting plan.*

*Ms. Mackie extended greetings; provided a brief history regarding her and Mr. Gilkeson's experience in redistricting; said the process consisted of redrawing the ward lines and re-allocating population among the wards that would apply to true electoral districts; said that the city was not in the permissible deviation range meaning that the*

*city needed to redistrict; the determination would be made using the 2020 Census using the +/-5% rule; advised that the governing body for the local government was responsible for enacting the new districting plans every 10 years pursuant to N.C.G.S. 160A-23; explained the 'Guiding Principles'; noted that race could not be the predominant factor in redistricting unless the use of race is narrowly tailored to a compelling governmental interest; and outlined the redistricting process steps as followed:*

- *Determine necessity of redistricting based on population disparities*
- *Reach consensus on criteria/guiding principles (possible public hearing on criteria)*
- *Consultants to draw 2-3 alternative plans*
- *Public hearing (can include receipt of plans from members of the public)*
- *Review/revision of plans*
- *Adoption of resolution for selected plan*
- *Export of plans to Board of Elections, GIS department, etc.*

*Ms. Mackie continued discussion regarding the timeline for the redistricting process as followed:*

- *9/19/2022: Initial, introductory meeting*
- *10/3/2022: Selection of criteria*
- *11/21/2022: Presentation of proposed plans*
- *12/29/2022: Deadline for all requests for changes*
- *1/16/2023: Work session to evaluate requested changes and feasibility*
- *2/6/2023: Presentation of revised plans*
- *3/6/2023: Public hearing*
- *4/3/2023: Adoption of resolution*

*Mr. Gilkeson explained the redistricting process; said that it was based on population disparities; that a consensus would need to be reached on the criteria/guiding principles-possible; the consultants would draw 2-3 alternative plans; there would be a public hearing; adoption of resolution for selected plan; export of plan to Board of Elections, GIS department; and noted that council did not have the authority to change district lines.*

*Mayor Wagner advised council to provide suggestions regarding the criteria for the redistricting process; and to submit it to him.*

**2022-444      Update-Airport Overlay**

Staff will be providing an update regarding the Airport Overlay.

*Heidi Galanti, Planning Administrator spoke to the background regarding the Piedmont Triad International Airport (PTIA) Part 150 assessment; to the recommended eight changes (Areas A – H) to the Airport Overlay (ARO) boundaries; these changes, if adopted by City Council, would have impacts on allowable land uses within the area; the changes to the ARO district necessitate an evaluation of the land use policy for these areas to ensure they are in alignment with one another; the purpose of this evaluation was to follow-up on the recommendations of the PTIA Part 150 Update Assessment that was presented to City Council and endorsed on July 19, 2021; the assessment provided an analysis of the results of the PTIA Part 150 Update and made recommendations concerning the ARO district boundaries and text amendments to the Development Ordinance; it also called for an evaluation of land use policy due to the recommended overlay boundary changes; this land use policy evaluation would look at the recommended changes to the ARO and evaluate the potential need for changes to land use policy for the impacted area. In conclusion Ms. Galanti noted that there would be a public hearing that would be held at today's meeting of council at 5:30 p.m. regarding a request to approve the Airport Overlay District Land Use Policy Evaluation.*

*Discussion took place regarding the impact that the recommendations would have on properties/homes; types of noise reductions; and having further discussion on this matter at the public hearing.*

*Chris Andrews, Development Administrator explained the land use policy recommendations based on a review of the proposed eight areas of ARO change (Areas A-H); spoke to existing city policies; to an analysis of existing conditions; and proposed infrastructure improvements.*

**2022-445      Closed Sessions-Attorney-Client Privilege and Economic Development**

Council is requested to go into closed session pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege; and Closed Session Pursuant to N.C. General Statute §143-318.11(a)(4) for Economic Development.

**Council Member Moore moved to enter Closed Session pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege; and pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development; seconded by Mayor Pro Tem Peters the motion passed by an 7-0 unanimous vote.**

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Hudson, and Council Member Jones.

Absent (2): Council Member Williams, and Council Member Holmes.

Upon reconvening into Open Session at 5:20 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Sessions.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 5:21 p.m. upon motion by Council Member Williams and second by Council Member Moore.

Respectfully Submitted,

\_\_\_\_\_  
Jay W. Wagner, Mayor

Attest:

\_\_\_\_\_  
Mary S. Brooks, CMC  
Interim City Clerk

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Rescind Demolition –1113 Jefferson St.

**From:** Thanena S. Wilson, Interim Director  
Community Development & Housing

**Meeting Date:** 12/19/2022

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:** A. Ordinance to Rescind Demolition

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### PURPOSE:

A request by Community Development and Housing – Local Codes Section to rescind the ordinance adopted by Council to demolish the dwelling at 1113 Jefferson Street.

### BACKGROUND:

An Ordinance for demolition was passed by the High Point City Council on July 19, 2021. The property was brought into compliance with the Minimum Housing Code by the owner repairing the dwelling on December 12, 2022.

### BUDGET IMPACT:

None

### RECOMMENDATION / ACTION REQUESTED:

Staff recommends rescinding the ordinance due to the property being repaired and in compliance with the City's Minimum Housing Code.

### PENDING ACTION:

The ordinance becomes effective from the date of adoption.

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Approval of Minutes

**From:** City Clerk

**Public Hearing:** No

**Attachments:** Yes

**Meeting Date:** December 19, 2022

**Advertising Date /**

**Advertised By:** N/A-

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### **PURPOSE:**

Minutes to be approved.

### **BACKGROUND:**

N/A

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION / ACTIONS REQUESTED:**

Approval of the following minutes:

September 19, 2022, Special Meeting Minutes @ 3:30 p.m.

September 19, 2022, Regular Meeting Minutes @ 5:30 p.m.

December 7, 2022, Prosperity & Livability Committee Meeting Minutes @ 9:00 a.m.