

City of High Point

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



Minutes

Monday, July 19, 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

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.

Present 9 - Mayor Pro Tem Britt Moore, Council Member Christopher Williams, Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member Michael Holmes, Council Member Monica Peters, Council Member Tyrone Johnson, Council Member Victor Jones, and Council Member Wesley Hudson

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.

Attachments: [Strategic Update - Code Enforcement Activity Report for June 2021.pdf](#)

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 Complaints	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
Zoning Complaints (vehicles, signs, etc..)	30
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.

- * 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.

Attachments: [Cecil Williams \(Public Comment- Alarms\)](#)
 [Hand Out Arts Council \(Debbie Lumpkins\).pdf](#)

Ken Orms, 3525 Sainsbury Lane in High Point, felt the City Council continues to be short-sided 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.

Attachments: [ADAProclamation 2021_SIGNED](#)

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.

Attachments: [1. Guilford County Animal Shelter Interlocal Agreement](#)

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

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.

Attachments: [Outside Agency - FY 2021-2022 Funding Request](#)

Outside Agency Funding Requests		FY 2021-2022			
AGENCY NAME	FY 2022 Requested	FY 2022 Committee Recommendations		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		\$50,000	\$00.00		
Alumni Assoc.					
High Point Rowing	\$25,000	\$00.00	\$00.00		
Housing Consultants Group		\$30,000	\$00.00	\$00.00	
Macedonia Family Resource Ctr			\$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 Pro Tem Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

[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.

Attachments: [3. Trapeze Software Group-Transit Equipment & Facility Maintenance Software](#)

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

[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.

Attachments: [4. Carolina Industrial Equipment-Freightliner Leaf Truck](#)

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

[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.

Attachments: [5. Carolina Environmental Systems-Freightliner Knuckleboom Truck](#)

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

[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.

Attachments: [7. HH Architecture Construction Administration \(CA\) & Close-Out Contract](#)

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

[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.

Attachments: [8. Wharton & Smith Change Order #8 Ward Water Treatment Plant Upgrad](#)

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

[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.

Attachments: [9. Materials Recovery Facility \(MRF\) -The Bradley Group - Temporary Labor](#)

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

[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.

Attachments: [10. Johnson Control HVAC Maintenance Services](#)

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

[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.

Attachments: [11. Johnson Control Security and Fire Alarm Services](#)

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

[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.

Attachments: [12. Lease of City Owned Property--809 811 Aberdeen-3300 Hillside](#)
[Signed Resolution Lease Residential Properties](#)

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

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

[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 Letter 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.

Attachments: [Agenda Item 7-19-21 Extension Letter with ESC](#)
[21-0719 LDA Letter Agreement re-275 North Elm](#)

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

REGULAR AGENDA ITEMS**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.

Attachments: [6. P&R Greenway Master Plan June 2021 Revised](#)

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

[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.

Attachments: [Yalik's African American Art Cultural Center Powerpoint - Gwen](#)

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 to 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 clawback 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:

Council Member Jefferson moved to give staff direction to move forward with research on this property and engage with outside real estate legal counsel for staff to begin conversations and finalize the specifics to clear up title issues. Council Member Williams made a second to the motion which carried by a 9-0 unanimous vote.

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

[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.

Attachments: [Ray Gibbs FHP Letter.pdf](#)

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:

Approved the Revised Special Events Policy adding the "Rock the Point" Concert Series, Food Truck Rodeo, Interactive Art Exhibit, Jazz Event, and Oktoberfest to the city-sponsored events list.

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

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.

Attachments: [1113 Jefferson Council Packet Final](#)
[Ordinance Demolition 1113 Jefferson Street](#)

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.

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

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

[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.

Attachments: [2413 Brentwood Council Packet Final](#)
[Ordinance Demolition 2413 Brentwood Street](#)

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.

Ordinance No. 7730/21-47

Ordinance Book, Volume XXII, Page 47

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

[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.

Attachments: [1205 W Green Council Packet Final](#)
[Ordinance Demolition 1205 W Green Street](#)

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.

Ordinance No. 7731/21-48**Ordinance Book, Volume XXII, Page 48**

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

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.

Attachments: [Resolution of Intent AN-21-03](#)

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

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

[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

Attachments: [Resolution of Intent AN-21-04](#)

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

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

PUBLIC HEARINGS

[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.

Attachments: [Staff Report ZA-21-12](#)
 [Ordinance ZMA 21-12](#)

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

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:

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.

Attachments: [HPC Appointments](#)

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

[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.

Attachments: [Parks and Rec Appointments](#)

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

[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.

Attachments: [P & Z Appointment](#)

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

[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.

Attachments: [Reappointments to CAC](#)

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

[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.

Attachments: [1. June 15 2021 Community Development Committee Minutes.pdf](#)
[2. June 17 2021 Finance Committee Minutes.pdf](#)
[3. June 21 2021 Regular Meeting Minutes.pdf](#)
[4. June 21 2021 Manager's Briefing Minutes.pdf](#)
[5. June 23 2021 Recessed Meeting Minutes.pdf](#)
[6. July 7 2021 Prosperity & Livability Committee Minutes.pdf](#)
[7. June 23 2021 Prosperity & Livability Committee Minutes.pdf](#)

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

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