

City of High Point

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



Minutes

Monday, December 7, 2020

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 remote meeting to order at 5:41 p.m.

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

The Mayor conducted a roll call for attendance. The following council members were present (9):

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

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Meghan Maguire, Assistant City Attorney; Bobby Fitzjohn, Director of Financial Services; Lee Burnette, Director of Planning and Development; Herb Shannon, Senior Planner-Planning and Development; David Fencil, Senior Planner- Planning and Development; Chris Andrews, Development Administrator- Planning and Development; Andy Piper, Planning Administrator- Planning and Development; Kim Thore, Right-of-Way Coordinator; Matt Carpenter, Transportation Engineer- HPDOT; Mike McNair, Director of Community Development & Housing; Lori Loosemore, Code Enforcement Manager; Eric Xavier, Assistant Director of IT; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Staff Participating Remotely:
JoAnne Carlyle, City Attorney

Others Present:
Susan Rabold, CityScape Consultants, Inc.

Others Participating remotely:
Daniel T. Gougherty, CPA, Cherry Bekaert

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

RECOGNITIONS AND PRESENTATIONS

[2020-484](#)

Recognition - Planning & Zoning Commission / Historic Preservation Commission

Mayor Wagner will recognize the record of service for past Planning & Zoning Commissioners Marie Stone and Jim Armstrong, and past Historic Preservation Commissioners Annette Cox and Julius Clark.

Mayor Wagner publicly recognized and thanked the following residents for their dedicated service to the City of High Point and noted a plaque will be mailed to them commemorating their service on these boards.

Julius Clark; 15 years of service to the Historic Preservation Commission; serving as vice chair for three years and chair for two years

Annette Cox; 3 years of service to the Historic Preservation

Jim Armstrong; 6 years of service to the Planning & Zoning Commission

Marie Stone; 9 years of service to the Planning & Zoning Commission; serving one year as vice chair

[applause]

STRATEGIC PLAN UPDATE

[2020-510](#)

Strategic Plan Update- Blight Reduction and Marketing & Branding Task Force

Council will receive an update on the Strategic Plan regarding Blight Reduction from Mayor Pro Tem Williams, Chair of the Community Development Committee and a strategic Plan Update on the Marketing & Branding Task Force initiative by Council Member Holmes.

Attachments: [Strategic Update - Code Enforcement Activity Report for November 2020.pdf](#)

Marketing & Branding Task Force

Council Member Holmes expressed his pleasure in chairing the Marketing & Branding Task Force for the city. He spoke to the presentations they have heard by key stakeholders of the Task Force such as Forward High Point, Chamber of Commerce, Visit High Point (formerly known as the Convention & Visitors Bureau), and the Market Authority. He spoke to putting those forward in an effort to start comparing the undertakings from these key stakeholders. He reported in the last meeting, the Task Force established that Jeron Hollis and his team would be serving as the HUB to receive and disseminate all the information going forward and the Task Force would also be benchmarking against other municipalities who have also undertaken similar efforts. The Task Force will also

be collecting data, assets on what each of these stakeholders have been doing on their specific marketing and branding projects. The next meeting of the Marketing & Branding Task Force will be held in January and Chairman Holmes advised at that time they would start comparing the information and start the formation of their comprehensive marketing efforts.

Blight Reduction

Mayor Pro Tem Williams, Chair of the Community Development Committee, provided an update on some numbers as they relate to Code Enforcement. He then shared the numbers for the November 2020 activities as follows:

Minimum Housing Complaints 23
Active Minimum Housing Cases: 253
Active Backlog Cases (270 originally): 0
City Demolished Houses: 3
Public Nuisance Complaints: 28
Active Public Nuisance Cases: 73
City Abated Public Nuisance Cases: 34
Owner Abated Public Nuisance Cases: 51
Zoning Complaints (vehicles, signs, etc...): 14
Active Zoning Cases: 130
Signs Collected: 309

Lori Loosemore, Code Enforcement Manager, shared some photos of a structure located at 1213 Leonard Avenue that was scheduled for demolition. She advised that the Demolition Ordinance was adopted by City Council in September 2019, but after that action was taken, the property owners contacted her and asked for additional time. Staff met with the property owners, reviewed their timeline and the property owners made the repairs and brought the property into compliance with the Minimum Housing Code.

PUBLIC COMMENT PERIOD

[2020-483](#)

Public Comment Period

A Public Comment Period will be held on Monday, December 7, 2020 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 or by [<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 December 7, 2020 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, December 4 at 5:00 p.m.

Mayor Wagner reported that he was informed that no public comments had been received and asked the Clerk to clarify that no comments were received. The City Clerk stated no comments were received for the Public Comment Period portion of the meeting. The Mayor advised that a couple of comments were received for the public hearings on tonight's agenda for Text Amendment 20-04 and Zoning Map Amendment 20-22 and that the comments would be attached in Legistar as a permanent part of the record of the proceedings.

FINANCE COMMITTEE - Council Member Moore, Chair
Committee Members: Moore, Holmes, Peters, and Jones

CONSENT AGENDA ITEMS

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, December 3rd at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation and that 2020-473 Comprehensive Annual Financial Report (CAFR) for FY 2019-2020 would be removed from the Consent Agenda to be discussed later in the meeting.

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.

2020-474

Contract - NC State Purchasing Contract 725G - Motorola Radio Purchase

City council is requested to award a contract to Motorola Solutions, Inc. using NC State

Purchasing Contract 725G in the amount of \$420,000.60 to purchase sixty (60) portable radios and forty (40) mobile radios as part of the annual eight (8) year radio replacement cycle and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [Motorola Radio Purchase.pdf](#)

[SIGNED Recommendation Form - Council Approval Motorola Radio Con:](#)

Approved the award of a contract to Motorola Solutions, Inc. using the NC State Purchasing Contract 725G in the amount of \$420,000.60 to purchase sixty (60) portable radios and forty (40) mobile radios as part of the annual eight (8)-year radio replacement cycle and authorized the appropriate City official and/or employee to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved and the appropriate city official and/or employee be authorized to execute all necessary documents. 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

[2020-475](#)

Contract - H-GAC (TX) purchasing contract EC07-20 - Xybix Solutions, Inc - 911 Communication Center Console Workstations - High Point Police Department Headquarters

City Council is requested to award a contract to Xybix Solutions, Inc. in the amount of \$356,421.23 using funds provided by the state of North Carolina 911 Board to purchase 911 Communication Center console workstations via H-GAC (TX) purchasing contract EC07-20 and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [911 Console Workstation Purchase.pdf](#)

[SIGNED Recommendation Form - Council Approval \(Formal Bids\) 911 Cc](#)

Approved award of contract to Xybix Solutions, Inc. in the amount of \$356,421.23 using funds provided by the State of North Carolina 911 Board to purchase 911 Communication Center console workstations via H-GAC (TX) purchasing contract EC07-20 and authorized the appropriate city official and/or employee to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved and the appropriate city official and/or employee be authorized to execute all necessary documents. 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

[2020-476](#)**Contract - Motorola Solutions Inc. - 911 Communication Equipment - High Point Police Department Headquarters**

City Council is requested to approve a contract with Motorola Solutions Inc. for the purchase of sixteen (16) Motorola radio consoles to outfit the new 911 Communications Center located at 1730 Westchester Avenue in the amount of \$1,317,080.85 utilizing NC911 board funding.

Attachments: [Motorola Radio Console Purchase Agenda Item.pdf](#)
[SIGNED Recommendation Form - Council Approval Motorola Radio Con:](#)

Approved a contract with Motorola Solutions, Inc. for the purchase of sixteen (16) Motorola radio consoles to outfit the new 911 Communications Center located at 1730 Westchester Avenue in the amount of \$1,317,080.85 utilizing NC 911 board funding.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. 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

[2020-477](#)**Ordinance - 911 Communication Equipment - High Point Police Department Headquarters**

City Council is requested to approve a budget ordinance appropriating \$1,673,503 to purchase sixteen (16) Motorola radio consoles to outfit the new 911 Communications Center located at 1730 Westchester Avenue utilizing NC 911 Board funding.

Attachments: [911 PD HQ Funding.pdf](#)
[ORD Budget 911 Comm Equipment](#)

Adopted an Ordinance amending the FY 2020-2021 Budget Ordinance appropriating \$1,673,503 to purchase sixteen (16) Motorola 911 radio consoles to outfit the new 911 Communications Center located at 1730 Westchester Avenue utilizing 911 Board funding.

Ordinance No. 7681/20-97
Ordinance Book, Volume XXI, Page 96

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this Budget Ordinance Amendment be adopted. 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

[2020-478](#)**Establish Public Hearing - System Development Fee (SDF)**

City Council is requested to establish the date of December 21st, 2020 at 5:30 p.m. as the

date and time to receive public comments regarding the System Development Fee (SDF) for calculating usage fees for water and sewer as recommended by Public Services.

Attachments: [Establish Public Hearing for System Development Fee \(SDF\).pdf](#)

A motion was made by Council Member Moore, seconded by Council Member Hudson, to establish the date of December 21, 2020 at 5:30 p.m. as the date and time for the public hearing on the proposed System Development Fees. 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

[2020-479](#)

Contract - Change Order - Sharpe Brothers - Lindsay Street Parking Lot Paving

City Council is requested to approve a change order in the amount of \$12,585.02 for adjustment to the contract for the paving of the Lindsay Street parking lot and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [Lindsay Street Parking Lot.pdf](#)

Approved a Change Order in the amount of \$12,585.02 for adjustment to the contract for the paving of the Lindsay Street parking lot and authorized the appropriate city official and/or employee to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Hudson, 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

[2020-480](#)

Rescind Resolution - Sale of 1409 Furlough Avenue

City Council is requested to rescind the action taken on July 20, 2020 where an opening bid for the purchase of 1409 Furlough Avenue was accepted and to halt the process for sale of the Property.

Attachments: [1409 Furlough Rescind Upset Bid.pdf](#)

A motion was made by Council Member Moore, seconded by Council Member Hudson, to rescind the action taken by the City Council on July 20, 2020 where an opening bid for the purchase of 1409 Furlough Avenue was accepted which will halt the process for sale of the property. 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

[2020-481](#)

Resolution - Donation of Property - 1500 Johnson, 1502 Johnson, 1500 R1 Johnson

City Council is requested to adopt a resolution to accept the donation of real property (3 vacant lots) located at 1500 Johnson Street, 1502 Johnson Street and 1500 R1 Johnson

Street contingent upon the City confirming ownership and obtain proper title insurance on the properties.

Attachments: [Donation of Property to City 1500 Johnson St.pdf](#)
 [RES Donation Property Johnson Street](#)

Adopted a resolution accepting the donation of real property (three (3) vacant lots) located at 1500 Johnson Street, 1502 Johnson Street, and 1500 R1 Johnson Street, contingent upon the city confirming ownership and obtaining property title insurance on the properties.

Resolution No. 1952/20-41
Resolution Book, Volume XX, Page 181

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this Resolution accepting these properties be adopted. 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

2020-482

Resolution - Sale of City Owned Property - 105 & 107 Sunset

City Council is requested to adopt a resolution accepting the offer of \$40,000.00 and authorizing the sale of the property through the upset bid procedure and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [Sale of City Owned Property 105 & 107 Sunset.pdf](#)
 [RES Upset Bid Sunset Drive](#)

Adopted a Resolution accepting the offer of \$40,000.00 for this property and authorized the sale of the property through the upset bid procedure, and directed the city clerk to publish a notice of the proposed sale in accordance with N.C. General Statute 160A-269.

Resolution No. 1953/20-42
Resolution Book, Volume XX, Page 182

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this Resolution be adopted. 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

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member Moore, Chair

2020-473**Comprehensive Annual Financial Report (CAFR) 2019-2020**

City Council is requested to acknowledge receipt of the City of High Point Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2020 and related required communications from the City's auditors, Cherry Bekaert LLP.

Attachments: [Council Memo Acknowledge Receipt of CAFR-2020.pdf](#)

Bobby Fitzjohn, Director of Financial Services, advised that the city is required to undergo an annual financial audit which is a four-month long process. He thanked members of his staff for their assistance in the process and for going above and beyond this year because working remotely made the task much more difficult.

He then introduced Dan Gougherty with Cherry Bekaert who participated remotely and invited him to share his screen for the presentation.

Mr. Gougherty advised that they conducted the audit entirely remotely this year due to COVID-19 and credited the High Point Financial Services team and the Cherry Bekaert team for their hard work in getting everything needed to complete the audit. He then provided an overview of the auditor's role and things they look at in terms of internal controls. The auditors are required to issue four opinions:

1. Financial Statements
2. Internal Control of Financial Reporting
3. Federal Audit
4. State Single Audit

Cherry Bekaert issued unmodified opinions (clean opinions) in the current year financials, which is the highest level of opinion under the auditing standards. In terms of Internal Control, there was one finding that was considered to be a significant deficiency and that finding related to not having a formal contract with one external party of the city. There were no findings considered to be a material weakness in the city's internal controls. In terms of single audit report procedures, three federal programs were audited: The HOME Investment Partnerships Program, CDBG, and FEMA Assistance for Hurricane Florence. The Powell Bill program was tested for the state single audit. No findings with internal control compliance or any compliance-related findings were found.

In terms of the required communications, there were no significant policy changes which is quite a change over the last few years where there were a number of accounting pronouncements that had been issued and adopted by the city. There were no adjusting journal entries which offers assurance that the information that management is reporting is the information that the auditors are attesting to with no adjustments.

In terms of Internal Control, the auditors identify significant financial transaction cycles as part of the audit which is part of risk assessment procedures and

includes cash receipts, cash disbursements, payroll, and the financial reporting. These controls offer assurances that compliance is being followed.

For the journal entries, the auditors obtained a data dump of information from the city which includes all entries the city codes throughout the year whether they are automatic in nature or manual. No issues were found with any journal entries from a manual standpoint that needed to be addressed.

In terms of Information Technology controls, the auditors get an understanding of the city's IT internal general computer controls as it relates to the system that is in place that relate to the financial statements. Although the auditors do not issue any findings in this area, they do ensure that the controls are in place and that they meet industry standards.

In closing, Mr. Gougherty reiterated that they had unmodified opinions in all four areas that were tested. He thanked city staff for their assistance in helping get the CAFR issued and spoke to how everyone worked extremely hard to get this work done by the October 31st deadline, which is ahead of the January 31st extended grace period that the Local Government Commission gave.

Following the audit presentation, Chairman Moore asked if there were any questions. Hearing none, he thanked the staff for their hard work throughout the year and stated he was very pleased with the good audit report.

For the benefit of the public listening to the meeting, Mayor Wagner advised that the audit could be viewed on the city's website at www.highpointnc.gov.

A motion was made by Council Member Moore, seconded by Council Member Jefferson, to acknowledge receipt of the Comprehensive Annual Financial Report for FY 2019-2020. 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

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,

Chair

Committee Members: Hudson, Holmes, Jefferson, and Peters

There were no matters on tonight's agenda for the Prosperity & Livability Committee.

COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams,

Chair

Committee Members: Williams, Hudson, Jefferson, and Johnson

[2020-485](#)**Rescission of Ordinance to Demolish - 1213 Leonard Avenue**

Council is requested to rescind the ordinance adopted on September 16, 2019 to demolish the dwelling at 1213 Leonard Avenue belonging to TCC Holdings, LLC.

Attachments: [1213 Leonard Ave Council Cover Memo - Rescind](#)
[ORD Rescission 1213 Leonard Ave](#)

Lori Loosemore, Code Enforcement Manager, advised that this is the housing case that was showcased earlier in the meeting and noted that the Demolition Ordinance that was adopted by Council on September 16, 2020 needs to be rescinded because the repairs have been made to bring the property into compliance. Council Member Holmes inquired as to the occupancy. Ms. Loosemore assumed it would be rental property and noted the property owner is still delinquent on the property taxes.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Holmes, to rescind the Demolition Ordinance adopted on September 16, 2020 for 1213 Leonard Avenue. 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

[2020-486](#)**Ordinance- Demolition of Dwelling - 210 Underhill Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 210 Underhill Street belonging to Creative Resources Ministries DBA Carpenter's House.

Attachments: [210 Underhill Council Packet 1](#)
[ORD Demolition 210 Underhill St](#)

Lori Loosemore, Code Enforcement Manager, advised the inspectors made an inspection on July 24, 2017; a hearing was held on December 5, 2019, but no one appeared; an order to repair or demolish was issued on January 16, 2020 with a compliance date of February 21, 2020; it was determined that the repairs exceeded 65% of the value; the property owners are delinquent in property taxes for 2019 totaling \$834.39. Staff is recommending adoption of the Demolition Ordinance for 210 Underhill Street.

Chairman Williams asked if any comments had been received regarding this matter. The City Clerk replied that no comments were received.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 210 Underhill Street.

Ordinance No. 7676/20-92

Ordinance Book, Volume XXI, Page 91

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Johnson, 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

PENDING ITEMS

[2020-456](#)

Ordinance - Demolition of Dwelling - 208 Lawndale Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 208 Lawndale Avenue belonging to Margaret Ann Robbins.

Attachments: [208 Lawndale Council Packet](#)

[2020-422](#)

Ordinance - Demolition of Dwelling - 711 Hines Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 711 Hines Street belonging to Dolores Lobo Martinez, property deed date 7/19/2019, Lis Pendens record 8/27/2018, Previous owner Isa Irina Reyes-Lobo.

Attachments: [711 Hines St Council Packet](#)

PLANNING & DEVELOPMENT - Mayor Jay Wagner

[2020-487](#)

Initiation of Zoning Map Amendments

A request by the Planning and Development Department for the City Council to initiate zoning map amendments for the fourth group of properties as part of the Comprehensive Zoning Map Amendment project.

Attachments: [Initiation of Zoning Map Amendments](#)

Herb Shannon, Senior Planner with the Planning and Development Department, provided a brief presentation regarding the request to initiate rezonings for part of the city's Comprehensive Zoning Map Amendment project. This is a request by the Planning and Development Department for Council to initiate Zoning Map Amendments for a group of properties that are part of this project. The comprehensive Zoning Map Amendment project is a multi-year undertaking that began in 2017 following adoption of the new Development Ordinance. The purpose of the project is to review and evaluate zoning of land through the city, identify areas where zoning is out of sync with existing land use or any existing current land use policy, and to propose appropriate changes.

To date, Council has rezoned over 2,200 parcels as part of this project, totaling

over 1,000 acres or about 2.7% of the city. Staff reported that this project has already produced positive results as there have been a couple of parcels that were re-developed, so those property owners did not have to go through the zoning process because the old, obsolete conditions from the 1980s were removed. Mr. Shannon spoke to this being the fourth round of amendments that will focus on eight areas of the city, mainly in the northeastern, southeastern portion of the city and the eastern portion of the Core City area.

Once the process is initiated, staff will begin communicating with the property owners in early 2021; will start sending early notice to property owners; will allow 4-6 weeks for questions/comments; will be holding telephone conference meetings/Zoom meetings with HOA representatives so they fully understand and will allow for questions. Once the questions are addressed and there are no major issues, staff will bring the various amendment forward in groups.

Mr. Shannon explained that if any issue surfaces during the review process where there is a condition, conditional use permit, or conditional zoning ordinance with conditions that are still valid, Council is not obligated to rezone the property.

Staff is recommending that Council initiate the process for this fourth round of properties.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, 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

[2020-488](#)

Resolution - 118 Underhill Street Naming Designation

Council is requested to consider officially naming the home located at 118 Underhill Street the "W.W. Blair-John Coltrane House" or the "Blair-Coltrane House."

Attachments: [118 Underhill Street- Naming Designation](#)
[RES Naming Coltrane House](#)

Assistant City Manager Greg Ferguson advised this is a request that came from the Community Development Committee to officially name 118 Underhill Street as the W. W. Blair-John Coltrane House, which will be more commonly referred to as the "Blair-Coltrane House." He advised there is also a historic designation request that would be heard later in the meeting. He reported there would be no immediate impact as to the designation, but there would be some future signage to reflect the name.

Council Member Jefferson stated he has been told by most historians about the significance of ensuring that the story of the home is told and adding those other things that have a lot of prominence around the property. He advised that Rev. Blair, John Coltrane's grandfather, built the house; was a leader in the community;

and made John Coltrane the man he became--a legend around the world.

Adopted a Resolution officially naming the home at 118 Underhill Street the "W.W. Blair-John Coltrane House" which will be more commonly referred to as the "Blair-Coltrane House."

A motion was made by Mayor Wagner, seconded by Council Member Johnson, that this Resolution be adopted. Following a roll call vote by the Mayor, 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

Prior to the public hearings being held, Mayor Wagner advised that although the public hearings would be held tonight, they will not be voted on until Wednesday, December 9th at 5:30 p.m. due to the current regulations in place regarding public hearings held during the COVID State of Emergency. He further advised that additional comments would be received for the required 24-hour period following the public hearings.

[2020-489](#)

Ordinance - Guilford County Landmark Designation of Blair-Coltrane House

A request by the City of High Point for designation of the Blair-Coltrane House located at 118 Underhill Street as a Guilford County Landmark property.

Attachments: [Blair-Coltrane House Landmark Designation](#)

Dave Fencil, Planning Administrator with the Planning and Development Department, explained this request was initiated by the Coltrane House Steering Committee, chaired by Council Member Cyril Jefferson. The request has been submitted by the city to the Guilford County Historic Preservation Commission, who unanimously recommended approval and that the request was reviewed by the High Point Historic Preservation Commission, and they also unanimously recommended approval.

Mr. Fencil advised that this is the city's first landmark request since 2009 when the Radio Building was designated. There are currently a total of 109 properties in Guilford County that are designated county landmarks.

No comments were received regarding this matter.

Mayor Wagner asked if there were any questions. Hearing none, he reminded everyone that Council would be taking action on this matter on Wednesday, December 9th @ 5:30 p.m.

[2020-490](#)

Windsor Investments, LLC - Zoning Map Amendment 20-22

A request by Windsor Investment, LLC to rezone approximately 44.6 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. The site is located along the south side of W. Lexington Avenue, approximately 880 feet west of Wallburg-High Point Road.

Attachments: [Staff Report ZA-20-22](#)
 [Public Comment ZMA 20-22.pdf](#)

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.

This is a request to rezone approximately 44.6 acres located in the western part of the city's planning area. This property is currently within the High Point corporate limits and is located along the south side of W. Lexington Avenue, approximately 880 feet of High Point-Wallburg Road. The applicant is requesting to rezone this site from its current Residential Single Family R-3 District to a Conditional Zoning Residential single Family-5 (R-5) District.

Mr. Shannon advised that the site is impacted by multiple physical constraints: streams, steep terrain, and a Duke Power transmission line that runs through the site and because of these constraints, the applicant is requesting the rezoning from the current R-3 District to the conditional Zoning R-5 District to allow some flexibility in the manner that the site may develop. Mr. Shannon explained there are two differences between the R-3 District and the R-5 District--the R-3 District allows densities up to three units per acre while the R-5 District allows density of up to five units per acre. The second difference is allowable uses. Single-family detached dwellings are permitted in both districts; however the R-5 District also allows twin homes, but twin home development requires at least a 5-acre tract of land.

Regarding previous zoning history in the general area, Mr. Shannon noted there are various single-family subdivisions to the west, all of which are Conditional Use R-3 or Conditional Zoning R-3. Additionally, the Pennfield Development, which is a Planned Unit Development, with a combination of twin homes, multi-twin homes and single-family development.

For informational purposes, the High Point Department of Transportation (HPDOT) determined that a Transportation Impact Analysis (TIA) was not required as the applicant is proposing a 102-lot single-family subdivision and they calculated that this project would generate 65 trips a day. A TIA is only required if over 150 trips would be produced during peak hours. Mr. Shannon referenced the comments from Davidson County Schools on page 3 of the staff report and noted there are no significant increases to area schools.

Key points to note from the analysis as far as compatibility with the surrounding

area. This portion of the city has a Land Use Map designation of Low-Density Residential which permits development of up to five units per acre. The Northeast Davidson Area Plan adopted in 2002 notes that single-family homes be of residential type. The proposed R-5 District permits densities of up to five units per acre; however as previous noted, the site is encumbered by streams and the Duke Power transmission line and the applicant has noted that about 35-40% of the site will remain undeveloped. They are proposing up to 102 dwelling units, which is a density of 2.3 units per acre.

As far as mitigating impacts, current traffic counts along W. Lexington Avenue exceed 5,000 trips per day, thus HPDOT has noted a turn lane would be required as far as the subdivision review; the applicant has offered a condition for right-of-way dedication along the street frontage to accommodate the turn lane.

Regarding environmental impacts, the applicant would be required to meet all City of High Point environmental regulations. If a development exceeds 24% built upon area, they must comply with stormwater control measures and must meet all stream buffer requirements.

On a final note, Mr. Shannon stated the request does not introduce any new types of uses or development in this area. Previous developments had been a combination of mostly single-family with some twin home developments in the area. Staff is recommending approval to rezone this 44-acre site to a Conditional Zoning Residential Single Family-5 (R-5) District. The Planning and Zoning Commission reviewed this request at their November public hearing and also recommended approval by a vote of 6-0. The Commission included with their approval, a statement that the request is consistent with the adopted policy guidance; the allowable uses and density of the proposed CZ R-5 District is supported by the adopted Land Use Plan and the Northeast Davidson Area Plan; and that the request is reasonable in the public interest as prior zoning approvals have allowed both single-family and twin home developments along this segment of the W. Lexington Avenue corridor and similar densities.

Mr. Shannon reported that one comment from an adjacent property owner was submitted to the Planning and Zoning Commission, who expressed concerns about densities of development in the area.

Following the staff presentation, Mr. Shannon entertained questions.

Referencing the topography and stream constraints, Council Member Moore asked if it concerns the change to R-5 with all that will be required of the developer. Mr. Shannon replied in the affirmative and noted that the request meets the Land Use Plan as far as allowing the maximum density of five units per acre. He explained that based upon the environmental constraints, they will not be able to reach that amount and the request for the R-5 District just allows some

flexibility in lot size for them to work around those constraints and not have as much physical impact on the property.

Council Member Hudson asked if two adjoined houses plus a stand-alone house would be permitted in the R-5 District. Mr. Shannon replied that they could have a twin home development, but they could not do a twin home and a single-family home because they would have to designate an area of at least five acres for a twin home development.

There being no further questions, the applicant (participating remotely) was recognized and given an opportunity to speak.

Charlie Hall, 5603 New Garden Village Drive in Greensboro, recognized David Michaels, head of development and acquisition with Windsor Homes; Tom Hall, President- Windsor Homes; and the project engineers, who were also participating remotely.

Mr. Hall shared the site plan that they presented during the Planning and Zoning Commission public hearing. He noted that the main entrance would be off W. Lexington Avenue; they are providing stub streets throughout the development; they are proposing 102 units which could increase or decrease slightly depending on the final engineering drawing. He then shared some additional site considerations for the proposed development such as traffic, environmental constraints (streams/wetlands); stormwater management and noted that they will comply with all the required regulations.

Regarding the required community informational meeting, he reported that it was held on October 14, 2020 via Zoom and they had four property owners to participate. During the meeting, they shared the development plans and discussed the layout with the property owners. He advised that most of the property owners were just curious about the development plan; wanted to know about the density and the number of single-family homes proposed; and if there were going to be any improvements made to W. Lexington Avenue.

In conclusion, Mr. Hall reiterated that the Planning and Zoning Commission recommended approval of the request and asked for Council's consideration of approval as well.

Mayor Wagner asked if there were any questions. Hearing none, he reminded everyone that Council would be taking action on this matter on Wednesday, December 9th @ 5:30 p.m.

[2020-491](#)

City of High Point - Text Amendment 20-03

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to address revisions to the state watershed rules related to the powers and duties of staff, procedural changes for watershed variances,

standards for surface water protection, and updates to terminology, references and definitions.

Attachments: [Staff Report TA-20-03](#)

Andy Piper, Planning Administrator with the Planning and Development Department, provided an overview of the staff report for Text Amendment 20-03, which is hereby attached in Legistar as a permanent part of these proceedings.

This text amendment amends various sections of the city's Development Ordinance to address revisions to the State's watershed rules. He explained that state agencies are directed to review and update existing watershed rules at least every ten years and this prompted the State's Division of Water Resources to make several changes to the rules related to watershed protection that became effective this past Summer. As a result, the Development Ordinance must be amended to address those changes. He then reviewed the following sections as part of these amendments.

Section 1: Removes watershed variances as a separate procedure in the Table summarizing review authorities because the State rules now require watershed variances and like other types of variances, it will be subject to a quasi-judicial procedure and they will become a distinct type of variance decided by the Board of Adjustment.

Section 2: Removes minor watershed variances as an application decided by the city's Technical Review Committee (TRC) although they will continue to review and make recommendations. It also adds implementation and enforcement of surface water buffer protection to the powers and duties of the Engineering Services Director, as well as a number of corrections in terminology.

Section 3: Includes a variety of procedural changes to the process for reviewing and deciding watershed variances, primarily related to removing the existing section on watershed variances entirely and including them with the other types of variances. This section also incorporates language used in the State's rules.

Section 4: Contains a number of changes to update procedures and the terminology references in the Watershed Protection Standards in the Ordinance; makes minor corrections to fix existing errors; and addresses other issues identified by staff.

Section 5: This section was not spurred by changes to the State Watershed Rules, but is a useful provision that was in the prior Development Ordinance that allows a reduced minimum rear setback for single-family dwellings abutting a dedicated public common area.

Section 6: Relates to the previously mentioned change to the responsibilities of the Engineering Services Director stemming from the State's rules and requiring the person in that role to be certified to make on-site surface water

determinations. However, watershed protection will continue to be a team effort of all relevant staff as it is now.

Sections 7, 8, and 9: Adds and removes rules of measurement, abbreviations, and definitions to terms referenced within the Ordinance.

In summary, Mr. Piper advised that it is necessary to implement these changes made to the State's Watershed Rules that is no more restrictive than what is currently in place; clarifies the text; adds flexibility; and ensures flexibility between the various watersheds.

The Planning and Zoning Commission reviewed Text Amendment 20-03 at their November meeting and recommended approval of the Ordinance by a vote of 6-0 as per staff's recommendation based on proposed amendments, supporting goals and objections of the Land Use Plan to ensure development respects the natural environment, protects, and preserves the environmentally sensitive locations including watershed critical areas and that they are also in the public interest because they will help protect the environment and the city's water supply.

Mayor Wagner asked if there were any questions. Hearing none, he reminded everyone that Council would be taking action on this matter on Wednesday, December 9th @ 5:30 p.m.

[2020-492](#)

City of High Point - Text Amendment 20-04

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to revise standards related to wireless telecommunication facilities, necessitated by state and federal legislation, related to establishing a new permitting process, removal of special use process, changing structure heights, establishing undergrounding standards, establishing small cell wireless standards, and updating terminology, references and definitions.

Attachments: [Staff Report TA-20-04](#)
[Public Comments Text Amendment 20-04.pdf](#)

Chris Andrews Development Administrator with the Planning and Development Department advised that these proposed amendments to the City's Wireless Communications standards were earlier introduced to Council by staff in October primarily in response to changes in State legislation and in Federal Communications Commission rules related to wireless telecommunications to which local governments must adhere. He stressed that these amendments are necessary, not discretionary, and change some of the regulations within the city's Development Ordinance to give clarity, predictability to the wireless telecommunications permitting process and to improve the wireless facility standards as allowed by law.

He explained that the city has contracted with CityScape Consultants to review the city's current wireless communications standards and to recommend changes to ensure compliance with the current legislation. He then introduced Susan Rabold with CityScape Consultants.

Ms. Rabold, who resides in Greensboro, disclosed that CityScape only consults to local governments; they do not own any towers; they do not build towers; and they do not provide a wireless service. She shared that CityScape has been working in the niche market of just consulting to local governments on public policies related to wireless communications for over 20 years.

Ms. Rabold shared some pictures, examples of towers, and definitions contained in the proposed text amendment. There are three types of macro cell towers (larger power density types of antennae mounted on more substantial sized infrastructure): non-concealed, concealed unipole, and monopole pine. She advised the new definition that has been introduced through the FCC recently is a base station when these macro antennae attach to a structure that is not physically built for the antennae. She spoke to recent deployment of small wireless facilities going in the rights-of-way and provided some examples of some non-concealed small wireless facilities along Eastchester. The small wireless facilities per the North Carolina State legislation that goes into effect on January 1st, limits the size of the antennae to six-cubic feet in area and specifies that the ancillary equipment that attaches to the pole or related to the antennae cannot exceed more than 28-cubic feet in volume. She explained the high demand for lots of band width and the transition to 5G is driving the need for more small wireless facilities and noted the objective of these revisions is to maximize what can be regulated while meeting the guidelines of the State and Federal standards.

Ms. Rabold advised that the substantial changes to the proposed ordinance start with the definitions; are consistent with the state guidelines; no longer a Special Use Permit process for telecommunication major/minor facilities that are being proposed; co-locations on existing tower space stations are promoted over new tower facilities; concealed facilities are promoted over non-concealed; small wireless facilities are proposed to be allowed in all rights-of-ways; all zoning districts are subject to design standards and height limitations; macro cells are allowed in all zoning districts, but subject to design standards and height limits; underground standards are in place for small wireless facilities to the maximum extent possible; small wireless facilities require a license agreement; co-location on existing utility poles cannot go more than 10 feet above the existing structure; new concealed facilities are only allowed in designated local street rights-of-way, gateway corridors, local historic district overlays; where there is existing or proposed undergrounding of utilities will require new wireless facilities; when placed in right-of-way outside designated local areas, they can be non-concealed; when they go in local streets, the goal is to have them at the lot line, shared lot line

so the infrastructure is no in front of someone's dwelling unit or walkway up to a residential structure; inside rights-of-ways in single-family areas on local streets, maximum height is 40 feet; outside of those areas, it is 50 feet; location in a residential area, a gateway corridor, historic overlay, neighborhood conservation overlay district, the utility pole maximum height would be 25 feet and must be concealed; lots with single-family attached or detached dwelling units, family care home districts; it is limited to 25 feet; outside of those designated areas, the maximum height is 50 feet; if they exceed 50 feet, they are no longer treated as a small wireless facility.

For the proposed macro cells (the larger facilities), the concealed base stations can be attached to multi-family dwelling units outside of the RM-5 District; monopoles would be allowed in the GB, RC, EC, and I Districts; lattice and dye towers would only be permitted in the LI, HI, HGR, and PR Districts; concealed facilities with monopoles would only be allowed on city property and within the electrical transmission rights-of-way; height for macro cells cannot be taller than 20 foot above the roof or structure line; for concealed facilities in the residential districts, the gateway corridors, and historic and overlay districts, the maximum height would be 100 feet or less; 150-foot maximum in the land development districts such as GB, RC, EC and I, with a 200-feet maximum in the remaining districts.

Ms. Rabold then identified other proposed standards that are addressed in the proposed ordinance such as structural integrity; Institute standards pertaining to wind/ice; facilities designed for co-locations and the number of service providers; setbacks; landscaping; signage; lighting; Radio Frequency emissions, etc....

At the conclusion of the presentation, Ms. Rabold addressed some comments received from AT&T as follows:

1. If the replacement requirements for small wireless facilities would it also apply to macro cells; it was determined the replacement requirements for small wireless facilities would not apply to macro cells; and if a provider comes in for co-location and they do not exceed the definition of a substantial change, then they are able to get it approved administrative and very quickly.
2. The other question was in regard to radio frequency emission compliance. One of the earlier drafts referred to a required statement from the applicant that they were complying with radio frequency emissions and the Planning and Zoning Commission wanted to have that language strengthened. The new language states a signed statement from a NC licensed professional engineer shall be provided. AT&T is requesting consideration of requiring a signed statement by the applicant and not the professional engineer.

CityScape feels the city should require a signed statement by a professional

engineer because there is more work that is proven to go into the analysis and the concern was that the citizenry wants assurances that the health and safety is being maintained through the emissions.

Mayor Wagner asked if there were any questions for staff or Ms. Rabold.

Mayor Pro Tem Williams inquired about a timetable for implementation of the 5G network. Ms. Rabold explained that 5G is still in the testing phase and is not yet ready for deployment.

Mayor Pro Tem Williams whimsically asked about the possibility of installing telemarketing blocking software on the macro towers. [laughter]

To further summarize the process, Mr. Andrews stated the proposed ordinance was posted on the city's website; was sent out to the development community; and was reviewed by TRC and other city departments. He reminded Council that, when approved, approval would require a consistency and reasonableness statement and noted that the request is consistent in that past amendments are generally technical in nature; they support the Land Use Plan's goal to enhance the aesthetic appearance of High Point; and that the request is reasonable as amendments are necessary changes due to State legislation and FCC Telecommunication rules. The text amendment request did go before the Planning and Zoning Commission on November 10th and they recommended approval by a 6-0 vote; staff also recommends approval.

Mayor Wagner asked if there were any questions. Hearing none, he reminded everyone that Council would be taking action on this matter on Wednesday, December 9th @ 5:30 p.m.

GENERAL BUSINESS AGENDA

[2020-493](#)

Resolution of Intent - Amendment to Charter for Consistent Reference to Four (4) Year Terms

Council is requested to adopt this Resolution of Intent for the purpose of 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, and to establish and provide notice of a public hearing on the matter in accordance with the North Carolina General Statutes.

Attachments: [Election Term Correction Resolution of Intent](#)
[RES Amend Charter Four Year Terms](#)

JoAnne Carlyle, City Attorney, advised that in May of 2018 when the Charter was amended to switch from two-year terms for the Mayor and City Council to four-year terms, there were a couple of areas within the Charter where the numeral 2 was not changed to 4. Staff is asking that Council adopt a Resolution of Intent to make those clerical changes in two different sections of the Charter, which will require a public hearing. Staff is recommending the public hearing be established for January 4, 2021; notification of the public hearing will be published by Legal; after the public hearing is held Legal will provide a mark-up copy of the change to the Charter; then a vote can be taken at that time.

For clarification, she pointed out that at no time was there any chance that the terms would be in jeopardy with any legal challenges because the intent was very clear from the beginning and there was a public hearing on it at that time as well.

Adopted a Resolution of Intent for the City Council to consider technical amendments to the Charter in order to make the language in Article 2.2 and 2.3 consistent with Article III, Elections, Section 3.1 Method of Election and established the date of January 4, 2021 at 5:30 p.m. for the public hearing on the matter.

Resolution No. 1955/20-44
Resolution Book, Volume XX, Page 184

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, 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

[2020-472](#)

Reappointment to ABC Board - Elizabeth Koonce

Council is requested to confirm the reappointment of Elizabeth Koonce to the High Point ABC Board. Appointment to be effective immediately and will expire on 11/15/2023.

Attachments: [ABC Board \(Elizabeth Koonce\)](#)

Mayor Wagner stated Beth Koonce has served on the ABC Board for a while and has done a very good job. He also mentioned that the new ABC store located on N. Main Street by Aldi opened this week.

A motion was made by Mayor Wagner, seconded by Council Member Moore, to reappoint Beth Koonce to the ABC Board; appointment to be effective immediately and will expire on November 15, 2023. Following a roll call vote by the Mayor, 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

[2020-495](#)

Appointment to Human Relations Commission - Shazia Iqbal

Council is requested to confirm the appointment of Shazia Iqbal to the Human Relations Commission as Council Member Peters' Ward 3 appointee. Term to be effective

immediately and will expire on 11/1/2022.

Attachments: [Human Relations Commission \(Shazia Iqbal\)](#)

Council Member Peters stated she has known Mrs. Iqbal and her husband for a while; mentioned they are part of the Pakistani community; and that she is confident that Mrs. Iqbal will add diversity and will be a wonderful addition to the Human Relations Commission.

A motion was made by Council Member Peters, seconded by Council Member Holmes, to approve the appointment of Shazia Iqbal to the Human Relations Commission; appointment to be effective immediately and will expire on November 1, 2022. 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

[2020-494](#)

Minutes To Be Approved

Community Development Committee; November 10th @ 4:00 p.m.

Finance Committee; November 12th @ 4:00 p.m.

Regular Meeting of City Council; November 16th @ 5:30 p.m.

Public Safety Committee; November 18th @ 4:00 p.m.

Recessed Meeting of City Council; November 18th @ 5:30 p.m.

Attachments: [1. November 10 2020 Community Development Committee Meeting Minutes](#)
[2. November 12 2020 Finance Committee Minutes.pdf](#)
[3. November 16 2020 High Point City Council Minutes.pdf](#)
[4. November 18 2020 Public Safety Committee Minutes.pdf](#)
[5. November 18 2020 Recessed Meeting Minutes.pdf](#)

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jefferson, to approve the preceding minutes as submitted. Following a roll call vote by the Mayor, 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

Motion to Suspend The Rules to Add Matters to the Agenda

Mayor Wagner moved to suspend the rules to add the following three items to tonight's agenda for consideration:

1. Purchase of Property at 315 N. Elm Street (as part of the Catalyst Project);
2. Budget Ordinance Amendment recognizing the funds received from the sale of

the property; and

3. Appointment of Mayor Pro Tem for the Period of December 7, 2020 to December 6, 2021.

Mayor Pro Tem Williams made a second to the motion. Following a roll call vote by the mayor on the motion to suspend the rules to add these matters to the agenda, the motion carried by the following unanimous 9-0 vote.

[2020-507](#)

Purchase of Property- 315 N. Elm Street

Council is requested to authorize the purchase of the property at 315 N. Elm Street on or before December 15, 2020 to Elliott Sidewalk Communities High Point LLC for \$2.2 million, plus a portion of the closing costs.

Attachments: [Stadium land purchase 12-7-20 v2](#)

[ORD Budget Amendment purchase property stadium area](#)

Greg Ferguson, Assistant City Manager, advised this is authorization to purchase the property at 315 N. Elm Street on or before December 15, 2020 at which time Elliott Sidewalk Communities High Point LLC will be the owner.

For the public's benefit, Mayor Wagner noted the purchase of the price for the parcel is \$2.2 million, plus a portion of the closing costs.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to authorize the purchase of the property located at 315 N. Elm Street on or before December 15, 2020 to Elliott Sidewalk Communities High Point LLC for \$2.2 million, plus a portion of the closing costs. Following a roll call vote by the Mayor, 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

[2020-508](#)

Budget Amendment for Purchase of Property

City Council is requested to approve a budget amendment to recognize funds received from the sale of property per the Land Disposition Agreement with Elliott Sidewalk Communities and appropriate funds for the purchase of additional property in the Stadium area.

Attachments: [Stadium land purchase Budget Amendment \(002\)](#)

[ORD Budget Amendment purchase property stadium area](#)

Mayor Wagner explained this is a budget amendment to recognize funds received from the sale of the property per the Land Disposition Agreement with Elliott Sidewalk Communities High Point LLC (ESC) and to appropriate the funds for the purchase of the property at 315 N. Elm Street. The budget impact of this is the recognition of \$1,000,385 in revenue from ESC and the appropriation of those funds for the purchase of the property at 315 N. Elm Street of which the appropriation will be added to the current balance of \$1,300,928 available for land purchases for a total balance available of \$2,681,313.

A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt an Ordinance amending the FY 2020-2021 Budget to recognize the funds received from the sale of the property located at 315 N. Elm Street per the Land Disposition Agreement with Elliott Sidewalk Communities High Point LLC and to appropriate funds for the purchase of the property at 315 N. Elm Street. Following a roll call vote by the Mayor, 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

[2020-509](#)

Election of Mayor Pro Tem

Consideration of the election of Mayor Pro Tem. Term to be effective December 7, 2020 and will expire on December 6, 2021.

Mayor Wagner explained that this time last year, Council Member Williams was elected as Mayor Pro Tem for a two-year term; however, it is now the consensus of Council to continue with the past practice of having the Mayor Pro Tem only serve for one year which will allow more Council Members an opportunity to serve in that position.

The Mayor thanked Mayor Pro Tem Williams for his willingness to serve in this capacity. He commended him for doing a great job; helping him out during the past year; and for helping to get the new council members acclimated. [applause]

Mayor Pro Tem Williams thanked everyone for allowing him the privilege to serve in that capacity and that he totally agreed that a one-year term is only fair.

Mayor Pro Tem Williams then moved to nominate Council Member Moore to be the next Mayor Pro Tem for the City of High Point. Council Member Hudson made a second to the motion. There were no additional nominations.

Council Member Moore thanked his colleagues for their comments and relayed that Mayor Pro Tem Williams is an excellent leader. He stated he is looking forward to working with staff and the City Council in making decisions that are beneficial for a short-term benefit with long-term dividends for all citizens.

There being no further comments and following a roll call vote by the Mayor, 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

Additional Comments

Townhall Meeting- Flooding at Foxwood Meadows Development

Council Member Holmes commented that he is very big on teamwork and believes it to be a hallmark of a strong unit when things are successfully pulled together in a short period of time. He mentioned the recent Townhall meeting to address the flooding issues in Foxwood Meadows that was quickly pulled together by city staff and thanked all of staff and the departments for doing so in such a very short, expeditious manner.

Recognition of Pearl Harbor Day

Mayor Wagner reminded everyone that on this day, 79 years ago, our country was attacked at Pearl Harbor and United States entered World War II. He publicly recognized and thanked all those who served during that conflict to protect our country.

Police Department Drive-By Santa Parade

Council Member Jefferson gave a shoutout to Interim Police Chief Travis Stroud and the High Point Police Department for their creative efforts in bringing cheer to the city and spoke to how much his boys enjoyed all the candy as a result of the Santa Claus sled that visited all the parks in the city. He stated their efforts have shown they are committed to the community. Mayor Wagner agreed that it was very creative and a great thing since the Holiday Parade was cancelled this year due to COVID.

Guilford County Commissioners Inauguration

Council Member Peters reported that she virtually attended the Guilford County Commissioners Inauguration and offered congratulations to Register of Deeds Jeff Thigpen, newly appointed Guilford County Commissioner Carly Cooke; newly appointed Commissioner James Upchurch; Commissioner Skip Alston, who is now the chair; and to Carlvena Foster from High Point, who is now the vice chair. She stated she is looking forward to the High Point City Council and the Guilford County Commissioners working together to make High Point the best ever.

ADJOURNMENT

At 7:26 p.m., Mayor Wagner declared the meeting recessed until Wednesday, December 9, 2020 at 5:30 p.m. at which time Council will vote on the public hearing matters that were on tonight's agenda.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk