



City of High Point

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

Meeting Agenda

Special Called Meeting

Jay W. Wagner, Mayor
Christopher Williams, Mayor Pro Tem
Michael A. Holmes, S. Wesley Hudson
Cyril A. Jefferson, Tyrone E. Johnson
Victor A. Jones, Britt W. Moore
Monica L. Peters

Wednesday, October 28, 2020

11:30 AM

City Council Chambers

As part of the City of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the city will be live streaming the meeting. Please click on the following link to listen to the Open Session portion of the meeting once the City Council is in session.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER & ROLL CALL

PRESENTATION OF ITEMS

[2020-403](#)

Ethics Training for Local Government Officials

The Mayor and City Council will meet to view a School of Government webinar to fulfill the mandatory ethics training requirement for Local Government Officials. North Carolina law (G.S. 160A-87) requires all members of governing boards of cities, counties, local boards of education, unified governments, sanitary districts, and consolidated city-counties to receive a minimum of two clock hours of ethics education within 12 months after initial election or appointment to office and again within 12 months after each subsequent election or appointment to office.

[2020-409](#)

Closed Session- Economic Development and Personnel

Council is requested to go into Closed Session pursuant to N.C.G.S §143-318.11(a)(4) for economic development and N.C.G.S. §143-318.11(a)(6) for personnel.

[2020-407](#)

Resolution- Lease of City-Owned Property- 2111 Little Avenue

The City Council is requested to adopt a Resolution authorizing the lease of city-owned property at 2111 Little Avenue pursuant to N.C. General Statute 160A-272 for rental payment of \$325 per month, and authorize the city manager to execute any instruments as necessary related to the lease.

Attachments: [Forwarding Memo & Resolution 2111 Little\).pdf](#)

[2020-408](#)**Resolution Supporting the Guilford County Continuum of Care**

Council is requested to adopt a Resolution Supporting the Guilford County Continuum of Care continuing to serve as the single county-wide network that develops long-term strategic planning and manages the year-round planning effort that addresses the identified needs of homeless individuals and households; the availability and accessibility of existing housing and services; and the opportunities for linkages with mainstream housing and services resources.

Attachments: [Guilford COC Resolution Agenda Item 10-28-20](#)

[Guilford CoC Resolution of Support.pdf](#)

[2020-406](#)**Contract - S&S Building & Development, LLC - HPFD Station #2 Headquarters Window/Door Replacement**

City Council is requested to award a contract to S&S Building & Development, LLC in the amount of \$180,000 for the replacement of windows, doors and framework at the High Point Fire Department Station #2 Headquarters.

Attachments: [HPFD S&S Bldg Station 2 HQTRS Window Door Replacement](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Guilford County Continuum of Care Resolution

From: Greg Ferguson, Assistant City Manager

Meeting Date: October 28, 2020

Public Hearing: NA

**Advertising Date /
Advertised By:** NA

Attachments: Resolution

PURPOSE:

City Council is requested to adopt a resolution supporting the Guilford County Continuum of Care continuing to serve as the single county-wide network that develops long-term strategic planning and manages the year-round planning effort that addresses the identified needs of homeless individuals and households; the availability and accessibility of existing housing and services; and the opportunities for linkages with mainstream housing and services resources.

BACKGROUND:

The Community Development Committee has heard two presentations from Dr. Pamela Palmer, Continuum of Care Board Chairperson, regarding the possibility of the City of Greensboro leaving the Continuum of Care group.

The Community Development Committee requested that a resolution of support of the county wide organization be placed on the agenda for consideration at the earliest City Council meeting in order to have input regarding this discussion.

Dr. Palmer has provided the attached resolution for consideration.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to approve the resolution.

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract for Fire Station #2 HQ Window and Door Replacement

From: Thomas Reid, Fire Chief

Meeting Date: November 2, 2020

Bid Number: 7003-092320

Advertising Date N/A

Attachments: Informal Bid Recommendation Form / Bid Tabulation

PURPOSE:

The windows, doors and framework at Headquarters Fire Station are over 50 years old and extremely lacking any energy efficiency. This project will serve to replace all of those components with energy efficient ones and also improve the looks of the facility.

BACKGROUND:

The structure and components are in need of replacement. A similar project was recently completed at Fire Station #1 with great results.

BUDGET IMPACT:

Funds are available in 2020-21 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fire Department recommends approval of the contract with S&S Building and Development for \$180,000 after a competitive bid process was conducted by the city Purchasing Department. Once in receipt of purchase order, the materials would be ordered, and we would expect project completion 120 to 150 days.

Bid Tabulation

City of High Point, North Carolina
Fire Station #2 Headquarters Door and Window Replacement
Bid 7003-092320 / Wednesday, 9/30/20 2:00 PM

Contractor	Addendum 1&2	Bid Bond	Proposal Form	Total Bid
HM Kern	Yes	Yes	Yes	\$312,300.00
W.C. Construction	Yes	Yes	Yes	\$196,000.00
Bar Construction	Yes	Yes	Yes	\$284,000.00
Salem Builders	Yes	Yes	Yes	\$469,900.00
MSJ Construction	Yes	Yes	Yes	\$245,200.00
S&S Building & Development	Yes	Yes	Yes	\$180,000.00



DEPARTMENT RECOMMENDATION
Informal Bid(s)

DEPARTMENT:

COUNCIL DATE:

BID #:

DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:

AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

DATE:

PURCHASING MANAGER:

DATE:

FINANCIAL SERVICES DIRECTOR:

DATE:

(\$30,000 - \$89,999)

CITY MANAGER:

DATE:

(\$90,000+)

RESOLUTION SUPPORTING THE GUILFORD COUNTY CONTINUUM OF CARE

WHEREAS, homelessness in High Point is a complex human and economic problem that adversely affects individuals, families, neighborhoods, and the community as a whole; and

WHEREAS, as a member of the Guilford County Continuum of Care, the formal network of public, non-profit, and private agencies and stakeholders working to address this problem through funding and delivering emergency shelter, permanent supportive housing, affordable housing development, and a variety of other essential services to assist homeless persons; and

WHEREAS, the City of High Point, along with our partners across Guilford County who have vested interests in reducing homelessness in a strategic, evidence-based and sustainable manner, determined years ago that coming together to serve our community under the umbrella of a single continuum of care was in the best interest of stakeholders and persons at-risk of or experiencing homelessness in order that we could more efficiently and effectively collaborate on resources, training and best practice service models with a no wrong door approach; and

WHEREAS, creation of geographic boundary lines in the provision of housing and services to homeless persons across Guilford County would create disruption and an outdated service delivery model that is not suitable for a progressive, metropolitan area like Guilford County, and more difficult for homeless persons to navigate.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of High Point, North Carolina that:

The High Point City Council supports the Guilford County Continuum of Care continuing to serve as the single county-wide network that develops long-term strategic planning and manages the year-round planning effort that addresses the identified needs of homeless individuals and households; the availability and accessibility of existing housing and services; and the opportunities for linkages with mainstream housing and services resources.

Adopted this the 28th day of October, 2020.

CITY OF HIGH POINT

Jay W. Wagner, Mayor

Attested to:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution – Lease of City Owned Property

From: JoAnne Carlyle, City Attorney

Meeting Date: Wednesday, October 28, 2020

Public Hearing: No

Advertising Date: N/A

Attachments: Resolution

Advertised By: N/A

PURPOSE/BACKGROUND:

The City owns property at 2111 Little Avenue. This property is currently on the November 2, 2020 agenda for Council's consideration of transfer of the title to the CDC for purchase by a qualified buyer. A buyer for the property has already been qualified. However, the buyer has immediate need of access to the property prior to a possible closing in November and a short-term lease will provide such. Council is requested to consider and approve a lease to the qualified buyer.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends adoption of a Resolution approving the lease of 2111 Little Avenue according to certain terms and conditions contained and authorizes the City Manager to execute any and all necessary documents.

**RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING THE LEASE OF PROPERTY**

WHEREAS, North Carolina General Statute § 160A-272 authorizes the City to enter into lease agreements of one year or less without public notice, pursuant to a resolution of City Council delegating authority to the City Manager or other appropriate administrative official to enter into such a lease; and

WHEREAS, the City of High Point (“City”) owns property located at 2111 Little Avenue, High Point, North Carolina; and

WHEREAS, the City finds that the property will not be needed by the City for the term of the lease and will generate revenue of \$325.00 per month from monthly rents.

NOW THEREFORE BE IT RESOLVED that the City Council hereby approves the Lease Agreement for the Property located at 2111 Little Avenue, High Point, North Carolina for a period not to exceed one year, for rental payment of \$325.00 per month, and hereby authorizes the City Manager to execute any instruments as necessary.

Adopted, this the 28th day of October, 2020.

Mayor Jay W. Wagner

Lisa B. Vierling
High Point City Clerk

**RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING THE LEASE OF PROPERTY**

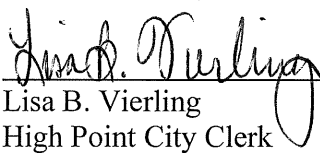
WHEREAS, North Carolina General Statute § 160A-272 authorizes the City to enter into lease agreements of one year or less without public notice, pursuant to a resolution of City Council delegating authority to the City Manager or other appropriate administrative official to enter into such a lease; and

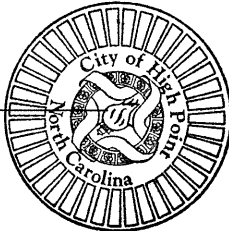
WHEREAS, the City of High Point ("City") owns property located at 2111 Little Avenue, High Point, North Carolina; and

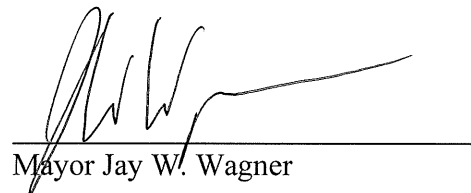
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Adopted, this the 28th day of October, 2020.


Lisa B. Vierling
High Point City Clerk




Mayor Jay W. Wagner



DEPARTMENT RECOMMENDATION
Informal Bid(s)

DEPARTMENT: COUNCIL DATE:

BID #: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

DATE:

PURCHASING MANAGER:

DATE:

FINANCIAL SERVICES DIRECTOR:
(\$30,000 - \$89,999)

DATE:

CITY MANAGER:
(\$90,000+)

DATE:

RESOLUTION SUPPORTING THE GUILFORD COUNTY CONTINUUM OF CARE

WHEREAS, homelessness in High Point is a complex human and economic problem that adversely affects individuals, families, neighborhoods, and the community as a whole; and

WHEREAS, as a member of the Guilford County Continuum of Care, the formal network of public, non-profit, and private agencies and stakeholders working to address this problem through funding and delivering emergency shelter, permanent supportive housing, affordable housing development, and a variety of other essential services to assist homeless persons; and

WHEREAS, the City of High Point, along with our partners across Guilford County who have vested interests in reducing homelessness in a strategic, evidence-based and sustainable manner, determined years ago that coming together to serve our community under the umbrella of a single continuum of care was in the best interest of stakeholders and persons at-risk of or experiencing homelessness in order that we could more efficiently and effectively collaborate on resources, training and best practice service models with a no wrong door approach; and

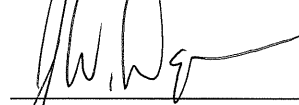
WHEREAS, creation of geographic boundary lines in the provision of housing and services to homeless persons across Guilford County would create disruption and an outdated service delivery model that is not suitable for a progressive, metropolitan area like Guilford County, and more difficult for homeless persons to navigate.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of High Point, North Carolina that:

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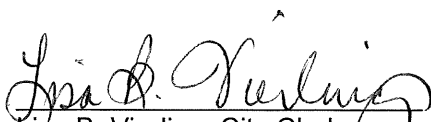
Adopted this the 28th day of October, 2020.

CITY OF HIGH POINT



Jay W. Wagner, Mayor

Attested to:



Lisa B. Vierling, City Clerk