

City of High Point

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



Meeting Agenda

Monday, November 1, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

NOTICE:

Face coverings (face masks) are now required inside all public places/buildings throughout Guilford County. There are some exceptions. Please visit www.guilfordcountync.gov for additional information.

The Guilford County Board of Commissioners in their capacity as the Guilford County Board of Health met on August 10, 2021 and took action to reinstate a Mandatory Mask Policy throughout Guilford County which was to be effective on Friday, August 13th at 5:00 p.m., and met again on Thursday, August 26th to make revisions to the Mandatory Mask Policy that are to be effective immediately. The mandate requires that:

- (1) Individuals must wear face coverings when indoors in all businesses, establishments, and public places.
- (2) All businesses, establishments, and public places must require that all persons wear face coverings when indoors on their premises.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2021-448](#)**Recognition - Parks & Recreation - CAPRA Accreditation**

Michelle Wells with the North Carolina Recreation & Park Association (NCRPA) will recognize the High Point Parks & Recreation Department with the CAPRA Accreditation. Department Director, Lee Tillery and staff will be in attendance representing the department.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative[2021-481](#)**Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Attachments: [Strategic Code Update October 2021.pdf](#)

PUBLIC COMMENT PERIOD**2021-485****Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

Persons addressing City Council are asked to limit their comments to 3 minutes.

Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that detract the meeting.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS**[2021-449](#)**Contract - Breece Enterprises Inc. - Storm Water Maintenance**

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$422,675.00 for personnel, equipment and materials to supplement the Storm Water Services Division in maintenance of existing storm water utilities and completing storm water improvement projects and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [1. Contract - Breece Ent. Inc. - Storm Water Maintenance](#)

[2021-450](#)**Contract - JSmith Civil, LLC - Montlieu Avenue Roadway & Utility Improvements - High Point University (HPU) MOU**

City Council is requested to award a contract to JSmith Civil, LLC in the amount of \$7,416,040.00 for streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. including installation of an underground electric ductbank, and replacement of water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [2. Contract -JSmith Civil, LLC - Montlieu Ave Roadway and Utility Improvements](#)

[2021-451](#)**Capital Project Ordinance - Montlieu Avenue Roadway and Utility Improvements Project**

City Council is requested to adopt an ordinance to appropriate \$3,708,020 for the Montlieu Avenue Roadway and Utility Improvements project.

Attachments: [2a. Ordinance - Capital Project - Montlieu Ave Roadway and Utility Improvements](#)

[2021-452](#)**Contract - Piedmont Truck Center - Altec Bucket Truck - NC State Contract 070A**

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$129,115.80 using NC State Contract 070A, for the purchase of one (1) 2022 Ford F550 truck with an Altec AT40G 40' bucket for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: [3. Contract - Piedmont Truck Center - Altec Bucket Truck](#)

[2021-453](#)**Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck - Sourcewell Contract# 12418TER**

City Council is requested to award a contract to Terex Utilities Inc. in the amount of \$349,563.00 using Sourcewell Contract# 12418TER for the purchase of one (1) Freightliner truck with Terex Commander 5048 Digger Derrick for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: [4. Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck](#)

[2021-454](#)**Resolution - Contract - Everbridge Emergency Notification System - City of High Point-City of Greensboro-Guilford County - Interlocal Agreement**

City Council is requested to adopt a resolution approving a Memorandum of Agreement with City of Greensboro and Guilford County to renew the three year agreement in the amount of \$40,834 for the Emergency Notification System and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [5. Resolution- Contract - Everbridge Emergency Notification System-City of High Point](#)

[2021-455](#)**Contract Renewal - Microsoft Enterprise Agreement**

City Council is requested to approve the renewal of a three year contract in the amount of \$577,331.23 annually for the three year Microsoft Enterprise Agreement which includes the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services and that the appropriate City official be authorized to execute all necessary documents.

Attachments: [6. Contract - Microsoft Enterprise Agreement](#)

[2021-456](#)**Sole Source Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant (WWTP) Primary Sludge Double Disc Pump**

City Council is requested to award a Sole Source contract to Penn Valley Pump Co. Inc. in the amount of \$33,840.00 for the purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP).

Attachments: [7. Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant](#)

[2021-457](#)**Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment**

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$218,080.00 for the purchase of Sodium Hypochlorite supply for Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP) and Westside Wastewater Treatment Plant (WWTP).

Attachments: [9. Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment](#)

[2021-458](#)**Contract - Stantec Consulting Services Inc. - Westside Wastewater Treatment Plant Centrifuge Design**

City Council is requested to award a contract to Stantec Consulting Services Inc. in the amount of \$286,200.00 for professional engineering services for the final design of the Westside WWTP Sludge Dewatering System Improvements.

Attachments: [10. Contract - Stantec Consulting Services-Westside Wastewater Treatment Plant](#)

[2021-459](#)**Resolution - Triangle Lake Road - Street Abandonments - NCDOT**

City Council is requested to adopt a resolution acknowledging the City's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023.

Attachments: [11. Resolution - Triangle Lake Road - Street Abandonments - NCDOT](#)

[2021-460](#)**Contract - Kimley-Horn & Associates, Inc. (KHA) - Triangle Lake Road Improvements Phase 2**

City Council is requested to award a contract in the amount of \$1,498,298.77 for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road, from True Lane to M.L. King, Jr. Drive.

Attachments: [12. Contract - Kimley-Horn & Assoc Design Services - Triangle Lake Road Improvements](#)

[2021-461](#) **Capital Project Ordinance - Triangle Lake Road Improvements Phase 2**

City Council is requested to approve a capital project ordinance to appropriate \$12,000,000 in 2019 voter approved general obligation bond funds for the Triangle Lake Road Improvements project.

Attachments: [12a. Ordinance - Capital Project - Triangle Lake Road Improvements Phase 2](#)

[2021-462](#) **Budget Ordinance - High Point Public Library - State Library of NC adapts Grant**

City Council is requested to approve a budget ordinance to appropriate \$99,996.00 for the State Library of North Carolina Adapts grant for the High Point Public Library.

Attachments: [13. Budget Ordinance - High Point Public Library - State Library of NC Adapts G](#)

[2021-463](#) **Resolution - Condemnation - 1928 Greenstone Place - Foxwoode Meadows Stormwater Alternate Access Project**

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice

of Condemnation to the property owner of 1928 Greenstone Place property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000 to the Clerk of Superior Court as just compensation to the property owner.

Attachments: [14. Resolution-Condemnation 1928 Greenstone Place-Foxwoode Meadows S](#)

[2021-479](#) **Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I**

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Attachments: [Resolution - Multifamily Housing Revenue Bonds for Daniel Brooks Phase I](#)

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**[2021-464](#) **Ordinance - Demolition of Dwelling - 2206 Gable Way****

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2206 Gable Way belonging to First Chandler Group, LLC.

Attachments: [2206 Gable Way Council Packet1](#)

[2021-465](#) **Ordinance - Demolition of Dwelling - 1206 Ragan Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1206 Ragan Avenue belonging to Heirs of Barry Glen Sturgues.

Attachments: [1206 Ragan Council Packet1](#)

**PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,
Chair****PLANNING & DEVELOPMENT - Mayor Jay W. Wagner****PUBLIC HEARINGS**[2021-466](#)**Ordinance - City of High Point - Text Amendment 21-05**

A request by the Engineering Services Department to amend Section 6.3.2. (*Soil Erosion and Sedimentation - Exemptions*) of the Development Ordinance, to add an exemption to the requirements of a Land Disturbance Permit.

Attachments: [TA-21-05 Council Cover Memo and Staff Report](#)

[2021-467](#)**Ordinance - City of High Point - Text Amendment 21-04**

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to specific development standards.

Attachments: [TA-21-04 Council Cover Memo and Staff Report](#)

[2021-468](#)**Ordinance - COHAB - Zoning Map Amendment 21-17**

A request by COHAB to rezone approximately 3 acres from the Planned Development - Core City (PD-CC) District and a Heavy Industrial (HI) District to an amended Planned Development - Core City (PD-CC) District. The site is lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue.

Attachments: [Staff Report ZA-21-17](#)

[2021-469](#)**Resolution - Leoterra Development, Inc. - Plan Amendment 21-05**

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 70 acres from the Restricted Industrial and Low-Density Residential classifications to the Moderate-Density Residential classification. The site is located south of Cox Avenue and west of Jackson Lake Road.

Attachments: [PA-21-05 Final staff report with cover memo for 11-1-21 CC](#)

[2021-471](#)**Ordinance - Jay Patrick Short and Dawn M. Short - Annexation 21-05**

A request by Jay Patrick Short and Dawn M. Short for a voluntary noncontiguous annexation of approximately 73.8 acres located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

Attachments: [Staff Report AN-21-05](#)

[2021-472](#)**Ordinance - Leoterra Development, Inc. - Zoning Map Amendment 21-19**

A request by Leoterra Development, Inc. to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family - 5 (R-5) Districts, within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located south of Cox Avenue and west of Jackson Lake Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-21-19](#)

Note:

The representative for Shamrock Petey, LLC has requested postponement of his applications for this matter, 2021-473 Plan Amendment 21-06, and related matters 2021-474 Annexation 21-06, and 2021-475 Zoning Map Amendment 21-20 scheduled for the 11-1-2021 City Council meeting to the 11-15-2021 City Council meeting at 5:30 pm.

If City Council concurs, a motion, second, and vote would be necessary to continue the public hearings on these matters to November 15, 2021 at 5:30 pm.

[2021-473](#)**Resolution - Shamrock Petey, LLC and City of High Point - Plan Amendment 21-06**

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Attachments: [PA-21-06 Final Staff report and CC fwd for 11-1-21 CC mtg ver2](#)

[2021-474](#)**Ordinance - Maria T. Montoya-Couch et al. - Annexation 21-06**

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK for a voluntary contiguous annexation of approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Attachments: [Staff Report AN-21-06 ver2](#)

[2021-475](#)**Ordinance - Shamrock Petey, LLC - Zoning Map Amendment 21-20**

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-21-20 ver2](#)

GENERAL BUSINESS AGENDA[2021-480](#)**Appointment of Trustee - Environmental Remedial Trust - Seaboard Chemical Corporation/Riverdale Drive Landfill**

City Council is requested to accept the resignation of Terry Houk as City Trustee and appoint Robby Stone, Deputy Director of Public Services as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement.

Attachments: [Appointment of Robby Stone - City Trustee-Seaboard Chemical Corp-Riverdale](#)

[2021-476](#)**Revisions to the Ordinance Establishing Dates & Times for Official Sessions of the High Point City Council**

City Council is requested to revise the 2022 Meeting Schedule and adopt a Revised Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council reflecting:

Cancellation of the Monday, January 3, 2022 Council Meeting and rescheduling to Tuesday, January 4th, Cancellation of the Monday, January 17th Council Meeting due to the MLK holiday, and rescheduling to Tuesday, January 18th

Cancellation of the Monday, April 4th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 4th City Council Meeting due to the July 4th holiday

Cancellation of the Monday, September 5th Council Meeting due to the Labor Day holiday

Attachments: [Ordinance - Establishing Meeting Dates & Times for Council 2022](#)

[2021-477](#)**Reappointment - Willie Davis - Human Relations Commission**

Council is requested to confirm the appointment of Willie Davis to the Human Relations Commission as Mayor Wagner's At Large appointee. Appointment to be effective immediately and will expire on 11/1/2023.

Attachments: [Human Relations Commission Appointment](#)

[2021-478](#)**Minutes To Be Approved**

September 30 , 2021 Finance Committee @ 4:00 p.m.

October 4, 2021 Manager's Briefing @ 3:30 .m.

October 4, 2021 Regular Meeting of City Council @ 5:30 p.m.

Attachments: [1. September 30 2021 Finance Committee Minutes.pdf](#)

[2. October 4 2021 Manager's Briefing Minutes.pdf](#)

[3. October 4 2021 Regular Meeting Minutes.pdf](#)

ADJOURNMENT