

# City of High Point

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



## Meeting Agenda

**Monday, July 20, 2020**

**5:30 PM**

**Council Chambers**

### **City Council**

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

In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically with remote participation. As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting).

## **ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**

## **STRATEGIC PLAN UPDATE**

## **PUBLIC COMMENT PERIOD**

A Public Comment Period will be held on Monday, July 20, 2020 at 5:30 p.m. As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming the meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed [www.highpointnc.gov/VirtualPublicMeeting](http://www.highpointnc.gov/VirtualPublicMeeting)

Although the public is unable to physically participate in the meeting, the public can submit comments by

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to [publiccomment@highpointnc.gov](mailto:publiccomment@highpointnc.gov), or by
3. Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.

All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the July 20, 2020 City Council Meeting. The city of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, July 17th at 5:00 p.m.

## **FINANCE COMMITTEE - Council Member Moore, Chair**

## **CONSENT AGENDA ITEMS**

### **[2020-238](#)**

Contract - Elliott Sidewalk Communities  
City Council is requested to Extend Land Development Agreement with Elliott Sidewalk Communities to reflect economic realities due to Covid-19 and interest in office space at the current time.

1. Would slide the CO for 275 North Elm until July 2022 (Building C)
2. Would push back CO date for condo site until March 2023 (Building G)
3. Would push back CO date for hotel site until September 2023 (Building A)
4. Would push back CO dates for apartments/parking deck until March 2026 (Building H)

**Attachments:** [1. Elliott Sidewalk Extension](#)

[2020-239](#)

Contract (Resolution) - Guilford County Board of Education- School Resource Officers (SRO)

City Council is requested to approve a contract and adopt a resolution with Guilford County Board of Education for eight (8) School Resource Officers. The City agrees to provide eight (8) officers for a period of one year to the SRO Program and the Guilford County Board of Education shall reimburse the City for \$532,240.00 for the salaries and equipment of the officers assigned to the SRO Program for a period beginning on the date of contract signature through June 30, 2021.

**Attachments:** [2. HPPD SRO](#)

[2020-265](#)

Contract - Agreement for Service - MobileDoc - HPFD Physicals

City Council is requested to award a 3-year Agreement for Services contract to MobileDoc medical services to include on-site/as needed physicals for the Fire Department in the estimated amount of \$297,963.00. Contract terms are as follows:

Year 1 - \$96,400.00

Year 2 - \$99,292.00

Year 3 - \$102,271.00

**Attachments:** [MobileDoc Agenda Form](#)

[2020-240](#)

Contract - WESCO - Lumca Led Light Fixtures & Poles

City Council is requested to award a contract to WESCO in the amount of \$395,121.00 for the purchase of 55 decorative streetlights, poles and associated hardware to be installed around the Catalyst Project, Appling Way, Elm Street Streetscape (Phase I) and various other projects.

**Attachments:** [3. WESCO Decorative Lighting](#)

[2020-241](#)

Contract - Dellinger Inc. - Riverdale Pump Station

City Council is requested to award a contract to Dellinger, Inc. in the amount of \$2,572,429.15 for the construction of a gravity sanitary sewer system along Riverdale Road. This Riverdale Gravity Sewer Extension project is part of an overall expansion of the Riverdale Pump Station area.

**Attachments:** [4. DELLINGER INC. - Riverdale Gravity Sewer](#)

[2020-242](#)

Contract - APAC Atlantic, Inc Thompson-Arthur Division (Primary) - Sharpe Brothers Div. of Vecellio & Grogan, Inc. (Secondary) - Asphalt Supplier  
City Council is requested to award contracts to APAC-Atlantic, Inc., Thompson-Arthur Division in the amount of \$278,750.00 to be the primary

supplier for needed asphalt materials.

City Council is also requested to award a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. (Secondary Supplier) if the Primary Supplier cannot provide the needed asphalt materials and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [5. APAC ATLANTIC - SHARPE BROTHERS - City Wide Primary Secondary As](#)

[2020-243](#)

Contract Amendment No. 1 - Black and Veatch - Engineering Services for Ward Electrical and HVAC Upgrade

City Council is requested to approve Contract Amendment No. 1 to Black and Veatch in the amount of \$1,168,700.00 for engineering services for Ward Plant electrical and HVAC Upgrade. The scope of services is amended to include the additional services required for additional work based on time extension of project and change orders related to the upgrade.

**Attachments:** [6. BLACK & VEATCH - Amendment1 - Ward](#)

[2020-244](#)

Contract - Breece Enterprises, Inc. - General Water and Sewer Maintenance

City Council is requested to award a General Water and Sewer Maintenance Contract to Breece Enterprises, Inc. in the amount of \$2,737,838.00 for updates to infrastructure in various locations around the City. This includes public water, public sanitary sewer in the streets and in dedicated outfalls, along with patching and resurfacing.

**Attachments:** [7. BREECE ENTERPRISES - General Water and Sewer Maintenance](#)

[2020-245](#)

Contract - Change Order - KRG Utilities, Inc. - Regency Dam - Storm System Improvements

City Council is requested to approve a final adjusting change order in the amount of \$226,264.60 to cover costs for additional emergency repairs to Regency Dam and for additional materials and labor necessary for the other six storm system improvement projects included in the Storm System Improvements Contract.

**Attachments:** [8. KRG Final Adjusting Change Order](#)

[2020-246](#)

Contract - Carolina Industrial Equipment - Vacuum Leaf & Debris Collector Truck

City Council is requested to award a contract to Carolina Industrial Equipment in the amount of \$220,387.00 for the purchase of a new Freightliner truck with ODB Model DCL800SM-25 Vacuum Leaf & Debris Collector using the NC Sheriffs' Association procurement contract for the truck, vacuum body installation, delivery and also declare the old leaf vac truck as surplus and disposing through the online auction process.

**Attachments:** [9. CAROLINA INDUSTRIAL EQUIPMENT - Vacuum Leaf & Debris Collector Tr](#)

[2020-247](#)

Contract - Advantage Truck Center - New Way Side Loading Refuse

**Trucks**

City Council is requested to award a contract to Advantage Truck Center in the amount of \$943,566.07 for the purchase of three (3) Autocar trucks with New Way Side Loading Refuse bodies using the NC Sheriffs' Association Procurement contract for the trucks, refuse body installation, delivery and also declaring three current spare trucks as surplus and disposing through the online auction process.

**Attachments:** [10. ADVANTAGE TRUCK CENTER - New Way Side Loading Refuse Truck](#)

**2020-248**

Contract - Graybar Inc. - Corning Optical Data Network - HPPD

City Council is requested to award a contract to Graybar Inc. in the amount of \$570,382.68 for the optical network cabling for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [11. GRAYBAR OPTICAL - IP Optical Data Network - New HPPD](#)

**2020-249**

Contract - Camcor Inc. - Audio Visual Equipment - HPPD

City Council is requested to award a contract to Camcor Inc. in the amount of \$220,223.40 for all audio-visual equipment for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [12. CAMCOR INC - Audio Visual Equipment - New HPPD](#)

**2020-250**

Contract - 5S Technologies Inc. - Network Storage Server Equipment - HPPD

City Council is requested to award a contract to 5S Technologies Inc. in the amount of \$1,198,053.16 and will be financed at a zero percent interest rate over 5 years for the purchase of Network, Storage and Server Equipment for the new Data Center at the New Police Department and 911 Center Building and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [13. 5S TECHNOLOGIES - Network Storage Server Equipment - New HPPD](#)

**2020-251**

Resolution - Sale of City Owned Property - 1409 Furlough Avenue

City Council is requested to adopt a resolution accepting an offer of \$1,750.00 and authorizing the sale of City owned property located at 1409 Furlough Avenue Parcel No. 174530 through the upset bid procedure of N.C.G.S. 160A-269A, and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269A.

**Attachments:** [14. 1409 Furlough Ave](#)

**2020-255**

Acquisition of 1529 Eastchester Drive - I-74/311 Eastchester Interchange Project

Request for City Council to approve the purchase in the amount of \$135,900 for a 0.234 acre parcel of land and house, which is occupied,

located at 1529 Eastchester Drive, Parcel No. 184299 ("Property") needed for the I-74/311 Eastchester Interchange Project ("Project"), and the conveyance of a 0.132 portion of the Property needed by an adjoining neighbor for driveway access to a side street.

**Attachments:** [15. 1529 Eastchester - I74-311 Eastchester Interchange Project](#)

[2020-259](#)

Rescission of Resolution for the Sale of City Owned Property - 107 Kingsdale Court

City Council is requested to rescind the resolution authorizing the sale of city owned property located at 107 Kingsdale Court.

**Attachments:** [15a. Rescission of Resolution - Kingsdale Property](#)

## **PUBLIC HEARINGS**

[2020-253](#)

Public Hearing - Brittano's Opportunity Zone Project

City Council is requested to authorize up to \$1,547,000 in performance-based incentives for the Brittano Group- KNova Film Capital project; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Attachments:** [16. Brittano Group-KNova Film Capital - EDC Incentives](#)

[1. Transcript of voice mail from anonymous caller \(Brittano Public Hearing\).pdf](#)

[2. Transcript of voice mail from 336.965.0660 \(Brittano Public Hearing\).pdf](#)

## **COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams,**

### **Chair**

[2020-256](#)

2020 Urgent Repair Policies - URP20 Procurement and Disbursement Policies - URP20 Assistance Policy

City Council is requested to approve the URP20 Procurement and Disbursement Policies and the URP20 Assistance Policy and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [2020-21 Urgent Repair Program Policies\(final\)](#)

## **PUBLIC HEARINGS**

[2020-257](#)

Public Hearing - 2020-21 Annual Action Plan, the 2020-24 Consolidated Plan and the Analysis

of Impediments to Fair Housing Choice

City Council is requested to approve the 2020-21 Annual Action Plan, the 2020-24 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice and authorize the City Manager to execute necessary documents for submission to HUD.

**Attachments:** [FINAL - 2020-24 Consolidated Plan and 2020-21 Annual Action Plan](#)

[Analysis of Impediments to Fair Housing Choice for FY 2020](#)

[FY2020-2024 Five Yr Consolidated Plan and FY2020 Annual Action Plan](#)

## **PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,**

### **Chair**

[2020-264](#) City of High Point Special Events Policy- Revisions to Special Events List  
City Council is requested to approve revisions to the Special Events List portion of the Special Events Policy to transfer sponsorship of the Go Far 5K Spring event to the Go Far 5K Fall event. The Prosperity & Livability Committee met on Wednesday, July 15, 2020 at 11:00 a.m. and voted unanimously to forward this matter to the City Council with a favorable recommendation for approval.

**Attachments:** [Revisions to the Special Events List.pdf](#)

[2020-266](#) Targeted Downtown Office Incentive Policy- Downtown Municipal Service District  
City Council is requested to adopt the revised Targeted Downtown Office Incentive Policy. The new policy would encourage office projects to locate and grow in the City's "Downtown Municipal Service District". This Targeted Downtown Office Incentives Policy would go into effect on the date of its adoption by the High Point City Council and would expire on July 31, 2021.

**Attachments:** [Final Targeted Downtown Office Incentives Provision](#) [finalagendaitem](#)

## **PLANNING & DEVELOPMENT - Mayor Jay Wagner**

[2020-260](#) Resolution of Intent - Annexation 20-01  
Approval of a Resolution of Intent to establish a public hearing date of August 3, 2020, to consider a voluntary continuous annexation of an approximately 4.9-acre parcel located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road. The site is addressed as 1091 Boulder Road and is also known as Guilford County Tax Parcel 154708.

**Attachments:** [Resolution of Intent AN-20-01](#)

[2020-261](#) Resolution of Intent - Annexation 20-02  
Approval of a Resolution of Intent to establish a public hearing date of August 3, 2020, to consider a voluntary continuous annexation of approximately 2.5 acres located along the east side of Hickwood Road, approximately 210 feet north of Willard Road. The site is addressed as 2302 and 2304 Hickwood Road and known as Guilford County Tax Parcels 187191 and 187192.

**Attachments:** [Resolution of Intent AN-20-02](#)

[2020-262](#) Resolution of Intent - Annexation 20-04

Approval of a Resolution of Intent to establish a public hearing date of August 3, 2020, to consider a voluntary continuous annexation of an approximate 0.31-acre parcel located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road. The site is addressed as 105 Giles Street and known as Guilford County Tax Parcel 158355.

**Attachments:** [Resolution of Intent AN-20-04](#)

## **PUBLIC HEARINGS**

### **2020-263**

Carr Davis II, LLC - Zoning Map Amendment 20-05

A request by Carr Davis II, LLC to rezone approximately 3.5 acres from the Conditional Use Light Industrial (CU-LI) District to the Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.

**Attachments:** [FINAL P&Z Staff Report ZA-20-05](#)

### **2020-267**

Braxton Real Estate & Development LLC - Zoning Map Amendment 20-08

A request by Braxton Real Estate & Development LLC, to rezone approximate 29 acres from the Conditional Use Residential Single Family-5 (CU R-5) District to the Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.

**Attachments:** [Final P&Z Staff Report ZA-20-08](#)

### **2020-268**

Premier Stores, Inc. - Zoning Map Amendment 20-10

A request by Premier Stores, Inc. to rezone approximately 4 acres from the Conditional Zoning General Business (CZ-GB) District to an amended Conditional Zoning General Business (CZ-GB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.

**Attachments:** [Final P&Z Staff Report ZA-20-10](#)

### **2020-269**

High Point Investment Holdings, LLC - Zoning Map Amendment 20-11

A request by High Point Investment Holdings, LLC and Dennis Bunker et al to rezone approximately 65.1 acres from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is located northeast of the intersection of N. Main Street and Delray Avenue, and east of Monteray Circle.

**Attachments:** [Final P&Z Staff Report ZA-20-11](#)

### **2020-270**

High Point Investment Holdings, LLC - Zoning Map Amendment 20-12

A request by High Point Investment Holdings, LLC and Dennis Bunker et al to rezone approximately 7.9 acres from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning

Residential Multifamily-16 (CZ RM-16) District. The site is located east of NC 66 and north of Thomas Street.

**Attachments:** [Final P&Z Staff Report ZA-20-12](#)

## **GENERAL BUSINESS AGENDA**

### **2020-271**

Minutes To Be Approved

Finance Committee Meeting; June 11th @ 4:00 p.m.

Special Meeting of the City Council; June 11th @ 4:30 p.m.

Special Meeting of the City Council (Closed Session); June 15th @ 3:00 p.m.

Regular Meeting of the City Council; June 15th @ 5:30 p.m.

Special Meeting of the City Council; June 22nd @ 5:30 p.m.

Public Safety Committee Meeting; June 24th @ 4:00 p.m.

**Attachments:** [1. June 9 2020 Community Development Committee Meeting Minutes](#)

[2. June 11 2020 Finance Committee Meeting Minutes](#)

[3. June 11 2020 Special Meeting Minutes](#)

[4. June 15 2020 Special Meeting Minutes](#)

[5. June 15 2020 High Point City Council Regular Meeting Minutes](#)

[6. June 22 Special Meeting Minutes](#)

[7. June 24 2020 Public Safety Committee Minutes](#)

**ADJOURNMENT (A motion will need to be made to RECESS this meeting to Wednesday, July 22, 2020 @ 5:30 pm. for the voting session on the public hearing matters)**