

City of High Point

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



Minutes - Final

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

Mayor Wagner called the meeting to order at 5:46 p.m. and stated there will be a motion to suspend the rules to add four items to the agenda.

Presents: Jay W. Wagner; Mayor Pro Tempore Monica Peters; Council Member Michael Holmes; Council Member Tyrone Johnson; Council Member Britt Moore, Council Member Wesley Hudson; Council Member Victor Jones, and Council Member Cyril Jefferson

Absent: Council Member Christopher Williams

Mayor Wagner called for a Moment of Silence and the Pledge of Allegiance followed.

Present 8 - Council Member Britt Moore, Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member Michael Holmes, Mayor Pro Tem Monica Peters, Council Member Tyrone Johnson, Council Member Victor Jones, and Council Member Wesley Hudson

Absent 1 - Council Member Christopher Williams

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.

Allie Arpajian, Executive Director, High Point Arts Council thanked the Mayor, City Council and Tasha Logan Ford, City Manager, for all the amazing support of the Art Council for the past 63 years. She provided a brief background of herself and stated she has big plans for the High Point Arts Council which included a five year plan, and stated ten opportunities for growth within the Arts Council. She invited everyone to several events which included a Jazz Brunch New Years Day. She thanked everyone for their support and wished everyone a Happy Holiday.

For Information Only

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

Council Member Moore, Chair of the Finance Committee, stated all items were reviewed at the Finance Committee held December 15, 2022, and items on the Consent Agenda below are being forwarded with a favorable recommendation.

[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 \(120-240V\)](#)
[SIGNED Recommendation Form - 50 and 75kVa Pad Mount Transforme](#)

Approved by the Consent Vote.

[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](#)
[SIGNED Recommendation Form - FORMAL - Council Approval- Tube Se](#)

Approved by the Consent Vote.

[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](#)

Approved by the Consent Vote.

[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](#)
[Signed and Attested Professional Agreement City of High Point Mercer Grou](#)

Approved by the Consent Vote.

REGULAR AGENDA ITEMS

[2022-590](#)

One High Point Commission - Budget Ordinance and Date Extension Request

Staff requests that City Council approve:

1. Budget Ordinance amendment in the amount of \$45,000.
2. Request for an extension of the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to January 17, 2024.

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

A motion was made by Mayor Wagner, seconded by Council Member Holmes, that this item be continued to the January 17, 2023, City Council Meeting. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

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](#)
[Signed and Attested Social District Ordinance](#)

Council Member Hudson, Chair of the Prosperity and Livability Committee, stated the Committee on Wednesday, December 7, 2022, and reviewed the attached Ordinance amending the Social District. He noted the Ordinance would be effective upon adoption.

A motion was made by Council Member Hudson, seconded by Council Member Moore to approve Ordinance Amending Section 11-11-1 Social Districts of the High Point City Code. Motion carried unanimously.

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](#)
[ORD 1113 Jefferson St](#)

Mayor Wagner stated that Council Member Christopher Williams, Chair of the Community Development Committee, was not able to attend tonight's meeting

and asked if there were any objections to him handling the agenda item. No objections were made. He stated this item is to rescind a demolition ordinance for 1113 Jefferson Street as the property has been repaired and is in compliance.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the Ordinance to rescind demolition - 1113 Jefferson St. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

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 \(AN-22-06\)](#)

Mayor Wagner stated this request is for 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 2,400 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74.

Mayor Wagner made a motion, seconded by Council Member Hudson, to approve the Resolution of intent to establish a public hearing date of January 17, 2023, to consider a voluntary contiguous annexation petition. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

2023-003

Resolution - Commercial Lease Agreement for 300 A Oak Street

Attachments: [Resolution - Commerical Lease Agreement for 300 A Oak Street](#)
[Signed 300 Oak Lease Agreement](#)
[Signed Resolution Authorizing Lease of 300 A Oak Street, HP](#)

Mayor Wagner made a motion, seconded by Council Member Jefferson, to suspend the rules and add the following items to the agenda for

consideration: a lease agreement for property located at 300 A Oak Street, a contract for Interim City Attorney, appointment of a voting delegate for the North Carolina League of Municipalities, and approval of a legal settlement. Motion carried with the following vote:

Meghan Maguire, Deputy City Attorney provided the staff report for this item. She stated the closing is scheduled for tomorrow and the seller of the building has requested to lease the space back from the City for a term of seven months. She noted the lease term will begin directly after the closing when the City purchases the property.

Mayor Wagner stated the lease agreement will generate revenue in the amount of \$13,349.97 per month for seven months.

Ms. Maguire stated the facility will continue to be a showroom for the duration of the lease agreement.

A motion was made by Council Member Moore, seconded by Council Member Jones, to approve the Resolution of the City of High Point City Council Authorizing the Lease Agreement for property located at 300 A Oak Street High Point, NC 27260. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2023-004](#)

Employment Agreement - Interim City Attorney

Mayor Wagner stated this item is to approve Meghan Maguire as Interim Attorney to become effective upon the retirement of the current City Attorney which should take effect January 1, 2023. He stated the contract has been negotiated and copies provided to Council.

A motion was made by Mayor Wagner, seconded by Council Member Jones, to approve the employment agreement for Meghan Maguire to serve as Interim City Attorney effective January 1, 2023. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2023-005](#)

North Carolina League of Municipalities Voting Delegate for City Vision 2023

Attachments: [NCLM - Voting Delegates - City Vision 2023](#)

Mayor Wagner stated the North Carolina League of Municipalities will hold the City Vision conference April 25-27, 2023, and has requested the City submit a

voting delegate for the event.

Mayor Wagner volunteered to be the delegate and Council Member Moore volunteered to be the alternate.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to approve Mayor Wagner as the voting delegate and Council Member Moore as the alternate for the North Carolina League of Municipalities City Vision Conference. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2023-006](#)

Settlement Agreement - City of High Point vs. Arco Realty LLC, Basil Agapion, Sophia Agapion, and Emmanuel Agapion

Attachments: [Settlement Agreement - Arco Realty, LLC Basil Agapion Sophia Agapion and](#)

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to approve the drafting and execution of a settlement agreement in the stormwater enforcement case City of High Point vs. Arco Realty, LLC Basil Agapion, Sophia Agapion, and Emmanuel Agapion, which will generally include the following terms, as may be amended as appropriate by the City Attorney's office:

1. Defendants to pay \$60,000 to the City in three equal installments due February 1, March 1, and April 1 of 2023;
2. Defendants to provide the final as-built survey and certification for completion of the repairs to the stormwater device;
3. Defendants to provide proof of payment for the repairs to the stormwater device;
4. The Public Service Director and the Property Owners to execute an Operation and Maintenance Agreement for the stormwater device going forward; and
5. Upon completion of all the above conditions, the City will file dismissal with prejudice of all claims set forth in the lawsuit.

Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

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](#)

A motion was made by Council Member Jones, seconded by Council Member Hudson, to approve the meeting minutes. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

ADJOURNMENT

Mayor Wagner stated that he and Greg Ferguson, Deputy City Manager, attended the Metro Mayor Conference last week and noted there was a lot of discussion about economic changes with electric vehicles and how cities will need to respond to public charging stations. He said there were talks of creating a committee to expand passenger rail in North Carolina. He stated Winston-Salem Mayor, Allen Joines was a great host and provided a tour of Innovation Quarter. He wished everyone a very Merry Christmas and Happy New Year.

Council Member Jefferson wished everyone Happy Holidays.

Council Member Peters wished everyone a Merry Christmas and thanked staff for all their hard work.

There being no further business to come before the Council, the meeting adjourned at 6:07 p.m. upon motion duly made by Council Member Holmes and seconded by Council Member Johnson.