

City of High Point

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



Meeting Agenda

Monday, August 2, 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)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2021-316](#)**Recognition - High Point Fire Department - International Accredited Fire Organization**

Fire Chief Tommy Reid and members of the HP Fire Department will be recognized for recently being awarded as an International Accredited Fire Organization.

Attachments: [FINAL_High Point Fire Department Accreditation 2021](#)

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding**Initiative**[2021-330](#)**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.

PUBLIC COMMENT PERIOD[2021-331](#)**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 distract the meeting.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS**

- [2021-317](#) **Resolution - Interlocal Agreement - City of High Point - Guilford County - High Point Fire Department**
City Council is requested to approve an interlocal agreement with Guilford County for the High Point Fire Department to provide services to the Deep River Fire District.
Attachments: [1. Interlocal Agreement - Guilford County - HPFD- Deep River Fire District](#)
- [2021-318](#) **Budget Ordinance - High Point Fire Department - Deep River District Positions**
City Council is requested to approve a budget ordinance in the amount of \$114,880 for three new fire positions to operate Tanker 12 for the Deep River Fire District.
Attachments: [1a. Budget Ordinance - Guilford County - HPFD - Deep River Service District](#)
- [2021-319](#) **Contract - New Flyer Industries - Transit Bus Purchase**
City Council is requested to award a contract to New Flyer Industries in the amount of \$499,993 for the purchase of (1) one 35 ft, low floor transit bus through a consortium bid for the purchase of buses through a (5) five-year contract with The Piedmont Authority for Regional Transportation (PART) as the lead agency.
Attachments: [2. Contract-New Flyer Industries - Transit Bus Purchase](#)
- [2021-320](#) **Contract - James River Equipment - John Deere 624P Wheel Loader Purchase**
City Council is requested to award a contract to James River Equipment in the amount of \$207,079.70 for the purchase of (1) one John Deere 624P Wheel Loader for the Ingleside Facility and declare the old loader as surplus and disposing through the online auction process.
Attachments: [3. Contract-John Deere- Wheel Loader](#)
- [2021-321](#) **Contract - NC Sheriffs' Association Contract - Ilderton Chrysler Dodge - High Point Police Department Dodge Charger Purchase (10)**
City Council is requested to award an NC Sheriffs' Association Contract# 21-07-0915 to Ilderton Chrysler Dodge in the amount of \$304,777.00 for the purchase of (10) ten Dodge Charger Police Pursuit Sedans for the High Point Police Department.
Attachments: [4. Contract - Ilderton Chrysler Dodge - HPPD Dodge Charger](#)
- [2021-322](#) **Sole Source Contract - United Rentals - Thompson 32 GPM Hydraulic Power Unit**
City Council is requested to award a sole source contract to United Rentals in the amount of \$41,946.00 for the purchase of a Thompson 32 GPM Hydraulic Power Unit to allow Public Services W/S Mains Division to utilize the additional pump head for emergency bypassing of sanitary sewer flows and to serve as a backup to the unit at the Riverdale Pump Station.
Attachments: [5. Sole Source Contract - United Rentals- Thompson Hydraulic Power Unit](#)

[2021-323](#)**Contract - Breece Enterprises, Inc. - Water/Sewer Maintenance-Emergency Repairs**

City Council is asked to award a contract to Breece Enterprises, Inc. in the amount of \$904,725.00

to perform maintenance work and emergency repairs on the existing water and sewer system and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [6. 2021-22 Water and Sewer Maintenance - Breece Enterprises](#)

[2021-324](#)**Resolution - ARPA Funds**

City Council is requested to adopt a resolution to accept the American Rescue Plan Act Funds and authorize the appropriate City officials to apply for, receive, and administer the CSLRF funds in accordance with all applicable federal and state laws, regulations, and guidance.

Attachments: [7. Resolution - Acceptance of ARPA Funds](#)

REGULAR AGENDA ITEMS**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair**[2021-325](#)**Approval of Delegation of Authority to Act as Certifying Officer- HUD**

City Council is requested to approve the Delegation of Authority authorizing Tasha Logan Ford to Act as Certifying Officer to execute HUD federal grant related documents and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [Approval of Delegation of Authority to Act as Certifying Officer August 2 2021](#)

[2021-326](#)**2021 Urgent Repair Policies - URP21 Procurement and Disbursement Policies - URP21 Assistance Policy**

City Council is requested to approve the URP21 Procurement and Disbursement Policies and the URP21 Assistance Policy and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [2021 Urgent Repair Policies](#)

[2021-332](#)**Contract- 2021-2022 Operation InAsMuch Contract with Community Housing Solutions**

Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2021-2022 fiscal year.

Attachments: [2021-22 Operation Inasmuch Contract with Community Housing Solutions](#)

[2021-333](#)**Ordinance - Demolition of Dwelling - 1221 Franklin Ave.**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1221 Franklin Avenue belonging to Arelis Tejada & Eddys Joel Tejada.

Attachments: [1221 Franklin Council Packet Final](#)

[2021-334](#)**Ordinance - Demolition of Dwelling - 524 Cross Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 524 Cross Street belonging to Javier Heredia.

Attachments: [524 Cross Council Packet Final](#)

PLANNING & DEVELOPMENT - Mayor Jay Wagner**CONTINUED PUBLIC HEARING**[2021-256](#)**Classic Dyestuff, Inc. - Zoning Map Amendment 21-07**

A request by Classic Dyestuff, Inc. to rezone approximately 3.4 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located east of the intersection of Brentwood Street and Gavin Drive (323 & 401 Brentwood Street) and west of the northern terminus of New Street (222, 226, 228 & 230 New Street).

Note: This public hearing was held on June 21, 2021 @ 5:30 p.m.; and was continued to August 2, 2021 @ 5:30 for further discussion and review.

Attachments: [Staff Report ZA-21-07](#)

GENERAL BUSINESS AGENDA[2021-335](#)**Appointment - Karen Gilbert - Human Relations Commission**

City Council is requested to confirm the appointment of Karen Gilbert to the Human Relations Commission as Councilman Hudson's Ward 4 appointee. Appointment to be effective immediately and will expire on November 1, 2022.

Attachments: [Human Relations Appointment](#)

[2021-336](#)**Reappointment - William S. Bencini, Jr. - Piedmont Triad Airport Authority**

City Council is requested to confirm the reappointment of former Mayor William S. Bencini, Jr. to the Piedmont Triad Airport Authority. Appointment will be effective immediately and will expire April 20, 2024.

Attachments: [Airport Authority Reappointment](#)

[2021-337](#)**Reappointment - Mary Lou Blakeney - ABC Board**

City Council is requested to confirm the reappointment of Mary Lou Blakeney to the ABC Board. Reappointment to be effective immediately and will expire on 2/8/2024.

Attachments: [ABC Board Reappointment](#)

[2021-338](#)**Minutes To Be Approved**

July 15, 2021 Finance Committee @ 4:00 p.m.

July 19, 2021 Special Meeting of City Council @ 3:00 p.m.

July 19, 2021 Regular Meeting of City Council @ 5:30 p.m.

Attachments: [1. July 15 2021 Finance Committee Minutes.pdf](#)

[2. July 19 2021 Special Meeting Minutes.pdf](#)

[3. July 19 2021 Regular Meeting Minutes.pdf](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment– Human Relations Commission

From: City Clerk's Office

Meeting Date: August 2, 2021

Public Hearing: N/A

Advertising Date /

Advertised By: N/A

Attachments: Karen Gilbert- Application to Serve/Resume

PURPOSE:

To confirm the appointment of Karen Gilbert to the Human Relations Commission. Appointment to be effective immediately and will expire 11/1/2022.

BACKGROUND:

Councilman Wesley Hudson is recommending the appointment of Karen Gilbert to the Human Relations Commission as his Ward 4 appointee to the Human Relations Commission. Ms. Gilbert will be filling a vacancy that occurred due to the resignation of Dev Bhandari.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Karen Gilbert to the Human Relations Commission as Councilman Hudson's Ward 4 appointee. Appointment to be effective immediately and will expire on November 1, 2022.

Profile

Karen

First Name

Gilbert

Last Name

karengrubbgilbert@gmail.com

Email Address

603 Quaker Lane

Street Address

Suite or Apt

High Point

City

NC

State

27262

Postal Code

Mobile: (469) 855-7461

Primary Phone

Alternate Phone

retired

Employer

Which Boards would you like to apply for?

Human Relations Commission: Submitted

Ward you reside in?

Ward 4

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

I am retired from ministry where I worked as Community Minister and Minister of Missions. My role on staff was engagement in the community and working to get volunteers involved in the community (housing, homelessness, food, clothing, advocacy). I have also worked in High Point as the director of Leslie's House with West End Ministries (2018-2020) helping women who were homeless with housing and employment. This work opened my eyes to the need for affordable and adequate housing in High Point.

Upload a Resume

Have you participated in Leadership High Point?☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender

☒ Female

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment– ABC Board

From: City Clerk's Office

Public Hearing: N/A

Attachments: N/A

Meeting Date: August 2, 2021

Advertising Date / N/A

Advertised By:

PURPOSE:

To confirm the reappointment of Mary Lou Blakeney to the High Point Board of Alcoholic Control (ABC Board). Reappointment to be effective immediately and will expire 2/8/2024.

BACKGROUND:

Mary Blakeney's term on the ABC Board expired on 2/8/2021. Mayor Wagner is recommending the reappointment of Mary Lou Blakeney to the ABC Board.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of Mary Lou Blakeney to the ABC Board. Reappointment to be effective immediately and will expire on 2/8/2024.

	(b) Manufacturing	An establishment involved in the manufacturing, processing, fabrication, packaging, or assembly of raw materials, or partially finished goods.
		(1) Major - Uses that tend to require large amounts of bulk or unrefined materials which are typically processed and stored outdoors on the site. These uses require a significant amount of energy for the processing of raw materials, and are likely to generate significant noise, vibration, dust, glare, heat, odor, smoke, truck traffic, in the immediate vicinity of the use. Examples include manufacturing and assembly of machinery; manufacturing of petroleum or petroleum-related products; rubber and plastics manufacturing; and adhesives, coatings, or paint manufacturing.
		(2) Minor - Uses that involve indoor processing or assembly of finished or partially finished goods and do not require large stockpiles of raw material. Processing and storage activities take place within enclosed buildings, which limit the creation of noise, vibration, dust, glare, heat, odor, and smoke. Minor manufacturing examples include production or repair of small electronic parts and equipment; sewing or assembly of textiles into consumer products; computer and electronics assembly; furniture assembly; and the assembly of pre-fabricated parts.
	(c) Microbrewery, microdistillery, or microwinery	An establishment engaged in the production and packaging of malt beverages, wine or spirits for distribution, retail, or wholesale both on and off-premise. A microbrewery is a facility that produces less than 15,000 barrels of beer per year and sells the majority of the beer it produces for off-site resale and consumption. A microwinery produces less than 100,000 gallons of wine per year. A microdistillery produces less than 15,000 gallons of alcoholic spirits per year. Accessory uses may include a taproom, seating areas, ancillary sales of related merchandise, event space, and warehouse space for stored product.

**HIGH POINT CITY COUNCIL
REGULAR MEETING
JULY 19, 2021 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:30 p.m.

Upon call of the roll, the following Council Members were Present (9):

Mayor Jay W. Wagner; Mayor Pro Tem Britt Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica L. Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

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

Welcome to High Point's New City Manager, Tasha Logan Ford

Mayor Wagner welcomed and congratulated Tasha Logan Ford on her first day as the new High Point City Manager and thanked Randy McCaslin for all his efforts in serving as Interim City Manager. He shared that Mr. McCaslin's service to the city has been exemplary and over and above and that he will be greatly missed when he retires.

Congratulations to Planning Director Lee Burnette on his Retirement

Mayor Wagner extended congratulations to Lee Burnette, Director of Planning and Development, on his pending retirement. He thanked Mr. Burnette for his service and announced this will be his last City Council meeting before retiring from the city with 24 years of dedicated service.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2021-280

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.

Council Member Chris Williams, Chairman of the Community Development Committee, provided an overview of the numbers relative to Code Enforcement activity for June 2021.

Code Enforcement Activity June 2021	
Minimum Housing Complaint	11
Active Minimum Housing Cases	226
Cases before Council (demolition)	3
City demolished houses	1
Public Nuisance Complaints	135
Active Public Nuisance Cases	206
City Abated Public Nuisance Cases	82
Owner Abated Public Nuisance Cases	142
Active Zoning Cases	144
Signs Collected	115

Lori Loosemore, Code Enforcement Manager, showcased a house located at 235 Woodbury Street that has been repaired.

Update- Marketing & Branding Task Force

Council Member Holmes, Chairman of the Marketing & Branding Task Force reported that the City Council authorized staff to create an RFQ for an outside agency for the city's marketing and branding efforts. He noted that staff continues to work on refining the RFQ and hoped that staff's work on the RFQ process would be completed by the next Marketing & Branding Task Force Meeting scheduled for July 27th.

PUBLIC COMMENT PERIOD

2021-281 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.

The public can attend and address Council, or public comments can be submitted by

- 1. Calling 336-883-3522 and leaving a message, or by*
- 2. Emailing written comments to 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 June 21, 2021 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, June 18 at 5:00 p.m.

The following individuals addressed the City Council during the Public Comment Period:

Ken Orms, 3525 Sainsbury Lane in High Point, felt the City Council continues to be shortsided in dealings regarding local events such as the LaBonte Annual Charity Cycling Event that has been a fixture in High Point for many years. He spoke to how the city has provided in-kind services to them in the past for their events such as police assistance, fencing, traffic cones, etc...; in 2019 those in-kind services cost the city about \$7,3000, and according to Visit High Point, this event brought in \$72,000 in economic benefit to local businesses and attracted 700 people to the city; how the City Council saw the event more as a fundraiser and removed it from the list of city sponsored events; and since that time, the event has now moved to Winston Salem where they were welcomed with open arms.

He provided another example of action taken by the City Council several years back which involved the city purchasing several parcels of property for \$150,000 although the city admitted they did not need the property and had no idea as to what they would use the property for. He suggested in that case, it would have been more beneficial for the city to have negotiated a right of first refusal with the property owner. He expressed hopes that when or if the city sells this property that the selling price would cover the initial purchase price, plus the lost taxes, plus any maintenance costs, plus the legal and recording fees that were part of the buying and selling costs. He felt Council should mandate some type of thorough financial evaluation as it buys and manages city assets.

Louis Thibodeaux, a resident at 1242 Kensington Drive in High Point, spoke to the following: thanked the City Council for having the fortitude and caring about the neighborhoods; thanked Council for approving the installation of speed humps in his neighborhood that were necessary due to speeding issues; and suggested that the City Council help the Police Department in the enforcement of speeding issues that continue to occur throughout the city.

Debbie Lumpkins, Executive Director of the High Point Arts Council at the Centennial Station Arts Center, 121 S. Centennial Street; spoke to how great it was to be attending the meeting in person; welcomed the new city manager; expressed appreciation for the support by City Council as everything continues to open back up for all High Point has to offer from restaurants, to baseball, to arts and entertainment events, etc.....; advised that the High Point Arts Council kicked off the new summer concert series this past Friday to a sold out crowd; thanked the City Council for restoring the grants for the nonprofits that contribute to the needs and the vibrancy of the community; shared that the Arts Council has been a partner with the City of High Point since 1979 and that their mission is to ensure that the arts are accessible to all people, all ages, all races, and all abilities. She advised that as a United Arts Council, the grant that the city provides them is used for programming by five nonprofit arts organizations: The High Point Arts Council, High Point Ballet, High Point Community Concerts, High Point Community Theatre, and the Children's Carousel Theatre. She concluded her comments by thanking the City Council for what they do to make High Point a better place to work, play, visit, and create.

Melody Smith Golden, Founder of Inspired Women of Destiny, located at 515 Flynt Avenue in High Point, a support group for mentally and physically abused women, addressed Council regarding criminal activity in the neighborhood with drugs and prostitution. She

pointed out there has not been a whole lot of police presence in the neighborhood and was told by the High Point Police that in order for them to make any arrests, an officer has to actually see a transaction taking place. She solicited assistance from the city and the community in trying to combat these concerns in an effort to clean up the neighborhood.

Mayor Wagner suggested getting the manager, police chief, and a couple of council members together to discuss the situation and figure out some kind of strategy to address it. Council Member Jones, Chairman of the Public Safety Committee, suggested assigning this to the Public Safety Committee to receive updates on the crime hotspots in the city and the intervention mitigation options available. City Manager Logan Ford stated that staff could definitely get this set up.

Hank Wall, a resident at 4000 Whitetail Court in High Point, addressed Council in support of Yalik's African American cultural movement. He spoke to being a native of High Point, graduating from William Penn High School; how Washington Street was once very viable and referred to some as it being the "Black Wall Street" of High Point; and how he gets emotional seeing what this area has become compared to what it used to be. He asked for the city's assistance in helping preserve the area for the young people and whole community so they would be able to see the greatness that Washington Street once enjoyed.

Carlvena Foster, Vice Chair, Guilford County Board of Commissioners, a resident at 818 Runyon Drive in High Point, welcomed the new city manager. She thanked the Prosperity & Livability Committee for making a favorable recommendation to the full Council for the donation of the property for Yalik's African American Art and Culture Museum and hoped that Council realizes that it will take some extra dollars realizing the economic impact that this project can bring to High Point along with educational opportunities. She asked for Council's consideration of some economic development funds for the project and noted she would be asking Guilford County for their support of the project as well. She felt that High Point's support of this project certainly makes a bold statement and would go a long way to "creating the most single, livable, safe and prosperous community in America" and spoke to how it would be a great project not only for the City of High Point and Guilford County, but for the State of North Carolina and beyond.

Commissioner Foster also thanked the city for its continued support of the Interlocal Agreement with Guilford County for the sheltering of animals and shared a ribbon cutting for the new facility would be forthcoming in September.

Council Member Jefferson congratulated Commissioner Foster on her recent appointment as President of the Women of the National Association of Counties (NACo).

Jarrah Faye, a High Point resident, community activist, and student at UNC-Chapel Hill, addressed Council in support of Yalik's African American Cultural Center. She recalled as she was younger, she had memories of the historic Kilby Hotel on Washington Street and noted that although she was too young to realize the importance of the history then, she fully understands it now. She referenced the comments that were made earlier by Ms. Golden and pointed out that we cannot talk about the crime and drugs without at least talking about investing in the community. She encouraged Council to listen to the presentation that would be made later in the meeting regarding Yalik's African American Cultural Center.

Michael Harris, a past resident from Reidsville and a current resident in Greensboro at 1502 Oak Street, and community activist, addressed Council as a concerned citizen. He called attention to the murder of a young man who was murdered on November 8, 2020 while attending a funeral at a church in High Point. He expressed concerns that no one has reached out or represented this family on this case and he did not feel they could say they represent the community if no one has stepped up to represent this family.

[end of public comments]

RECOGNITIONS AND PRESENTATIONS

2021-279 Proclamation - (ADA) Americans with Disabilities 31st Anniversary

Mayor Wagner will read a proclamation recognizing the 31st Anniversary of the ADA and Proclaim July 26, 2021 as Americans with Disabilities Day in the City of High Point.

Mayor Wagner read a proclamation into the record recognizing the 31st Anniversary of the ADA, proclaiming July 26, 2021 as "Americans with Disabilities Day" in the City of High Point and presented it to Rase McCrary, Human Relations Manager.

[applause, photo op]

Joining Mayor Wagner for the photo op were: Mark Springfield, Community Inclusion Specialist for the Disability Advocacy Center; Shana Ayscue, Executive Director of the DAC; Timpani Lopp, Program Activity Leader for Parks & Recreation; Leanne Lyons, Special Population Supervisor for Parks & Recreation; Stephanie Hedgecock, Volunteer Coordinator and Special Olympics Supervisor for Parks & Recreation; Colin Schmitt (Miracle League Player), his dad, and his mom, Jordeana Schmitt; Tyler Lee, Miracle League Player; Melissa Lee, Miracle League Player; Sandra Lee and Scott Lee (Tyler and Melissa Lee's mom and dad); and Leanne Lyons.

Following the presentation of the proclamation and the photo op, Mayor Wagner invited Mark Springfield to the podium to share some remarks. Mr. Springfield, representing the disability community of Guilford County and all Americans across the land, thanked Mayor Wagner and the City Council for allowing them the opportunity to have the proclamation given by High Point, the people of the community, and the world at large. He also expressed appreciation to President George W. Bush, Sr. for passing the law in 1990 for people with disabilities. He spoke to making significant strides in making a difference for people with disabilities; the importance of people with disabilities always being welcomed without discrimination; and people with disabilities having rights of inclusion, a voice, and being heard.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair*Committee Members: Moore, Holmes, Jones, and Peters*CONSENT AGENDA ITEMS

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, July 15, 2021 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.

Motion by Council Member Moore, seconded by Council Member Jones to approve all matters on the Finance Committee Consent Agenda with the exception of 2021-233 Ordinance- Demolition of Structure- 304 West Russell Avenue which will be removed from the 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.

2021-282 Interlocal Agreement - Guilford County-Animal Sheltering

City Council is requested to approve a 3-year Interlocal Agreement with Guilford County for the provision of animal sheltering for the period of July 1, 2021 - June 30, 2024.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that the Interlocal Agreement with Guilford County for Animal Sheltering be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-283 Consideration of Funding - Outside Non-Profit Agencies

City Council is requested to finalize recommendation for the funding of outside non-profit agency requests.

Outside Agency Funding Requests	FY 2021-2022		
AGENCY NAME	FY 2022 Requested Budget	FY 2022 Committee Recommended	FY 2022 Council Approved
Caring Services	\$20,000	\$10,000	\$10,000
D-Up Basketball	\$60,000	\$10,000	\$10,000
Greater High Point Food Alliance	\$15,000	\$15,000	\$15,000
Helping Hands High Point, Inc.	\$35,000	\$15,000	\$15,000
High Point Arts Council	\$125,000	\$90,000	\$90,000
High Point Discover (new)	\$75,000	\$15,000	\$15,000

High Point LEAP	\$25,000	\$15,000	\$15,000
High Point Police Academy Alumni	\$50,000	\$00.00	\$00.00
High Point Rowing	\$25,000	\$00.00	\$00.00
Housing Consultants Group	\$30,000	\$00.00	\$00.00
Macedonia Family Resource Center	\$21,000	\$21,000	\$21,000
Open Door Ministries	\$20,000	\$20,000	\$20,000
Operation Xcel	\$19,920	\$00.00	\$00.00
Salvation Army Boys & Girls Club	\$30,000	\$15,000	\$15,000
Southwest Renewal Foundation	\$25,000	\$00.00	\$00.00
Theatre Arts Gallery	\$31,000	\$31,000	\$31,000
Tiny House Community Dev., Inc.	\$35,388	\$00.00	\$00.00
Food Pantry of the Triad	\$20,000	\$20,000	\$20,000
West End Ministries	\$30,000	\$30,000	\$30,000
YWCA of High Point	\$75,000	\$25,000	\$25,000
Totals	\$767,308	\$332,000	\$332,000

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve the funding of outside non-profit agency requests as recommended by the Finance Committee and as set forth above. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-284 Contract - Trapeze Software Group - Transit System Asset Maintenance & Management

City Council is requested to award a contract to Trapeze Software Group in the amount of \$342,309 for High Point Transit System FTA asset maintenance and management.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to Trapeze Software Group in the amount of \$342,309 for High Point Transit System FTA asset maintenance and management. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-285 Contract - Carolina Industrial Equipment - Freightliner Leaf Vacuum Truck

City Council is requested to award a contract to Carolina Industrial Equipment for the purchase of a Freightliner truck with ODB DCL800SM25 including truck, training, and delivery in the amount of \$215,306 and include declaring the old truck as surplus and disposing through the online auction process.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to Carolina Industrial Equipment for the purchase of a Freightliner truck with ODB DCL800SM25 including truck, training, and delivery in the amount of \$215,306 and to declare the old truck as surplus to be disposed of through the online auction process. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-286 NC Sheriff's Association Contract #22-06-0426 - Carolina Environmental Systems - Freightliner Knuckleboom Truck

City Council is requested to award a NC Sheriff's Association Contract# 22-06-0426 to Carolina Environmental Systems, Inc. for the purchase of a Freightliner truck with Pac Mac model KB-20H-HJ in the amount of \$153,983 for the truck, training, delivery and include declaring the old truck as surplus and disposing through the online auction process.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a NC Sheriff's Association Contract # 22-06-0426 to Carolina Environmental systems, Inc. for the purchase of a Freightliner Knuckleboom truck with Pac Mac model KB-20H-HJ in the amount of \$153,983 for the truck, training, delivery and to declare the old truck as surplus to be disposed of through the online auction process. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-287 Contract - HH Architecture - Construction Administration (CA) & Close-Out Contract

City Council is requested to award a contract to HH Architecture in the amount of \$396,900 for Construction Administration (CA) and close-out services for the High Point City Lake Park - Site Master Plan Phase 1.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to HH Architecture in the amount of \$396,800 for Construction Administration (CA) and close-out services for the High Point City Lake Park project- Site Master Plan Phase 1. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-288 Contract/Change Order #8 - Wharton & Smith, Inc. - Ward Water Treatment Plant Upgrades

City Council is requested to approve Change Order #8 with Wharton & Smith, Inc. in the amount of \$39,002 for additional work performed as part of the Ward Water Treatment Plant Upgrade Project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve Change Order #8 to the Wharton & Smith, Inc. contract in the amount of \$39,002 for additional work performed as part of the Ward Treatment Plant Upgrade project. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-289 Contract - The Bradley Group - Material Recovery Facility (MRF) Temporary Labor Services

City Council is requested to award a contract to The Bradley Group in the amount of \$120,000 for temporary labor services for the purpose of assisting with current sorting of recyclable materials and that the appropriate City official be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to The Bradley Group in the amount of \$120,000 for temporary labor services for the purpose of assisting with current sorting of recyclable materials at the MRF and to authorize the appropriate City official to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-290 Contract - Johnson Controls Inc. - HVAC Maintenance Services

City Council is requested to award a contract to Johnson Controls Inc. in the amount of \$1,493,590.09 for HVAC maintenance services and authorize the appropriate city official to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to Johnson Controls, Inc. in the amount of \$1,493,590.09 for HVAC maintenance services and to authorize the appropriate City official to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-291 Contract - Johnson Controls Inc. - Security and Fire Alarm Services

City Council is requested to award a contract to Johnson Controls Inc. in the amount of \$303,994 for Security and Fire Alarm services. and authorize the appropriate city official to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to Johnson Controls, Inc. in the amount of \$303,994 for Security and Fire Alarm services and to authorize the appropriate city official to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-292 Resolution - Lease of City Owned Residential Property - 809 & 811 Aberdeen Road, 3300 Hillside

City Council is requested to adopt a resolution approving the lease of 809 Aberdeen Road, 811 Aberdeen Road, and 3300 Hillside Drive for a period of five years under the terms and conditions contained in the lease and authorizes the City Manager to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to adopt a Resolution approving the lease of 809 Aberdeen Road, 811 Aberdeen Road, and 3300 Hillside Drive for a period of five years under the terms and conditions contained in the lease and to authorize the City Manager to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 119/21-34
Resolution Book, Volume XXI, Page 34**

2021-308 Letter of Extension to the Land Disposition Agreement (LDA)- Elliott Sidewalk Communities (ESC)

City Council is requested to approve the Letter of Extension to the Land Disposition Agreement with Elliott Sidewalk Communities (ESC) as presented in the LDA Leter dated July 19, 2021. This will be the Second Amendment to the LDA dated December 15, 2020, the date associated with Building C. The approval of this Second Amendment will extend the deadline for the Certificate of Occupancy for Building C to the last day of October 2021.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve the Letter of Extension to the Land Disposition Agreement with Elliott Sidewalk Communities (ESC) as presented in the attachment and authorized signature. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

REGULAR AGENDA ITEMS

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair
Committee Members: Hudson, Holmes, Jefferson, and Peters

2021-294 City of High Point Greenway Master Plan

City Council is requested to adopt the final City of High Point Greenway Master Plan which includes a recommended greenway network for the City, design standards, along with implementation strategies and a timeline for future planning.

A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to approve the final City of High Point Greenway Master Plan which includes a

recommended greenway network for the City, design standards, along with implementation strategies and at timeline for future planning. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-295 Presentation - Yalik's African American Art & Cultural Movement

Ms. Phyllis Bridges will be giving a presentation on the Yalik's African American Art & Cultural Movement.

Phyllis Bridges provided a presentation on the proposed Yalik's African American Art & Cultural Movement (YAAACM), a State of the Art center proposed to be located in the heart of High Point on Washington Drive. The YAAACM will offer several exhibition spaces, a professional theatre, art galleries, etc. She shared the mission, vision, and goal and felt Washington Street would be the perfect place for the Center. She spoke to the popularity of Arts and Cultural Centers; how Washington Street used to be the heartbeat of the community; how the Center could bring life back to the community; how it could be an economic catalyst for Washington Street; and the core part of the Center would tell the history of High Point's rich African American history. They will obtain sponsorships and the Center will have a children's art gallery, art gallery, art classes, traveling exhibits to educate people about the rich history and culture, a library and lecture hall. Ms. Bridges pointed out locations of the nearest African American Cultural Centers: Richmond, Virginia; Charleston, South Carolina (proposed to open next year); Charlotte, North Carolina (Harvey Gantt Center). She explained that the closest AA Center is in Charlotte, but the concept of Yalik's African American Cultural Center would be very different than the Harvey Gantt African American Center in that Yalik's Center will be focused on telling the history of a city within a city because Washington Street District was a small Black city within a city that has a very deep, rich history and culture and it would bring in visitors from all across the state.

She shared a map of the property they are asking the City of High Point to donate on Washington Street; a rough layout/rendering of the building and parking area; Samet Corporation will be taking on this project and building the Center, along with CJMW Architects out of Winston Salem.

Following Ms. Bridges' presentation and remarks, Council Member Hudson, Chairman of the Prosperity & Livability Committee, entertained any questions.

Council Member Holmes thanked Ms. Bridges personally for sharing with him the rich history of High Point and what Washington Street means to the African American community; that her undertaking is a labor of love; and the passion that Ms. Bridges has for the city, the history of the city; and thanked Ms. Bridges for telling an accurate depiction of High Point's history.

Council Member Williams agreed that Yalik's African American Arts & Cultural Center would definitely benefit the community and inquired about the next steps in moving this forward. Council Member Jefferson advised that the Prosperity & Livability Committee

Meeting minutes reflect that the Committee moved this along to the City Council with a favorable recommendation to have staff move forward, including Madam Attorney, in looking at the best way to do a Memorandum of Understanding (MOU) taking into account some considerations such as: precedence of former land conveyances; conditions around fundraising goals being met; the significant staff time that will be required to do the proper due diligence and researching the titles/deeds and ownership of the property in question; and that the research needs to be done regardless of whether or not Council makes a decision to donate the land.

Council Member Jefferson believed this recommendation would allow staff to move forward with that research/due diligence process and come back to Council with some goals/considerations.

Council Member Jefferson then moved that Council direct staff to move forward with the research on these properties, authorization to engage with outside legal real estate counsel, for staff to begin necessary conversations, finalize the specifics to clear up the title issues, and report back to the City Council with the findings.

Council Member Hudson, Chairman of the Prosperity & Livability Committee, suggested the motion should be to give staff the ability to further research this because the Legal staff does have a long way to go in researching the titles and histories and because of the Committee's limitations on taking action, the next step for the Committee is to send it to Council for them to give staff the authority to move it forward.

For clarification purposes, City Attorney Carlyle reported that the Legal staff would go ahead and start looking at those properties and clarified that the research/review should be taken care of, regardless, for future purposes if this is not the purpose that it is meant to be. She noted they would also work with management and staff and other outside parties about putting together the terms and there would be no reason why that work could not be done simultaneously.

Council Member Peters recalled that the intent was to get staff and the city attorney involved to ensure that the donation of the property would be possible and if it was determined that it was, then it would be given a favorable recommendation in support of the donation of the land. City Attorney Carlyle explained that it was never determined that the mechanism to do this would be an MOU and there were different options that might be considered. She shared that the Legal staff would come back to Council with a recommendation once the research on the property is done to ensure that there are no other title items that might need to be addressed.

Mayor Wagner suggested leaving this matter in the Prosperity & Livability Committee and Council direct staff to work on the research for the title/deed, then bring it back to the City Council. Council Member Jefferson noted that part of the hesitation was the magnitude of hours that it would take to do the legal research in order to do the necessary due diligence. Council Member Peters pointed out that it has been discussed in two Committee meetings and it was her understanding a claw back provision could be incorporated into the MOU, so the land would revert back to the city if the project did not happen. City Attorney Carlyle explained that it was not about taking back the land, and it would be addressed more similar

to a performance-based agreement where they would have to do certain things and perform before the properties are actually deeded.

Ms. Carlyle stated it was her preference that the motion be kept on the table because it sets out everything that needs to be done and clarifies that the Legal staff is going to move forward and begin the property research. She advised that Legal can go ahead and start and work with management and the other parties as to whatever the terms would look like. Mayor Wagner pointed out that the final agreement would still come back to the City Council for approval and staff would make a recommendation as to whether it be an MOU or a more formal document.

Following the lengthy discussion, Council Member Jones made a second to Council Member Jefferson's previous motion.

Mayor Wagner asked if everyone understood Council Member Jefferson's motion. Council Member Holmes asked for clarification and asked if the motion signified Council support for the concept of the land transference. Council Member Jefferson explained the motion was to authorize Legal, staff, and management to do the research work on the titles/deeds and authorize them to move forward and engage with an outside real estate counsel to do the research because of the significant amount of time that the research will take with the understanding that once the work is done, Legal will report back to the City Council on the findings and make a recommendation. He clarified that this does not finalize an agreement or approve an actual donation of property for the conveyance, but simply authorizes staff to move forward with the preliminary work with the findings coming back to Council.

Council Member Peters then made a SUBSTITUTE MOTION that Council move this forward with the understanding that if all the pieces fit together that the city will donate the land and Council supports the project while going through all the legalities, work/research that needs to be done. City Attorney Carlyle explained that the findings would still need to come back to Council for Council to determine whether or not it would be acceptable.

Mayor Wagner asked if there was a second to Council Member Peters' SUBSTITUTE MOTION. Hearing no second, he advised the SUBSTITUTE MOTION died from lack of a second.

Council Member Jefferson asked if it might be possible to get an update at the next meeting regarding a timeline on the work that needs to be done. Council Member Jones inquired about how long the process would take and Ms. Carlyle explained it was really dependent upon being able to engage a real estate attorney; she guestimated it would take at least 20+ hours and hoped they would be able to start as soon as possible.

For the sake of expediting the research, Council Member Williams inquired about the property that the Housing Authority owns and asked if a conversation has taken place with them regarding the property. City Attorney Carlyle advised that it is questionable as to if the Housing Authority does own some of the property because the lengthy metes and bounds deed references that the property had already come to the City of High Point, which is another issue that will be addressed in the process.

Council Member Jefferson felt some clarity was necessary prior to the vote on the motion because of the number of residents in attendance and explained that essentially the motion that was made is the next step in the process to move this forward. He further explained there is too much title work that needs to be done before Council can make a motion as to the donation of the property and advised the matter would come back to the City Council once that research has been conducted.

Council Member Hudson echoed Council Member Jefferson's remarks. He thanked everyone for being present at the meeting and thanked Ms. Bridges for her phenomenal work.

Mayor Wagner then called for a vote on Council Member Jefferson's motion. The motion carried by a 9-0 unanimous vote as follows:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-314 Revision to Special Events Policy (City-Sponsored Events List)

Consideration of a request by Forward High Point to add the "Rock the Point" Concert Series, Food Truck Rodeo, Interactive Art Exhibit, Jazz Event, and Octoberfest events to the city-sponsored events list. This matter was discussed during a Prosperity & Livability Committee Meeting held on July 7, 2021 and further discussed during a Special Meeting of City Council held on July 19, 2021 at 3:00 p.m.

Council Member Hudson moved to suspend the rules so this matter could be added to the agenda for consideration. Council Member Jones made a second to the motion, which carried by the following 9-0 unanimous vote:

Council Member Hudson, Chair of the Prosperity & Livability Committee, advised that Forward High Point (FHP) has requested the city to co-sponsor downtown events under the "Rock the Point" series and clarified that it would also include the event that took place this past Saturday.

Council Member Hudson moved to approval to revise the Special Events Policy by adding the "Rock the Point" Concert Series to the city-sponsored events list. Council Member Jones made a second to the motion.

For further discussion, Mayor Wagner pointed out there were several other events as part of the request in addition to the "Rock the Point" series.

Council Member Hudson agreed and amended his motion to also include the following additional events to the city-sponsored events list: Food Truck Rodeo, Interactive Art Exhibit, Jazz Event, and Octoberfest.

The Mayor asked if there was any additional discussion.

For the record, Council Member Peters pointed out that the city is a partner with Forward High Point; that those types of downtown events are needed; that the city should definitely be

an in-kind sponsor for the events; and as more events are being planned, the city should be on board to approve them.

Council Member Jefferson commented that Forward High Point has offered assurances that the marketing and promotions for these events ensure that the entire city is involved and that those out in the community who are willing to be partners, have these kinds of events moving forward and to make sure that they can reach everyone and get everyone out to participate in the events. As a matter of clarification, he noted that the motion did not include a dollar amount associated with these events; however, the letter from FHP did, and pointed out the word "about" was referenced several times in the letter. Mayor Wagner noted the purpose was for the city to cover the in-kind costs that the city would normally charge for events like these. Council Member Jefferson asked if this would give FHP approval for an amount up to \$30,000 requiring them to come back for any additional funding. The Mayor noted this essentially adds the events to the list of city-sponsored events and explained that the amount could potentially exceed \$30,000, so suggested staff keep track of these events and report back if it looks as if they would go over that amount.

City Manager Logan Ford felt taking into consideration staff time and the number of events, it could potentially exceed \$30,000; however, she noted that, in FHP's presentation, they advised they would be seeking additional sponsorships. She agreed that staff could certainly provide updates to Council on how everything progresses.

For the public's benefit, Mayor Wagner pointed out that they have already raised about \$107,000 towards these events and this would be the city supplementing events where they have already raised a pretty substantial amount of money and sponsorships for. He advised that this certainly meets the city's strategic goal and plays a major role in revitalizing downtown by creating a place that everybody feels comfortable in, to come out and mingle and bring economic success to the city.

In light of ballooning cost concerns, Council Member Holmes asked if it might be possible to require a "not-to-exceed" amount and possibly put in a few percentage points. Mayor Wagner pointed out that this is not a restriction that the city would apply to any of the other entities on the city-sponsored events list. He explained there are at least two members of Council that serve on the FHP Board and felt it would be easy to monitor. Council Member Peters encouraged everyone to go to the FHP FaceBook page and share the events. Mayor Wagner encouraged everyone to attend the first downtown Food Truck Rodeo which would include a band.

The Mayor asked if there were any additional comments and/or questions. Hearing none, he called for a vote on the motion, which carried by a 9-0 unanimous vote as follows:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair
Committee Members: Williams, Hudson, Jefferson, and Johnson

2021-296 Ordinance - Demolition of Dwelling - 1113 Jefferson Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1113 Jefferson Street belonging to Nicolas Diaz Mendez.

Lori Loosemore, Code Enforcement Manager, reported that this property was originally inspected in March 2018; a hearing was held on March 28, 2018; no one appeared for the hearing; an Ordinance To Repair or Demolish was issued on March 29, 2018 with a compliance date of May 4, 2018; the delayed response was due to the property changing hands at least four times and no repairs being made; a Lis Pendens was recorded on March 5, 2018; the current owner purchased the property on December 3, 2020; property taxes are delinquent on the property in the amount of \$2,635; the current owner did apply for a permit in February 2021; however, the repairs were started but not completed.

Council Member Williams, Community Development Committee Chair, asked if there was anyone present who would like to speak regarding this matter. Hearing none, he proceeded with the following motion.

Note: Council Member Peters stepped out of the Council Chambers and was not physically present for the vote on this matter. N.C. General Statute 160A-75 states "a failure to vote by a member who is physically present in the council chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote."

A motion was made by Council Member Williams, seconded by Council Member Johnson, to adopt the ordinance ordering the building inspector to effectuate the demolition of the structure at 113 Jefferson Street. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7729/21-46
Ordinance Book, Volume XXII, Page 46**

2021-297 Ordinance - Demolition of Dwelling - 2413 Brentwood Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2413 Brentwood Street belonging to Hua Ying Chen and Ben Zin Zhu.

Lori Loosemore, Code Enforcement Manager, reported that staff received a complaint about this property from the High Point Police Department because a body was discovered in the unsecured structure; an inspection on the condition of the property was conducted on December 18, 2019; a hearing was held on March 26, 2020; no one appeared for the hearing; an Ordinance to Repair or Demolish was issued on December 17, 2020 with a compliance date of January 20, 2021; staff did have to advertise notice in the newspaper to ensure that property notice was served to the property owners due to address discrepancies; the inspector did talk with a real estate agent who said they were trying to sell the property; the property owner did pay most of the delinquent taxes owed on the property; the property owner now owes \$2,832.14 in taxes on the property for 2020 and 2021.

Council Member Williams, Community Development Committee Chair, asked if there was anyone present who would like to address Council regarding this property. Hearing none, he proceeded with the following motion.

A motion was made by Council Member Williams, seconded by Council Member Hudson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure at 2413 Brentwood Street. at this matter be adopted. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7730/21-47

Ordinance Book, Volume XXII, Page 47

2021-298 Ordinance - Demolition of Dwelling - 1205 W. Green Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1205 W. Green Street belonging to Henry Zinnerman.

Lori Loosemore, Code Enforcement Manager, reported that this property was reported to staff by the Fire Department after a fire occurred; staff conducted an inspection on January 7, 2020; a hearing was held on November 20, 2020; the property owner did appear for the hearing and said he was not able to make the repairs to the house due to the lack of homeowner's insurance; an Ordinance to Repair or Demolish was issued on March 5, 2021 with a compliance date of April 5, 2021.

Council Member Williams, Committee Development Committee Chair, asked if there was anyone present who would like to speak regarding this property. Hearing none, he proceeded with the following motion.

A motion was made by Council Member Williams, seconded by Council Member Hudson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1205 W. Green Street. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7731/21-48

Ordinance Book, Volume XXII, Page 48

PLANNING & DEVELOPMENT - Mayor Jay Wagner

2021-299 Resolution of Intent-Annexation 21-03

Approval of a Resolution of Intent to establish a public hearing date of August 16, 2021, to consider a voluntary contiguous annexation of approximately 43.2 acres located along the

west side of Johnson Street, approximately 145 feet north of Skeet Club Road. The property is addressed as 1025 Skeet Club Road (portion) and 4321 & 4341 Johnson Street, and also known as Guilford County Tax Parcel 203581 (portion), 169368 and 169367.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that this Resolution of Intent for Annexation 21-03 be adopted. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 1990/21-35
Resolution Book, Volume XXI, Page 35**

2021-300 Resolution of Intent-Annexation 21-04

Approval of a Resolution of Intent to establish a public hearing date of August 16, 2021, to consider a voluntary contiguous annexation of approximately 9.27 acres located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road. The property is addressed as 4816 & 4818 W. Wendover Avenue and 5953 & 5955 Hickory Grove Road, and also known as Guilford County Tax Parcel 154764, 154767, 154765 and 169368

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, that this Resolution of Intent for Annexation 21-04 be adopted. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 1991/21-36
Resolution Book, Volume XXI, Page 36**

PUBLIC HEARINGS

2021-301 City of High Point-Zoning Map Amendment 21-12

A request by the High Point City Council to rezone 551 properties, totaling approximately 222.8 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 545 properties, totaling approximately 177.2 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District, Conditional Use Residential Multifamily - 5 (CU RM-5) District and a Conditional Use Residential Multifamily - 16 (CU RM-16) District to the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District. The properties are within the Nottingham, Lakeside at Nottingham, Parkside at Nottingham, Lakeside Townhomes and Park Hill Townhomes subdivisions. These subdivisions are located south of the

intersection of W. Wendover Avenue and Windstream Way/Gisbourne Drive, east of the intersection of Penny Road and Woodpark Drive and at the southwest corner of Penny Road and Woodpark Drive.

- b) To rezone 6 properties, totaling approximately 45.6 acres, from a Conditional Use Office Institutional (CU-OI) District and a Conditional Use General Business (CU-GB) District to the Office Institutional (OI) and General Business (GB) District. The properties are located east of I-74 and along the south side of Greensboro Road, and addressed as 1139, 1141 and 1231 Enterprise Drive and 606 and 1000 Greensboro Road.

The public hearing for this matter was held on Monday, July 19, 2021 at 5:30 p.m. as duly advertised.

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 initiated by the City Council to rezone 551 properties, totaling about 222 acres, as part of the city's Comprehensive Zoning Map Amendment Project which began in 2017 for the purpose of reviewing and evaluating zoning of land throughout the city, identifying areas where zoning is out of sync with the existing Land Use policies or inconsistent with the current Land Use Policy, and to propose appropriate changes.

Mr. Shannon reported there are two areas involved with this request: Map 1 pertains to changes in the Nottingham subdivision located south of Wendover Avenue and east of Penny Road, along with the one townhome development west of Penny Road; Map 2 pertains to land areas east of the I-74 corridor along the southside of Greensboro Road.

*Regarding **Map 1** (Nottingham development), consists of several subdivisions within the Nottingham subdivision (Lakeside @ Nottingham, Parkside @ Nottingham, the Lakeside Townhome subdivision, and the Park Hill subdivision on Penny Road). Mr. Shannon noted that this area currently has a zoning consisting of Conditional Use Residential Single Family-5, Conditional Use Multifamily-5, and Conditional Use Residential Multifamily-16. The Nottingham development obtained zoning and annexation approval in 1993; the Park Hill development obtained zoning and annexation approval in 2002. Mr. Shannon advised these developments are now fully developed and all conditions associated with the developments have been met (i.e. right of way dedication, street design, access, etc...), so the intent is now to remove those conditions as they have been met or are now obsolete and governed by the Development Ordinance. The proposal is to rezone the single-family portions of this area to the Residential Single Family-5 District and the two townhome developments to the Residential Multifamily-16 District.*

*Regarding **Map 2** (property east of I-74 and south of Greensboro Road); property at the intersection of I-74 and Greensboro Road is currently zoned Conditional Use General Business and a Conditional Use Office Institutional property owned by Grace Church, as well as two Conditional Use General Business Districts that are self-storage facilities along Greensboro Road. These non-residential developments obtained zoning approval between 1988 and 1998 which included conditions regarding right of way dedication, preservation of*

landscaping along the I-74 corridor and access restrictions; however, those conditions have now been met.

Mr. Shannon reported that received about 90 calls in total regarding these two requests and fielded questions about whether or not this was a new development, if it was about the Jamestown ByPass, if it would change any school district assignments; however, once staff explained that it would just remove the obsolete conditions on the properties, there were not other concerns from the public.

Staff is recommending rezoning of the Grace Church property from conditional Use General Business and Conditional Use Office Institutional to the General Business and Office Institutional District; and rezoning of the two storage facilities along Greensboro Road from the Conditional Use General Business District to the General Business District.

Both requests were reviewed by the Planning and Zoning Commission at their June public hearing and they recommended approval of both requests by a 5-0 vote.

Following staff's overview of the staff report, Mr. Shannon asked if there were any questions.

Council Member Jones inquired about the 22 acres on the other side of I-74 and if it was in the Opportunity Zone. Mr. Shannon stated to his knowledge, the property on the opposite side was not in the Opportunity Zone.

Council Member Jefferson asked if staff could explain the correlation of this request and the information that was presented by staff previously on the Jamestown Bypass. Lee Burnette, Director of Planning and Development, explained these zoning changes are neither consistent or inconsistent with the Land Use Assessment that was done by staff for the Jamestown Bypass area. He further explained these changes were identified early on as changes that needed to be made as part of the city's Comprehensive Zoning Map Amendment Project and since many of these areas were already developed, the Land Use assessment, for the most part, looked at the potential development of the undeveloped areas.

Mayor Wagner asked if there were any additional questions for staff. Hearing none, he declared the public hearing open and asked if there was anyone present that would like to speak in support of or in opposition to this matter. Hearing none, he proceeded with the following motion.

Ordinance No. 7728/21-45

Ordinance Book, Volume XXII, Page 45

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to adopt an Ordinance approving Zoning Map Amendment 21-12 based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements:

That Zoning Map Amendment 21-12 is consistent with the City's adopted policy guidance because the zoning map amendments for the residential developments are supported by the Low-Density Residential and Medium Density residential land use classifications of the Land Use Plan, while the zoning map amendments for the non-residential developments are supported by the

Community/Regional Commercial, Institutional and Local Convenience Commercial Residential land use classifications of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which cannot be amended.

The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

GENERAL BUSINESS AGENDA

2021-306 Discussion- Options for Remote Attendance and Streaming of City Council Meetings and Remote Attendance at City Council Meetings

City Council to discuss streaming of City Council Meetings, Special Meetings, and Standing Committee Meetings of City Council and remote attendance at City Council meetings.

Mayor Wagner advised that this matter was placed on the agenda at the request of Council Member Jefferson and Council Member Holmes and turned the floor over to them to explain the reasoning behind adding it.

Council Member Jefferson noted that it is actually two separate items: the streaming portion and remote participation at meetings. He kicked off discussion by talking about streaming of meetings as this was the subject he felt more strongly about. He spoke to how he believed the streaming of meetings should happen; that it would allow residents that cannot attend meetings for whatever reason to be able to listen to the meetings to stay aware of the city's business; how it comes down to equity and access; that the city has already made a huge investment in the equipment as part of the COVID mitigation because the law requires live streaming of remote meetings; how the city already has the ability, capacity, and the desire to do it; and that he did not see a good reason why the city should not continue doing what has been done in the past year and some months just to ensure that our residents can stay informed.

Council Member Holmes added that there is also a demand for live streaming as well. He shared that he has heard from many constituents who have a new level of engagement with the city because they were able to listen in and follow through FaceBook/YouTube, etc... He agreed that not only did COVID force the city's hand to innovate, but it heightened the demand to live stream which resulted in a level of engagement from the citizenry that would support continuing whatever options are necessary to increase access.

Along the lines of remote attendance, Council Member Holmes noted that many council members have families and things they do outside of Council and not being able to participate remotely impacts the ability to have a quorum. He pointed out that many municipalities have taken a successful approach to attendance, so he felt this is something that Council should maybe continue or at least have as an option to continue so that the city's work/business is ongoing. He extended accolades to the city staff for doing such an incredible job of navigating through COVID while allowing meetings to continue the city's

business in a virtual manner. He felt Council should at the least consider a hybrid model of attendance for committee meetings at the minimum.

Council Member Jones stated he did see the value of conducting the meetings in person and pointed out showing up to meetings is the duty and responsibility of getting elected. He shared that before he decided to run for City Council, he attended meetings for at least a year, not necessarily to see how business was conducted, but to see if his schedule and time sacrifice would allow him to be a council member noting that it does take a lot of time, work, training, and education.

Council Member Johnson added that it is not just for council members, but for the constituents so they can hear and be a part of the meetings especially for transparency purposes. He agreed that there are many people that cannot make the meetings in person for whatever reason whether it be due to the lack of transportation, working a second job, etc..... He pointed out the city already has the capability and questioned why we would not continue streaming the meetings.

Council Member Jones clarified that he agrees with streaming of the meetings and believes it is a great idea but reiterated his concerns that it is Council's responsibility to show up to the meetings because that was part of the job when elected. Regarding the second point of remote participation, he felt council members should not be able to vote remotely.

Council Member Jefferson then made a motion that the city continue streaming as done in the past via audio means at every regular council meeting and Standing Committees of City Council (such as Finance, Community Development, Prosperity & Livability, and Public Safety), not referring to the various boards and commissions. As a matter of clarification, City Attorney Carlyle suggested that Council Member Jefferson be a little more specific as to what platform (FaceBook, YouTube) and the type of streaming. Council Member Jefferson clarified it would be live streaming the audio for meetings and noted it would also need to include special meetings.

Mayor Wagner reminded Council that a second to the motion was necessary, then the discussion could continue.

Council Member Hudson then made a second to the motion.

The Mayor asked Jeron Hollis, Managing Director, to address Council regarding the streaming of the meetings. Mr. Hollis noted staff currently uses two platforms for streaming the meetings: FaceBook and YouTube and suggested it might be simpler just to reference it as "streaming" so it would not tie staff's hands and restrict the platforms used because technology would actually dictate the platforms used. A brief discussion followed regarding the number of views on meeting streams. Ryan Ferguson, Marketing Manager, noted that at any given time, the number of views averaged around 200 and that he could drill down to determine the actual number of live views; however, in all reality a view is a view.

Mayor Wagner stated he did not have a problem with streaming meetings but questioned the word "requiring" streaming because there may be some occasions where streaming may not be possible such as an off-site meeting location. Council Member Peters suggested it might be helpful to specify meetings held at city hall where the technology to stream is available.

The Mayor then made a SUBSTITUTE MOTION to table the motion until the next City Council meeting to allow staff to draft and submit a streaming policy for consideration. Council Member Jones made a second to the SUBSTITUTE MOTION.

For further discussion, Mayor Pro Tem Moore inquired about the costs associated with streaming. City Manager Logan Ford suggested that an explanation and clarification on this could be something that is included as part of the written policy. Council Member Jefferson asked about the possibility of voting on a policy at a briefing or another meeting prior to the 5:30 p.m. Council Meeting on August 2nd. City Attorney Carlyle advised that if the intent is to go ahead and stream it at the first Council Meeting in August, then it would be necessary to go ahead and direct staff to do that with the understanding that there will be a policy for Council to consider.

Procedurally, the Mayor noted there was a SUBSTITUTE MOTION to table Council Member Jefferson's MOTION, so the MOTION would remain open. Council Member Jefferson asked if this would allow staff enough time to make the necessary preparations to stream the meeting. Mayor Wagner asked Council Member Jefferson if he would like to modify his motion.

Council Member Jefferson then modified his motion to direct staff to audio stream the August 2nd City Council Meeting. Council Member Hudson originally made a second to that motion and concurred with the modified motion.

Mayor Wagner explained that Council would be voting on the MOTION to table which would be pending until the Manager's Briefing on August 2nd at which time it would hopefully be voted on. City Attorney Carlyle reminded Council that no action can be taken in a Manager's Briefing, so the meeting would have to be noticed as a Special Meeting of City Council.

Mayor Wagner then called for a VOTE on the SUBSTITUTE MOTION to table Council Member Jefferson's MOTION. The motion carried by a 9-0 unanimous vote as follows:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

The topic of discussion then reverted to remote participation at meetings. Mayor Wagner deferred to the City Attorney for comment and pointed out the ability for council members to vote at the remote meetings was authorized only by State Law as a result of COVID and noted that prior to COVID, there were no provisions in the law to allow it. City Attorney Carlyle confirmed this and advised that there is no authority to allow a council to vote in remote meetings without a local act authorizing it. A brief discussion followed regarding the expiration of the Governor's Executive Order on July 30th and the effect that would have on remote meetings. She reminded Council that the current Rules of Procedure and policy in place allows Council to call in and participate in remote meetings, but cannot be counted as being present for the meeting for the purposes of a quorum with no provisions for voting.

Council Member Hudson shared that his family is vacationing and he left them to drive back just so he could attend this meeting. He spoke to the importance of being at a meeting and giving residents the respect they deserve to allow them to be heard by Council. He spoke to taking the job as an elected official very seriously and advised that he would not vote to allow remote votes.

Council Member Jones echoed Council Member Hudson's point and stated that he, too, was vacationing, and felt it was his obligation to drive back so he could attend the meeting. He spoke to remote meetings requiring more staff time due to the glitches and switching meetings over which translates into staff hours; that Council needs to be respectful of staff's time; and how meeting in person was more effective, efficient, and better stewardship of tax dollars as well.

Mayor Wagner agreed with his colleagues in the fact that they all were elected to do the job and in order to do the job, it was necessary for them to be present at the meetings. He also echoed his colleagues' travel stories and noted that his first year on Council, he drove nine hours to attend a meeting just so he could vote on the budget.

2021-302**Reappointment - Historic Preservation Commission (HPC)**

City Council is requested to confirm to the reappointment of Janet Cantania to the Historic Preservation Commission as Mayor Pro Tem Moore's At Large appointee. Appointment to be effective immediately and will expire June 30, 2024.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to reappoint Janet Cantania to the Historic Preservation Commission (term effective immediately and will expire June 30, 2024). The motion carried by the following 9-0 unanimous vote:

Aye (9):

Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-303**Appointments - Parks & Recreation Commission (PRC)**

City Council is requested to confirm the following appointments to the Parks & Recreation Commission:

- Appointment of **Derek Pegram** as Councilman Victor Jones' Ward 5 appointee. ***Appointment to be effective immediately and will expire July 1, 2024.***
- Appointment of **Micholas Credle** as Councilman Tyrone Johnson's At Large appointee. ***Appointment to be effective immediately and will expire July 1, 2023.***

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to approve the preceding appointments to the Parks & Recreation Commission. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-304 Reappointment - Planning & Zoning Commission (PZC)

Council is requested to confirm the following reappointments to the Planning & Zoning Commission:

Reappointment of **Mark Walsh** as Council Member Johnson's appointee; ***reappointment effective immediately and will expire June 30, 2023.***

Reappointment of **Terry Venable** as Council Member Jones' Ward 5 appointee; ***reappointment effective immediately and will expire June 30, 2023.***

Reappointment of **Mark Morgan** as Council Member Monica Peters' Ward 3 appointee; ***reappointment effective immediately and will expire June 30, 2024.***

A motion was made by Council Member Peters, seconded by Council Member Jones, that the preceding reappointments be approved. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-307 Appointment - Citizens Advisory Council (CAC)

City Council is requested to confirm the appointment of Kellie Jackson to the Citizens Advisory Council as Council Member Tyrone Johnson's At Large appointee. Appointment to be effective immediately and will expire May 31, 2023.

A motion was made by Council Member Johnson, seconded by Council Member Holmes, to approve the appointment of Kellie Jackson to the Citizens Advisory Council. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-305 Minutes To Be Approved

June 15, 2021 Community Development Committee @ 4:00 p.m.

June 17, 2021 Finance Committee @ 4:00 p.m.

June 21, 2021 Manager's Briefing @ 4:00 p.m.

June 21, 2021 Regular Meeting of City Council @ 5:30 p.m.

June 23, 2021 Prosperity & Livability Committee @ 9:00 a.m.

June 23, 2021 Recessed Meeting of City Council @ 5:30 p.m.

July 7, 2021 Prosperity & Livability @ 9:00 a.m.

A motion was made by Council Member Jones, seconded by Council Member Moore, to approve the preceding minutes as submitted. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:37 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 524 Cross St

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 8/2/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 524 Cross St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/2/2021. No action occurred by the compliance date of 4/2/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

524 Cross St.

OWNER:

Javier Heredia (purchased January 2019)

**REASON FOR
INSPECTION:**

Received complaint from tenant

**FIRST
INSPECTION:
1/6/2017**

Summary of Major Violations (at time of original inspection)

1. Repair or replaced damaged roof sheathing & covering
2. Repair or replace damaged wall covering throughout
3. Repair or replace damaged ceiling covering
4. Repair or replace damaged subfloor in bathroom
5. Repair or replace damaged floor covering throughout

**HEARING
RESULTS:
11/20/20**

The owner did appear for the Hearing. He stated that he has the money now and is eager to make the repairs. Inspector agreed to grant him time to make repairs as long as he follows through with repairs as discussed. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
3/2/2021**

Order to Repair or Demolish
Date of Compliance 4/2/2021

APPEALS:

None

**OWNER
ACTIONS:**

Current owner applied for permit to make repairs in June of 2019. Permit was issued 5/3/2021 after permit fee was paid.

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$484.31 for 2020.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

524 Cross St.

Javier Heredia
4203 Wayward Dr.
Greensboro, NC 27407

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 2nd day of August, 2021

Lisa B. Vierling, City Clerk









July 30, 2021

To: Randy McCaslin, Deputy City Manager

From: Michael E. McNair, Director of Community Development & Housing

Subject: Strategic Update on Code Enforcement Activity for July 2021

This report summarizes Code Enforcement activity for the month of July. During this period Local Codes Enforcement (LCE) staff processed 25 new minimum housing complaints; 120 new public nuisance complaints and collected 217 signs. Additionally, during the month of July:

- LCE staff recorded 19 zoning complaints.
- A total of 209 Public Nuisance cases were abated (51 - City abated and 158 - owner abated).
- Two inspectors did work on a Saturday morning during the month and collected 121 signs
- Three properties with ordinances passed are in the appeal period. Demolition bids will be requested when appeal period has expired
- Seven properties are awaiting asbestos inspection and demolition bids.
- There are two housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo and 216 Underhill).
- Two inspector positions remain open and interviews are underway.
- During the report period there were 515 total active cases:
 - 219 active minimum housing cases
 - 185 active public nuisance cases
 - 111 active zoning cases

Please see the attachment containing a table summarizing detailed activity and pictures.

Local Codes Enforcement Monthly Activity

[illegible]



**CITY OF HIGH POINT
CODE ENFORCEMENT
VIOLATION NOTICE**

- | | |
|---|---|
| ☐ HIGH GRASS/WEEDS | ☐ POOL/ACCUM. OF STANDING WATER |
| ☒ TRASH/BOXES/TIRES | ☐ APPLIANCES/FURNITURE |
| ☐ SECURE DWELLING | ☒ LIMBS/BRUSH/FALLEN TREES |
| | ☒ BUILDING MATERIALS/FIREWOOD |

COMPLIANCE DATE: 6-30-20
CODE OFFICER: Lash NUMBER: 8833804

















July 19, 2021

Jay Wagner
Mayor
City of High Point
211 S. Hamilton Street
High Point, NC 27260

Dear Mayor and Members of City Council:

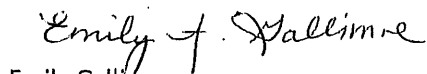
As the date nears for opening of the City of High Point's new police headquarters at 1730 Westchester Drive, we wish to request confirmation of the naming of the facility as determined in 1997, as O. H. Leak Law Enforcement Center, designated with prominent exterior signage.

Further, in pride and celebration of the historical significance of the career of this community leader, and the City of High Point's proactive leadership in hiring O. H. Leak as a police officer in 1943, we request placement of a plaque at the entrance or in the foyer of the O. H. Leak Law Enforcement Center (recommended text for this plaque attached).

Respectfully submitted this day,



Rev. Angela Roberson
Executive Board
High Point Commemoration for
400 Years of African American History



Emily Gallimore
President
High Point Historical Society

Attachment:
Draft of Plaque Commemorating O. H. Leak

cc: Tasha Ford Logan
City Manager

[Engraved Image from Photograph of O. H. Leak]

Oriel Hardy Leak

(1917-2001)

O. H. Leak Law Enforcement Center

Named in 1997 by the City of High Point

In 1943 the City of High Point hired B. Allen Steele and O. H. Leak as officers of the High Point Police Department, the first African American police officers to serve in the State of North Carolina

Officer Leak continued to serve with distinction in the criminal investigation division for 32 years, rising in rank to detective (1952), lieutenant (1966), and captain (1971), until his retirement in 1975

Officer Leak was a founding member of the North State Law Enforcement Organization, an association of black police officers during segregation

Honors to his service and leadership included among others
Recognition for 30 Years of Service
High Point Chamber of Commerce, 1973
Officer of the Year
North Carolina Law Enforcement Officers Association, 1965
Man of the Year
Carl Chavis YMCA, 1965

Lieutenant Leak was selected as a member of the security detail for the presidential inaugurations of Richard M. Nixon (1969), and Lyndon B. Johnson (1965); and the visit by President John F. Kennedy to UNC-Chapel Hill (1963)

Captain Leak was named special counsel to the U.S. Secretary of Defense, serving in Germany as a racial liaison among U.S. troops, 1972

"The best way to find yourself is to lose yourself in service to others."

- Mahatma Gandhi

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

524 Cross St.

Javier Heredia
4203 Wayward Dr.
Greensboro, NC 27407

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 2nd day of August, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

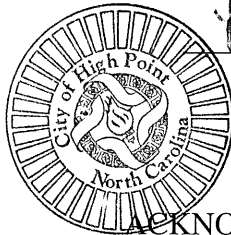


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on August 2, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7732/21-49, page 49, Legislative File No. 2021-334 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 3rd day of August 2021.

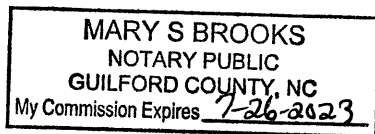


Lisa B. Vierling
Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 3rd day of August 2021.



Mary S Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

CITY OF HIGH POINT

AGENDA ITEM



Title: Operation InAsmuch Contract with Community Housing Solutions

From: Michael E. McNair, Director

Meeting Date: August 2, 2021

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Flyer
Map

PURPOSE:

Approval of a contract totaling \$200,000.00 with Community Housing Solutions (CHS) to fund materials and operational expenses associated with two (2) Operation InAsMuch (OIAM) events during the 2021-22 fiscal year. The next event has been scheduled for Saturday, October 23, 2021 in the Macedonia and Pershing Street communities. The date and neighborhood for the Spring event has yet to be determined.

BACKGROUND:

This will be the tenth OAIM event since May 2016. Volunteers are utilized to conduct home repairs and necessary yardwork. In the previous nine events 1,067 volunteers have donated their time and energy to assist 132 homeowners.

BUDGET IMPACT:

Funds are available in the 2021-22 budget.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the contract with CHS and that the appropriate City official and/or employee be authorized to execute all necessary documents.

FREE HOME REPAIR

MACEDONIA - PERSHING ST. NEIGHBORHOOD



OPERATION[®] INASMUCH

A Compassion Revolution

October 23, 2021

Operation Inasmuch is an event offering free home repairs, exterior house painting and yard clean up services to eligible homeowners. These services are provided by Community Housing Solutions in conjunction with local volunteer groups funded by the City of High Point.

How do I know if I am eligible?

- You must live in your own home
- Fall within specific income guidelines
- Have a qualifying need

To learn more or to apply contact:

Dana Donaldson - Program Specialist
Community Housing Solutions
336.553.9698

ddonaldson@chshousing.org

or visit HighPointNC.gov/OperationInasmuch

Deadline to apply: September 1st



REPARACIÓN DE HOGAR GRATIS

MACEDONIA - PERSHING ST. VECINDARIO



OPERATION[®] INASMUCH

A Compassion Revolution

Octubre 23, 2021

Operation Inasmuch es un evento que ofrece servicios gratuitos de reparación del hogar, pintura exterior de la casa y limpieza de jardines para propietarios elegibles. Estos servicios son proporcionados por Community Housing Solutions junto con grupos de voluntarios locales financiados por la ciudad de High Point.

¿Cómo sé si soy elegible?

- Debe vivir en su propia casa
- Caer bajo las pautas específicas de ingreso
- Tener una necesidad calificativa

Para obtener más información o para aplicar contacte a:

Dana Donaldson - Program Specialist

Community Housing Solutions

336.553.9698

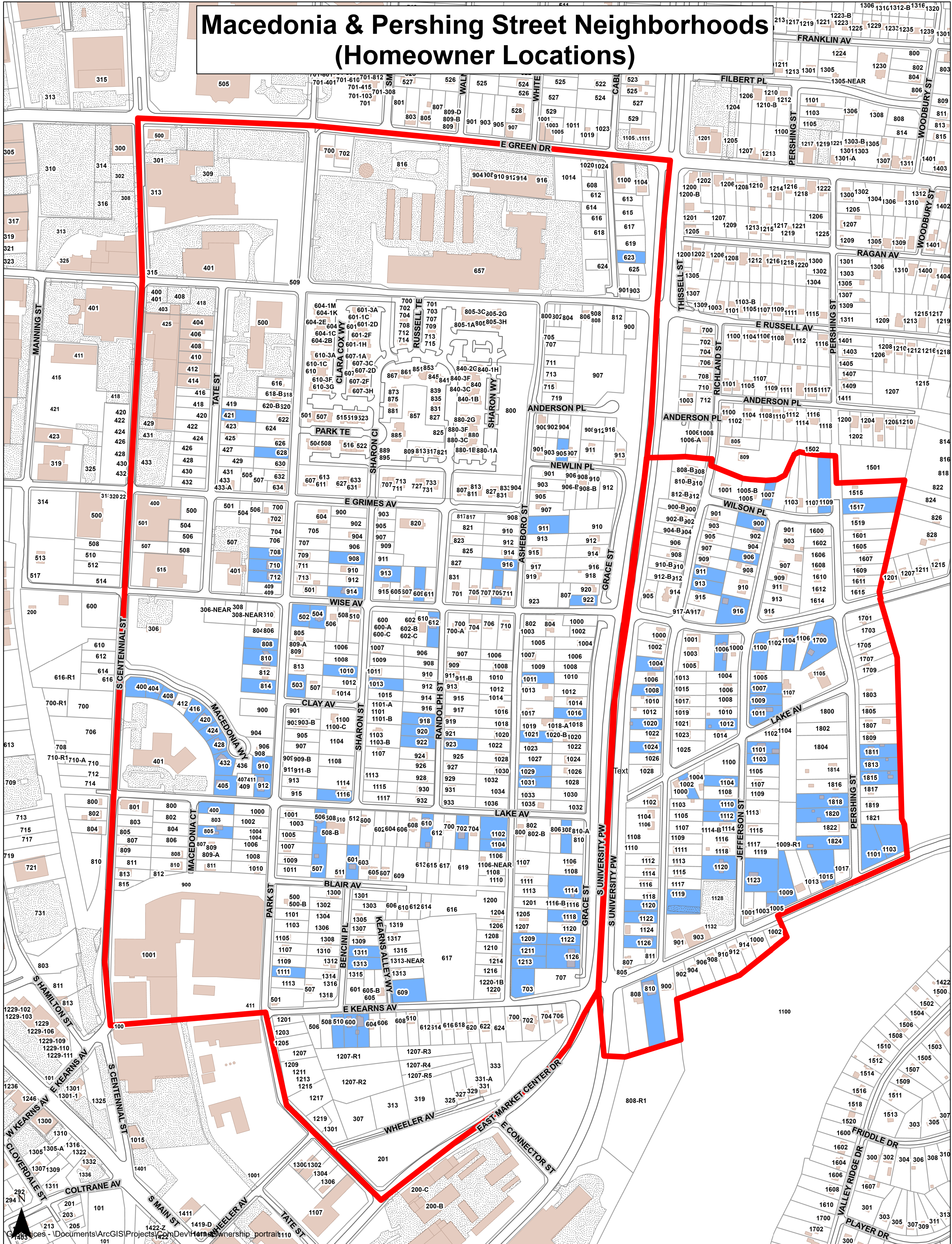
ddonaldson@chshousing.org

o visite HighPointNC.gov/OperationInasmuch

La fecha límite para aplicar: Septiembre 1st



Macedonia & Pershing Street Neighborhoods (Homeowner Locations)



CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-07
(Classic Dyestuff, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 21, 2021

Public Hearing: Yes

Advertising Date: June 9, 2021, and
June 16, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Classic Dyestuff, Inc. to rezone approximately 3.4 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located east of the intersection of Brentwood Street and Gavin Drive (323 and 401 Brentwood Street) and west of the northern terminus of New Street (222, 226, 228 and 230 New Street).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their May 25, 2021 regular meeting and took final action when the meeting was reconvened on May 27, 2021. On the date of final action, all members of the Commission were present except for Ms. Joan Swift and Mr. Terry Venable. Mr. Herbert Shannon, Senior Planner, presented the case and recommended denial of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Grant Almond, attorney, Wyatt-Early-Harris-Wheeler, 1912 Eastchester Drive, Suite 400, High Point. Mr. Almond noted that Classic Dyestuff, Inc. has operated at 301 Brentwood Street, abutting this zoning site, since the late 1970s. He explained that Classic Dyestuff produces paints, dyes, coatings, and disinfectants. The company is preparing to expand the operation with the addition of a new 40,000-square-foot facility where they will continue the same type of business. Mr. Almond noted that his client understands that the Planning and Development Department has determined that their current use and proposed expansion would be classified as a minor manufacturing facility and not required to be rezoned. However, they are of the opinion their operation falls under the major manufacturing use type, which is only permitted in the HI District. Due to the cost of the proposed expansion and concern that future staff may interpret their proposed land use activity differently, they would feel more comfortable proceeding forward with this proposed expansion if all lands associated with their development are zoned HI District for a major manufacturing facility.

No public comments were received on this public hearing item.

Once the public hearing was closed the Planning and Zoning Commission deliberated on this request. The commission asked staff to address the applicant's concern that future staff may interpret this use differently. Mr. Shannon, Senior Planner and Mr. Burnette, Director addressed this question. They stated that the current Development Ordinance is more flexible than the prior ordinance. The principal use table focuses more on

the way a use operates rather than just a listing of uses. Since the applicant has noted that all activity of their current and future expansion will occur indoors, and there will be no smoke, odor, noise, or vibration that go beyond the limits of the site, this is considered a minor manufacturing use.

Several Commission members did express concern with expanding the HI District zoning in this area, especially if staff has determined that the current and proposed uses are permitted in the existing LI District zoning governing the site.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **denial** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **denial** of this request, as recommended by staff, by a vote of 7-0.

A zoning map amendment application receiving a recommendation of denial from the Planning and Zoning Commission shall only be approved by the City Council with a $\frac{2}{3}$ majority vote of the City Council members present and voting.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 21-09 **is not** consistent with the City's adopted policy guidance because a goal of the Land Use Plan is to encourage development that enhances and preserves established neighborhoods and major manufacturing, and the wholesale trade of toxic chemicals as allowed in the requested CZ-HI District, does not enhance or protect the adjacent neighborhood; such uses should not be allowed within the proximity of the nearby residences without adequate protection. Furthermore, the request **is not** reasonable and in the public interest because the rezoning is not necessary to allow the proposed expansion as described.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-07
May 25, 2021**

Request	
Applicant: Classic Dyestuff, Inc.	Owners: Classic Dyestuff, Inc. and Labpro, LLC
Zoning Proposal: To rezone approximately 3.4 acres	From: LI Light Industrial District To: CZ-HI Conditional Zoning Heavy Industrial District

Site Information	
Location:	The site is located east of the intersection of Brentwood Street and Gavin Drive (323 & 401 Brentwood Street) and west of the northern terminus of New Street (222, 226, 228 & 230 New Street).
Tax Parcel Number:	Guilford County Tax Parcels 184070 through 184073, 184126 and 184130
Site Acreage:	Approximately 3.4 acres
Current Land Use:	Except for a 4,800 square foot vacant warehouse structure off New Street, the zoning site is undeveloped.
Physical Characteristics:	The zoning site is relatively flat.
Water and Sewer Proximity:	An 8-inch City water line and an 8-inch City sewer line lie adjacent to the site along both Brentwood Street and New Street.
General Drainage and Watershed:	The site is relatively flat and drains in a general northerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District	Religious institution (church) and manufacturing facility
	HI	Heavy Industrial District	
South:	LI	Light Industrial District	Single family dwelling, vacant commercial building
East:	LI	Light Industrial District	I-74 corridor, single family dwelling, and major vehicle establishment (body shop)
West:	R-5	Residential Single Family-5 District	Single family dwellings, religious institution (church) and minor manufacturing facility
	LB	Limited Business District	
	HI	Heavy Industrial District	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Light Industrial Land use designation. This classification includes general manufacturing, wholesaling, warehousing, and research and development uses.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	<u>US 311-Bypass Interchange Study (2002)</u> – The plan states that the area between the US 311-Bypass and Brentwood Street, and E. Kivett Drive and E. Green Drive interchanges could be a location for industrial redevelopment due to the potential benefit of visibility from the bypass.
Zoning History:	There has been no recent zoning activity in this area.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Brentwood Street		Minor Throughfare	300 ft.
	New Street		Local Street	215 ft.
	Hayes Avenue		Local Street	80 ft.
Vehicular Access:	Via driveway access from Brentwood Street, Hayes Avenue and New Street.			
Traffic Counts: (Average Daily Trips)	Brentwood Street		3,800 ADT (NCDOT 2019 traffic count)	
Estimated Trip Generation:	The applicant currently operates a 42,000 square foot minor manufacturing facility on a 5.2 acre parcel abutting the zoning site. They are proposing to expand this facility to approximately 80,000 square feet. This size industrial development is anticipated to generate approximately 314 daily trips (during a 24-hour time period) with approximately 65 AM peak-hour trips and approximately 63 PM peak-hour trips			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for nonresidential developments that generate more than 150 trips within the AM or PM peak hours.	

School District Comment
Not applicable to this zoning case.

Details of Proposal
The applicant operates an existing minor manufacturing facility at 301 Brentwood Street, and they desire to expand their facility onto abutting lands. Classic Dyestuffs processes powdered dyes, pigment dispersions, hand sanitizers and disinfectant chemicals. They do specialty packaging of their processed products in different size containers. The whole existing operation is classified by the Development Ordinance as a minor manufacturing use, which is allowed in both the Light Industrial (LI) and Heavy Industrial (HI) Districts.

Classic Dyestuffs' existing manufacturing facility is located at 301 Brentwood Street in a HI District. They have requested to rezone abutting parcels to the rear (along New Street) and to the south (along Brentwood Street) of their facility from the LI District zoning to a Conditional Zoning Heavy Industrial (CZ-HI) District. The applicant has requested to rezone these abutting parcels for a proposed expansion.

Included with this application is a conditional zoning ordinance submitted by the applicant in which they have offered conditions to limit allowable HI District uses and for development to meet LI District standards.

Staff Analysis

Prior to submitting for rezoning, staff requested the applicant submit a letter detailing their current and proposed uses that will be part of their expansion to determine how their uses would be classified. This letter was submitted on February 1, 2021. The current use of the property is classified as minor manufacturing, which is allowed in both the LI & HI Districts. Staff reviewed their letter and determined that their future use and expansion would also be a minor manufacturing use. Thus, a rezoning is not required. However, the applicant expressed concern that future Planning and Development Department staff may interpret their proposed land use activity differently and consider it a major manufacturing use. Therefore, the applicant submitted this zoning map amendment application to rezone to a CZ-HI District to allow the major manufacturing use on these abutting parcels.

The Development Ordinance defines major manufacturing as land uses "that tend to require large amounts of bulk or unrefined materials which are typically processed and stored outdoors on the site. These uses require a significant amount of energy for the processing of raw materials, and are likely to generate significant noise, vibration, dust, glare, heat, odor, smoke, truck traffic, in the immediate vicinity of the use. Examples include manufacturing and assembly of machinery; manufacturing of petroleum or petroleum-related products; rubber and plastics manufacturing; and adhesives, coatings, or paint manufacturing." Minor manufacturing uses are defined as "uses that involve indoor processing or assembly of finished or partially finished goods and do not require large stockpiles of raw material. Processing and storage activities take place within enclosed buildings, which limit the creation of noise, vibration, dust, glare, heat, odor, and smoke. Minor manufacturing examples include production or repair of small electronic parts and equipment; sewing or assembly of textiles into consumer products; computer and electronics assembly; furniture assembly; and the assembly of pre-fabricated parts.

The applicant has also noted that as part of a possible manufacturing process, materials considered toxic by the FDA would be used. Thus, they have proposed in their conditional zoning ordinance to allow the wholesaling of *Toxic Chemicals or Substances, Pesticides or Fertilizers* use type. Staff explained to the applicant that simply using a product or material deemed to be toxic in the manufacturing process is not the wholesaling trade and storage of a toxic product. The applicant again disagreed with the staff explanation.

The zoning site is part of a larger area lying along the east side of Brentwood Street, between E. Martin Luther King Jr. Drive and Wade Place, with a Light Industrial Land Use Plan classification. All the lands along the east side of Brentwood Street are classified by the Land Use Plan as Light Industrial, and except for their existing facility at 301 Brentwood Street, all the lands along the east side of Brentwood Street have a LI District zoning designation. Lands along the opposite side of

Brentwood Street have a Low-Density Residential and Medium Density Residential Land Use Plan classification and developed with a mixture of single family homes and multifamily residential developments. Due to this long-established land use and zoning pattern, the expansion of HI District uses in this area is not supported by land use policy for this portion of the City.

Section 2.4.6.C. of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

A goal of the Land Use Plan is to encourage development that enhances and preserves established neighborhoods and major manufacturing and the wholesale trade of toxic chemicals as allowed in the requested CZ-HI District, does not enhance or protect the adjacent neighborhood; such uses should not be allowed within the proximity of the nearby residences without adequate protection.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The rezoning is not necessary to allow the proposed expansion as described.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The applicant offered to condition development on the rezoning site to only LI District uses and two heavy industrial uses: major manufacturing and the wholesale trade of toxic chemicals or substances, pesticides, and fertilizers.
 - ❖ To address compatibility with adjacent uses the applicant has offered a condition that all development meet LI District standards. This requires outdoor storage areas to be screened from view from adjacent lots and public streets and prohibits outdoor manufacturing, processing, or assembly.

Mitigation of Impacts

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	The scale of development, a potential 80,000 square foot major manufacturing facility, does not trigger enough traffic to require a Traffic Impact Analysis, and standards of the Development Ordinance pertaining to lighting, screening of trash loading areas and perimeter landscaping will assist in mitigating visual adverse impacts to nearby lands.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.
	The site is within the Randleman Lake General Watershed Area. Primary stormwater control measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site to mitigate runoff.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	The Land Use Plan and zoning pattern support LI District uses for the area east of Brentwood Street and residential uses for the area west of Brentwood Street. The requested CZ-HI District allows heavy industrial uses that may be large-scale and have extensive movement of vehicles, materials, and goods, and greater potential for adverse environmental and visual impacts to nearby residences.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

There have not been any changes in this portion of the City's planning area to support expansion of the HI District.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

Goals #2 and #5 of the land use plan speak to promoting an urban growth pattern that occurs in an orderly fashion and encourage development that enhances and preserves established neighborhoods. As conditioned, the request to expand the HI District zoning in an area designated by the Land Use Plan for Light Industrial uses does not promote an orderly development pattern or adequately protect the adjacent neighborhood. Approval could encourage additional heavy industrial uses in this area.

Recommendation

Staff Recommends Denial:

The Planning and Development Department recommends denial of this request because the rezoning of adjacent property is not required to support the proposed use expansion.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-07

Applicant: Classic Dyestuff, Inc.

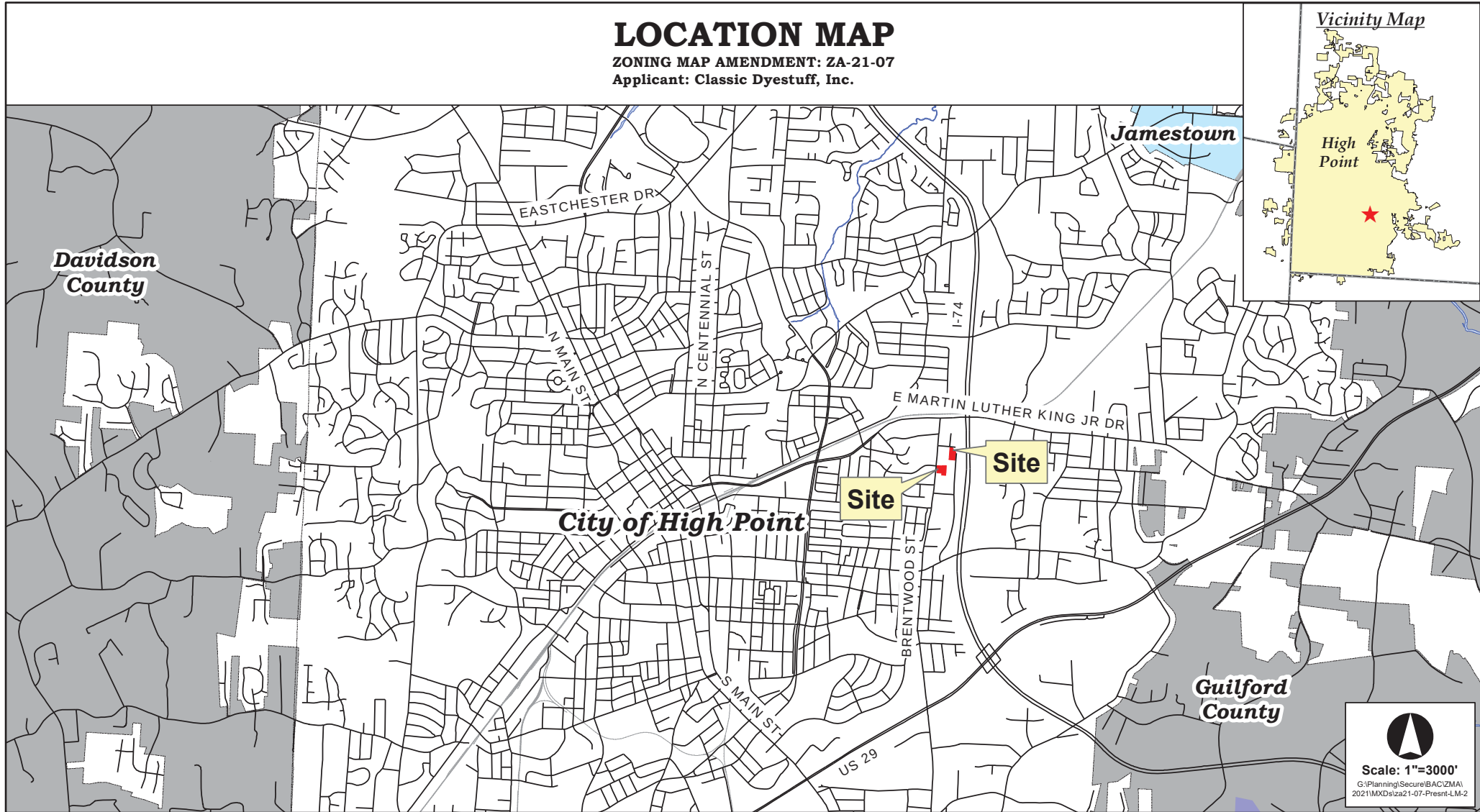
Vicinity Map

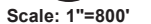
High Point



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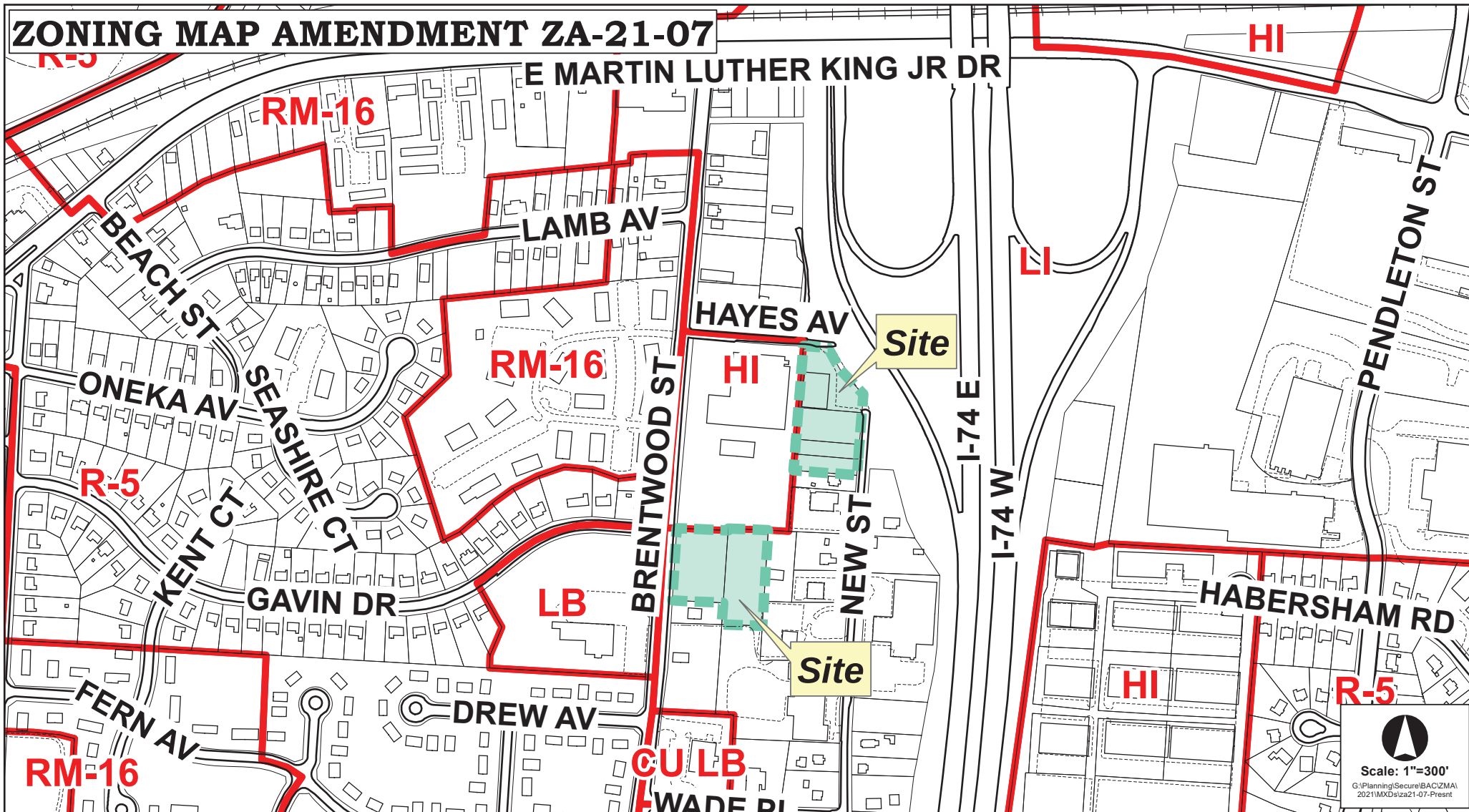
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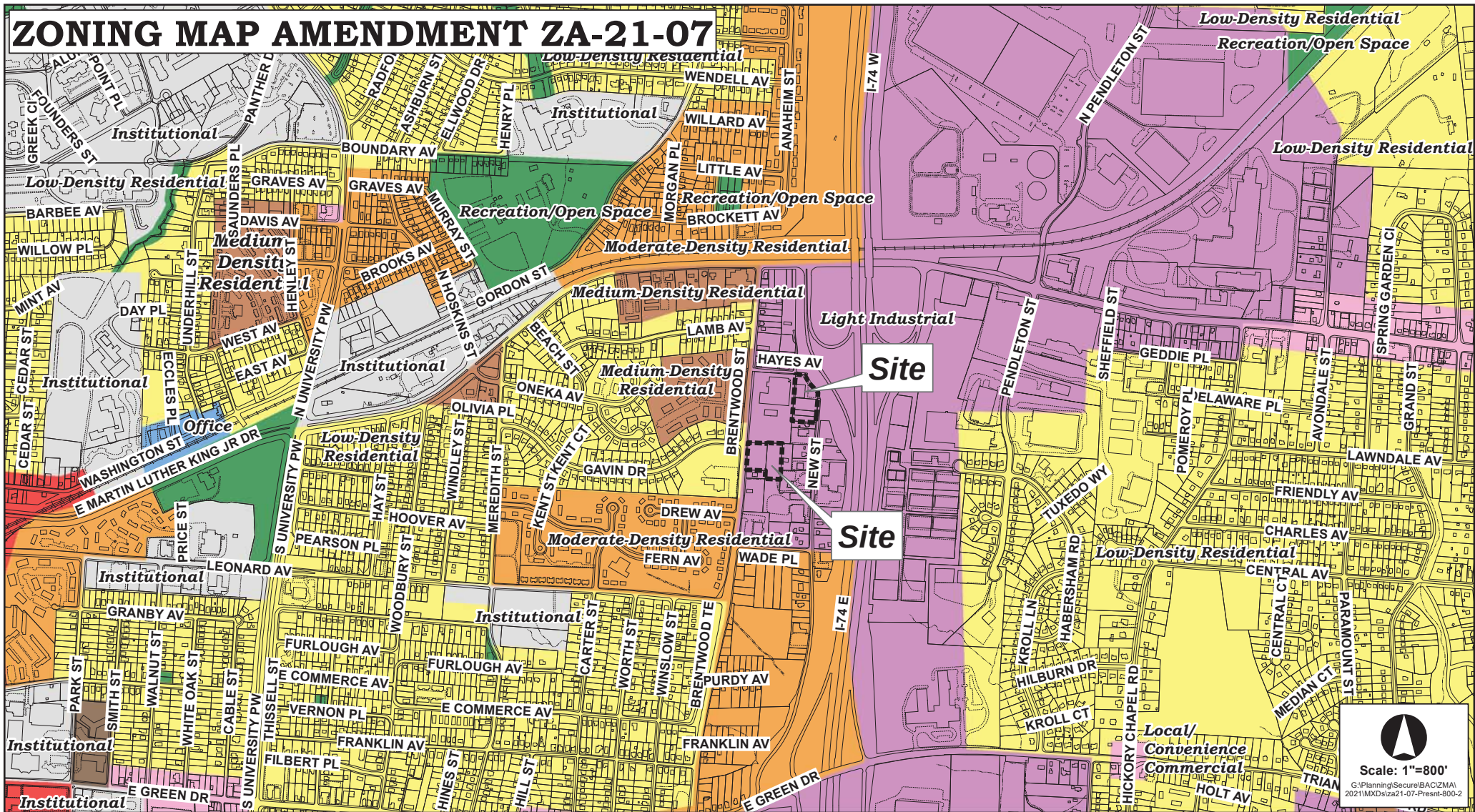
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ZONING MAP AMENDMENT ZA-21-07



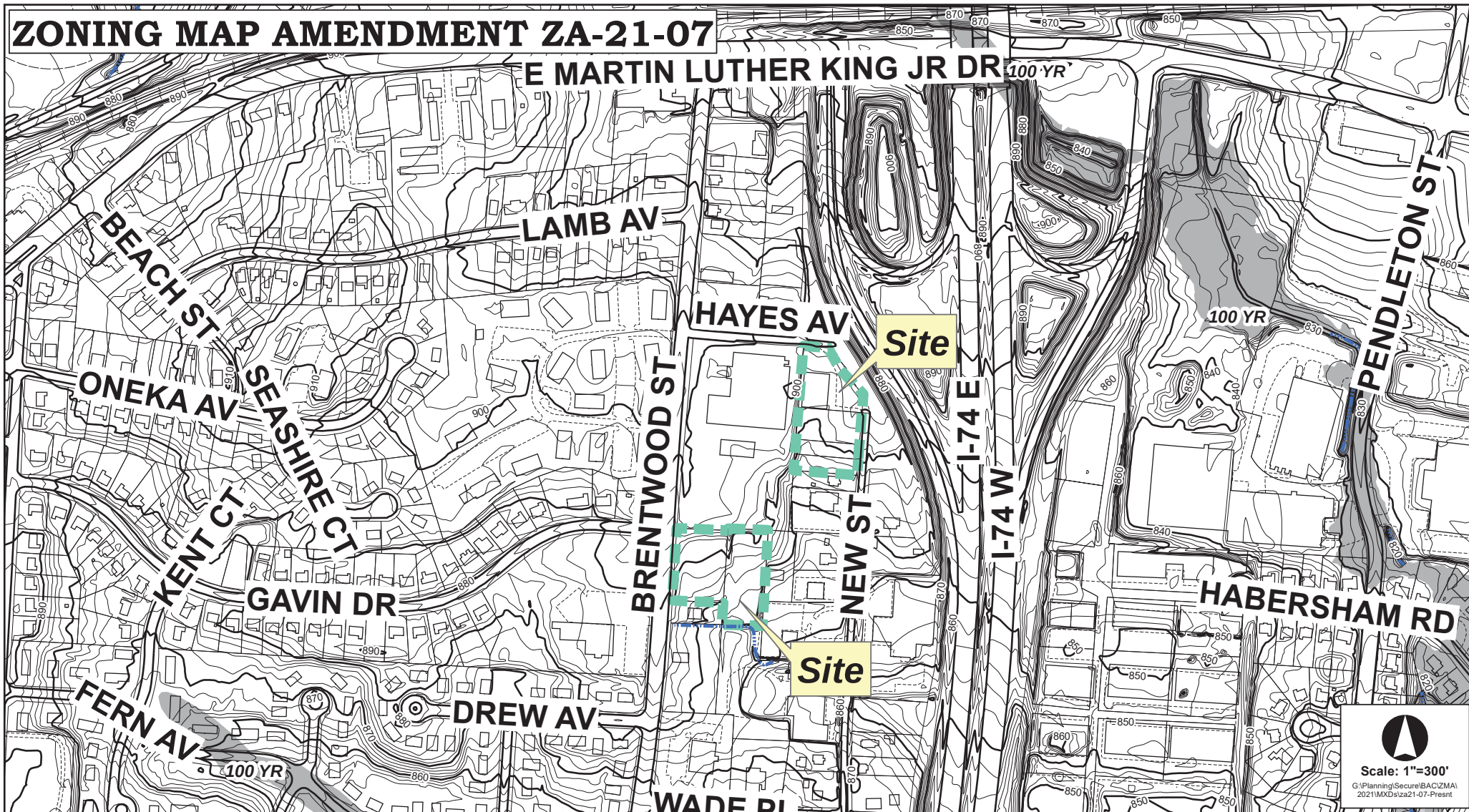
ZONING MAP AMENDMENT ZA-21-07



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ZONING MAP AMENDMENT ZA-21-07



ZONING MAP AMENDMENT ZA-21-07

E MARTIN LUTHER KING JR DR

LAMB AV

BEACH ST

ONEKA AV

SEASHIRE CT

KENT CT

GAVIN DR

FERN AV

DREW AV

BRENTWOOD ST

HAYES AV

NEW ST

WADE PL

Site

Site

I-74 E

I-74 W

PENDLETON ST

HABERSHAM RD



Scale: 1"=300'

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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on May 27, 2021 and before the City Council of the City of High Point on May 17, 2021 regarding **Zoning Map Amendment Case 21-07 (ZA-21-07)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on May 16, 2021, for the Planning and Zoning Commission public hearing and on June 9, 2021 and June 16, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **June 23, 2021**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Heavy Industrial (CZ-HI) District**. The property is approximately 8.3 acres located east of Brentwood Street, south of Hayes Avenue and west of New Street (301, 323 & 401 Brentwood Street and 222, 226, 228 & 230 New Street). The property is also known as Guilford County Tax Parcels 184126, 184130, 184070, 184071, 184072, 184073 and 184077.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES**: Only the following principal uses, as permitted in the Heavy Industrial (HI) District, shall be permitted, subject to the dimensional requirements of the HI District and the specific conditions listed in this ordinance.

- A. Any principal use of the Heavy Industrial (HI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Light Industrial (LI) District (use must be permitted in both districts).
- B. All principal uses authorized under the “Major Manufacturing” Use Type (Industrial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

- C. All principal uses authorized under the “Toxic Chemicals or substances, pesticides or fertilizers” Use Type (Industrial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS

A. Development Standards:

1. The District Standards of the Light Industrial (LI) District Standards (Sec. 3.4.11.G) shall apply to the property.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 23rd day of June, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizen Information Meeting Report

Classic Dyestuffs, Inc. Zoning Case ZA-21-07

A Citizen Information Meeting Notice letter explaining the zoning request dated March 25, 2021 was sent by U.S. Mail to addresses supplied by the City of High Point Planning and Development Department.

The mailing included a copy of the proposed zoning map amendment showing the site, the proposed conditions applicable to the zoning request and the City of High Point Conditional Use District Zoning Information Meetings statement.

The notification letter also included an invitation for a conference call to discuss the zoning request. None of the invitees participated in the conference call.

I was contacted separately by Dean Singletary, a representative of Upper Room Baptist Church, Inc., on March 31, 2021 and discussed the project with him on that day. Mr. Singletary stated that he did not expect Upper Room Baptist Church, Inc. to have any opposition to the zoning request.

Submitted by Grant W. Almond

April 5, 2021

417 BRENTWOOD ST LLC
PO BOX 2246
JAMESTOWN NC 27282

A & E PROPERTIES
PO BOX 1455
HIGH POINT NC 27261

AHF BRENTWOOD CROSSING LLC
885 SECOND AVE 3181 FLOOR
NEW YORK NY 10017

ANGELES, RAQUEL MARTINEZ; PUENTE, JUAN
DAMIAN
2100 DOWDY CROSSING
HUDDLESTON VA 24104

BARLEY, HURLEY A; BARLEY, CORA W
1701 BRISTOL PL
HIGH POINT NC 27262

BROADIE, EULON MICHAEL
322 BRENTWOOD ST
HIGH POINT NC 27260

CLASSIC DYESTUFFS INC
PO BOX 2368
HIGH POINT NC 27261

FENNARIO PROPERTIES LLC
PO BOX 5252
HIGH POINT NC 27262

GARRETT'S TOWING & RECOVERY LLC
PO BOX 1327
THOMASVILLE NC 27361

GOLDEN, EUGENE; GOLDEN, SENOVIA
1739 GAVIN DR
HIGH POINT NC 27260

HARRIS, BARBARA
232 NEW ST
HIGH POINT NC 27260

HOUSING AUTHORITY OF H P
500 E RUSSELL AVE
HIGH POINT NC 27260

JON, NAN S
PO BOX 2246
JAMESTOWN NC 27282

LABPRO LLC
301 BRENTWOOD ST
HIGH POINT NC 27260

LABPRO LLC
PO BOX 2368
HIGH POINT NC 27261

LABPRO LLC
PO BOX 2364
HIGH POINT NC 27261

LAWSON, CHRISTIE Y; LAWSON, MELANIE
235 NEW ST
HIGH POINT NC 27260

MACK, THEODORE
1737 GAVIN DR
HIGH POINT NC 27260

MIRACLE TEMPLE HOLY CHURCH OF GOD INC
400 TAYLOR AVE
HIGH POINT NC 27260

NANJ CORP
PO BOX 2246
JAMESTOWN NC 27282

NAVOT, ASSAF REAL
1031 N KING CHARLES RD STE 115
RALEIGH NC 27610

NGUYEN, ANH
320 BRENTWOOD ST
HIGH POINT NC 27260

REDEEMED CHURCH OF CHRIST
PO BOX 861
HIGH POINT NC 27261

THERRELL, JAMIE G; THERRELL, RANDY
PO BOX 574
WALLBURG NC 27373

UPPER ROOM BAPTIST CHURCH INC
166 RAVINA LN
HIGH POINT NC 27260

VARGAS, JOSE ANGEL GARCIA
808 CARTER ST
HIGH POINT NC 27260

WORD OF RECONCILIATION MINISTRIES
2103 WICKHAM AVE
HIGH POINT NC 27265

WRIGHT, DENNIS STEVEN
615 GRAND ST
HIGH POINT NC 27260



WYATT EARLY HARRIS WHEELER
ATTORNEYS AND COUNSELLORS AT LAW

DAVID B. ASHCRAFT
KIM R. BAUMAN
FREDERICK G. SAWYER
JAMES R. HUNDLEY
JOHN D. BRYSON
STANLEY F. HAMNER
SCOTT F. WYATT
BRIAN P. GAVIGAN
MATTHEW C. JOBE
CORY A. RAYBORN
LEIGH ANNE KASIAS
R. ANDREW HARRIS
JONATHAN D. KEELER

DONAVAN J. HYLARIDES
AARON R. DAVIS
KRISTIN S. CROWE
GRANT W. ALMOND
BRIAN M. KUPPELWEISER
KATHRYN H. MUELENKAMP

RETIRED:
FRANK BURKHEAD WYATT
A. DOYLE EARLY, JR.
WILLIAM P. HARRIS
WILLIAM E. WHEELER

March 25, 2021

Re: Application for Conditional Re-Zoning
for 323 and 401 Brentwood Street and 222, 226, 228 and 230 New Street, High Point,
North Carolina (the "Subject Parcels")

Dear Neighbor,

We represent Classic Dyestuffs, Inc. and its affiliated entity, Labpro LLC, in connection with their application to the City of High Point to rezone the Subject Parcels to Conditional Use - Heavy Industrial. Classic Dyestuffs' business is located at 301 Brentwood Street and the company plans to expand its operations on to the Subject Properties. A list of the proposed conditions that apply to the application and an image of the Subject Parcels is enclosed.

You are receiving this notice because you own property within 300 feet of the Subject Parcels. A virtual community meeting to discuss the rezoning application will be held on **March 31, 2021 from 4 PM to 5 PM** and can be accessed by using the following information:

Dial-in Number: (425) 436-6325

Access Code: 7444218

If you cannot join the meeting at that time, please feel free to send me an email or give me a call and I will do my best to provide additional information or get answers to any questions you may have.

Sincerely,

Grant W. Almond

GWA/lde
Enclosures

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

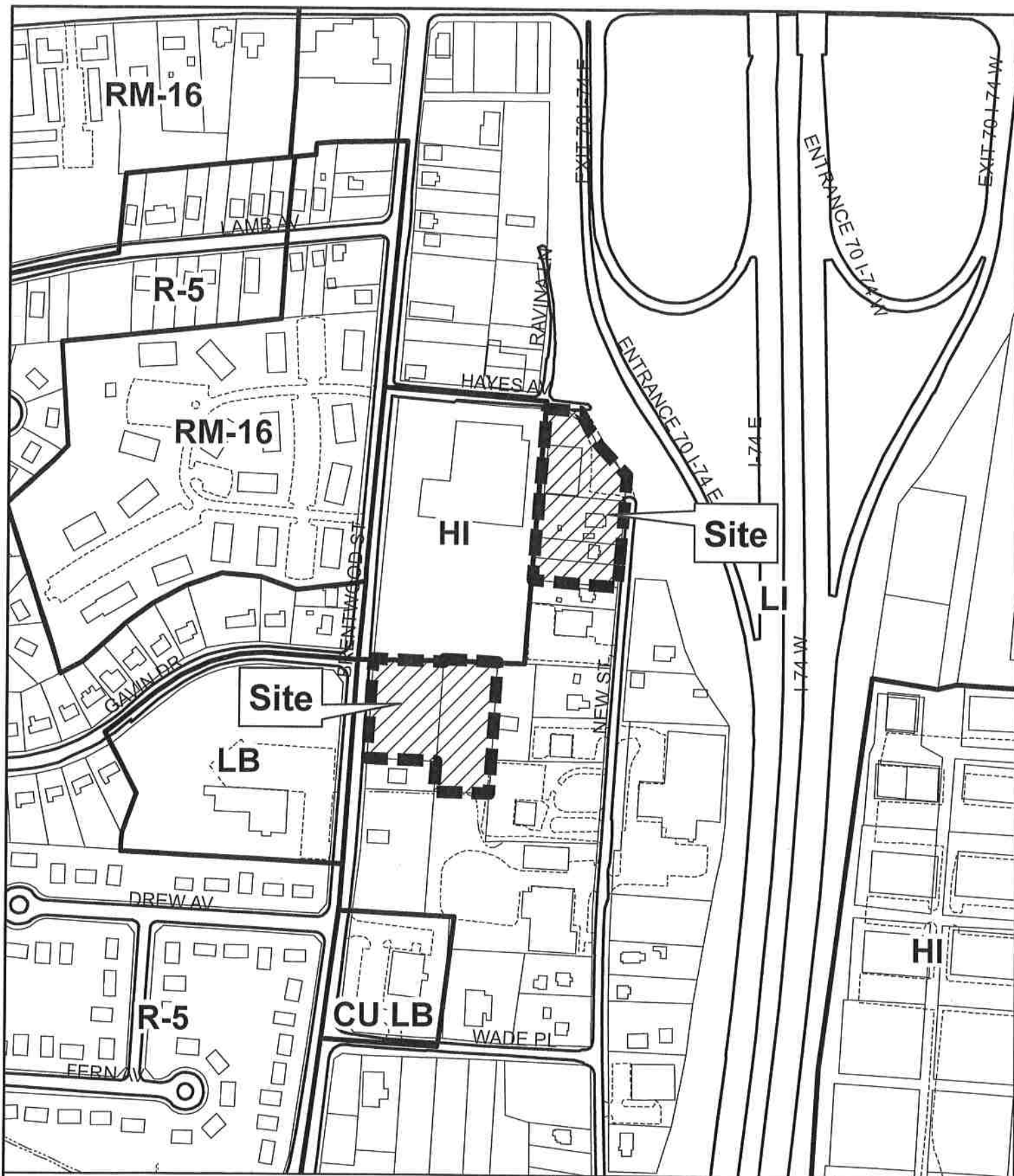
- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com



PROPOSED ZONING MAP AMENDMENT

From: Heavy Industrial (HI) District & Light Industrial (LI) District
 To: Conditional Zoning Heavy Industrial (CZ-HI) District

Existing Zoning Boundary
 Subject Property Boundary



Planning & Development
 Department

City of High Point



Scale: 1"=300'
 G:\Planning\Secure\BAC\ZA\2019\MXD\sa20-BW-NM

The following High Industrials uses will not be permitted on the Subject Parcels in connection with the re-zoning application:

Aiport
Adult Entertainment
Extraction Industry
Asphalt Plant
Hazardous Waste Disposal
Landfill
Salvage or Junk Yard
Correctional Facility
Truck Stop (unless a special use permit is issued)



CLASSIC DYESTUFFS, INC.

02/1/2021

Herb Shannon
Senior Planner/Zoning Coordinator
City of High Point - P&D Dpt.
211 S. Hamilton, Room 316
High Point, NC 27260

Dear Mr. Shannon,

Thank you for the opportunity to explain more about our company. Classic Dyestuffs, Inc. is a High Point Corporation, established in 1979. At that time High Point had a booming textile and hosiery industry which Classic Dyestuffs supported. In 1996, as business conditions changed, and the textile industry began to decline substantially, we adapted our product lines to accommodate uses of color in areas outside of textiles. Today we provide colorant and specialty chemical products to a multitude of industries which include textiles, leather, paper, aluminum, FD&C, HI&I, printing ink, agricultural, and coatings.

High Point has always been a great working environment for our business, and we are proud supporters of the community. I personally am a resident of the city of High Point. It has been exciting to watch the revitalization of the city itself with the growth of HPU, the Rockers baseball stadium, Congdon Yards, and the new High Point Children's museum, to name a few. We want to be a part of helping the city to grow and remain prosperous for the foreseeable future.

Our processes:

- 1.) Powdered Dyes - The standardization process for powdered dyes includes loading the powders into powder mixers and blending them with diluents such as salt, to standardize the strength of the product. The blenders are located in the back of the Brentwood Street location in blending rooms that are served by dust collectors to prevent the dust from escaping into the air. We also blend different color dyes together to make custom mixes for our customers. The dye is then packed into plastic drums or cardboard boxes for shipment. Finished product are raw materials are stored at our distribution warehouse on Townsend Avenue, High Point.
- 2.) Pigment Dispersions - We process both water based and solvent based pigment dispersions at Classic Dyestuffs. The process includes dispersing the pigment powder into tanks to be blended with water or solvent, dispersants, and other additives. The powder and liquid are blended and then sent through bead grinders that reduce the particle size of the pigments and disperse them into a liquid suspension. The finished products are then packed into buckets, drums or totes for shipment.
- 3.) Hand Sanitizers/Disinfectant Chemicals - In early 2020, we began processing hand sanitizers, hand soaps, and disinfectant chemicals, to meet the rising demand of such chemicals to battle the COVID-19 pandemic. The chemicals used to make hand sanitizer include flammable liquid chemicals such as Isopropyl and ethyl alcohol. This business is new area for us, which we intend to expand.



CLASSIC DYESTUFFS, INC.

- 4.) Specialty Packaging – we have specialized bagging and bottling equipment for packaging our products in to all different sizes of containers.

Bulk Storage - In reference to outside activities, including storage, processing or manufacturing there is an outside storage facility used for the storage of flammable material. It is used to store finished flammable products. We plan to continue to use this storage platform, and may expand it to include bulk storage of solvents such as ethyl and isopropyl alcohols, acetone, and mineral spirits.

In reference to the noise, odors or vibrations associated with the company operations there is no real noise involved in the blending and processing of these products. The powder blenders are located at the rear of the building away from Brentwood Street and have operated there since the Company began operation there in 1986. The former occupant of the building, Rite Industries, was in the same business with similar blending equipment and noise was never an issue. The machinery is specifically designed to prevent vibration that would ruin bearings and shafts and if a vibration occurs it is quickly repaired. Odors are in some cases a factor but they are not obnoxious and they are confined to the plant.

Vehicles Used: In reference to the number and type of vehicles entering and leaving the plant we have 25 to 30 cars each day belonging to employees. Fed Ex and UPS deliver each day in the morning and collect in the evening. Freight trucks make 5 to 10 deliveries in the morning and probably the same number of pick-ups in the evening. Our company trucks make 4 – 6 trips a day between Brentwood Street and Townsend Avenue in a six wheel truck hauling finished product to the Townsend Ave. warehouse. I would estimate an increase of 5 freight trucks a day in the morning and evening if the new facility is built. We are designing the building to have loading docks on the South or East side of the building keeping noise to a minimum on Brentwood Street.

The Brentwood street location also has two labs one dedicated to the textile trade and the other non-textile applications of colorants. Our administrative offices are also located on Brentwood Street with additional administrative offices on Townsend Avenue.

Expansion & New Facility: The company has continued to grow and expand in to many new industries. Our current production site at 301 Brentwood St. is at capacity, and we cannot take on additional business until we have more production space. Should we decide to expand in High Point at the Brentwood St. site, we will build at least a 40,000 square foot facility with 32' ceiling height. Ideally this facility will be certified to FDA cGMP standards which will allow us to process products considered "over-the-counter" drugs by the FDA, i.e. hand sanitizer. We plan to add aesthetic security fencing around the entire campus.



CLASSIC DYESTUFFS, INC.

PO Box 2368
High Point, NC 27261
336-841-2346

Delivery Address:
301 Brentwood Street
High Point, NC 27260

The new facility will include:

- Production space to accommodate handling of flammable solvents.
- Dispersion and milling equipment to process chemicals TiO₂ dispersions, clear dispersions
- “Clean room” facilities for production and packaging of hand sanitizers, soaps, wipes, and disinfectant chemicals. As well as specialty colorant dispersions for Food, Drug, and Cosmetic applications.
- New offices, conference rooms, locker rooms.

Zoning: The current zoning of our 301 Brentwood St. site is “Heavy Industrial”. We have acquired property adjacent to 301 Brentwood St., which is considered “Light Industrial”. We would like to have all of our campus zoned as “Heavy Industrial”, as our business requires multiple industrial processes which utilize complex, expensive equipment, as well as large storage areas for raw materials and finished goods.

Thank you again for the opportunity to write to you today. If you would like to take a tour of our facility, please let us know and we can make arrangements to do so.

Sincerely,

Thomas D. Picha - President

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JULY 19, 2021 – 3:00 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

MINUTES

CALL TO ORDER & ROLL CALL

Mayor Wagner called the meeting to order at 4:00 p.m.; and welcomed the new city manager, Tasha Logan Ford.

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

Mayor Jay W. Wagner; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2 [arrived at 3:21 p.m.]; Council Member Monica L. Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Victor Jones [arrived at 3:19 p.m.], Ward 5; and Council Member Michael Holmes

Staff present:

Tasha Logan Ford, City Manager; Randy McCaslin, Deputy City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Herb Shannon, Senior Planner, Planning and Development Department; Chris Andrews, Development Administrator, Planning and Development Department; Sarah Stevenson, Economic Development Manager; Sandy Dunbeck, Economic Development Director; Lee Burnette, Planning and Development Director; Heidi Galanti, Planning Administrator, Planning and Development Department; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others present:

Ray Gibbs, Forward High Point; Judy Stalder, TREBIC; Bill Bencini, Chair- Forward High Point; Connie Cooper, Cooper Consulting Company; Eric Kelly, Cooper Consulting Company

2021-310 Presentation-Part 150 Airport Noise Study

Staff will be giving a presentation on the Part 150 Airport Noise Study.

Lee Burnette, Planning and Development Director reported that staff had conducted an assessment to analyze the results of the draft Piedmont Triad International Airport (PTIA) Part 150 Update study to determine if any changes to the city's Airport Overlay District (AOD) was warranted; gave a brief background on the PTIA noise study; said a citizens committee was formed to create a plan for the Johnson Street/Sandy Ridge Road area; the committee understood that noise from the proposed third runway presented the potential for impacts on noise sensitive uses due to residential growth; council directed the Planning &

Development Department to pursue the implementation of the Wyle Report recommendations, which included amending the Land Use Plan and adopting the Airport Overlay (ARO) District in August 2003, council adopted the ARO district to protect noise sensitive land uses, which was based on the Wyle Laboratories' analysis of the EIS and the DNL & NA metrics; gave an overview of the four zones of the ARO district and their requirements; said the study defined the five-year vision of noise compatibility between the airport and the surrounding communities which was funded by the FAA; explained scenarios on how to mitigate noise; and explained the recommendations that included flight departure changes listed in the assessment. Mr. Burnette continued discussion regarding forecast operations; land use planning; staff's recommended text change; and asked for authorization to move forward with changes to implement airport overlay amendments, provide public notification, a public hearing process.

It was the consensus of council to allow staff to move forward with recommendations requested.

2021-311**Presentation-Sign Ordinance Re-write**

Staff will be giving a presentation on the Sign Ordinance Re-write.

Heidi Galanti, Planning Administrator, Planning and Development Department extended greetings; gave a brief background on the Sign Ordinance Re-write; said the re-write began in 2018 which included: stakeholder interviews, surveys, diagnosis of the current sign ordinance, public meetings, a prepared public review draft with testing and legal review; and recognized Cooper Consulting Company-Connie Cooper, and Eric Kelly that are working with staff on the rewrite to further discuss the Sign Ordinance Re-write process.

Ms. Cooper voiced appreciation from staff on their efforts; explained the five major objectives: to create user-friendly regulations, simplify and clarify the language, update and modernize, illustrate sign standards using graphics and photos, and to ensure the new ordinance is constitutionally sound; and recognized Mr. Kelly to speak.

Mr. Kelly extended greetings spoke to ensuring the sign ordinance was constitutionally sound; and explained the following: content neutrality, legibility-determines effect on some signs in buildings, non-commercial speech protected, no reference to "on-premise" and "off-premise", weekend directional signs allowed for all uses, and future amendments; and explained the administration and enforcement process: must be fair and equal, enforcement should be proactive to ensure equal treatment.

Ms. Galanti provided the website <https://www.highpointnc.gov/signs> to view the draft Sign Ordinance Rewrite Project; and in conclusion spoke to next steps as follows:

- City Council Briefing (July 19th)
- Planning and Zoning Commission Briefing (July 27th)
- Public Review and Comment Period (30 days)
- Public Meeting
- Feedback Review
- City Council Briefing on any changes
- Prepare Public Hearing Draft
- P&Z Public Hearing

- CC Public Hearing

2021-312 Discussion-City Sponsored Events Policy; and "Rock the Point" Activities

Staff will be discussing the City Sponsored Events Policy; and the "Rock the Point" Activities.

Ray Gibbs, Forward High Point (FHP) spoke to the current contract with the city of High Point; said that FHP provided a variety of services to the community to include economic development; voiced appreciation for the city's commitment with FHP; gave an overview of the series of events for the downtown area; spoke to the impact Covid-19 made on previous events to include budgeting; to upcoming events to include "Rock the Point" activities; to the estimated total cost for all events \$170,000, and that \$107,000 had been secured from donations and sponsorships; to a request for funding sent to council in May; requested, on behalf of FHP, that the city sponsor FHP's events, with in-kind support, and COVID funds if available; and concluded and stated that the events are part of "Quality of Life" for the community, and are free to attend.

Mayor Pro Tem Moore inquired on the hiring/contract process for live bands; and on the said funds that was secured for the events. Mr. Gibbs replied and explained the contracting process for bands; and the secured funds; and stated that he was currently in the process of raising more funds.

Council Member Peters asked Mr. Gibbs for a breakdown for the expenses per event. Mr. Gibbs replied that he would supply that information.

Council Member Jefferson thanked Mr. Gibbs and FHP for their time and efforts; spoke to the uniqueness of the scheduled events; and inquired on the marketing/advertising efforts for outreaching to attracting attendees/citizens downtown. Mr. Gibbs replied that a schedule was created; spoke to partnering with other agencies to combine resources in reaching out to the community; and to the advertising efforts on social media.

Council Member Jefferson voiced appreciation for FHP's incredible efforts and partnership with the city; and spoke to an opportunity for council to consider supporting FHP on strategic marketing for downtown.

Mr. Gibbs spoke to the history of working together with the city; and to the revitalization of downtown.

Discussion took place regarding the marketing and branding process for the city of High Point; the impact from COVID-19 on downtown events; and on continuing and investing in downtown events.

Joanne Carlyle, City Attorney advised council to take in consideration the current contract; and to assure to have a written agreement in writing to address/amend the current contract.

2021-313 Closed Session-Economic Development; and Property Acquisition

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development; and Hold a closed session pursuant to N.C.G.S. §143-318.11(a)(5) Property Acquisition.

Upon reconvening into Open Session at 5:16 p.m., Mayor Wagner announced that there would be no action taken as a result of the Closed Session.

At 4:40 p.m., Mayor Pro Tem Moore moved to go into Closed Session for the purpose of personnel. Council Member Hudson made a second to the motion which carried by the following 9-0 unanimous vote.

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

ADJOURNMENT

The meeting adjourned at 5:16 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1221 Franklin Ave.

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 8/2/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1221 Franklin Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/2021. No action occurred by the compliance date of 3/4/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1221 Franklin Ave.

OWNER:

Arelis Tejada & Eddys Joel Tejada

**REASON FOR
INSPECTION:**

Inspector observed dwelling unsecured

**FIRST
INSPECTION:
1/7/2019**

Summary of Major Violations
1. Repair or replace roof sheathing
2. Repair or replace damaged ceilings joists & framing
3. Repair or replace ceiling material throughout
4. Repair or replace plumbing fixtures throughout
5. Repair or replace damaged framing throughout

**HEARING
RESULTS:
1/27/2021**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
1/27/2021**

Order to Repair or Demolish
Date of Compliance 3/4/2021

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector did speak with the owner on 1/25/2021 (prior to Hearing) and the owner stated he would be hiring contractors the following week and he hopes to have the house completed in 8 months. The inspector explained that an Order would be issued and that repairs would need to begin.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1221 Franklin Ave.

Arelis Tejada & Eddys Joel Tejada
1948 Sinclair Trace
Burlington, NC 27215

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 2nd day of August, 2021

Lisa B. Vierling, City Clerk









City of High Point

Procurement and Disbursement Policies

2021 URGENT REPAIR PROGRAM

PROCUREMENT POLICY

1. To the maximum extent practical, the City of High Point (the City) promotes a fair, open and competitive procurement process as required under North Carolina Housing Finance Agency's Urgent Repair Program (URP). Bids are invited from Contractors who are part of the City's approved contractor registry, or from vendor lists obtained from the City's Purchasing Division. (To be on the registry, a contractor must complete an application, have their recent work inspected, reviewed and approved by the Project Manager and submit proof of insurance.) Any contractor listed with and approved by the City will receive automatic approval status on the contractor registry.
2. At least three eligible contractors on the City's approved contractor registry shall be invited to bid on each job and the lowest responsive and responsible bidder shall be selected for the contract. "Responsive and responsible" means (a) the contractor is deemed able to complete the work in a timely fashion, (b) that the bid is within 15% on the low end of the City's nominal amount or 15% on the high end of the City's nominal amount and that (c) there is no conflict of interest (real or apparent).

Should fewer than three (3) bids be received, the Project Manager may move forward in awarding the project to a responsive and responsible bidder.

3. In the event there are no responsive and responsible bids received in response to a bid solicitation, the City will assign the project to a non-profit housing repair and development organization, Community Housing Solutions (CHS), to undertake needed home repairs. The City will enter into an open contract with CHS to implement this option. The City's Project Manager will prepare the work write-up and cost estimate for each project, which will then be reviewed and finalized in consultation with the Home Repair Project Manager with CHS. CHS will then execute repairs in accordance with the agreed upon work write-up and stated cost.

4. Although bid packages may be bundled for multiple job sites, the bids for multiple job sites may be considered separate and apart when awarded and may be awarded to the lowest responsive and responsible bidder(s) for each job site.
5. Bid packages shall consist of an invitation to bid, work write up(s) and bid sheet(s) for each job.
6. Bids must include a cost-per-item breakdown with line-item totals equaling the submitted bid price. Discrepancies must be reconciled prior to a contract being awarded.
7. Any change to the original scope of work must be reduced to writing in the form of a change order to be agreed upon and signed by the Project Manager and all parties to the original contract. The change order must also detail any changes to the original contract price.
8. No work may begin prior to a contract being awarded and executed and a written order to proceed provided to the contractor. In addition, a pre-construction conference and "walk thru" shall be held at the work site prior to commencement of repair work.
9. The City reserves the right to reject any or all bids at any time during the procurement process.
10. In the event of a true emergency, the City reserves the right to waive normal procurement procedures in favor of more expedient methods, which may include seeking telephone quotes, faxed bids and the like. In the event phone bids are used, the City of High Point will call the first three responsive contractors on the approved contractor registry. The City will track who has been called and responsive and will rotate through the list before starting through the rotation again. Should such methods ever become necessary, the transaction will be fully documented.
11. If the nature of a repair is such that the repair can be made during the contractor's initial inspection, or service or diagnostic call and the repair does not exceed \$1,000, a work write-up or bidding process will not be required. The contractor must, however, provide a quote to the Project Manager prior to completion of the work. Should this method of repair be used, the transaction will be fully documented, and the Project Manager may use a City procurement card as method of payment.
12. As the work being performed under the URP does not meet the minimum threshold requiring a formal bidding process under North Carolina General Statutes, bids (or quotes) may be mailed, hand delivered in a sealed envelope, or via email as instructed in the bid package. All bids will be opened and viewed publicly at a time and place to be announced in the bid package. All bidders are welcome to attend.
13. The City of High Point is an equal opportunity employer, implements non-discriminatory practices in its procurement/disbursement procedures and will make special outreach

efforts to include Minority/Women Business Enterprise (M/WBE) businesses within its contractor and subcontractor pool.

DISBURSEMENT POLICY

1. All repair work must be inspected by (a) the City's Project Manager, (b) the homeowner, and (c) the code enforcement officer as appropriate for the project prior to any payments to contractors. If all work is deemed satisfactory and all other factors and written agreements are in order, payment shall be issued upon presentation of an original invoice from the contractor. Contractor should allow 7-10 business days from receipt for processing of the invoice for payment.
2. If any of the work is deemed unsatisfactory, it must be corrected prior to authorization of payment. If the contractor fails to correct the work to the satisfaction of the City's Project Manager, payment may be withheld until the work is deemed satisfactory. (Contractors may follow the City's Urgent Repair Program Assistance Policy complaint process if a dispute occurs; however, contractors shall abide by the final decision as stated in the policy.)
3. The City assures, through this policy, that adequate funds shall be available to pay the contractor for satisfactory work.
4. All contractors, sub-contractors and suppliers must sign a lien waiver prior to disbursement of funds.

The Procurement and Disbursement Policies, as amended, are adopted this the 2nd day of August _____, 2021.

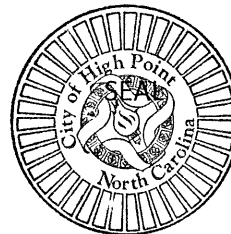
City of High Point

BY: _____

Jay W. Wagner, Mayor

ATTEST: _____

Lisa B. Vierling, City Clerk



CONTRACTORS STATEMENT:

I have read and understand the attached Procurement and Disbursement Policies.

BY: _____

COMPANY NAME: _____

WITNESS: _____



Accredited Agency Letter of Agreement

The Commission on Fire Accreditation International (CFAI) awarded accredited status to *High Point Fire Department, High Point, North Carolina* on June 14, 2021. Currently your accreditation will expire on August 31, 2026. The CFAI is an approved authority through the Center for Public Safety Excellence (CPSE).

As an internationally accredited organization, the "Organization" agrees to the following:

1. to comply with all current policy and procedures of the CFAI.
2. to maintain at least one Accreditation Manager (Coordinator) as the primary contact for CFAI.
3. to submit an Annual Compliance Report at least 45 days prior to their accredited anniversary date.
4. to pay their annual dues within 30 days upon receipt of invoice from CPSE.
5. to work towards compliance with the latest edition of the accreditation model.
6. to refrain from any activity that would create disrepute or negatively impact the image or integrity of CPSE.
7. to serve as an ambassador of the accreditation model and process of organizational continuous improvement.

Signed:

Chief, CEO or Chief Administrative Officer of the Accredited Agency

Date

City/County Administrator or Representative of Authority Having Jurisdiction

Date



Accredited Agency Letter of Agreement

CFAI Program Director, Center for Public Safety Excellence

Date

Insert Logo Here

NEWS RELEASE

FOR IMMEDIATE RELEASE

Media Contact:

June 14, 2021

Name

[Your Website Here](#)

Contact Number

Email Address

{Fire Department} is Awarded International {Accredited} {Reaccreditation} Status

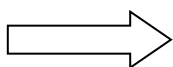
The *(agency name)* in *(agency location)* has received Accredited Agency status with the Commission on Fire Accreditation International (CFAI) for meeting the criteria established through the CFAI's voluntary self-assessment and accreditation program. The *(agency name)* is one of more than 250 agencies to achieve Internationally Accredited Agency status with the CFAI and the Center for Public Safety Excellence, Inc. (CPSE)

(Consider adding the names of other agencies in Accredited Agency status or other agencies with that status within your state or region; or state that you are the "first, second...")

CFAI is dedicated to assisting the fire and emergency service agencies throughout the world in achieving excellence through self-assessment and accreditation in order to provide continuous quality improvement and the enhancement of service delivery to their communities. The CFAI process is voluntary, and provides an agency with an improvement model to assess their service delivery and performance internally and then works with a team of peers from other agencies to evaluate their completed self-assessment.

(Insert Representative Name) stated that the agency's achievement of Accredited Agency status "demonstrates the commitment of the agency to provide the highest quality of service to our community." *(Insert Representative Name)* also said, "We have also been able to use the Commission

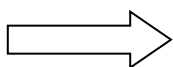
TURN OVER

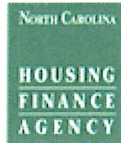


on Fire Accreditation International's process as a proactive mechanism to plan for the future of this agency and locate areas where we can improve on the quality of the services we provided." *(Consider identifying the positive aspects found during this process.)*

(Consider adding a short paragraph about how your agency completed the process, how much time it took and identify the lead participants or a quote from your jurisdictional leaders, such as the city/county manager, elected officials, etc. You can also use items from the fact sheet for your press release!)

TURN OVER





Assistance Policy Urgent Repair Program – 2021 Cycle

What is the Urgent Repair Program? The City of High Point has been awarded \$75,000 by the North Carolina Housing Finance Agency ("NCHFA") under the 2021 cycle of the Urgent Repair Program ("URP21"). The City shall contribute an additional \$10,000 from General Funds that are allocated toward affordable housing on an annual basis to supplement URP21 project activities. This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A total of 8 households are projected to be assisted under URP21.

This Assistance Policy describes who is eligible to apply for assistance under URP21, how applications for assistance will be received, what the form of assistance is and how the repair/modification process will be managed. The City has made every effort to design this URP21 project to be fair, open, and consistent with the City's approved application for funding and with NCHFA's URP Program Guidelines.

The funds provided by NCHFA come from the North Carolina Housing Trust Fund.

Eligibility: To be eligible for assistance under URP21 applicants must meet the following requirements.

- 1) Must reside within the City of High Point and own and occupy the home in need of repair.
- 2) Must have a household income which does not exceed 50% of the State median income for the household size (see income limits below).
- 3) Must have one or more fulltime household members with special needs (i.e., be elderly (≥ 62 years old), handicapped or disabled, a single parent household with at least one dependent child in residence, a large family with ≥ 5 household members, a household with a child below the age of six with lead hazards present or a military veteran who was discharged or released under conditions other than dishonorable).

- 4) Must have urgent repair needs, which cannot be met through other state or federally- funded housing assistance programs.

**URP21 Income Limits
(Statewide non-Metro) ***

<i>Number in Household</i>	<i>30% of Median Income (very low income)</i>	<i>50% of Median Income (low income)</i>
1	\$14,900	\$24,800
2	\$17,000	\$28,350
3	\$19,150	\$31,900
4	\$21,250	\$35,450
5	\$22,950	\$38,300
6	\$24,650	\$41,100
7	\$26,350	\$43,950
8	\$28,100	\$46,800

**Income limits are subject to change based on annually published HUD income limits.*

Outreach Efforts of the Urgent Repair Program: The City of High Point will advertise or publish an article about the Urgent Repair Program in the local newspaper serving the City (The High Point Enterprise), at senior centers throughout the City, with veteran's organizations that serve City residents, and on the City's website.

Selection of applicants: The City shall select recipients on a first-come, first-served basis based on applications received from eligible applicants. NOTE: For a true emergency (e.g., tree falls on roof, sewer backup, etc.), the application and eligibility assessment shall be expedited, and work shall begin as soon as feasibly possible (see paragraph 10 of the Procurement Policy for more information).

The NCHFA Program guidelines require that a minimum of 50% of the households assisted must have incomes which are less than 30% of the area median income for the household size, and no household with an income exceeding 50% of the area median income will be eligible. This guideline will be adhered to strictly and will be a key factor in selection of those households served under the grant.

Recipients of assistance under the URP21 will be chosen by the above criteria without regard to race, creed, sex, color, or national origin.

The definitions of special needs' population under the URP21 are as follows:

- Elderly: An individual aged 62 or older.
- Disabled: A person who has a physical, mental or development disability that greatly limits one or more major life activities, has a record of such impairment, or is regarded as having such an impairment.
- Large Family: A large family household is composed of five or more individuals, with at least four being immediate family members.

- Head of Household: The person or persons who own(s) the house.
- Household Member: Any individual who is an occupant (defined below) of the unit to be rehabilitated shall be considered a “household member” (the number of household members will be used to determine household size and all household members are subject to income verification).
- Occupant: An occupant is defined as any immediate family member (mother, father, spouse, son/daughter of the head of the household, regardless of the time of occupancy); or non-immediate family member who has resided in the dwelling at least three months prior to the submission of the family’s application.
- Lead hazards: A child below the age of six with lead hazards in the home.
- Veteran: A person who served in the active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable.
- Emergency: A situation where a household member has an immediate threat of being evicted or removed from a home due to health or safety issues within a time frame that the program can complete a repair to stop eviction or removal.

Client Referral and Support Services: Many homeowners assisted through the Urgent Repair Program may also need other services. When City staff meet the homeowner during the intake and work write-up process, they will discuss the resources and programs available in the City and provide pamphlets and agency contact information when appropriate.

What is the form of assistance under URP21? The City will provide assistance to homeowners, whose homes are selected for repair/modification in the form of a loan. Homeowners will receive an unsecured deferred, interest-free loan, forgiven at a rate of \$2,000 per year, until the principal balance is reduced to zero.

What is the amount of the loan? The amount of the loan will depend on the scope of work necessary to address the identified imminent threats to life and/or safety, and that will be determined by the City’s Project Manager. There is no minimum to the amount of the loan; however, the maximum life-time limit in accordance with URP21 guidelines is \$10,000.

What kinds of work will be done? Only repairs that alleviate housing conditions which pose an imminent threat to the life and/or safety of occupants of the dwelling unit or accessibility modifications will be performed under the City’s URP. It should be noted that all deficiencies in a home may not be rectified with the available funds.

All work that is completed under URP21 must meet or exceed NC State Residential Building Code standards and be done in compliance with all state or local permitting, inspections, licensing and insurance requirements.

Who will do the work on the homes? The City is obligated under URP21 to ensure that quality work is done at reasonable prices and that all work is contracted through a fair, open and competitive process. To meet those very difficult requirements, the City will invite bids from contractors who are part of an approved contractors’ list, as well as from vendors provided

through lists from the City's Purchasing Division. Please request a copy of the City's Procurement and Disbursement Policy for further information.

A minimum of three approved contractors will be invited to bid on each job, and the lowest responsive and responsible bidder will be selected for the contract. "Responsive and responsible" is described in the Procurement and Disbursement Policy. Every effort will be made to secure at least three bids; however, in a case when this is not possible, the City's Purchasing Policy will be followed.

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The City has an existing approved contractors' list for its existing rehabilitation programs. We encourage other contractors to apply, particularly minority and women-owned businesses. A contractor or vendor can apply through the following process:

- 1) Fill out a contractor's questionnaire form which includes references, financial information, and recent jobs completed (contact: Thanena Wilson @ 336-883-3351).
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The City of High Point is an equal opportunity employer, implements non-discriminatory practices in its procurement/disbursement and will make special outreach efforts to include minority and women-owned enterprises (M/WBE) within its contractor and subcontractor pool.

What are the steps in the process, from application to completion? Now that you have the information about how to qualify for the City of High Point's URP21, what work can be done, and who will do it, let's go through all the major steps in the process:

- 1) **Completing an Application form:** Homeowners who wish to apply for assistance should call (336) 883-3349 or visit the City's website at www.highpointnc.gov/cd. Proof of ownership and income will be required. Those who have applied for housing assistance from the City in the past will not automatically be reconsidered. A new application will need to be submitted.
- 2) **Screening of applicants:** Household income will be verified for program purposes only (information will be kept confidential). Ownership of property will be verified along with

other factors.

- 3) **Preliminary inspection:** The City's Project Manager will visit the homes of applicants to determine the need and feasibility of repairs/modifications.
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- 7) **Contractor selection:** Within 24 hours of the bid opening, after review of bid breakdowns and timing factors, the winning bidder will be selected. All bidders and the homeowner will be notified of (1) the selection, (2) the amount, (3) the amount of the City's cost estimate, and (4) if other than the lowest bidder is selected, of the specific reasons for the selection.
- 8) **Execution of loan and contract:** The loan will be executed as well as the repair/modification contract. This contract will be between the contractor and the homeowner, with the City serving as the homeowner's agent. The total loan amount of URP21 funds will never exceed \$10,000 for project hard costs.
- 9) **Pre-construction conference:** A pre-construction conference will be held at the home. At this time, the homeowner, contractor and program representatives will discuss the details of the work to be done. Starting and ending dates will be agreed upon, along with any special arrangements such as weekend or evening work hours and disposition of items to be removed from the home (such as old plumbing, etc.). Within 24 hours of the pre-construction conference, the City will issue a "proceed order" formally instructing the contractor to commence by the agreed-upon date. NOTE: A "proceed order" will not be issued until the contract between the contractor and the homeowner has been executed.

- 10) **Construction:** The contractor will be responsible for obtaining any required building permits for the project before beginning work. The permit must be posted at the house during the entire period of construction. Program staff will closely monitor the contractor during the construction period to make sure that the work is being done according to the work write-up (which is made a part of the rehabilitation contract by reference) and in a timely fashion. The Project Manager will inspect new work for compliance with the State Building Code as required by the guidelines of URP21. The homeowner will be responsible for working with the contractor toward protecting personal property by clearing work areas as much as practicable.
- 11) **Change Orders:** All changes to the scope of work must be reduced to writing as a contract amendment ("change order") and approved by all parties to the contract: the owner, the contractor, the Project Manager, the City's Community Development and Housing Director (or his/her designee), and the City Manager (or his/her designee). If the changes require an adjustment in the loan amount, a loan modification stating these changes in the contract amount must be completed by the City and executed by the owner. If the changes result in a decrease in the loan amount, an estoppel informing the homeowner of these changes in the contract amount will be completed by the City and conveyed to the owner.
- 12) **Payments to contractor:** The contractor will be paid following the inspection and satisfactory completion of all items on the work write-up as well as the receipt by the City of the contractor's invoice and a release of liens, signed by all sub-contractors employed on the job and by all material suppliers from whom materials for the job were purchased. Please request a copy of the City's Procurement and Disbursement Policy for further information.
- 13) **Post-construction conference:** Following construction the contractor and the Project Manager will sit down with the homeowner one last time. At this conference the contractor will turn over all owner's manuals and warranties on equipment. The contractor and Project Manager will go over operating and maintenance requirements for any new equipment installed and discuss general maintenance of the home with the homeowner. The homeowner will have the opportunity to ask any final questions about the work.
- 14) **Closeout:** Once each item outlined in paragraph 12 above has been satisfied and the homeowner has signed a Certificate of Satisfaction, the job will be closed out.

What are the key dates? If, after reading this document, you feel that you qualify for this program and wish to apply, please keep the following dates in mind:

- Applications shall be available to the public starting on the date the NCHFA URP21 Funding Agreement is executed. It is anticipated that the execution of the Funding Agreement will occur on or about August 16, 2021.

- Resources for this program shall be available through December 31, 2022 or when total resources have been spent, whichever occurs first.

How do I request an application? Please contact:

April Jones, Administrative Coordinator
 City of High Point, Community Development and Housing Department
 211 S. Hamilton Street, Room 312
 High Point, NC 27260
 336-883-3348 OR april.jones@highpointnc.gov

Is there a procedure for dealing with complaints, disputes and appeals? Although the application process and repair/modification guidelines are meant to be as fair as possible, the City of High Point realizes that there is still a chance that some applicants or participants may feel that they are not treated fairly. The following procedures are designed to provide an avenue for resolution of complaints and appeals.

During the application process:

- 1) If an applicant feels that his/her application was not fairly reviewed and would like to appeal the decision made about it, he/she should contact Thanena Wilson, Assistant Community Development & Housing Director, within five days of the initial decision and voice their concern. If the applicant remains dissatisfied with the decision, the detailed complaint should be put into writing.
- 2) A written appeal must be made within 10 business days of the initial decision on an application.
- 3) The City of High Point will respond in writing to any complaints or appeals within 10 business days of receiving written comments.

During the repair/modification process:

- 1) If the homeowner feels that repairs or modifications are not being completed according to the contract, he/she must inform the contractor and the Project Manager.
- 2) The Project Manager will inspect the work in question. If he finds that the work is not being completed according to the contract, the Project Manager will review the contract with the contractor and ask the contractor to remedy the problem.
- 3) If problems persist, a mediation conference between the homeowner and the contractor may be convened by the Project Manager and facilitated by the City's Community Development and Housing Director ("Director") or his designee.
- 4) Should the mediation conference fail to resolve the dispute, the Director will render a written final decision.
- 5) If the Project Manager finds that the work is being completed according to the contract, the complaint will be noted, and the Project Manager and the homeowner will discuss the concern and the reason for the Project Manager's decision.

Will the personal information provided remain confidential? Yes. All information in applicant files will remain confidential. Access to the information will be provided only to City employees

who are directly involved in the program, the North Carolina Housing Finance Agency and auditors.

What about conflicts of interest? No officer, employee or other public official of the City, or member of the City Council, or entity contracting with the City, who exercises any functions or responsibilities with respect to URP21 shall have any interest, direct or indirect, in any contract or subcontract for work to be performed with program funding, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. Relatives of City employees, Council Members and others closely identified with the City, may be approved for rehabilitation assistance only upon public disclosure before the City's Community Development and Housing Director and written permission from NCHFA.

What about favoritism? All activities under URP21, including the review of applications, inviting bids, selecting contractors and resolving complaints, will be conducted in a fair, open and non-discriminatory manner, entirely without regard to race, color, religion, national origin, sex, familial status and disability.

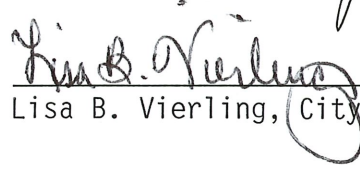
Who can I contact about URP21? Any questions regarding any part of this application or program should be addressed to:

Thanena S. Wilson
Assistant Director, CD&H Department
211 S. Hamilton St., Rm. 312
High Point, NC 27260
336-883-3351
thanena.wilson@highpointnc.gov

This Assistance Policy is adopted this 2nd day of August 2021.

Mayor Jay W. Wagner

ATTEST:


Lisa B. Vierling, City Clerk



****TO BE PLACED IN PROJECT FILE****

Acknowledgement of Receipt

I acknowledge receipt of a copy of the URP21 Assistance Policy and was provided the opportunity to review the document with City staff.

_____	_____
Owner	Date

ZA-21-07 (Brentwood)

Part I. USES: Only the following principal uses, as permitted in the Heavy Industrial (HI) District, shall be permitted, subject to the dimensional requirements of the HI District and the specific conditions listed in this ordinance.

- A. Any principal use of the Heavy Industrial (HI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Light Industrial (LI) District (use must be permitted in both districts).
- B. The manufacture of coatings, paint and dye as authorized under the “Major Manufacturing” Use Type (Industrial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.
- C. The manufacture of specialty cleaning and sanitizing products as authorized under the “Toxic Chemicals or substances, pesticides or fertilizers” Use Type (Industrial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS

A. Development Standards:

- 1. The District Standards of the Light Industrial (LI) District Standards (Sec. 3.4.11.G) shall apply to the property.

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment– Piedmont Triad Airport Authority

From: City Clerk's Office

Meeting Date: August 2, 2021

Public Hearing: N/A

Advertising Date /

Advertised By: N/A

Attachments: N/A

PURPOSE:

To confirm the reappointment of former Mayor William S. Bencini, Jr. to the Piedmont Triad Airport Authority. Appointment will be effective immediately and will expire 4/20/2024.

BACKGROUND:

The Piedmont Triad Airport Authority is a joint board consisting of seven members and an Executive Director. The composition of the board is as follows: Greensboro has two representatives; Winston Salem has one member; High Point has one member; Forsyth County has one member; and Guilford County has three members. The length of the term is three years. Mayor Jay Wagner is recommending the reappointment of William S. Bencini, Jr. to the Piedmont Triad Airport Authority. High Point's appointment is a mayoral appointment to be confirmed by City Council.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of William S. Bencini, Jr. to the Piedmont Triad Airport Authority as recommended by Mayor Wagner.

CITY OF HIGH POINT

AGENDA ITEM



Title: Approval of Delegation of Authority

From: Michael E. McNair, Director

Public Hearing: N/A

Meeting Date: August 2, 2021

Advertising Date: N/A

Advertised By: N/A

Attachments: Delegation of Authority to Act as Certifying Officer

PURPOSE:

The Delegation of Authority authorizes the City Manager or his designee to execute grant related documents submitted to the U.S. Department of Housing and Urban development (HUD).

BACKGROUND:

HUD regulations require that the City designate a certifying officer and authorize him/her to execute federal grant related documents.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the Delegation of Authority to Act as Certifying Officer and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Delegation of Authority to Act as Certifying Officer

I, Jay W. Wagner, the Chief Elected Officer of the City of High Point, do hereby delegate to Tasha Logan Ford, City Manager, an official of the City of High Point, or his designee, all authority necessary to act as Certifying Officer for the City of High Point under Section 104(g) of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5304(g)) (HUD Act), in connection with the receipt of assistance from the U. S. Department of Housing and Urban Development (HUD) under Title 1 of the HUD Act. Such authority hereby delegated includes, but is not limited to, the authority to execute the certification required under Section 104(g) of the HUD Act; the authority to specify when appropriate that the jurisdiction has fully carried out its responsibilities for environmental review, decision making and action under Section 104(g)(1) of the HUD Act; the authority to consent to assume the status of a responsible Federal Official under the National Environmental Policy Act of 1969 and other provisions of law specified in the regulations of HUD in 24 CFR Part 58; and the authority to consent on behalf of the City of High Point and himself or herself to acceptance of the jurisdiction of the Federal courts for the purpose of enforcement of his or her responsibilities as responsible Federal Official.

Enacted on this 2nd day of August 2021.

City of High Point

BY: _____
Jay W. Wagner, Mayor

ATTEST: _____
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT AGENDA ITEM



Title: 2021 Urgent Repair Policies

From: Michael E. McNair, Director

Meeting Date: August 2, 2021

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: URP21 Procurement and Disbursement Policies
URP21 Assistance Policy

PURPOSE:

To seek Council approval of Urgent Repair Program (URP) policies and procedures required by the North Carolina Housing Finance Agency.

BACKGROUND:

NCHFA requires URP grant recipients to annually adopt policies and procedures defining to procurement and assistance protocols.

BUDGET IMPACT:

N/A. Funding for URP21 included in 2021-22 Annual Action Plan

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the URP21 Procurement and Disbursement Policies and the URP21 Assistance Policy and that the appropriate City official and/or employee be authorized to execute all necessary documents.



Assistance Policy

Urgent Repair Program – 2021 Cycle

What is the Urgent Repair Program? The City of High Point has been awarded \$75,000 by the North Carolina Housing Finance Agency (“NCHFA”) under the 2021 cycle of the Urgent Repair Program (“URP21”). The City shall contribute an additional \$10,000 from General Funds that are allocated toward affordable housing on an annual basis to supplement URP21 project activities. This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A total of 8 households are projected to be assisted under URP21.

This Assistance Policy describes who is eligible to apply for assistance under URP21, how applications for assistance will be received, what the form of assistance is and how the repair/modification process will be managed. The City has made every effort to design this URP21 project to be fair, open, and consistent with the City’s approved application for funding and with NCHFA’s URP Program Guidelines.

The funds provided by NCHFA come from the North Carolina Housing Trust Fund.

Eligibility: To be eligible for assistance under URP21 applicants must meet the following requirements.

- 1) Must reside within the City of High Point and own and occupy the home in need of repair.
- 2) Must have a household income which does not exceed 50% of the State median income for the household size (see income limits below).
- 3) Must have one or more fulltime household members with special needs (i.e., be elderly (≥ 62 years old), handicapped or disabled, a single parent household with at least one dependent child in residence, a large family with ≥ 5 household members, a household with a child below the age of six with lead hazards present or a military veteran who was discharged or released under conditions other than dishonorable).

- 4) Must have urgent repair needs, which cannot be met through other state or federally- funded housing assistance programs.

**URP21 Income Limits
(Statewide non-Metro) ***

<i>Number in Household</i>	<i>30% of Median Income (very low income)</i>	<i>50% of Median Income (low income)</i>
1	\$14,900	\$24,800
2	\$17,000	\$28,350
3	\$19,150	\$31,900
4	\$21,250	\$35,450
5	\$22,950	\$38,300
6	\$24,650	\$41,100
7	\$26,350	\$43,950
8	\$28,100	\$46,800

**Income limits are subject to change based on annually published HUD income limits.*

Outreach Efforts of the Urgent Repair Program: The City of High Point will advertise or publish an article about the Urgent Repair Program in the local newspaper serving the City (The High Point Enterprise), at senior centers throughout the City, with veteran's organizations that serve City residents, and on the City's website.

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- 7) **Contractor selection:** Within 24 hours of the bid opening, after review of bid breakdowns and timing factors, the winning bidder will be selected. All bidders and the homeowner will be notified of (1) the selection, (2) the amount, (3) the amount of the City's cost estimate, and (4) if other than the lowest bidder is selected, of the specific reasons for the selection.
- 8) **Execution of loan and contract:** The loan will be executed as well as the repair/modification contract. This contract will be between the contractor and the homeowner, with the City serving as the homeowner's agent. The total loan amount of URP21 funds will never exceed \$10,000 for project hard costs.
- 9) **Pre-construction conference:** A pre-construction conference will be held at the home. At this time, the homeowner, contractor and program representatives will discuss the details of the work to be done. Starting and ending dates will be agreed upon, along with any special arrangements such as weekend or evening work hours and disposition of items to be removed from the home (such as old plumbing, etc.). Within 24 hours of the pre-construction conference, the City will issue a "proceed order" formally instructing the contractor to commence by the agreed-upon date. NOTE: A "proceed order" will not be issued until the contract between the contractor and the homeowner has been executed.

- 10) **Construction:** The contractor will be responsible for obtaining any required building permits for the project before beginning work. The permit must be posted at the house during the entire period of construction. Program staff will closely monitor the contractor during the construction period to make sure that the work is being done according to the work write-up (which is made a part of the rehabilitation contract by reference) and in a timely fashion. The Project Manager will inspect new work for compliance with the State Building Code as required by the guidelines of URP21. The homeowner will be responsible for working with the contractor toward protecting personal property by clearing work areas as much as practicable.
- 11) **Change Orders:** All changes to the scope of work must be reduced to writing as a contract amendment ("change order") and approved by all parties to the contract: the owner, the contractor, the Project Manager, the City's Community Development and Housing Director (or his/her designee), and the City Manager (or his/her designee). If the changes require an adjustment in the loan amount, a loan modification stating these changes in the contract amount must be completed by the City and executed by the owner. If the changes result in a decrease in the loan amount, an estoppel informing the homeowner of these changes in the contract amount will be completed by the City and conveyed to the owner.
- 12) **Payments to contractor:** The contractor will be paid following the inspection and satisfactory completion of all items on the work write-up as well as the receipt by the City of the contractor's invoice and a release of liens, signed by all sub-contractors employed on the job and by all material suppliers from whom materials for the job were purchased. Please request a copy of the City's Procurement and Disbursement Policy for further information.
- 13) **Post-construction conference:** Following construction the contractor and the Project Manager will sit down with the homeowner one last time. At this conference the contractor will turn over all owner's manuals and warranties on equipment. The contractor and Project Manager will go over operating and maintenance requirements for any new equipment installed and discuss general maintenance of the home with the homeowner. The homeowner will have the opportunity to ask any final questions about the work.
- 14) **Closeout:** Once each item outlined in paragraph 12 above has been satisfied and the homeowner has signed a Certificate of Satisfaction, the job will be closed out.

What are the key dates? If, after reading this document, you feel that you qualify for this program and wish to apply, please keep the following dates in mind:

- Applications shall be available to the public starting on the date the NCHFA URP21 Funding Agreement is executed. It is anticipated that the execution of the Funding Agreement will occur on or about August 16, 2021.

- Resources for this program shall be available through December 31, 2022 or when total resources have been spent, whichever occurs first.

How do I request an application? Please contact:

April Jones, Administrative Coordinator
 City of High Point, Community Development and Housing Department
 211 S. Hamilton Street, Room 312
 High Point, NC 27260
 336-883-3348 OR april.jones@highpointnc.gov

Is there a procedure for dealing with complaints, disputes and appeals? Although the application process and repair/modification guidelines are meant to be as fair as possible, the City of High Point realizes that there is still a chance that some applicants or participants may feel that they are not treated fairly. The following procedures are designed to provide an avenue for resolution of complaints and appeals.

During the application process:

- 1) If an applicant feels that his/her application was not fairly reviewed and would like to appeal the decision made about it, he/she should contact Thanena Wilson, Assistant Community Development & Housing Director, within five days of the initial decision and voice their concern. If the applicant remains dissatisfied with the decision, the detailed complaint should be put into writing.
- 2) A written appeal must be made within 10 business days of the initial decision on an application.
- 3) The City of High Point will respond in writing to any complaints or appeals within 10 business days of receiving written comments.

During the repair/modification process:

- 1) If the homeowner feels that repairs or modifications are not being completed according to the contract, he/she must inform the contractor and the Project Manager.
- 2) The Project Manager will inspect the work in question. If he finds that the work is not being completed according to the contract, the Project Manager will review the contract with the contractor and ask the contractor to remedy the problem.
- 3) If problems persist, a mediation conference between the homeowner and the contractor may be convened by the Project Manager and facilitated by the City's Community Development and Housing Director ("Director") or his designee.
- 4) Should the mediation conference fail to resolve the dispute, the Director will render a written final decision.
- 5) If the Project Manager finds that the work is being completed according to the contract, the complaint will be noted, and the Project Manager and the homeowner will discuss the concern and the reason for the Project Manager's decision.

Will the personal information provided remain confidential? Yes. All information in applicant files will remain confidential. Access to the information will be provided only to City employees

who are directly involved in the program, the North Carolina Housing Finance Agency and auditors.

What about conflicts of interest? No officer, employee or other public official of the City, or member of the City Council, or entity contracting with the City, who exercises any functions or responsibilities with respect to URP21 shall have any interest, direct or indirect, in any contract or subcontract for work to be performed with program funding, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. Relatives of City employees, Council Members and others closely identified with the City, may be approved for rehabilitation assistance only upon public disclosure before the City's Community Development and Housing Director and written permission from NCHFA.

What about favoritism? All activities under URP21, including the review of applications, inviting bids, selecting contractors and resolving complaints, will be conducted in a fair, open and non-discriminatory manner, entirely without regard to race, color, religion, national origin, sex, familial status and disability.

Who can I contact about URP21? Any questions regarding any part of this application or program should be addressed to:

Thanena S. Wilson
Assistant Director, CD&H Department
211 S. Hamilton St., Rm. 312
High Point, NC 27260
336-883-3351
thanena.wilson@highpointnc.gov

This Assistance Policy is adopted this _____ day of _____ 2021.

Mayor Jay W. Wagner _____

ATTEST: _____

SEAL

******TO BE PLACED IN PROJECT FILE******

Acknowledgement of Receipt

I acknowledge receipt of a copy of the URP21 Assistance Policy and was provided the opportunity to review the document with City staff.

Owner

Date



City of High Point

Procurement and Disbursement Policies

2021 URGENT REPAIR PROGRAM

PROCUREMENT POLICY

1. To the maximum extent practical, the City of High Point (the City) promotes a fair, open and competitive procurement process as required under North Carolina Housing Finance Agency's Urgent Repair Program (URP). Bids are invited from Contractors who are part of the City's approved contractor registry, or from vendor lists obtained from the City's Purchasing Division. (To be on the registry, a contractor must complete an application, have their recent work inspected, reviewed and approved by the Project Manager and submit proof of insurance.) Any contractor listed with and approved by the City will receive automatic approval status on the contractor registry.
2. At least three eligible contractors on the City's approved contractor registry shall be invited to bid on each job and the lowest responsive and responsible bidder shall be selected for the contract. "Responsive and responsible" means (a) the contractor is deemed able to complete the work in a timely fashion, (b) that the bid is within 15% on the low end of the City's nominal amount or 15% on the high end of the City's nominal amount and that (c) there is no conflict of interest (real or apparent).

Should fewer than three (3) bids be received, the Project Manager may move forward in awarding the project to a responsive and responsible bidder.

3. In the event there are no responsive and responsible bids received in response to a bid solicitation, the City will assign the project to a non-profit housing repair and development organization, Community Housing Solutions (CHS), to undertake needed home repairs. The City will enter into an open contract with CHS to implement this option. The City's Project Manager will prepare the work write-up and cost estimate for each project, which will then be reviewed and finalized in consultation with the Home Repair Project Manager with CHS. CHS will then execute repairs in accordance with the agreed upon work write-up and stated cost.

4. Although bid packages may be bundled for multiple job sites, the bids for multiple job sites may be considered separate and apart when awarded and may be awarded to the lowest responsive and responsible bidder(s) for each job site.
5. Bid packages shall consist of an invitation to bid, work write up(s) and bid sheet(s) for each job.
6. Bids must include a cost-per-item breakdown with line-item totals equaling the submitted bid price. Discrepancies must be reconciled prior to a contract being awarded.
7. Any change to the original scope of work must be reduced to writing in the form of a change order to be agreed upon and signed by the Project Manager and all parties to the original contract. The change order must also detail any changes to the original contract price.
8. No work may begin prior to a contract being awarded and executed and a written order to proceed provided to the contractor. In addition, a pre-construction conference and “walk thru” shall be held at the work site prior to commencement of repair work.
9. The City reserves the right to reject any or all bids at any time during the procurement process.
10. In the event of a true emergency, the City reserves the right to waive normal procurement procedures in favor of more expedient methods, which may include seeking telephone quotes, faxed bids and the like. In the event phone bids are used, the City of High Point will call the first three responsive contractors on the approved contractor registry. The City will track who has been called and responsive and will rotate through the list before starting through the rotation again. Should such methods ever become necessary, the transaction will be fully documented.
11. If the nature of a repair is such that the repair can be made during the contractor’s initial inspection, or service or diagnostic call and the repair does not exceed \$1,000, a work write-up or bidding process will not be required. The contractor must, however, provide a quote to the Project Manager prior to completion of the work. Should this method of repair be used, the transaction will be fully documented, and the Project Manager may use a City procurement card as method of payment.
12. As the work being performed under the URP does not meet the minimum threshold requiring a formal bidding process under North Carolina General Statutes, bids (or quotes) may be mailed, hand delivered in a sealed envelope, or via email as instructed in the bid package. All bids will be opened and viewed publicly at a time and place to be announced in the bid package. All bidders are welcome to attend.
13. The City of High Point is an equal opportunity employer, implements non-discriminatory practices in its procurement/disbursement procedures and will make special outreach

efforts to include Minority/Women Business Enterprise (M/WBE) businesses within its contractor and subcontractor pool.

DISBURSEMENT POLICY

1. All repair work must be inspected by (a) the City's Project Manager, (b) the homeowner, and (c) the code enforcement officer as appropriate for the project prior to any payments to contractors. If all work is deemed satisfactory and all other factors and written agreements are in order, payment shall be issued upon presentation of an original invoice from the contractor. Contractor should allow 7-10 business days from receipt for processing of the invoice for payment.
2. If any of the work is deemed unsatisfactory, it must be corrected prior to authorization of payment. If the contractor fails to correct the work to the satisfaction of the City's Project Manager, payment may be withheld until the work is deemed satisfactory. (Contractors may follow the City's Urgent Repair Program Assistance Policy complaint process if a dispute occurs; however, contractors shall abide by the final decision as stated in the policy.)
3. The City assures, through this policy, that adequate funds shall be available to pay the contractor for satisfactory work.
4. All contractors, sub-contractors and suppliers must sign a lien waiver prior to disbursement of funds.

The Procurement and Disbursement Policies, as amended, are adopted this the _____ day of _____, 2021.

City of High Point

BY: _____

SEAL

ATTEST: _____

CONTRACTORS STATEMENT:

I have read and understand the attached Procurement and Disbursement Policies.

BY: _____

COMPANY NAME: _____

WITNESS: _____



FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
July 15, 2021 – 4:00 p.m.
Council Chambers – Municipal Building

CALL TO ORDER

Chairman Moore called the meeting to order at 4:03 p.m.. He pointed out two of the Finance Committee members were out of town and thanked Alternate Finance Committee Member, Mayor Jay Wagner for filling in.

The following Committee Members were present (3):
Mayor Pro Tem Britt Moore, Chairman
Council Member Monica Peters, Member
Mayor Jay Wagner, Alternate Member

The following Committee Members were absent (1):
Council Member Victor Jones, Member
Council Member Michael Holmes, Member

Staff Members Present:
Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Ryan Ferguson, Marketing Manager; Robby Stone, Deputy Public Services Director; Lee Tillery, Director of Parks & Recreation; Mark McDonald, Director of Transportation; Travis Stroud, Police Chief; Derrick Boone, Assistant Director of Public Services; Stephen Hawryluk, Budget and Performance Manager; Roslyn McNeill, Budget Analyst; Kevin Rogers, Fleet Services Director; Petulla Clark, Assistant Chief- High Point Police Department; Tim McKinney, Facility Maintenance Services; and Lisa Vierling, City Clerk

PRESENTATION OF ITEMS

2021-282 Interlocal Agreement - Guilford County-Animal Sheltering

City Council is requested to approve a 3-year Interlocal Agreement with Guilford County for the provision of animal sheltering for the period of July 1, 2021 - June 30, 2024.

Police Chief Travis Stroud reported this will be a three-year agreement with Guilford County for the Guilford County Animal Shelter located on W. Wendover Avenue. He advised the county would have all the financial responsibility for the facility and noted that this in no way

affects High Point's animal collection service that is done through the High Point Police Department.

A motion was made by Chair Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-284 Contract - Trapeze Software Group - Transit System Asset Maintenance & Management

City Council is requested to award a contract to Trapeze Software Group in the amount of \$342,309 for High Point Transit System FTA asset maintenance and management.

Mark McDonald, Director of Transportation, reported this is for the purchase of a software package intended for the city's equipment and fleet management system for High Point's transit system. He explained that it is a specialized software package that is on State contract and is something that will allow the city to meet all federal guidelines as specified by the Federal Transit Authority (FTA) for annual fleet maintenance and equipment management. The one-time project cost for licensing, implementation, and expenses is \$297,894; annual maintenance cost for the first five years totals \$44,325 or about \$8,900 a year; the project will be funded through existing FTA grants at a cost share of 80% federal and 20% local city dollars. Staff recommends award of the contract to Trapeze Software in the amount of \$342,309.

A motion was made by Chair Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-285 Contract - Carolina Industrial Equipment - Freightliner Leaf Vacuum Truck

City Council is requested to award a contract to Carolina Industrial Equipment for the purchase of a Freightliner truck with ODB DCL800SM25 including truck, training, and delivery in the amount of \$215,306 and include declaring the old truck as surplus and disposing through the online auction process.

Kevin Rogers, Director of Fleet Services, advised the Stormwater Division of the Public Services Department is currently using a 2007 Freightliner with a John Deere Model SCL800SM25 that needs to be replaced due to the overall condition. The new truck, an

ODB, will meet their needs. The price of the vehicle is \$215,306 and includes training and delivery. This truck will be purchased through the NC Sheriff's Association contract. Funds are available in this year's budget and Fleet Services recommends approval of the purchase of the new Freightliner truck from Carolina Industrial Equipment and to declare the old truck as surplus to be disposed of through the online auction process.

Chairman Moore asked if the truck would have to be built and the anticipated delivery time. Mr. Rogers replied that the truck would have to be built and delivery time would be 240-360 days.

A motion was made by Chair Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-286 NC Sheriff's Association Contract #22-06-0426 - Carolina Environmental Systems - Freightliner Knuckleboom Truck

City Council is requested to award a NC Sheriff's Association Contract# 22-06-0426 to Carolina Environmental Systems, Inc. for the purchase of a Freightliner truck with Pac Mac model KB-20H-HJ in the amount of \$153,983 for the truck, training, delivery and include declaring the old truck as surplus and disposing through the online auction process.

Kevin Rogers, Director of Fleet Services, reported that the Environmental Services Division is currently using a 2021 Freightliner Knuckleboom and Peterson TL3 that needs to be replaced due to the condition. The new Freightliner truck is similar to other trucks currently being used by the city and will meet their needs. The cost of the new truck is \$153,983 and includes training and delivery and will be purchased under the NC Sheriff's Association contract. The estimated delivery for the new truck is 240-360 days. Funds are available in the 2021-2022 budget and Fleet Services recommends purchasing the new truck with Pac Map KB-20H-HJ from Carolina Environmental Systems and to declare the old truck as surplus to be disposed of through the online auction process.

A motion was made by Chair Moore, seconded by Committee Member Wagner, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-287 Contract - HH Architecture - Construction Administration (CA) & Close-Out Contract

City Council is requested to award a contract to HH Architecture in the amount of \$396,900 for Construction Administration (CA) and close-out services for the High Point City Lake Park - Site Master Plan Phase 1.

Lee Tillery, Director of Parks & Recreation, advised that HH Architecture has been on board with the city from the start of this project with a schematic design and they have carried us through the design process and will continue to work with the city on this contract through the construction administration and close out, which will be very important in this particular project. Staff recommends approval of the contract to HH Architecture in the amount of \$396,900.

Chairman Moore asked if the meetings on the project have been in person or virtual. Mr. Tillery advised that the meetings were virtual for a long time, but in the last month, the construction meetings have now been moved to on-site meetings.

A motion was made by Chair Moore, seconded by Committee Member Wagner, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-288 Contract/Change Order #8 - Wharton & Smith, Inc. - Ward Water Treatment Plant Upgrades

City Council is requested to approve Change Order #8 with Wharton & Smith, Inc. in the amount of \$39,002 for additional work performed as part of the Ward Water Treatment Plant Upgrade Project.

Derrick Boone, Assistant Director of Public Services, explained the original contract for the electrical and HVAC upgrades at the Ward Water Treatment Plant was awarded to Wharton & Smith on September 18, 2018 which was a 3-year contract. Estimated completion time for the project is September 2021. There are two items covered under Change Order #8: additional installation of steel grade supports to close openings that came up during the demolition of the air handling unit; and additional electrical provisions for transfer pumps 5 and 6 and the adjustable frequency drives for transfer pumps 2 and 3. He advised there have now been eight (8) change orders to the contract with Wharton & Smith. The City Council approved Change Order #4 on November 2, 2020 and staff is coming back to Council for approval of this change order because the accumulative amount of Change Orders #5 through #8 is greater than \$90,000; the original contract amount is \$12,737.00 and the new contract amount with the approval of Change Order #8 is \$13,404,448. Staff recommends approval of Change Order #8 to the Wharton & Smith contract in the amount of \$39,002.

A motion was made by Chair Moore, seconded by Committee Member Wagner, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-289 Contract - The Bradley Group - Material Recovery Facility (MRF) Temporary Labor Services

City Council is requested to award a contract to The Bradley Group in the amount of \$120,000 for temporary labor services for the purpose of assisting with current sorting of recyclable materials and that the appropriate City official be authorized to execute all necessary documents.

Robby Stone, Deputy Director of Public Services, advised that bids were accepted for temporary services for the MRF facility; that staff brought a recommendation forward about a month ago and recommended award of the contract to the low bidder, People Ready at that time; however, they requested multiple changes to the contract after the bids were received that the city could not agree to; staff is now recommending the contract be awarded to the second lowest bidder, The Bradley Group; staff consulted with them regarding the contract language and they are willing to move forward. Public Services is recommending awarding the temporary services contract for the Material Recycling Recovery Facility to The Bradley Group in the amount of \$120,000.

Chairman Moore asked if staff obtains references on these types of temporary companies. Mr. Stone explained that the city has been using the original company selected, People Ready, for the past four years, so no references were obtained; however, they did obtain references for the second company, The Bradley Group.

A motion was made by Chair Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-290 Contract - Johnson Controls Inc. - HVAC Maintenance Services

City Council is requested to award a contract to Johnson Controls Inc. in the amount of \$1,493,590.09 for HVAC maintenance services and authorize the appropriate city official to execute all necessary documents.

Tim McKinney, Director of Facility Services, advised this is a request for Council approval of a five-year contract for 41 of the city's buildings within the city including several hundred pieces of equipment under a total maintenance contract in the amount of \$1,493,590.09.

A motion was made by Chair Moore, seconded by Committee Member Wagner, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-291 Contract - Johnson Controls Inc. - Security and Fire Alarm Services

City Council is requested to award a contract to Johnson Controls Inc. in the amount of \$303,994 for Security and Fire Alarm services. and authorize the appropriate city official to execute all necessary documents.

Tim McKinney, Director of Facility Services, advised the city has its fire and security alarms located in 15 different facilities. The contract is based on a five-year price in the amount of \$303,994. Staff recommends approval.

A motion was made by Chair Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-292 Resolution - Lease of City Owned Residential Property - 809 & 811 Aberdeen Road, 3300 Hillside

City Council is requested to adopt a resolution approving the lease of 809 Aberdeen Road, 811 Aberdeen Road, and 3300 Hillside Drive for a period of five years under the terms and conditions contained in the lease and authorizes the City Manager to execute all necessary documents.

City Attorney JoAnne Carlyle advised this is a request that Council adopt a resolution for the lease of the city-owned properties at 809 Aberdeen Road, 811 Aberdeen Road, and 3330

Hillside Drive for a period of five years. The anticipated revenue that would be collected by the city is \$20,940 and it is for residential purposes.

Committee member Wagner asked if the city knows who the tenants for these properties will be. Ms. Carlyle advised that is a renewal lease as the tenants are already in these houses.

A motion was made by Committee Member Wagner, seconded by Chairman Moore, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-308 Letter of Extension to the Land Disposition Agreement (LDA)- Elliott Sidewalk Communities (ESC)

City Council is requested to approve the Letter of Extension to the Land Disposition Agreement with Elliott Sidewalk Communities (ESC) as presented in the LDA Leter dated July 19, 2021. This will be the Second Amendment to the LDA dated December 15, 2020, the date associated with Building C. The approval of this Second Amendment will extend the deadline for the Certificate of Occupancy for Building C to the last day of October 2021.

Chairman Moore moved to suspend the rules to add this matter to the agenda for consideration. Committee Member Wagner made a second to the motion to suspend the rules. Following a roll call vote by Chairman Moore, the motion to suspend the rules carried by the following 3-0 unanimous vote:

Greg Ferguson, Assistant City Manager, reported that the city currently has Land Development Agreement (LDA) between the City and Elliott Sidewalk Communities (ESC) that was effective April 15, 2019. He explained there was a date associated with Building C, which is the building known as the Food Hall or 275 N. Elm, which has been under construction since last year. He noted the Certificate of Occupancy was set for no later than the last day of July 2021; however, during recent discussions with the developer, they learned that they are not going to hit that target date although they are very much on track to get finished as quickly as possible so they can get the sub-tenants in the building. There is a major tenant that is associated with 4, 2, and 3 that the city has approved an incentive policy for with a time frame of March 2022 for occupancy. The other occupancy in the building is going to be mostly food vendors.

He explained that the building would get a temporary Certificate of Occupancy (TCO) and as they finish out the additional spaces and floors, those would come online, so it would be a phased completion; however, this would extend that initial Certificate of Occupancy to the last day of October 2021.

Committee Member Peters asked if certain parts of the building could be occupied with the extension of the Certificate of Occupancy to October 2021. Mr. Ferguson replied in the

affirmative and further explained that a TCO can be granted for an area specific to the building if the fire safety, life safety items have been completed and this would allow the upfits to occur. he noted with this building, there would be multiple sub-tenants finishing out spaces which will all be on different schedules and the major tenant for Floors #2 and #3 would be working under a separate permit.

Committee Member Peters stated she was told that the Food Hall would be open by the middle of October and that she was disappointed that it will not be, but would vote in favor of the extension.

Chairman Moore mentioned the struggles everyone is grappling with in the supply/labor chain and felt confident that they would push it through as quickly as possible.

A motion was made by Committee Member Wagner, seconded by Chairman Moore, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

2021-283

Consideration of Funding - Outside Non-Profit Agencies

City Council is requested to finalize recommendation for the funding of outside non-profit agency requests.

Chairman Moore stated for the record that the recommendations on the outside agency funding requests are generally done before this time of the year and that the Finance Committee is considering the applications that were received as part of the process. He spoke to how this is always a difficult thing to do because there are a lot of great agencies, well-intended people that do a lot of good things in the community; how the city's policy it to evaluate applications with a set of guidelines. He proceeded to read an excerpt of a paragraph from the policy which states:

"The city of High Point is committed to providing financial assistance to nonprofit agencies which assists the city in carrying out its mission. Nonprofit agency funding is distributed on an annual basis through an established process that ensures transparency, accountability, and consistency in the funding of nonprofit agencies."

He pointed out that the city received \$767,308 in requests; however, under the guidelines that the city operates under, only \$337,438 is available. He noted the applications start coming in in March, so he would like the Committee no later than mid-November have a meeting to review the nonprofit agency application guidelines to ensure that everything is clear as far as what the city expects of them and the reality because this policy has been in place for a while.

Chairman Moore then read the following funding recommendations for the outside agency funding.

Caring Services **\$10,000**
Greater High Point Food Alliance **\$15,000**
Helping Hands **\$15,000**
High Point Arts Council **\$90,000**
High Point Discovered (new) **\$15,000**
High Point LEAP **\$15,000**
Macedonia Family Resource Center **\$21,000**
Open Door Ministries **\$20,000**
Salvation Army Boys & Girls Club **\$15,000**
Theatre Art Gallery **\$31,000**
Food Pantry of the Triad **\$20,000**
West End Ministries **\$30,000**
YWCA **\$25,000**

Total: **\$322,000**

Chairman Moore noted this would leave an excess of \$15,000 that could be used for events that might come up during the year. He mentioned the recent substantial requests by Forward High Point and the uncertainty regarding that and asked if some of this funding might be considered for that and if there is any more clarification on the money coming out of Washington for the American Relief Funds and what organizations might be receiving some of those funds. he asked if it might be possible that some of these organizations may still get some of that funding when it becomes available. Assistant City Manager Eric Olmedo replied that it is possible.

Committee Member Peters asked the Committee to also consider at least \$10,000 in funding for D-Up Basketball Fundamentals for their "Well Centered Me" Program. She noted they have 55 students enrolled in their program that they would like for them to have access to mental health and wellness services. She then shared some statistics in their application: 75-80% of children and youth in the United States are in need of mental health services and they do not receive them. She noted that they are asking for \$60,000, but she is proposing that the Committee consider at least \$10,000 in funding for them and suggested this additional funding be taken from the existing \$15,000 that would be left in reserves for future requests. After a brief discussion on where they are located, it was noted that they have a couple of buildings on Washington Street where they provide their services.

Committee Member Peters hoped the money received through the COVID Relief funding could be used to fill in the gap and replace the \$15,000 in funding intended for reserves for future requests.

Mayor Wagner expressed concerns that they would still be able to carry out the program since they asked for \$60,000 in funding and will only receive \$10,000. Committee Member Peters had no doubt that the \$10,000 would help them in carrying out their program. Committee Member Wagner asked if the agencies are required to submit a proposed budget for what they propose to spend the money on. Mr. Olmedo replied that they typically do not submit a detailed budget, but the contract they are asked to sign to receive the money

includes some claw back provisions that if the funds are not spent or committed by the end of the fiscal year, the city has a mechanism of getting those funds back.

Chairman Moore noted that the agencies are also subject to a mid-year update. City Attorney Carlyle advised the terms of the contract would include the right of Council to check any accounting records and reports. Chairman Moore recommended the city exercise that this year and ask for a six-month mid-year update to the Finance Committee for all of the agencies that received funding.

Following the discussion on adding D-Up to the list of funding, Chairman Moore advised that the Committee would also be recommending the addition of \$10,000 to the list of agencies recommended for funding and noted this would leave \$5,438 excess in the fund with the hopes that the COVID American Relief Funds could be used to replace that excess amount back to the intended \$15,000.

For the record, Committee Member Peters noted that Southwest Renewal Foundations' ask was withdrawn because of other things they are working on.

The Finance Committee is recommending the following nonprofit agencies be approved for funding in the FY 2021-2022 Budget:

Caring Services **\$10,000**
D-Up Basketball Fundamentals **\$10,000**
Greater High Point Food Alliance **\$15,000**
Helping Hands **\$15,000**
High Point Arts Council **\$90,000**
High Point Discovered (new) **\$15,000**
High Point LEAP **\$15,000**
Macedonia Family Resource Center **\$21,000**
Open Door Ministries **\$20,000**
Salvation Army Boys & Girls Club **\$15,000**
Theatre Art Gallery **\$31,000**
Food Pantry of the Triad **\$20,000**
West End Ministries **\$30,000**
YWCA **\$25,000**

Total: **\$332,000**

A motion was made by Committee Member Wagner, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 19, 2021 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chair Moore, Committee Member Peters, and Committee Member Wagner

Absent (2): Committee Members Holmes and Jones

ADJOURNMENT

There being nothing further to come before the Finance Committee, the meeting adjourned at 4:48 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Britt W. Moore, Chairman

Attest:

Lisa B. Vierling, MMC
City Clerk