

City of High Point

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



Meeting Agenda

Monday, May 3, 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)*

As part of the City of High Point's on-going 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.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2021-169](#) Proclamation - Children's Mental Health Awareness Month
Mayor Wagner will read a proclamation recognizing the month of May as Children's Mental Health Awareness Month in the City of High Point.

Attachments: [PROCLAMATION_Childrens Mental Health Awareness Month](#)

[2021-170](#) Proclamation - Municipal Clerks Week - May 2-8, 2021
Mayor Wagner will read a proclamation recognizing the week of May 2-8, 2021 as Professional Municipal Clerks Week in the City of High Point.

Attachments: [PROCLAMATION_Municipal Clerks Week 2021](#)

[2021-185](#) Proclamation - Classified Staff Appreciation - May 2021
Mayor Wagner will read a proclamation recognizing Classified Staff Members with Guilford County Schools.

Attachments: [Classified Staff Proclamation May 2021](#)

[2021-186](#) Proclamation - Teacher Appreciation Week - May 3-7, 2021
Mayor Wagner will read a proclamation recognizing the week of May 3-7, 2021 as Teacher Appreciation Week in the City of High Point.

Attachments: [Teacher Appreciation Week May 2021](#)

[2021-187](#) Proclamation - National Travel & Tourism Week - May 2-8, 2021
Mayor Wagner will read a proclamation recognizing the week of May 2-8, 2021 as National Travel & Tourism Week in the City of High Point.

Attachments: [National Travel & Tourism Week May 2021](#)

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2021-172](#) 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 April 2021.pdf](#)

PUBLIC COMMENT PERIOD**[2021-171](#)****Public Comment Period**

A Public Comment Period will be held on Monday, May 3, 2021 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 this 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

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 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 May 3, 2021 City Council Meeting. The City of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, April 30, 2021 at 5:00 p.m.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS****[2021-159](#)****Contract - Tetra Tech - Expansion of the Eastside WWTP**

City Council is requested to award a contract to Tetra Tech in the amount of \$199,791.00 to provide professional monitoring and modeling services as part of the planning for the expansion of the Eastside wastewater treatment plant (WWTP).

Attachments: [1. Tetra Tech-EXPANSION OF EASTSIDE WWTP NPDES Support Services](#)

[2021-160](#)**Contract - Brushy Mountain Builders - Eastside WWTP, PTF Effluent Control Gates**

City Council is requested to award a contract to Brushy Mountain Builders in the amount of \$299,000 for replacement of existing primary sluice gates at the Eastside Wastewater Treat Plant and to replace with stop logs that will allow the ability to control flow coming from the primary treatment facility

(PTF).

Attachments: [2. EASTSIDE WWTP PTF EFFLUENT CONTROL GATES-Brushy Mountain Bu](#)

[2021-161](#)

Contract - PO Increase - Waste Management - Biosolids Disposal
City Council is requested to approve an increase with Waste Management in the amount of \$88,250. for the additional cost of biosolids disposal while the incinerator is off-line due to routine maintenance.

Attachments: [3. DISPOSAL OF BIOSOLIDS WASTE MANAGEMENT Increase PO](#)

[2021-162](#)

Contract - Fairfield Substation Equipment - Siemens Industry, Inc. -
Siemens Energy - Electrical Power Products, Inc.

City council is requested to award (3) three contracts to purchase equipment to upgrade the existing Fairfield substation and increase the electric system's capacity.

Schedule I - Metalclad Switchgear Siemens Industry, Inc.

\$264,517.00

Schedule II - Circuit Breakers Siemens Energy \$353,200.00

Schedule III - Relay & Control Panels Electrical Power Products, Inc.

\$55,448.00

Attachments: [4. FAIRFIELD SUBSTATION UPGRADE](#)

[2021-163](#)

Ordinance - Budget Amendment - DRIVE High Point Foundation Grant
City Council is requested to approve a budget amendment to appropriate grant revenue in the amount of \$18,250. received from the DRIVE High Point Foundation for the exhibit rental fee and related costs for installing and promoting the exhibit at the High Point Museum.

Attachments: [5. HIGH POINT MUSEUM - Destination Development Grant - Budget Ordinance](#)

[2021-165](#)

Resolution - Inducement Resolution for Wendover Heights
City Council is requested to adopt a resolution giving preliminary approval to issuance of multifamily housing revenue bonds estimated not to exceed \$20,000,000 to finance the acquisition, construction and equipping of Wendover Heights and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [7. INDUCEMENT RESOLUTION - Wendover Heights](#)

REGULAR AGENDA ITEMS

[2021-164](#)

*Hold Item for Full Council Consideration - Contract - Samet - City Lake Park Phase I

City Council is requested to approve an early construction package with Samet Corporation (CMAR) in the amount of \$6,376,513 to allow renovations to begin immediately with the City Lake Park Phase 1 Renovation project located at 602 W. Main St, Jamestown, NC.

NOTE: No Discussion of this item in Finance Committee.

Attachments: [7. PR CITY LAKE PARK Samet](#)

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

There are no matters on the agenda for consideration by the Prosperity & Livability Committee.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, **Chair**

- [2021-173](#) Ordinance - Demolition of Dwelling - 702 Ellwood Drive
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 702 Ellwood Drive belonging to Heirs of Dock Lyons.
Attachments: [702 Ellwood Council Packet](#)
- [2021-174](#) Ordinance - Demolition of Dwelling - 1139 Pennywood Drive
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1139 Pennywood Drive belonging to Kelly Leforest Bennett.
Attachments: [1139 Pennywood Council Packet](#)
- [2021-175](#) Ordinance - Demolition of Dwelling - 301 Park Street
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 301 Park Street belonging to Wendis Carolina Villalta Urbina.
Attachments: [301 Park St Council Packet](#)

PUBLIC HEARINGS

- [2021-176](#) Community Development and Housing Department (CD&H) - 2021-2022 Annual Action Plan
The Community Development and Housing Department recommends approval of the 2021-22 Annual Action Plan after the public hearing is held and authorize the appropriate City official and/or employee to execute all necessary documents.
Attachments: [FINAL 2021-22 Annual Action Plan-PUBLIC HEARING](#)
[2021 Annual Action Plan Presentation final.pdf](#)

PLANNING & DEVELOPMENT - Mayor Jay Wagner**[2021-177](#)**

Resolution of Intent - Annexation 21-01

Approval of a Resolution of Intent to establish a public hearing date of May 17, 2021, to consider a voluntary contiguous annexation of an approximate one-acre parcel located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road. The property is addressed as 7855 Clinard Farms Road and is also known as Guilford County Tax Parcel 169977.

Attachments: [Resolution of Intent AN-21-01](#)

PUBLIC HEARINGS**[2021-178](#)**

City of High Point - Zoning Map Amendment 21-04

A request by the High Point City Council to rezone 583 properties, totaling approximately 322 acres, as part of the Comprehensive Zoning Map Amendment Project.

a) To rezone 576 properties, totaling approximately 313 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District and a Conditional Use Residential Single Family -3 (CU R-3) District to the Residential Single Family - 5 (R-5) District and the Residential Single Family -3 (R-3) District. The properties are within the Barrington Place subdivision, James Landing subdivision, Peninsula at James Landing subdivision, Akela Cove at James Landing subdivision, Jameswood subdivision and the Jamesford Meadows subdivision. These subdivisions are located south of W. Wendover Avenue/Piedmont Parkway, west of the intersection of Guilford College Road and Akela Trail and west of the intersection of Guilford College Road and Jamesford Drive.

b) To rezone 7 properties, totaling approximately 9.025 acres, from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The parcels are lying along the east side of N. Hamilton/S. Hamilton Street and along both sides of S. Centennial Street at the intersection of S. Centennial Street and Leonard Avenue. The properties area addressed as 122 and 520 N. Hamilton Street; 311 S. Hamilton Street; 300 E. Green Drive; 121 and 126 S. Centennial Street and 105 Depot Place.

Attachments: [Staff Report ZA-20-04](#)

GENERAL BUSINESS AGENDA**[2021-179](#)**

Presentation of the Proposed 2021-2022 City of High Point Annual Budget
The proposed 2021-2022 City of High Point Annual Budget will be presented to City Council and Council is requested to establish the date of Monday, May 17, 2021 at 5:30 p.m. to receive public comments on the proposed budget; and establish the dates of Monday, May 10, 3pm-5pm, Tuesday May 11, 3pm-5pm and Wednesday May 13, 3pm-5pm for City Council budget work sessions.

Attachments: [FY 21-22 Proposed Budget](#)

[May 3 Budget Presentation for Council Meeting-FINAL](#)

[2021-180](#)

Reappointment - Lauren Britton- P&R Commission
Council member Wesley Hudson is recommending the reappointment of Lauren Britton as his ward 4 appointee on the Parks & Recreation Commission. Appointment will be effective July 1, 2021 and will expire July 1, 2024.

Attachments: [Reppointment -Lauren Britton- Parks & Recreation Commission](#)

[2021-181](#)

Minutes To Be Approved
Community Development Committee; April 13, 2021 @ 4:00 p.m.
Finance Committee; April 15, 2021 @ 4:00 p.m.
Special Meeting of City Council; April 16, 2021 @ 8:00 a.m.
Manager's Briefing; April 19, 2021 @ 4:00 p.m.
Regular Meeting of City Council; April 19, 2021 @ 5:30 p.m.
Recessed Meeting of City Council; April 21, 2021 @ 5:30 p.m.

Attachments: [1. April 13 2021 Community Development Committee Minutes.pdf](#)

[2. April 15 2021 Finance Committee Minutes.pdf](#)

[3. April 16 2021 Special Meeting Minutes.pdf](#)

[4. April 19 2021 Manager's Briefing Minutes.pdf](#)

[5. April 19 2021 Regular Meeting Minutes.pdf](#)

[6. April 21 Recessed Meeting Minutes.pdf](#)

ADJOURNMENT

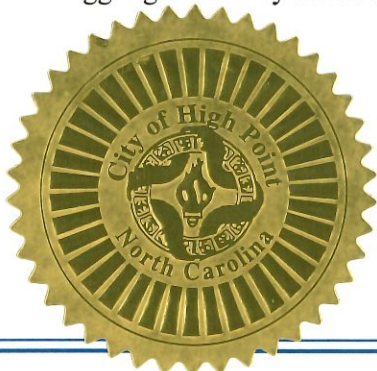
Office of the Mayor
City of High Point
North Carolina
Proclamation...

- WHEREAS,** good mental health is a key component in a child's healthy development and Children's Mental Health Week provides the opportunity to focus on this important matter, while celebrating the accomplishments and resiliency of children and families affected by mental health concerns; and
- WHEREAS,** according to the United States Department of Health and Human Services, one in five children is diagnosed with a mental health condition; and
- WHEREAS,** the Kellin Foundation, as a nationally recognized child health center along with dozens of mental health agency partners, work to build resiliency, promote and educate about children's mental health needs as fundamental to the future of High Point's well-being; and
- WHEREAS,** research has shown early identification and appropriate treatment of mental health disorders among children and adolescents provide them better opportunities to lead full and productive lives; and
- WHEREAS,** children and youth with mental health challenges and their families benefit from access to timely services and supports that are family-driven, youth-guided and culturally appropriate; they also benefit from the integration of behavioral health in primary care, education, and child welfare; and
- WHEREAS,** it is important that children and adolescents, along with their families and communities, learn about the warning signs of mental health disorders and where to obtain necessary assistance and treatment; and
- WHEREAS,** it is the community's responsibility to ensure that comprehensive, diverse, and culturally coordinated mental health services are recognized for all children; and

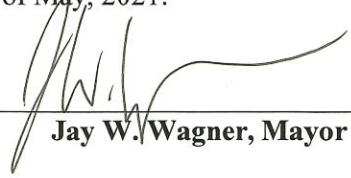
THEREFORE, BE IT RESOLVED that I, Jay Wagner, Mayor of High Point, North Carolina, do hereby proclaim the Month of May as

Children's Mental Health Awareness Month

and call upon the citizens of High Point, to recommit our community to increase awareness and understanding of mental illness, improve the array of mental health services for consumers of all ages, and ensure those who are struggling know they are not alone.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 3rd day of May, 2021.


Jay W. Wagner, Mayor



April 30, 2021

To: Randy McCaslin, Interim City Manager

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

Subject: Strategic Update on Code Enforcement Activity for April 2021

This report summarizes Code Enforcement activity for the month of April. During this period Local Codes Enforcement (LCE) staff processed 26 new minimum housing complaints; 156 new public nuisance complaints and collected 320 signs. Additionally, during the month of April:

- LCE staff recorded 37 zoning complaints.
- A total of 118 Public Nuisance cases were abated (30 - City abated and 88 - owner abated).
- Due to the pandemic, LCE staff did not work on a Saturday during the month.
- There are 2 properties with contracts out for demolition.
- There are 2 housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo and 216 Underhill).
- There 6 properties with ordinances passed in the appeal period. Demolition bids will be requested when the appeal period is up.
- 1 Inspector position has been filled. There are 3 inspector positions open and interviews are underway.
- During the report period there were 643 total active cases:
 - o 231 active minimum housing cases
 - o 299 active public nuisance cases
 - o 113 active zoning cases

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

Community Development & Housing

**April 2021
Strategic Update**

5/3/2021

Local Codes Enforcement Monthly Activity											
		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21
1. Minimum											
	a. Minimum Housing Complaints	21	3	8	24	23	21	21	6	24	26
	b. Active Minimum Housing Cases	181	247	246	241	253	245	242	247	237	231
	d. Cases Taken Before City Council										
	i. For Demolition	0	0	2	1	3	1	2	3	2	2
	e. City Demolished Houses	3	4	0	1	0	0	1	1	4	2
2. Public											
	a. Public Nuisance Complaints (incl. unsecured	132	153	105	56	28	36	33	35	63	156
	b. Active Public Nuisance Cases	228	264	179	102	73	76	82	93	90	299
	c. City abated PN Cases	112	77	82	69	34	15	16	20	10	30
	d. Owner abated PN Cases	224	149	185	113	51	27	33	38	63	88
3. Zoning											
	a. Zoning Complaints (Vehicles, Signs, Banners)	10	26	22	19	14	6	14	35	22	37
	b. Active Zoning Cases	141	118	136	112	130	125	131	148	123	113
	c. Signs collected	77	69	65	149	309	171	110	231	63	320
		TOTAL ACTIVE CASES - 643									

1001 E. Kearns Ave.

**March 2017 – HPFD advised fire occurred at house,
minimum housing case started**

July 2018 – New owner

November 21, 2018 – Held Hearing with new owner

**November 27, 2018 – Order to Repair or Demolish was
issued with compliance date of December 28, 2018**



Picture from 2017



































AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 13, 2021 and before the City Council of the City of High Point on April 19, 2021 regarding Zoning Map Amendment Case ZA-21-04 (ZA-21-04) a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on March 14, 2021, for the Planning and Zoning Commission public hearing and on April 7, 2021 and April 14, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on May 5, 2021.

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

SECTION 1

Barrington Place Subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 18.915 acres located south of Piedmont Parkway and west of the intersection of Guilford College Road and Barrington Place Court. A description of this development is recorded in PB 122 - PG 81 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 207351, 207352, 207353, 207354, 207355, 207356, 207357, 207358, 207359, 207360, 207361, 207362, 207363, 207364, 207365, 207366, 207367, 207368, 207369, 207370, 207371, 207372, 207373, 207374, 207375, 207376, 207377, 207378, 207379.

SECTION 2

Friendly Hills Presbyterian Church (1450 Guilford College Road)

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 9.854 acres located along the west side of Guilford College Road, approximately 900 feet south of Piedmont Parkway. A description of this development is recorded in PB 122 - PG 82 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcel 207350.

SECTION 3

James Landing subdivision and the Peninsula at James Landings subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District.** Approximately 51.97 acres located north of the intersection of Akela Trail and Weston Place. A description of these developments are recorded in PB 110 - PG 117, PB 116 - PG 110, PB 116 - PG 141, and PB 121 - PG 2 of the Guilford County Register of Deeds Office. These developments are also known as Guilford County Tax Parcels 208463, 208464, 208466, 208467, 208468, 208469, 208470, 208471, 208472, 208473, 208474, 208475, 208476, 208477, 208478, 208479, 208480, 208481, 208482, 208483, 208484, 208485, 208486, 208487, 208488, 208489, 208490, 208491, 208492, 208493, 208494, 208495, 208496, 208497, 208498, 208499, 208500, 208501, 208502, 208503, 208504, 208505, 208506, 208507, 208508, 208509, 208510, 208511, 208512, 208513, 208514, 208599, 208664, 208665, 208666, 208667, 208668, 208669, 208670, 208671, 208672, 208673, 208674, 208675, 208676, 208677, 208678, 208679, 208680, 208681, 208682, 208683, 208684, 208685, 208686, 208687, 208688, 208689, 208690, 208691, 208692, 208693, 208694, 208695, 208696, 208697, 208698, 208699, 208700, 208701, 208702, 208703, 208704, 208705, 208706, 208707, 208708, 208709, 208710, 208711, 208712, 208713, 208714, 208715, 208716, 208768, 208769, 208770, 208771, 208772, 208773, 208774, 208775, 208776, 208777, 208778, 208779, 208780, 208781, 208782, 208783, 208784, 208785, 208786, 208787, 208788, 208789, 208790, 208791, 208792, 208793.

SECTION 4

Akela Cove at James Landing subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District.** Approximately 50.319 acres located north of the intersection of Akela Trail and Camp Range Lane. A description of the development is recorded in PB 111 - PG 08, PB 111 - PG 119 and PB 116 - PG 75 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208465, 208542, 208543, 208544, 208545, 208546, 208547, 208548, 208549, 208550, 208551, 208552, 208553, 208554, 208555, 208556, 208557, 208558, 208559, 208560, 208561, 208562, 208563, 208564, 208565, 208566, 208567, 208568, 208569, 208570, 208571, 208572, 208573, 208574, 208575, 208576, 208577, 208578, 208579, 208580, 208581, 208582, 208583, 208584, 208585, 208586, 208587, 208588, 208589, 208590, 208591, 208592, 208593, 208594, 208595, 208596, 208597, 208598, 208717, 208718, 208719, 208720, 208721, 208722, 208723, 208724, 208725, 208726, 208727, 208728, 208729, 208730, 208731, 208732, 208733, 208734, 208735, 208736, 208737, 208738, 208739, 208740, 208741, 208742, 208743, 208744, 208745, 208746, 208747, 208748, 208749, 208750, 208751, 208752, 208753, 208754, 208755, 208756, 208757, 208758, 208759, 208760, 208761, 208762, 208763, 208764, 208765, 208766.

SECTION 5

Jameswood Subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District.** Approximately 7.582 acres located west of the intersection of Lodge Drive and Lake Drive, and south of Joy Drive. A description of the development is recorded in PB 190 - PG 80 of the Guilford County Register

of Deeds Office. The development is also known as Guilford County Tax Parcels 206599, 223563, 223564, 223565, 223566, 223567, 223816, 224290, 225804, 225805, 225806, 231097.

SECTION 6

Jamesford Meadows Subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District**. Approximately 174.36 acres located west of the intersection of Guilford College Road and Akela Trail, and west of the intersection of Guilford College Road and Jamesford Drive. A description of the development is recorded in PB 99 - PG 66, PB 99 - PG 63; PB 990 - PG 62; PB 99 - PG 61; PB 97 - PG 143; PB 92 - PG 133, PB 92 - PG 132, PB 92 - PG 131; PB 150 - PG 50; PB 131 - PG 144; PB 118 - PG 68; PB 114 - PG 108, PB 113 - PG 7; PB 113 - PG 118; PB 111 - PG 78; PB 110 - PG 98; PB 110 - PG 96, PB 109 - PG 82, PB 109 - PG 67; PB 109 - PG 124; PB 108 - PG 86; PB 107 - PG 28, PB 107 - PG 27, PB 107 - PG 26; PB 103 - PG 63; PB 103 - PG 62; PB 103 - PG 61; PB 103 - PG 60, and PB 101 - PG 130. The development is also known as Guilford County Tax Parcels 207053, 207054, 207055, 207056, 207057, 207058, 207059, 207060, 207061, 207062, 207063, 207064, 207065, 207066, 207067, 207068, 207069, 207070, 207071, 207072, 207073, 207074, 207075, 207076, 207077, 207078, 207079, 207080, 207081, 207082, 207083, 207084, 207085, 207086, 207087, 207088, 207089, 207090, 207091, 207092, 207093, 207094, 207095, 207096, 207097, 207098, 207099, 207100, 207101, 207102, 207103, 207104, 207105, 207106, 207107, 207108, 207109, 207110, 207111, 207112, 207113, 207114, 207115, 207116, 207117, 207118, 207119, 207120, 207121, 207122, 207123, 207124, 207125, 207126, 207127, 207128, 207129, 207130, 207131, 207132, 207133, 207134, 207135, 207136, 207137, 207138, 207139, 207140, 207141, 207142, 207143, 207144, 207145, 207146, 207147, 207148, 207149, 207150, 207151, 207152, 207153, 207154, 207155, 207156, 207157, 207158, 207159, 207160, 207161, 207162, 207163, 207164, 207165, 207166, 207167, 207168, 207169, 207170, 207171, 207172, 207173, 207174, 207175, 207176, 207177, 207178, 207179, 207180, 207181, 207182, 207183, 207184, 207185, 207186, 207187, 207188, 207189, 207190, 207191, 207192, 207193, 207194, 207195, 207196, 207197, 207198, 207199, 207200, 207201, 207202, 207203, 207204, 207205, 207206, 207207, 207208, 207209, 207210, 207211, 207212, 207213, 207214, 207215, 207216, 207217, 207218, 207219, 207220, 207221, 207222, 207223, 207224, 207225, 207226, 207227, 207228, 207229, 207230, 207231, 207232, 207233, 207234, 207235, 207236, 207237, 207238, 207239, 207240, 207241, 207242, 207243, 207244, 207245, 207246, 207247, 207248, 207249, 207250, 207251, 207252, 207253, 207254, 207255, 207256, 207257, 207258, 207259, 207260, 207261, 207262, 207263, 207264, 207265, 207266, 207267, 207268, 207269, 207270, 207271, 207272, 207273, 207274, 207275, 207276, 207277, 207278, 207279, 207280, 207281, 207282, 207283, 207284, 207285, 207286, 207287, 207288, 207289, 207290, 207291, 207292, 207293, 207294, 207295, 207296, 207297, 207298, 207299, 207300, 207301, 207302, 207303, 207304, 207305, 207306, 207307, 207308, 207309, 207310, 207311, 207312, 207313, 207314, 207315, 207316, 207317, 207318, 207319, 207320, 207321, 207322, 207323, 207324, 207325, 207326, 207327, 207328, 207329, 207330, 207331, 207332, 207333, 207334, 207335, 207336, 207337, 207338, 207339, 207340, 207341, 207342, 207343, 207344, 207345, 207346, 207347.

SECTION 7

520 N. Hamilton Street (portion)

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.916 acres located at the southeast corner of N. Hamilton Street and E. Ray Avenue. A description of the site is recorded in PB 138 - PG 46 (New Lot A), of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 189772 (portion).

SECTION 8

122 N. Hamilton Street (portion)

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.412 acres located at the southeast corner of E. Martin Luther King Jr. Drive and N. Hamilton Street. A description of the site is recorded in PB 167 - PG 57 (the 0.412 acres area prior to recombination formerly known as Tax Map 208-Block 1-Parcel 9) also known as Guilford County Tax Parcel 187008 (portion).

SECTION 9

311 S. Hamilton Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.36 acres located along the east side of S. Hamilton Street, approximately 325 feet south of E. Green Drive. A description of the site is recorded in PB 2 - PG 6 (Lot 6), of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171523.

SECTION 10

300 E. Green Drive

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.33 acres located at the southeast corner of S. Hamilton Street and E. Green Drive. A description of the site is recorded in PB 2 - PG 6 (Lot 1), of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171527.

SECTION 11

121 S. Centennial Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 3.25 acres located east of S. Centennial Street, between the northern and southern loop of Depot Place. A description of the site is recorded in PB 150 - PG 65 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171553.

SECTION 12

126 S. Centennial Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 2.287 acres located west of the intersection of S. Centennial Street Leonard Avenue. A description of the site is recorded in

Deed Book 7662 Page 22 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171411.

SECTION 13

105 Depot Place

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 1.47 acres located east of S. Centennial Street, south of Leonard Avenue and north of Depot Place. A description of the site is recorded in Deed Book 7367 Page 2782 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171550.

SECTION 14

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

SECTION 15

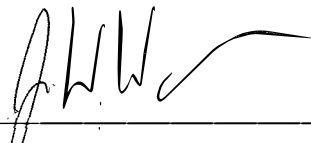
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 16.

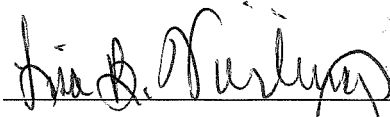
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 5th day of May, 2021

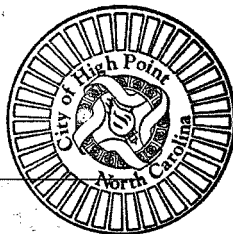
By: _____

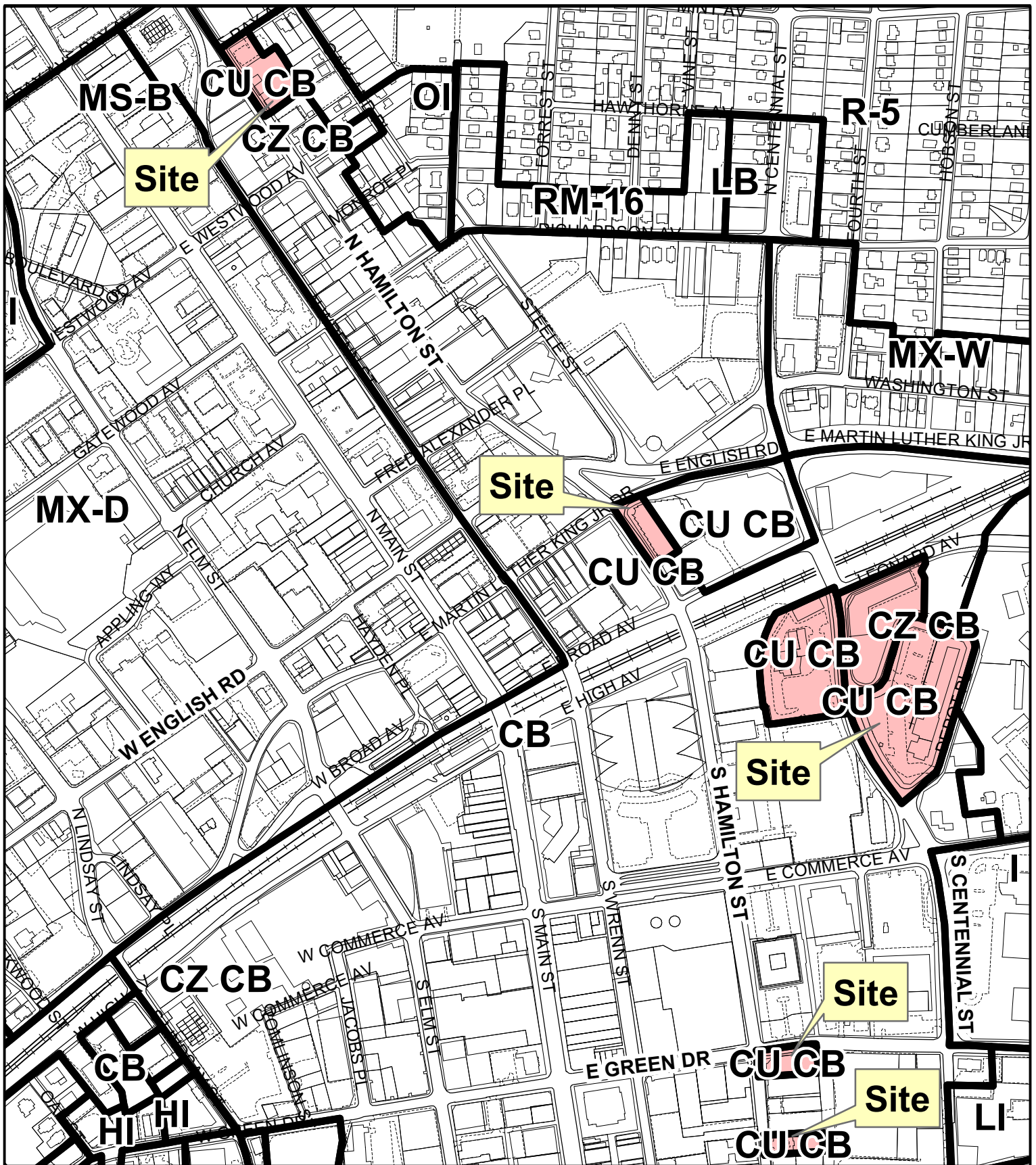

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT: ZA-21-04

From: Conditional Use Central Business (CU CB) &
Conditional Zoning Central Business (CZ CB)

To: Central Business (CB)

Existing Zoning Boundary

Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1" = 600'

G:\Planning\Secure\BAC\ZMA\2021\WXDs\za21-04-Ord-Map2

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Contiguous Annexation
Annexation 21-01 (*Phoenix Academy Foundation, Inc.*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 3, 2021

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 21-01
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a voluntary contiguous annexation request.

BACKGROUND:

Resolution of Intent for Annexation 21-01 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, May 17, 2021 for this request.

PUBLISH ONCE: Thursday, May 6, 2021

**RESOLUTION TO ESTABLISH A PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-21-01)**

WHEREAS, the City Council has been petitioned to annex the property of the Phoenix Academy Foundation, Inc. The proposed annexation site is an approximate one-acre parcel located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road. The property is addressed as 7855 Clinard Farms Road, and also known as Guilford County Tax Parcel 169977.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, May 17, 2021, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

As part of the City of High Point's COVID-19 mitigation efforts, the City Council will hold a remote public hearing and in-person public attendance will not be allowed at this meeting. Once the City Council is in session, please use the following link to listen to the meeting live. www.HighPointNC.gov/VirtualPublicMeeting.

The public can submit comments to the City Council by emailing comments to build@highpointnc.gov and/or publiccomment@highpointnc.gov or by calling 336-883-3522 and leaving a message. Written comments can also be placed 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. We request that you include the case number at the top of the notice with your comment so it can be applied to the correct case. Public comments are being accepted now and will be until 24 hours after the close of the public hearing.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately or on any specified date within six (6) months from date of passage of ordinance.

Further information pertaining to this request is available for public inspection upon request at the Planning and Development Department in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 3rd day of May, 2021

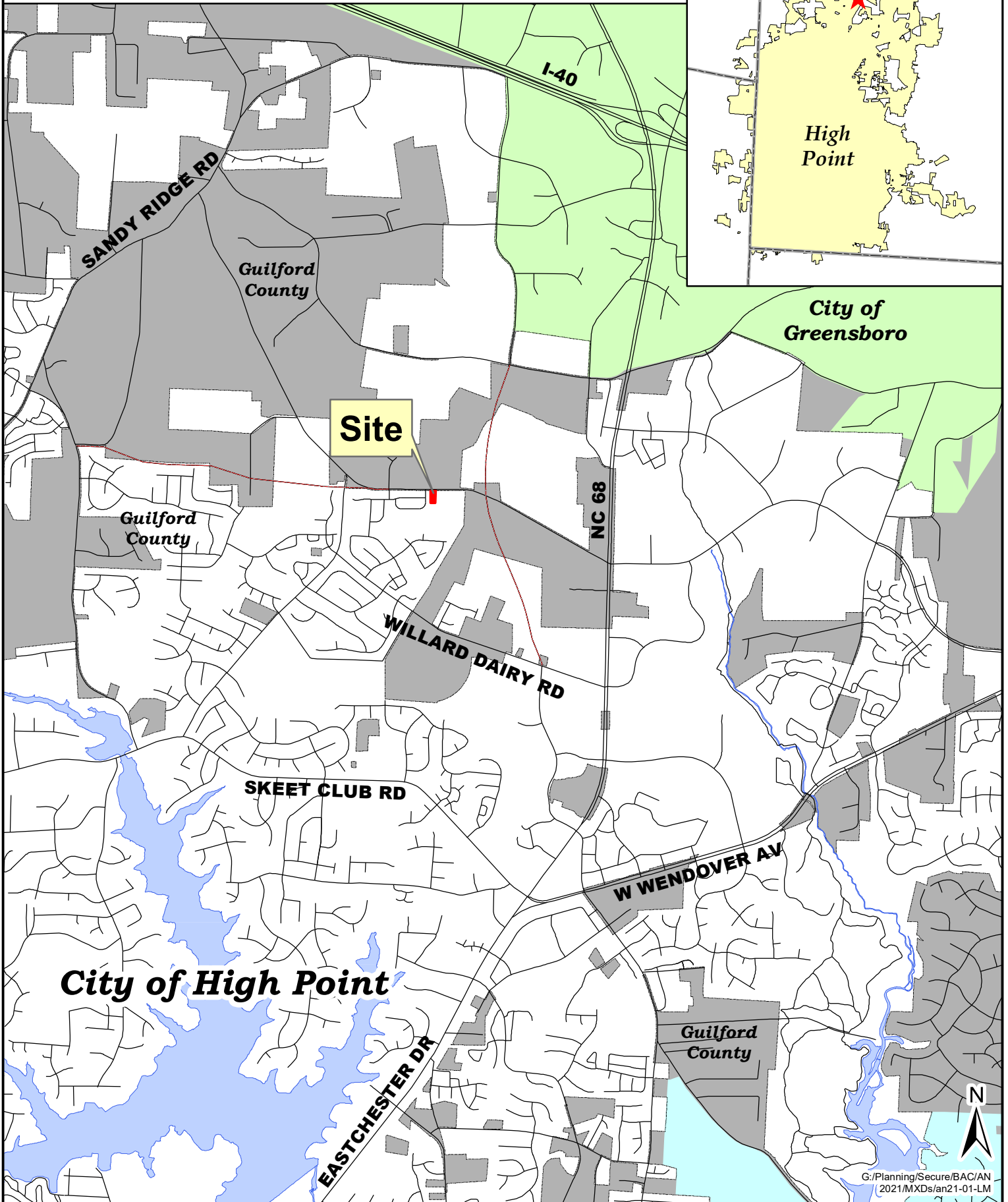
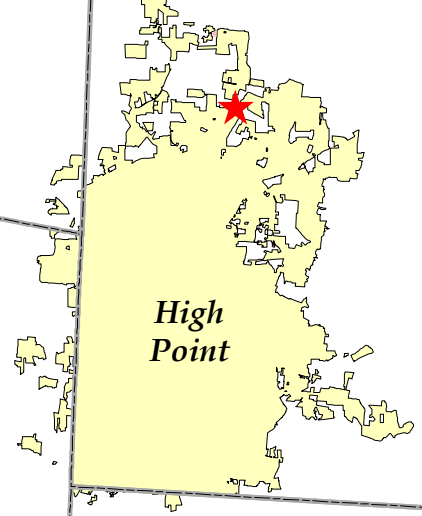
Lisa B. Vierling, City Clerk

LOCATION MAP

ANNEXATION CASE: AN-21-01

Applicant: Phoenix Academy Foundation, Inc.

Vicinity Map





**MANAGER'S BRIEFING
(Virtual Meeting)
April 19, 2021 – 4:00 p.m.**

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

Mayor Wagner called the meeting to order at 4 p.m. and proceeded with a virtual roll call. The following council member were present (9).

Following the roll call, the Mayor turned the meeting over to Interim City Manager Randy McCaslin.

Remotely Present:

Mayor Jay W. Wagner; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large [Joined at 4:08 p.m.]; Council Member Cyril Jefferson, Ward 1 [Joined at 4:09 p.m.]; Council Member Christopher Williams, Ward 2 [Joined at 4:15 p.m.]; Council Member Monica Peters, Ward 3; Council Member Wesley Hudson, Ward 4; Council Member Victor Jones, Ward 5; and Council Member Michael Holmes, Ward 6

Staff Remotely Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Jeron Hollis, Managing Director; Jelani Biggs, Diversity, Equity and Inclusion Officer; Tammy Sanders, Administrative Assistant; Aaron Holt, Human Resources Assistant Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Remotely Present:

Marketing & Branding Task Force Committee Members: Ray Gibbs, Forward High Point; Melody Burnett, Visit High Point; and Jessica Wynn, High Point Market Authority

PRESENTATION OF ITEMS

Randy McCaslin, Interim City Manager recognized Jelani Biggs, Diversity Equity and Inclusion Officer to give a presentation on the Diversity Equity and Inclusion Program.

2021-155 Presentation-Diversity Equity & Inclusion (DEI) Program

Staff will discuss the Diversity Equity & Inclusion Program.

Jelani Biggs, Diversity Equity and Inclusion (DEI) Officer extended greetings; made a PowerPoint Presentation (PPP) on the DEI Program; discussed the Program's framework that included: defining and communicating it's organizational commitment, assessment and data collection, internal network, training and implementation; defined and explained DEI; voiced importance to the Program's shared commitment; spoke to having a unified language through "One High Point" (Leveraging the unique qualities and varied experiences of our workforce and community to promote inclusive growth and actualize impactful change); said the first step of the Program would be to conduct an organizational assessment that included workforce-related data collection; spoke to discussions with agencies/municipal partners in regards to their DEI program development and identifying best practices; spoke to providing logistical support for the MWBE such as education, compliance, and community engagement; to developing new systems to support the DEI requirements by coordinating with internal partnerships; to establishing Employee Resource Groups to support the DEI program and staff; and outlined the three phases of the Program as followed:

- *Phase 1: Department Assessment & Engagement*
- *Phase 2: Data & Information Evaluation*
- *Phase 3: Implementation & Collaboration*

Mr. Biggs continued discussion regarding the timeframe for the Program; and said that it should be implemented within 12 to 18 months (October 2022).

Council Member Holmes inquired on the Program's expectations; and asked Mr. Biggs to go over the metrics that would be used for city departments. Mr. Biggs replied that once an assessment has been made, they would have a standardized process; and would be using specific metrics for the city's hiring process.

Mayor Pro Tem Moore inquired on adding staff to Mr. Biggs' Division that would mirror the Human Relations and Human Resource Department's duties. Mr. Biggs replied and spoke to comparisons with other states and how they had multiple positions; and that the job duties for the future staff would have a unique set of responsibilities that will be working with the Human Resources Department; said that they would ensure opportunities; and encourage participation in promoting diversity within the workplace.

Council Member Jefferson thanked staff for their efforts with the DEI; and spoke to having a comprehensive Program with strategic improvements.

2021-156 Discussion-Marketing & Branding Task Force Initiative-City's Level of Commitment

Staff will provide information for discussion on the city's level of commitment regarding the Marketing & Branding Task Force Initiative.

Randy McCaslin, Interim City Manager recognized Council Member Holmes to speak on the city's level of commitment regarding the Marketing & Branding Task Force Initiative.

Council Member Holmes (Chairman of the Marketing & Branding Task Force) spoke to having discussions regarding on whether the marketing initiatives should stay in-house, or require assistance from outside agency experts; the city's level of commitment; spoke to the time and resources required for a marketing campaign; to seeking guidance from council and staff on the determination; and entertained questions and/or comments.

Council Member Jefferson voiced excitement for the strategic marketing efforts; importance of building momentum; spoke to having a good in-house marketing team; to attracting and retaining young professionals to High Point; and to making downtown a success.

Council Member Peters spoke to the city's aged marketing and branding; said it was 20 years old; spoke to determining whether to focus on one area, or the entire city; and to how different groups would fit under one marketing umbrella.

Council Member Holmes spoke to the current campaigns; to unifying all campaigns; addressing the city's logo and tagline; to the mission of the Task Force; to determining what resources to commit to for the campaign; to the increased workload the city's marketing team would acquire if the marketing campaign was done in-house; to conducting a hybrid campaign; and to having questions answered before the Task Force's retreat.

Mayor Wagner asked Jeron Hollis, Managing Director (Task Force Committee Member) his thoughts on his department's (Marketing Team) capacity to handle the marketing campaign in house; or would he recommend outsourcing it. Mr. Hollis replied that the marketing campaign would need to be refined with specifics, on how it wanted to move forward; and that he would require more time to come back with recommendations.

Council Member Holmes recognized the Task Force members in attendance to speak on the marketing campaign.

Ray Gibbs, Forward High Point (Task Force Committee Member) said that his agency formed a committee that planned downtown events; spoke to getting the public excited with logos and slogans; to hiring a potential marketing consultant in the new Fiscal Year budget; to having sponsors assist with funding; said that his agency submitted an application for funding from the county; and spoke to the overlapping marketing campaigns in the city.

Jessica Wynn, High Point Market Authority (Task Force Committee Member) said the scope of work, and marketing campaigning process she used was different from the city of High Point's; the Market Authority had a marketing team that handled projects; and that they used an outside agency to assist with the logistics of their projects.

Council Member Holmes spoke to the resources that had been created for the campaign; to determining how to unify them; and to adding a line item in the city's budget for marketing and branding.

JoAnne Carlyle, City Attorney advised that the Task Force was not a formally organized group; and could not request a budgetary line item; said that Meghan Maguire, Assistant City Attorney would be assisting with matters of the Task Force; and noted that Ms. Maguire was experienced in that area.

Ms. Maguire voiced the importance of the city's ownership of their taglines, logos, etc...; spoke to how other agencies had their own programs, funds, and goals; said the city could learn from them; to focusing on a citywide perspective, and on understanding as a municipality; commended Council Member Holmes for his efforts; and stated that the legal department would offer their support in the marketing and branding efforts.

Council Member Holmes stated that he wanted to assure discussion was done before the next Task Force meeting; invited everyone to attend the meeting scheduled for April 27, 2021 at 4 p.m.; and said that the committee would be discussing defining the scope of the campaign; and spoke to having directives for the upcoming budget year.

Mayor Pro Tem Moore asked for the list of the Marketing & Branding Task Force committee members, and a list of Forward High Point's partners. Council Member Holmes, and Mr. Gibbs replied that they would provide him with that information.

Mr. McCaslin concluded with an FYI regarding the budget plan that would be presented to council on May 3rd; public hearing at May 17th council meeting; to having budget workshops; tentative dates to be announced.

There being no further business to discuss, the meeting adjourned at 4:54 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks,
Deputy City Clerk

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and,

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and,

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and,

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and,

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community; and,

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations; and,

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

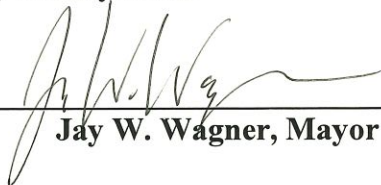
NOW, THEREFORE I, Jay W. Wagner, Mayor of the City of High Point, do hereby proclaim the week of May 2-8, 2021 as

PROFESSIONAL MUNICIPAL CLERKS WEEK

And further extend appreciation to our Professional Municipal Clerk, Lisa Vierling and our Professional Municipal Deputy Clerk, Mary S. Brooks and to all Professional Municipal Clerks for the vital services they perform and the exemplary dedication to the communities they represent.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 3rd day of May 2021.


Jay W. Wagner, Mayor

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

WHEREAS, the City of High Point would like to acknowledge the unique and essential work of all Classified Staff in our schools; and

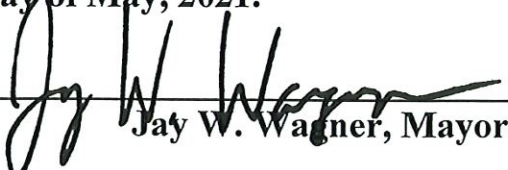
WHEREAS, we realize that the work of our teacher assistants, custodians, office staff, school nutrition workers, and bus drivers has been vital to maintaining the safety and supervision of our students; and

WHEREAS, the Classified Staff Members listed have been specifically recognized by their principals and supervisors for their exceptional commitment to students and their school community.

NOW, THEREFORE, I, Jay Wagner, Mayor of the City of High Point, on behalf of the High Point City Council, call upon the community to join with me in personally expressing appreciation to these Classified Staff Members for a job well done.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 3rd day of May, 2021.


Jay W. Wagner, Mayor

Allen Jay Elementary – Casey Walck, Teacher Assistant	Allen Jay Elementary – Rocio Reyna Reyes, Teacher Assistant
Fairview Elementary – Brittany Boyd, Teacher Assistant	Fairview Elementary – Calvin Battle, Lead Custodian
Florence Elementary – Kendall Welch, Technology Assistant	Florence Elementary – Lynn Rible-Woolcombe, Teacher Assistant
Johnson Street Global Studies – Kym Gould, School Treasurer/School Nurse	Johnson Street Global Studies – Sam Frank, Lead Custodian
Kirkman Park Elementary – Louiza Abu Khalaf, Teacher Assistant	Montlieu Academy of Technology – Natalia Gibson, Kindergarten Instructional Assistant
Montlieu Academy of Technology – Andre Spinks, Facilities Specialist	Northwood Elementary – Teddie McDonald, Teacher Assistant and Technology Assistant
Northwood Elementary – Lolita Jackson, Teacher Assistant	Oak Hill Elementary – Linda Dawkins, Teacher Assistant
Oak Hill Elementary – Elvonna Henry, Bus Driver for Bus 1078	Oak View Elementary – Leslie Bencini, Teacher Assistant
Oak View Elementary – Tyra Kinsley, Teacher Assistant (awarded posthumously)	Parkview Village Elementary – Kenyota Fuller, Custodian
Shadybrook Elementary – Penn Grose, School Treasurer	Shadybrook Elementary – Jeanine Martin, GCS Staff Member
Southwest Elementary – Courtney Watson, Teacher Assistant	Southwest Elementary – Julia Jackson, Lead Custodian
Southwest Elementary – Bridgett Karant, GCS School Nutrition Services Manager	Triangle Lake Montessori – Kelly Latham, 2nd Grade Co-Teacher

Triangle Lake Montessori – Tarsha Bulla, Adaptive Assistant	Union Hill Elementary – Esther Ashworth, Exceptional Children’s Teacher Assistant
Union Hill Elementary – Harvey Steele, Lead Custodian	Allen Jay Prep – Cindy Hood, Cafeteria Manager
Allen Jay Prep – Alan Cline, Lead Custodian	Southwest Guilford Middle School – Karen Sutton, Front Office Staff
Southwest Guilford Middle School – Maria Pass, School Treasurer	Welborn Academy – Raven Jefferson, CIS Site Coordinator
Welborn Academy – Aljariq Lee, Lead Custodian	Welborn Academy – Norma Yates, GCS School Nutrition Services Manager
Andrews High School – Haven Woolery, Attendance Secretary	Andrews High School – Ty Mathis, Data Manager
Andrews High School – Theresa Defiore, GCS School Nutrition Services Manager	High Point Central – Wanda McDonald, GCS Transportation Services Standby Driver
High Point Central – Jodi Hughes, School Treasurer	High Point Central – Tammy Stafford, Office Support
Kearns Academy – Darryl Burrus, Technology Assistant	Kearns Academy – Amanda Sparks, Data Manager
Penn-Griffin School for the Arts – Jason Cook, Custodian	Penn-Griffin School for the Arts – Joshua Kearse, Custodian
Southwest Guilford High School – Brett Lloyd, Lead Custodian	Southwest Guilford High School – Mark Funderburg, Exceptional Children’s Teacher Assistant

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
April 16, 2021 – 8:00 a.m.
Grandover Resort & Conference Center
1000 Club Drive, Greensboro**

MINUTES

Present (9):

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

Staff Present:

Randy McCaslin, Interim City Manager; and JoAnne Carlyle, City Attorney

Others Present:

Ellis Hankins, The Mercer Group, consultants for the city manager search process

Note: Neither the clerk, nor the deputy clerk was present for the open session portion of the meeting or the closed session portion. These minutes were prepared with notes provided to the city clerk by the city attorney.

The purpose of the meeting was to interview candidates for the city manager's position. Four candidates were selected for interviews.

CALL TO ORDER

Prior to the meeting being called to order, a continental breakfast was served.

Mayor Wagner called the meeting to order at 9:20 a.m.

Upon motion by Council Member Hudson, second by Council Member Jones, the Council immediately went into closed session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel. The motion carried unanimously.

Upon reconvening into Open Session at 4:59 p.m., Mayor Wagner announced there would be no action taken as a result of the closed session.

ADJOURNMENT

The meeting adjourned at 4:59 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

ORDINANCE

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

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

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

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

PROPERTY LOCATION

301 Park St.

OWNER (S)

Wendis Carolina Villalta Urbina
6955 Summerfield Rd. Lot 59
Summerfield, NC 27358

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

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

Adopted by City Council,
This the 3rd day of May, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

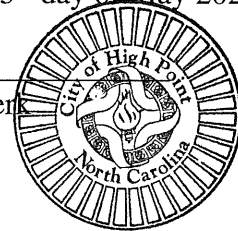
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 3, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7709/21-26, page 26, Legislative File No. 2021-175 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 5th day of May 2021.

Lisa B. Vierling
Lisa B. Vierling, City Clerk



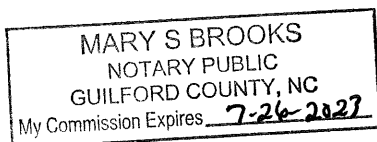
ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 5th day of May 2021.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 702 Ellwood Dr.

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

Meeting Date: 05/03/2021

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 702 Ellwood Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 01/19/2021. No action occurred by the compliance date of 03/01/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

702 Ellwood Dr.

OWNER:

Heirs of Dock Lyons

**REASON FOR
INSPECTION:**

Inspector observed property unsecured

**FIRST
INSPECTION:
10/19/2017**

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace damaged wall & ceiling material throughout
3. Install required plumbing fixtures in bathroom and kitchen
4. Repair or replace damaged rafters
5. Repair or replace damaged ceiling joists

**HEARING
RESULTS:
12/2/2020**

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

**ORDER(S)
ISSUED:
01/19/2021**

Order to Repair or Demolish
Date of Compliance 03/01/2021

APPEALS:

None

**OWNER
ACTIONS:**

Guilford County property taxes are delinquent in the amount of \$14,234.96 for the years 2006, 2009, 2010 and 2012 through 2020.

702 Ellwood Drive



ORDINANCE

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

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

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

PROPERTY LOCATION

OWNER (S)

702 Ellwood Dr.

Dock Lyons
702 Ellwood Dr.
High Point, NC 27260

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

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

Adopted by City Council,
This the 3rd day of May, 2021

Lisa B. Vierling, City Clerk













**COMMUNITY DEVELOPMENT COMMITTEE
(Virtual Meeting)**

Chaired by Mayor Pro Tem Chris Williams

Members: Williams, Hudson, Jefferson, and Johnson

April 13, 2021 – 4:00 p.m.

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER (Virtual Roll Call)

Chairman Chris Williams called the meeting to order at 4:00 p.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Remotely

Present (4): Chairman Chris Williams, Committee Member Cyril Jefferson, Committee Member Wesley Hudson, and Committee Member Tyrone Johnson

Also, Remotely

Present (1): Mayor Pro Tem Britt Moore

Staff Participating Remotely:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development & Housing; and Mary S. Brooks, Deputy City Clerk; JoAnne, Carlyle, City Attorney; Lisa Vierling, City Clerk; Michelle McNair, Community Resource Manager; and Nena Wilson, Assistant Director of Community Development & Housing

Also Participating Remotely:

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC); Brian Hahne, Executive Director of Partners Ending Homelessness; Heather Skeens, DHHS Director; and Sherri Neal

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. 2021-22 Annual Action Plan PowerPoint Presentation

PRESENTATION OF ITEMS**2021-135 Update-Homeless Services-Guilford County Continuum of Care**

Staff and Officers of the Guilford County Continuum of Care will provide an update on Homeless Services.

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC) extended greetings; voiced appreciation for the opportunity to share information about the CoC; and recognized Brian Hahne, Executive Director of Partners Ending Homelessness to provide an update on Homeless Services with the CoC.; and on his continued effort working with the staff of Guilford County.

Mr. Hahne spoke to the progress made with the CoC and Guilford County; and recognized Heather Skeens, Department of Health and Human Services (DHHS) Director to speak on behalf of the county.

Ms. Skeens introduced Sherri Neal who served as the CoC Program Manager; said that Ms. Neal's position included working/assisting homelessness in the county; provided a brief background of her work history and experience; spoke to the positive partnership as a collaborative opportunity to assure unitedness in county; to continued meetings with Technical Assistant (TA) with Housing Urban and Development (HUD); voiced appreciation to Mr. Hahne's instrumental part during the transition; and thanked Nena Wilson, Community Development Assistant Director for participating in interview/hiring process for the CoC Program Manager.

Committee Member Jefferson voiced appreciation for the county's, and Ms. Skeens' collaborative efforts.

Ms. Skeens spoke to available, and forthcoming funds; and to partnering with the city of High Point with the Rental and Safe Drinking Water program.

Chairman Williams inquired if there were any plans in regards to assisting homeless individuals in receiving the COVID-19 vaccine. Dr. Palmer replied that the shelter leaders met every Wednesday as a task force to structure and share the needs as it related to the shelters; and that the homeless community received vaccines on a voluntary basis.

Mr. Hahne spoke to the history of the shelter's task force; to the number of individuals/clients that were placed safely to shelters; to the assistance from Ms. Skeens and her team on providing information for clients and staff that included the registration process for receiving the COVID-19 vaccines; and voiced appreciation of the partnership with the county.

Ms. Skeens voiced concerns related to the homeless community receiving vaccines; said there would be a mobile unit that would outreach to communities and offer the vaccine; and that there would be free transportation provided to the vaccination center for those who needed it.

Mr. Hahne voiced appreciation for the collaboration of two cities (Greensboro/High Point) and the county's leadership; to the city's supportive staff; and said that there would be reports provided in the future of the

work in progress.

Chairman Williams spoke to the great work that was being accomplished on all levels; and thanked everyone for their hard work and efforts.

2021-136 Presentation-2021-22 Annual Action Plan

Staff will give a presentation on the 2021-22 Annual Action Plan.

Michael McNair, Community Development Director made a PowerPoint Presentation (PPP) on the Community Development and Housing Department's (CDH) 2021-22 Annual Action Plan (Plan); said the Plan would be presented to council along with a resolution at the May 3rd regular meeting for approval; said the Plan identified activities that strengthened neighborhoods; spoke to utilizing HUD income guidelines based in the Metropolitan Statistical Area (MSA) for High Point and Greensboro; gave an overview of the proposed 2021-22 budget that included sources and uses; the funding distribution; outlined proposed activities to include: affordable housing, community capacity building, and code enforcement; provided a list of agencies for the 2021 Public Service Grant Recommendations; said that the agencies were reviewed by the Citizen Advisory Council (CAC); and said that the recommendation details were included in draft Plan which is located on CDH department's website.

Mr. McNair continued discussion regarding the SSI/SSDI Outreach, Access, and Recovery (SOAR) Program; explained the eligibility process, and what the Program would entail; provided updates for the Hartley Meadow Project, and Wendover Heights at 5000 W. Wendover; and provided the 2021 Plan schedule.

Chairman Williams opened the floor for questions.

Committee Member Jefferson Cyril thanked Mr. McNair for the update; and asked for clarification on the application process, and to expound on the collaborating efforts with agencies regarding the SOAR Program for homeless individuals. Mr. McNair replied that there was interaction/discussion with community groups and neighborhoods in regard to collaboration efforts to assist the homeless community; and spoke to using future funding from the government to help provide permanent, and affordable housing for homeless individuals.

Nena Wilson, Community Development Assistant Director added that The Servant Center's director in Greensboro is active with the CoC; and that the center is currently searching and working with agencies for a future site that would be convenient for those who lived in High Point.

Mayor Pro Tem Moore inquired if there was a confirmation on relief funding for the city. Mr. McNair replied that there was a limited amount of information at this time; that part of the funding would be received by the city on May 15th; and that part of that funding would be for the Home Program allocation.

Greg Ferguson, Assistant City Manager advised that the U.S. Treasury Department would issue guidance on eligible expenses before funds are released.

Committee Member Hudson thanked Mr. McNair and his staff for their continued efforts and hard work.

Committee Member Hudson made a motion to send the Community Development and Housing Department's 2020-2021 Annual Action Plan to council with a favorable recommendation for approval. Committee Member Johnson made a second to the motion. Following a roll call vote by Chairman Williams, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:37 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

Attest:

Mary S. Brooks, Deputy City Clerk

**HIGH POINT CITY COUNCIL
RECESSED MEETING
(VIRTUAL)
APRIL 21, 2021 – 5:30 P.M.**

MINUTES

As part of the City of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed. www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER AND ROLL CALL

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

Following a virtual roll call for attendance by Mayor Wagner, the following council members were virtually present:

Mayor Jay W. Wagner
Mayor Pro Tem Britt W. Moore- At Large
Council Member Tyrone Johnson- At Large [joined meeting after roll call]
Council Member Cyril Jefferson- Ward 1
Council Member Christopher Williams- Ward 2
Council Member Monica L. Peters- Ward 3 [joined meeting after roll call]
Council Member S. Wesley Hudson- Ward 4
Council Member Victor Jones- Ward 5 [joined meeting after roll call]
Council Member Michael Holmes- Ward 6

The following staff members participated virtually:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Jeron Hollis, Managing Director; Sandy Dunbeck, Interim Economic Development Director; Lee Burnette, Director of Planning and Development; Herb Shannon, Senior Planner- Planning and Development; Chris Andrews, Development Administrator- Planning and Development; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Others participating virtually:

Amanda Siegal Williams, The Landings at Westmott, LLC
Barry Siegal, The Landings at Westmott, LLC
Drew Haire, RUD Fleet

PRESENTATION OF ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

Committee Members: Moore, Peters, Jones, and Holmes

2021-145 Public Hearing - Project Fleet - High Point Economic Development Corporation

Monday, April 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance-based incentives up to the amount of \$320,000 for RUD Fleet Corporation project to be located at 209 N. Main Street and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period for receipt of any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked the city clerk if any additional comments were received; the city clerk replied that no comments were received. The public hearing was closed.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to approve up to \$320,000 in performance-based incentives as requested by RUD Fleet corporation for a project to be located at 209 N, Main Street and to authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 9-0 vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Moore, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, and Council Member Holmes

Absent (2): Council Member Johnson, and Council Member Jones

PLANNING & DEVELOPMENT - Mayor Jay Wagner

2021-146 The Landings at Westmott, LLC. - Zoning Map Amendment 21-03

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

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

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period for receipt of any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked the city

clerk if any additional comments were received; the city clerk replied that no additional comments were received other than the public comment received from Robert Fricke. The public hearing was closed.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt an Ordinance approving Zoning Map Amendment 21-03 to rezone approximately 71 acres located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District as outlined in the staff report and based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements:

That Zoning Map Amendment 21-03 is consistent with the City's adopted policy guidance because the adopted Land Use Plan designates this area as Medium-Density Residential, which supports townhouses and multifamily housing at densities up to 16 units per acre. Furthermore, the request is reasonable and in the public interest because the requested increase in building length may be deemed appropriate when adjacent to other higher density residential uses and when situated at the future signalized intersection of two thoroughfares.

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

Aye (9):

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

GENERAL BUSINESS AGENDA

2021-157 Closed Session-Personnel

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

At 5:40 p.m., Mayor Wagner moved to go into Closed Session N.C.General Statute §143 318.11(a)(6) for personnel. Council Member Jefferson made a second to the motion, which carried by a 9-0 unanimous vote.

Upon reconvening into Open Session at 7:12 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 7:12 p.m. upon motion duly made by Council Member Peters and second by Council Member Jefferson.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

1139 Pennywood Dr.

Kelly L. Bennett
1139 Pennywood Dr.
High Point, NC 27265

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

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

Adopted by City Council,
This the 3rd day of May, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



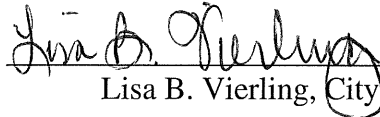
NORTH CAROLINA'S INTERNATIONAL CITY™

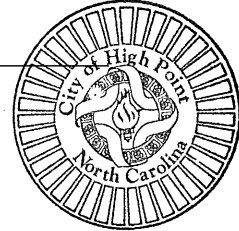
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 3, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7708/21-25, page 25, Legislative File No. 2021-174 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 5th day of May 2021.

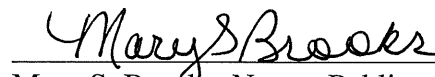

Lisa B. Vierling, City Clerk



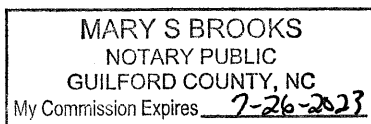
ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 5th day of May 2021.


Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

- WHEREAS,** the City of High Point would like to recognize the dedicated educators and staff of our schools; and,
- WHEREAS,** we realize the importance of teachers, guidance counselors, school social workers, and other educators in the lives of the children of our community; and
- WHEREAS,** these educators have met unprecedented challenges to serve our children during the pandemic; and
- WHEREAS,** recognition is deserved for our local educators due to their commitment to their students, families, and community; and

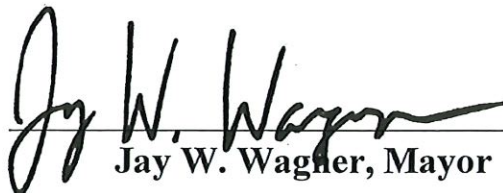
NOW, THEREFORE, I, Jay Wagner, Mayor of the City of High Point, on behalf of the High Point City Council, do hereby proclaim the week of May 3-7, 2021 as

Teacher Appreciation Week

and the entire month of May as an opportunity to lift up High Point educators. I call upon the community to join with me in personally expressing appreciation to all our School Staff Members.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 3rd day of May, 2021.


Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 301 Park Street

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

Meeting Date: 05/03/2021

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 301 Park Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 03/04/2021. No action occurred by the compliance date of 04/05/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

301 Park St.

OWNER:

Wendis Carolina Villalta Urbina

**REASON FOR
INSPECTION:**

Inspector observed property unsecured

**FIRST
INSPECTION:
3/12/2019**

Summary of Major Violations
1. Repair or replace roof sheathing & covering
2. Install required plumbing fixtures in kitchen & bathroom
3. Repair or replace damaged floor joists, girders and outside bands
4. Repair or replace damaged/missing ceiling/wall material throughout
5. Repair or replace damaged floor system & wall framing

**HEARING
RESULTS:
3/3/2021**

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

**ORDER(S)
ISSUED:
3/4/2021**

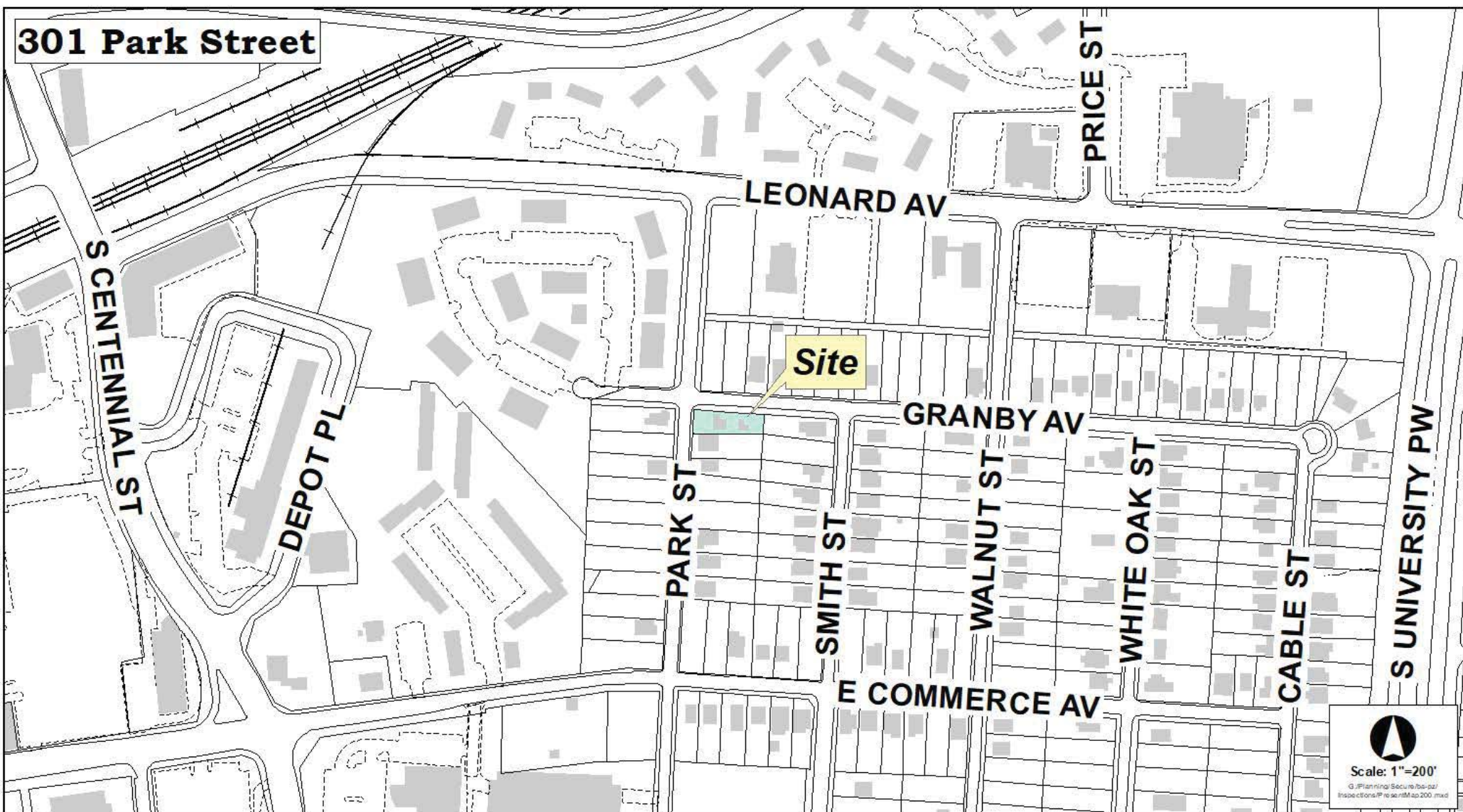
Order to Repair or Demolish
Date of Compliance 4/5/2021

APPEALS:

None

**OWNER
ACTIONS:**

Guilford County property taxes are delinquent in the amount of \$632.40 for 2019 and 2020.



301 Park Street

S CENTENNIAL ST

DEPOT PL

LEONARD AV

Site

GRANBY AV

PARK ST

SMITH ST

WALNUT ST

E COMMERCE AV

WHITE OAK ST

CABLE ST

S UNIVERSITY PW

PRICE ST

Scale: 1"=200'
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ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

301 Park St.

Wendis Carolina Villalta Urbina
6955 Summerfield Rd. Lot 59
Summerfield, NC 27358

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

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

Adopted by City Council,
This the 3rd day of May, 2021

Lisa B. Vierling, City Clerk





NO
PARKING

BAND 3

Handwritten graffiti on the porch area.





CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1139 Pennywood Dr.

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

Meeting Date: 05/03/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1139 Pennywood Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/8/2020. No action occurred by the compliance date of 11/13/2020. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1139 Pennywood Dr.

OWNER:

Kelly Leforest Bennett

**REASON FOR
INSPECTION:**

Complaint received about condition of the property

**FIRST
INSPECTION:
02/20/2020**

Summary of Major Violations

1. Repair or replace damaged roof sheathing & covering
2. Repair or replace ceiling material throughout
3. Repair or replace damaged subfloor throughout
4. Repair or replace damaged foundation wall & piers
5. Repair or replace damaged exterior wall framing & siding

**HEARING
RESULTS:
10/6/2020**

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

**ORDER(S)
ISSUED:
10/8/2020**

Order to Repair or Demolish
Date of Compliance 11/13/2020

APPEALS:

None

**OWNER
ACTIONS:**

An attorney (Mr. Hutchens) for Citigroup did contact the inspector on 10/6/2020 and advise they were going to have a contractor look at the house and determine if they want to foreclose on the property and repair it or not. A contractor (Mr. Peoples) contacted the inspector and advised that he thought it would be cheaper to demolish and rebuild a house than to repair this one. Guilford County property taxes are not delinquent.

ORDINANCE

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

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PROPERTY LOCATION

OWNER (S)

1139 Pennywood Dr.

Kelly L. Bennett
1139 Pennywood Dr.
High Point, NC 27265

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

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

Adopted by City Council,
This the 3rd day of May, 2021

Lisa B. Vierling, City Clerk

1139 Pennywood Drive

DUNNING CT

*City of
High Point*

TELLMONT CT

MILL LN

*City of
High Point*

*Guilford
County*

Site

PENNYWOOD DR

*Guilford
County*

LAKEVIEW HEIGHTS DR

PENNY RD

*City of
High Point*



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Inspections\PresentMap200.mxd













Office of the Mayor
City of High Point
North Carolina

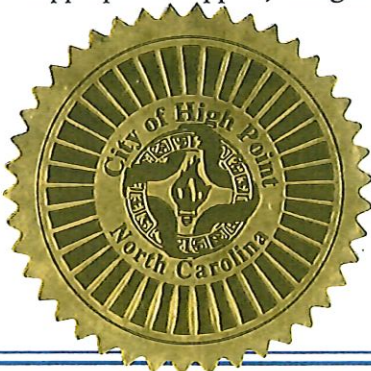
PROCLAMATION...

- WHEREAS** the Power of Travel has been a consistent driver of North Carolina's economy and workforce.
- WHEREAS** a robust travel industry provides significant economic benefits for the nation, generating more than \$2.6 trillion in economic output in 2019, with \$1.1 trillion spent directly by travelers in the U.S.
- WHEREAS** travel has been the foundation of a healthy workforce, serving as one of the largest private-sector employers in the U.S., supporting 17 million jobs in 2019.
- WHEREAS** spending by travelers has aided state and local governments alike, generating \$180 billion in tax revenue in 2019 to support essential services and programs.
- WHEREAS** travel and tourism-dependent businesses and organizations, 83% of which are small businesses, are responsible for welcoming visitors from all around the world to explore North Carolina and all our country has to offer.
- WHEREAS** last year, the coronavirus pandemic devastated every sector of the travel industry with staggering declines in 2020 compared to 2019, affecting every community in the country including High Point.
- WHEREAS** North Carolina's Total Spending was \$10.3 Billion, down 37% from 2019. 56% of all jobs lost in North Carolina since February were in the leisure and hospitality industry. Guilford County lost an economic impact of \$252,291,064.
- WHEREAS** the travel industry cannot recover without the full return of leisure and business travel, as well as meeting and events, by both domestic and international visitors.
- WHEREAS** the rebound of travel will drive the rebuilding of the U.S. economy and American workforce.
- WHEREAS** the Power of Travel will revive High Point, North Carolina, and the United States and drive us forward to a more prosperous future.

NOW, THEREFORE, I, Jay Wagner, Mayor of the City of High Point, do hereby proclaim May 2nd – 8th 2021 as

National Travel and Tourism Week

in the City of High Point, and urge the citizens of High Point, North Carolina to join me in this special observance with appropriate support, recognition, and celebration.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 3rd day of May, 2021

A handwritten signature in black ink, reading "Jay W. Wagner".

Jay W. Wagner, Mayor

ORDINANCE

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

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

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

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

PROPERTY LOCATION

702 Ellwood Dr.

OWNER (S)

Dock Lyons
702 Ellwood Dr.
High Point, NC 27260

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

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

Adopted by City Council,
This the 3rd day of May, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

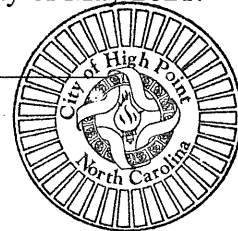
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 3, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7707/21-24, page 24, Legislative File No. 2021-173 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 5th day of May 2021.

Lisa B. Vierling
Lisa B. Vierling, City Clerk



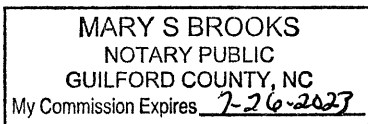
ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 5th day of May 2021.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



CITY OF HIGH POINT

AGENDA ITEM

**Title: Reappointment – Parks & Recreation Commission****From:** City Clerk's Office**Meeting Date:** May 3, 2021**Public Hearing:** N/A**Advertising Date /****Advertised By:** N/A**Attachments:** none

PURPOSE:

To confirm the reappointment of Lauren Britton to the Parks & Recreation Commission.

BACKGROUND:

Lauren Britton's term on the Parks & Recreation Commission will expire on July 1, 2021. Council Member Wesley Hudson is recommending her reappointment as his Ward 4 appointee on the Parks & Recreation Commission. Appointment will be effective July 1, 2021 and will expire July 1, 2024.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of Lauren Britton to the Parks & Recreation Commission.

**HIGH POINT CITY COUNCIL
REGULAR MEETING
(VIRTUAL)
APRIL 19, 2021 – 5:30 P.M.**

*As part of the City of High Point's on-going COVID-19 mitigation efforts and due to major equipment upgrades to the Council Chambers, this meeting was conducted virtually in which all participants, including City Council and staff, participated remotely. The meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed once the City Council was in session.
www.HighPointNC.gov/VirtualPublicMeeting.*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

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

The recitation of the Pledge of Allegiance followed a Moment of Silence.

Mayor Wagner called the roll for attendance. Due to major equipment upgrades being made to the Council Chambers, everyone participated remotely.

Remotely Present:

Mayor Jay W. Wagner; Mayor Pro Tem Britt Moore (At Large); Council Member Tyrone Johnson (At Large); Council Member Cyril 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 Jones (Ward 5); and Council Member Michael Holmes (Ward 6)

Staff Remotely Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Assistant City Attorney; Courtney Hemphill, Police Finance Specialist; Sandy Dunbeck, Interim Economic Development Director; Marshall Yandle, Economic Development Manager; Mike McNair, Director of Community Development & Housing; Michelle McNair, Community Resource Manager; Lee Burnette, Director of Planning & Development; Herb Shannon, Senior Planner- Planning & Development; Chris Andrews, Development Administrator; Terry Houk, Director of Public Services; Lee Tillery, Director of Parks & Recreation; Kim Thore, Right-of-Way Coordinator; Amy Myers, Executive Assistant to the City Manager; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Participating Remotely:

Barry Siegal and Amanda Siegal Williams- The Landings at Westmott, LLC
Drew Haire, RUD Fleet

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

Committee Members: Moore, Peters, Holmes, and Jones

CONSENT AGENDA ITEMS

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, April 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 Peters to approve all matters on the Finance Committee Consent 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.

2021-137 Resolution - High Point Police Department Donation - West End Ministries

City Council is requested to adopt a resolution approving the donation of surplus appliance and office furniture to West End Ministries for use at the community women's homeless shelter and authorize the City Manager or his designee to execute all necessary documents.

Adopted a resolution approving the donation of surplus appliance and office furniture to West End Ministries for use at the community women's homeless shelter and authorized the City Manager or his designee to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

Resolution No. 1971/21-16

Resolution Book, Volume XXI, Page 16

2021-138 Ordinance - Budget Amendment - Sale of Property

City Council is requested to approve a budget amendment in the amount of \$140,101.00 to appropriate funds from the sale of property to cover additional expenses and purchases of foreclosed properties as part of the Core City Redevelopment program.

Adopted a Budget Ordinance Amendment in the amount of \$140,101.00 to appropriate funds from the sale of property to cover additional expenses and purchases of foreclosed properties as part of the Core City Redevelopment Plan.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Budget Ordinance Amendment be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 vote:

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

Ordinance No. 7705/21-22

Ordinance Book, Volume XXII, Page 22

2021-139 Resolution - Authorization of Installment Financing Contract for Fleet Vehicle Equipment Replacement

City Council is requested to adopt a resolution authorizing the execution of an installment financing contract for Fleet Services to replace various public service fleet vehicles.

Adopted a resolution authorizing the execution of an installment financing contract for Fleet Services to replace various public service fleet vehicles.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this matter be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

Resolution No. 1972/21-17

Resolution Book, Volume XXI, Page 17

2021-140 Contract - Matt's Janitorial Services, Inc.

City Council is requested to award a contract extension for one (1) year to Matt's Janitorial Services, Inc. in the amount of \$100,560.00 to provide custodial services at eight (8) Parks & Recreation facilities.

Approved the award of a one-year contract extension to the Matt's Janitorial Services, Inc. contract in the amount of \$100,560.00 to provide custodial services at eight (8) Parks & Recreation facilities.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

2021-141 Grant Application - PARTF Parks & Recreation Trust Fund

City Council is requested to certify and approve a PARTF Grant application in the amount of \$500,000 to assist with funding for the City Lake Park Phase 1 renovations.

Approved and certified a PARTF Grant application in the amount of \$500,000 to assist with funding for the City Lake Park Phase I renovations.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this PARTF Parks & Recreation Trust Fund grant application be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

2021-142 Contract - Sharpe Brothers - Street Resurfacing

City Council is requested to award a contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of \$2,773,980.09 for the resurfacing of specific streets identified and that the appropriate City official be authorized to execute all necessary documents.

Approved the award of a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. in the amount of \$2,773,980.09 for the resurfacing of specific streets identified and authorized the appropriate City official to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract with Sharpe Brothers for street resurfacing be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

2021-143 Contract - Summit Design & Engineering Services - (CEI) Contract Administration & Construction Engineering & Inspection - City of High Point Streets Resurfacing Project

City Council is requested to award a contract to Summit Design and Engineering Services in the amount of \$116,200.00 for Contract Administration and Construction Engineering & Inspection (CEI) services for the annual City of High Point Streets Resurfacing Project.

Approved the award of a contract to Summit Design and Engineering Services in the amount of \$116,200.00 for Contract Administration and Construction Engineering & Inspection (CEI) services for the annual City of High Point Streets resurfacing project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract with Summit Design & Engineering Services be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

2021-144 Resolution - Upset Bid - Sale of City Owned Property - 1523 Willard Ave & 1002 Gordon St

City Council is requested to adopt a resolution accepting an offer of \$16,500.00 and authorize the sale of the properties located at 1523 Willard Avenue and 1002 Gordon Street through the upset bid procedure of N.C.G.S. 160A-269 and directs the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Adopted a resolution accepting an offer of \$16,500.00 and authorized the sale of the properties located at 1523 Willard Avenue and 1002 Gordon Street through the upset bid procedure in accordance with N.C. General Statute 160A-269 and directed the City Clerk to publish a public notice of the proposed sale in accordance with N.C. General Statute 160A-269.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

2021-153 Resolution - Support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee

City Council is requested to adopt a resolution in support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee.

Adopted a resolution in support of the Community Project Funding in the U.S. House Appropriations Committee for the High Point Shelter & Day Center.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

Resolution No. 1974/21-19

Resolution Book, Volume XXI, Page 19

2021-154 Resolution - Support of the High Point Multi-Modal Connector Greenway in the US House Appropriations Committee

City Council is requested to adopt a resolution in support of the Community Funding Project for the High Point Multi-Modal Connector Greenway.

Adopted a resolution in support of the Community Funding Project in the U.S. House Appropriations Committee for the High Point Multi-Modal Connector Greenway.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

**Resolution No. 1975/21-20
Resolution Book, Volume XXI, Page 20**

PUBLIC HEARINGS

2021-145 Public Hearing - Project Fleet - High Point Economic Development Corporation

Monday, April 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance-based incentives up to the amount of \$320,000 for RUD Fleet Corporation project to be located at 209 N. Main Street and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives.

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

Mayor Pro Tem Moore, Chairman of the Finance Committee, recognized Sandy Dunbeck with the High Point Economic Development Corporation.

Sandy Dunbeck, Interim Director of the High Point Economic Development Corporation, expressed excitement in bringing the proposed RUD Fleet project before City Council and introduced company owner and president, Drew Haire, who attended the meeting remotely.

RUD Fleet Corporation is a locally-owned fleet services operation company that is expanding and interested in the 209 N. Main Street, former Huffman Koos building, for its corporate headquarters location. Ms. Dunbeck spoke to the building being vacant for approximately five years; the area being in the downtown MSD (Municipal Service District) which is a focus area for office projects; and an area that the Downtown Office Incentives policy covers. The project will assist in generating people working downtown on a year-round basis and will bring people downtown that will use restaurants, retail, entertainment concept, and potentially downtown living and apartments/condominiums that are being developed.

Ms. Dunbeck shared that RUD Fleet Corporation is exactly the type of company that the city would like to see downtown and reported that:

- ✓ *Should RUD Fleet choose High Point, they would have ten people working downtown initially;*
- ✓ *There would be 20 new additional positions created with average annual wages of \$44,000 over a four-year period;*

- ✓ *These positions would include office work (administrative positions), project management, customer service, team leadership, transportation, and titling positions;*
- ✓ *The company would invest \$250,000 in building upfits and improvements to the exterior and interior of the building at 209 N. Main Street.*

In addition to the company considering High Point for this facility, they most recently considered downtown Winston-Salem. RUD Fleet has requested that High Point consider these performance-based incentives so that this project can happen in High Point. The High Point Economic Development Corporation recommends up to \$320,000 in cash grant incentives for such a project that would locate and expand in downtown High Point. These incentives will be paid out over a four-year period and the source of funding would be the city's Economic Development Incentive Fund which is funded by General and Electric Revenues. These incentives would be subject to the company meeting the leasing, building improvements, and job creation benchmarks that will be spelled out in a performance agreement. Payments could be made on a bi-annual installment as the company achieves these benchmarks. The company expects to make its location decision on whether to choose this High Point location within this quarter.

At this time, Ms. Dunbeck recognized and introduced Drew Haire, President and Owner of RUD Fleet Corporation to share a presentation and provide more details about the company. Mr. Haire prefaced his remarks by expressing appreciation to Ms. Dunbeck and the High Point Economic Development team throughout the process and to Mayor Wagner and the City Council members for the time and effort they have put into the consideration of this project. He expressed excitement about being in High Point and shared some information about the company.

He spoke to the company being a business organization that provides transportation services to companies as they purchase new vehicles; he has personally been in this industry for ten years with much of that time spent growing and building another business, moving it from a regional provider into a well-known national brand; and how this presented challenges with new vehicle logistics; and in late 2018 RUD Fleet Corporation was founded due to his passion and excitement of new vehicle logistics.

Mr. Haire explained that the RUD Fleet team provides licensing, titling, and registration of new vehicles, and transporting the vehicle from where it was manufactured to where it will be used by the customer with the end result being a smooth hand-off of a new vehicle with everything being documented electronically in a portal for fast updates throughout the entire process. He shared that much of their focus right now is capability (process, tools, and team); that they have added six new team members in the last ten months at their home office; and this is the pace they are continuing to move in going forward.

Mr. Haire shared that a majority of their customers are familiar national brands with nationwide footprints and how their company is a mission-critical partner in these company's businesses by either being an exclusive service provider or a preferred service provider. Their customer base includes a national leader in plumbing supply, consumer electronics resale, parcel delivery, rent-to-own, etc.... He explained how their core customer group and the industry was hit very seriously during the Pandemic last year; this halted their customer's business, RUD Fleet's business and business plan; this enabled them to change

direction in mid-year to adapt services to meet the needs of the market place; during this time, they successfully took on several extremely large projects as a result of the COVID Pandemic which showcased the essential nature of their business, the value they were able to add to the nationally known organizations, and the level of trust and reliance that was built with their customers over a short period of time.

He explained the company's growth has prompted their team to identify a home for its corporate office. Mr. Haire stated that he would like the corporate office and his team to be located in a downtown environment. He spoke to the importance of intentionally selecting the desired environment because of the difficulty in outgrowing the environment. He provided an example of this from a quote that he remembered from one of Dr. Nido Qubein's published books where he commented that a Koi fish in a fishbowl will grow to be approximately two inches, but a Koi fish in its natural wild environment would grow up to two feet, so the same fish, the same potential, but a different environment and completely different results.

Mr. Haire stated that he is working very hard to cultivate a culture in the company that is positive and motivated where their team members are thinking about growth mindsets, both professionally and personally. He attributed this to the fast pace and the high energy which he felt were synonymous with a downtown environment. He spoke very highly of High Point in the sense that the downtown is in a momentum phase reflecting change which can become lots of fun.

He briefly described a snapshot of the company's growth plan and spoke to them adding twenty additional team members to the group over a three to four-year process; these positions include full-time office professional positions with a targeted salary of \$44,000 on average; they will offer great benefits such as paid time off (PTO), health/dental/vision, life insurance; plenty of growth and opportunity for people on their team; felt confident that the High Point community would certainly be able to meet the skill set and talent they are seeking; using the 80/20 principle, 80% of the jobs they are looking to add are in the administrative skill set, project management, customer service, team leadership; the other 20% would be subject matter experts such as seasoned transportation logistical professionals, seasoned vehicle licensing professionals, etc.....

Mr. Haire described the property at 209 N. Main Street as being a great downtown location for their company due to its visibility on Main Street at the intersection of Main Street and English. He explained that because the building has been vacant for over five years, it is in some degree of decline which will require building upfits prior to them occupying it. He spoke to how they plan to do the upfits in two phases: Phase 1 will be to get the building back in working condition; Phase 2 will consist of upfits to convert the interior to a modern office conversion; the estimated cost for the upfits is \$250,000, \$40,000 in furniture costs and IT expenses, and \$100,000 for fixing up the exterior of the building and landscaping.

He then shared that they plan on including/incorporating the following features into the space:

- ✓ *Wellness features (i.e. sit/stand desks);*
- ✓ *The windows will allow for natural light into the space and they will enhance this by installing glass wall partitions to help natural light fill the space;*

- ✓ Adjustable cube lighting;
- ✓ Fitness area (cardio/fitness equipment);
- ✓ HEPA filters;
- ✓ Lounges (cafe' and coffee lounges that can double as an after hours event hub for their team, customers for any events that are happening).

Following the conclusion of his presentation, Mr. Haire welcomed any questions/comments and reiterated his appreciation to the City Council and the Mayor for consideration of the incentives for this proposed project. He offered to speak and help anyone else who is interested in moving through this sort of project in a downtown location

Chairman Moore thanked Mr. Haire for the very professional, detailed, and impressive presentation and asked if there were any questions/comments for either Mr. Haire or Ms. Dunbeck.

Council Member Peters thanked Ms. Dunbeck for the excellent job in bringing such an exciting project to the City Council for consideration and thanked Mr. Haire on his fabulous presentation. She expressed excitement in reactivating the buildings in downtown High Point.

Council Member Jefferson echoed these comments and also thanked Mr. Haire for his presentation. He stressed the importance of being located in downtown and building it out as a place to live, work, and play. He also thanked Ms. Dunbeck for the incredible work that the High Point EDC Team does in recruiting these kinds of businesses and that he certainly hopes that RUD Fleet would soon be operating in downtown High Point.

Council Member Holmes also thanked Mr. Haire for his very detailed presentation and his vision. He inquired about the build-out time in terms of getting the building retrofitted and up to speed and wanted to make sure he had adequate time to make adjustments because building materials are tough to source right now. Mr. Haire replied they are planning on a July 1st kick-off date so this definitely puts them on a very tight schedule and noted they would like to get in this space as quick as possible.

Chairman Moore asked if there were any additional comments/questions. Hearing none, he announced that action on this matter would be taken during a Recessed Meeting on Wednesday, April 21, 2021 at 5:30 p.m. He applauded Mr. Haire for his flexibility and adaptability in response to the Pandemic. He informed Mr. Haire that he would find High Point to be a fabulous place to be--very pro Council, staff and business and commented that it was possible that the Koi fish would grow into four feet if RUD Fleet decides to come to location in downtown High Point.

REGULAR AGENDA ITEMSPROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair

Committee Members: Hudson, Peters, Holmes, and Jefferson

2021-151 Prosperity & Livability Committee

Council will receive an update from Council Member Wesley Hudson, Chair of the Community Development Committee.

Council Member Wesley Hudson, Prosperity & Livability Committee Chair, reported that the committee met at their usual time and heard a very fine presentation from Phyllis Bridges, who is doing research on developing a proposed cultural arts center to be located and built on the east end of Washington Street. He advised that the Prosperity & Livability Committee did not take any action, but did pass a recommendation on to staff to work with Ms. Bridges to come up with a timeline and find out more details regarding fundraising efforts, contingency plans, etc.... He noted that the property Ms. Bridges is interested in building the proposed museum on is owned by the City of High Point and the High Point Housing Authority and Ms. Bridges is specifically asking the City of High Point to donate property it owns for the proposed museum.

PLANNING & DEVELOPMENT - Mayor Jay WagnerPUBLIC HEARINGS**2021-146 The Landings at Westmott, LLC. - Zoning Map Amendment 21-03**

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

The public hearing for this matter was held on Monday, April 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 and incorporated as a permanent part of these proceedings.

This is a request by the Landings at Westmott, LLC to rezone approximately 71 acres located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District.

Mr. Shannon advised the property associated with this application was annexed and received the current Planned Development Periphery (PD-P) zoning in 2017. The applicant is proposing a 400-unit mixed residential development. Mr. Shannon noted that planned development districts are intended to encourage innovative land planning and site design

that will produce a high-quality unified project that would not negatively impact adjacent lands.

Regarding this site, the applicant is requesting to amend their standards that were initially adopted in 2017, specifically for the northern portion in Tract A. When initially approved, there was a northern portion of Tract A that was intended for multi-family structures up to 290 units and a Tract B, the southern portion of the site, that was intended for approximately 100 single family units. The applicant is specifically requesting to update the development standards for the Tract A portion of this development, and they are proposing to develop a multi-family building on one of their parcels in Tract A identified as Phase 3.

Mr. Shannon advised the site is currently under construction with some of the units already completed, but for the Tract A site and Phase 3, the applicant is proposing a multi-family building and multi-family buildings in this development are subject to the standards in the Development Ordinance which will limit them to 250 linear feet. The applicant is requesting to amend the development standards for this planned development to allow the Phase 3 parcel to have one multi-family building with a length up to 480 feet. Mr. Shannon explained that while the ordinance limits it to 250 feet, the applicant can set their own standards in a planned development and they are proposing to allow a building length of 480 feet in the Phase 3 tract.

Mr. Shannon then reviewed some of the key points of the request:

- ✓ *Compatibility with surrounding areas.*
- ✓ *The request is limited in scope;*
- ✓ *The Phase 3 parcels, approximately 4 acres, will only support one building this length;*
- ✓ *All other buildings in Tract A will still be subject to the 250-foot building limit standards;*
- ✓ *The location of the proposed building on the tract is another important issue;*
- ✓ *The segment of the Johnson Street/Sandy Ridge Road corridor is designated as a major thoroughfare to be widened to a four-lane roadway from Skeet Club Road*
- ✓ *toward I-40 and has been approved by NCDOT;*
- ✓ *As part of this road widening project, Kendale Road, a minor thoroughfare to the east of the site, will be realigned and run along the northern boundary of the zoning site intersecting with John Knox Drive;*
- ✓ *The location of the Phase 3 parcel will ultimately be a signalized intersection where two thoroughfares intersect;*
- ✓ *The River Landing community is located along the opposite side of Sandy Ridge Road and is an area that also developed and has a Planned Development Periphery (PD-P) zoning district designation; it has developed with a mixture of residential uses consisting of single-family attached, multi-story, multi-family building, and a multi-family story assisted living facility.*

In conclusion, Mr. Shannon advised this request would not adversely impact adjacent lands as there is no change in the configuration of the tract from the initial approval; there is no increase in density from the previous approval; staff is recommending approval to rezone this site to an amended Planned Development district to allow the building length the applicant is requesting; the request was reviewed by the Planning & Zoning Commission at

their March public hearing resulting in a 9-0 unanimous recommendation for approval of the request.

The Planning & Zoning Commission stated the request is consistent with adopted policy guidance because the adopted land use plan designates the area as medium density residential which supports townhomes and multi-family housing at a density up to 16 units per acre. The Commission also stated that the request is reasonable and in the public interest as the request in building length may be deemed appropriate when adjacent to other high-density residential uses and when situated at the future signalized intersection of two thoroughfares.

Following staff's summary of the staff report, Mr. Shannon entertained any questions.

Mayor Pro Tem Moore inquired about height restrictions if the request is approved. Mr. Shannon replied that the applicant would have to meet the height standards of the RM-16 district which allows building heights up to 50 feet and beyond 50 feet, additional setbacks would be required. The applicant has noted they are looking at a three-story building with a height of approximately 40 feet. Chairman Moore pointed out that this is not inconsistent with some of the existing buildings located across the street.

Mayor Wagner asked if there were any additional questions. Hearing none, he provided an opportunity for the applicant to speak.

The applicants, Amanda Siegal Williams and Barry Siegal, proceeded with an overview of their request. Ms. Williams pointed out that the building footprint they submitted for Phase 3 on the original plan in 2017 actually showed the size of building they are proposing, so it was an oversight on their part and staff's part that the building was longer than what is permitted in the RM-16 District which is 250 feet. The issue with the length of the building actually came up during the site review with the Technical Review Committee. Ms. Williams advised that they have done this same building plan in Winston-Salem and in Greensboro and neither of those jurisdictions have a building length limit. She described the building as being three stories in height; no exterior hallways or stairwells; and provides individuals the ability to come in with secured entrances within the building to the amenities without going outside. She pointed out the architecture is very similar to what is already there and they have multiple building types (i.e. villas, townhouses, small apartment eight unit buildings).

She advised that the building is actually shorter in length than the buildings located in the River Landing Retirement Community across the street and pointed out there would also be some academic and primary education buildings when Wesleyan Academy moves forward with their plans to relocate to the corner of Sandy Ridge Road and Johnson Street. She spoke to how they feel their development plans are very complimentary to the area and reiterated there would be a four-lane road with a median as soon as NCDOT is able to find the funds. In closing, Ms. Williams shared that they have had discussions with River Landing, Wesleyan Academy, and other neighbors and have received complimentary comments on everything they have done.

Following the applicant's presentation, Mayor Wagner asked if there were any questions.

Mayor Pro Tem Moore asked if the facility would have a courtyard or common area since it is envisioned with everything interior. Ms. Williams replied there would be a courtyard located in the back of the building and there would be interior amenities within the building as well. Mr. Siegal shared that many people have described the building as being like a Ritz Carlton hotel with minimum eight-foot hallways; the building is designed to cater to folks that want to be in a relatively secured building; to be able to come in to get out of the weather and go down to the amenities and socialize with neighbors. He described the building as being unique and having a different character, not being a typical apartment building and mentioned other developments they have done in Winston-Salem and Greensboro.

Council Member Holmes asked the applicant to speak to any potential traffic impacts relative to this development because getting on to Sandy Ridge Road in the mornings or the evenings can be challenging. Ms. Williams explained there was not any additional impact than what was noted in the original traffic study done in 2107; the number of units is still 290 maximum; there is a plan for NCDOT to realign Kendale at John Knox and put in a stoplight; there will be three access points: Links Drive, Kendale at Equinox Trace, and Bloomfield Trail; once full movement at Links Drive happens, NCDOT has said they would study the intersection again to see if anything further might be needed.

Mayor Wagner asked if there were any additional questions/comments. Hearing none, he advised one public comment was received for Zoning Map Amendment 21-03 which is accessible in the Granicus app and will be incorporated as a permanent part of these proceedings. He announced the vote on this matter would not be taken until Wednesday, April 21, 2021 at 5:30 p.m.; offered a reminder that the public could still submit public comments within the 24-hour period after this public hearing; and reviewed the methods by which public comments could be submitted.

GENERAL BUSINESS AGENDA

2021-147 Reappointment - Angela McGill - P&Z Commission

Council Member Christopher Williams is recommending the reappointment of Angela McGill as his

Ward 2 appointee on the Planning & Zoning Commission. Appointment will be effective June 30, 2021 and will expire June 30, 2024.

Approved the reappointment of Angela McGill to the Planning & Zoning Commission as Council Member Williams' Ward 2 appointee, to be effective June 30, 2021 and will expire June 30, 2024.

A motion was made by Council Member Williams, seconded by Council Member Johnson, that this reappointment be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

Aye (9):

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

2021-148 Reappointment - Tom Kirkman - P&Z Commission

Mayor Pro Tem Britt Moore is recommending the reappointment of Tom Kirkman as his At Large appointee on the Planning & Zoning Commission. Appointment will be effective June 30, 2021 and will expire June 30, 2024.

Approved the reappointment of Tom Kirkman to the Planning & Zoning Commission as Mayor Pro Tem Britt Moore's At Large appointee, to be effective June 30, 2021 and will expire June 30, 2024.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this reappointment be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

2021-158 High Profile Dignitaries Visit Greensboro, High Point, and Jamestown

Mayor Wagner will report on Vice President Kamala Harris' visit to High Point on April 19, 2021 for a tour of the Thomas Built Bus facility. Also accompanying Vice President Harris on her visit to High Point was Governor Roy Cooper; EPA Administrator Michael Regan; and U.S. Representative David Price, 4th District North Carolina.

Mayor Wagner reported on Vice President Kamala Harris' visit to High Point earlier today and stated that he was honored to welcome her to High Point. He shared that Vice President Harris along with NC Governor Roy Cooper; EPA Administrator Michael Regan; and U.S. Representative David Price, 4th District-NC, made a visit to High Point for a tour of the Thomas Built Bus (TBB) facility located on Surret/Fairfield. They came to tour the facility and see the electric buses that are being produced by TBB at this location. The Mayor was provided an opportunity to speak and he conveyed to Vice President Harris that he was happy that she came to High Point to the Thomas Built Bus facility to see first-hand the extraordinary example of what good American ingenuity and workers can do. Vice President Harris was familiar that High Point is known as a leader in the furniture industry but expressed excitement after learning that the Street Car named Desire was built by Perley Thomas Car Works; they later became Thomas Built Bus.

Council Member Peters thanked Mayor Wagner for representing High Point today and noted that the Mayor's enthusiasm is always wonderfully received.

Congratulations to High Point University's Men's Soccer Team

Mayor Pro Tem Moore congratulated the High Point University's Men's Soccer team for winning and making it to their First Round Match against Georgetown coming up on May 2nd. Mayor Wagner also offered congratulations to them for winning the Big South championship in men's soccer.

2021-150 Minutes To Be Approved

Finance Committee; April 1, 2021 @ 4:00 p.m.

Manager's Briefing Session; April 5, 2021 @ 3:30 p.m.

Regular Meeting of City Council; April 5, 2021 @ 5:30 p.m.

Prosperity & Livability Committee; April 7, 2021 @ 9:00 a.m.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, that the preceding minutes be approved as submitted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:

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

ADJOURNMENT

There being no further business to come before Council, at 6:27 p.m. the meeting was recessed to Wednesday, April 21, 2021 at 5:30 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk

**PUBLIC NOTICE
CITY OF HIGH POINT
BUDGET HEARING**

AFFP

FY 2021-2022 Budget

Affidavit of Publication

STATE OF NC }
COUNTY OF GUILFORD } SS

Kimberly Cook, being duly sworn, says:

That she is Billing Clerk of the The High Point Enterprise, a daily newspaper of general circulation, printed and published in High Point, Guilford County, NC; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

May 04, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Kimberly Cook
Billing Clerk

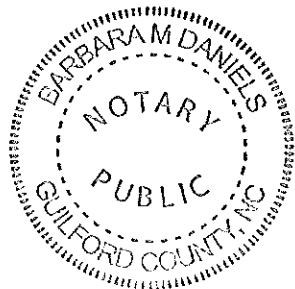
Subscribed to and sworn to me this 4th day of May 2021.

Barbara M Daniels
Barbara M Daniels, Notary, Guilford County, NC

My commission expires: February 01, 2022

00002253 70047508

CITY OF HP CITY MANAGER
PO BOX 230
HIGH POINT, NC 27261



The public will take notice that the Proposed Budget for the City of High Point for the Fiscal Year 2021-2022 has been filed with the City Council of the City of High Point. The Proposed Budget is available for public inspection in the office of the City Clerk, 211 S. Hamilton Street, High Point, North Carolina, and the High Point Public Library, 901 N. Main Street, High Point, North Carolina. A copy of the Proposed Budget is also available on the City website: WWW.HIGHPOINTNC.GOV

One public hearing on the Proposed Budget will be held. The public hearing will be held on Monday, May 17, 2021 at 5:30 P.M.

In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the city will be live streaming the meeting. Once the City Council is in session, please use the following link to listen to the meeting. www.HighPointNC.gov/VirtualPublicMeeting.

In accordance with adopted legislation regarding public hearings at remote meetings, after the public hearing is held, the required 24-hour waiting period will be open before a vote can be taken on the matter, and the public can submit any additional comments on the budget during that time.

Public comments on this matter can be submitted by:

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

May 4, 2021

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 21-04**
(High Point City Council)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 3, 2021

Public Hearing: Yes

Advertising Date: April 21, 2021, and
April 28, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the High Point City Council to rezone 583 properties, totaling approximately 322 acres, as part of the Comprehensive Zoning Map Amendment Project.

- a) To rezone 576 properties, totaling approximately 313 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District and a Conditional Use Residential Single Family -3 (CU R-3) District to the Residential Single Family - 5 (R-5) District and the Residential Single Family -3 (R-3) District. The properties are within the Barrington Place subdivision, James Landing subdivision, Peninsula at James Landing subdivision, Akela Cove at James Landing subdivision, Jameswood subdivision and the Jamesford Meadows subdivision. These subdivisions are located south of W. Wendover Avenue/Piedmont Parkway, west of the intersection of Guilford College Road and Akela Trail and west of the intersection of Guilford College Road and Jamesford Drive.
- b) To rezone 7 properties, totaling approximately 9.025 acres, from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The parcels are lying along the east side of N. Hamilton/S. Hamilton Street and along both sides of S. Centennial Street at the intersection of S. Centennial Street and Leonard Avenue. The properties area addressed as 122 & 520 N. Hamilton Street; 311 S. Hamilton Street; 300 E. Green Drive; 121 & 126 S. Centennial Street and 105 Depot Place.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 23, 2021 regular meeting and took final action when the meeting was reconvened on March 25, 2021. On the date of final action, all members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

There were no public comments received in regard to the request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 9-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 21-04 is consistent with the City's adopted policy guidance because the zoning map amendments are supported by the Land Use Plan's Low-Density Residential and Community/Regional Commercial land use classifications for these respective areas. Furthermore, the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which cannot be amended.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-04
March 23, 2021**

Request

A request by the City Council to rezone 583 properties, totaling approximately 322 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on evaluating various residential subdivisions located in the northeastern portion of the city along Guilford College Road and market showrooms in the downtown area along North and South Hamilton Street and South Centennial Street.

Background

The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request, in December 2020.

Details of Proposal

The following is a summary of affected developments, along with an attached analysis of each area being considered under this Zoning Map Amendment.

From	To	Development/Use	Location
CU R-5 (CU 95-23)	R-5	Barrington Place subdivision	Located south of Piedmont Parkway and west of the intersection of Guilford College Road and Barrington Place Court.
CU R-5 (CU 95-23)	R-5	Friendly Hills Presbyterian Church	Located along the west side of Guilford College Road, approximately 900 feet south of Piedmont Parkway (1450 Guilford College Road).
CU R-3 (CU 93-04)	R-3	James Landing subdivision and the Peninsula at James Landings subdivision	Located north of the intersection of Akela Trail and Weston Place.
CU R-3 (CU 93-04)	R-3	Akela Cove at James Landing subdivision	Located north of the intersection of Akela Trail and Camp Range Lane.
CU R-3 (CU 95-15)	R-3	Jameswood subdivision	Located west of the intersection of Lodge Drive and Lake Drive, and south of Joy Drive.

CU R-3 (CU 88-01) (CU 91-07)	R-3	Jamesford Meadows subdivision	Located southwest of the intersection of Guilford College Road and Akela Trail, and west of the intersection of Guilford College Road and Jamesford Drive.
CU CB (CU 00-17)	CB	Market showroom	520 N. Hamilton Street
CU CB (CU 06-11)	CB	Market showroom	520 N. Hamilton Street (portion)
CU CB (CU 96-01)	CB	Market showroom	300 E. Green Drive
CU CB (CU 96-21)	CB	Market showroom	311 S. Hamilton Street
CU CB (CU 04-23)	CB	Market showroom	126 S. Centennial Street
CU CB (CU 04-23)	CB	Market showroom	126 S. Centennial Street
CU CB (CU 04-23)	CB	Market showroom	121 S. Centennial Street
CU CB (CU 00-17)	CB	Market showroom and dinner theater	105 Depot Place

Analysis

The requested rezoning of these various single-family subdivisions and market showrooms is intended to remove outdated and obsolete zoning conditions. These developments were granted their current conditional use (CU) zoning between the late 1980s to the mid-2000s under previous development ordinances. These developments have been fully completed and their various zoning conditions have either been met or are now governed by the current Development Ordinance. The request is intended to remove outdated and obsolete zoning conditions, while maintaining the development's base zoning district. See attached evaluations for further detail.

Consistency with Adopted Policy Guidance

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

The zoning map amendments are supported by the Land Use Plan's Low-Density Residential and Community/Regional Commercial land use classifications for these respective areas.

Reasonableness/Public Interest:

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

The amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which cannot be amended.

Recommendations

Staff recommends approval of the following zoning map amendments:

- 1) Rezone the Barrington Place subdivision and 1450 Guilford College Road (Tax Parcel 207350 - Friendly Hills Presbyterian Church) from the CU R-5 District to a R-5 District.
- 2) Rezone the James Landing, Peninsula at James Landings, Akela Cove at James Landing, Jameswood and Jamesford Meadows subdivisions from the CU R-3 District to a R-3 District.
- 3) Rezone a portion of property at 520 North Hamilton Street from a CU-CB District to the CB District. Abutting land added to the rear of this site after its 2000 zoning approval is not part of this request.
- 4) Rezone the North Hamilton Street frontage of 122 North Hamilton Street (approximate 78 feet depth) from a CU-CB District to the CB District. The remaining portion of this parcel is governed by a separate CU Ordinance that needs to remain in effect until all of this block is developed.
- 5) Rezone properties located at 311 South Hamilton Street, 300 East Green Drive, 121 South Centennial Street, 126 South Centennial Street and 105 Depot Place from CU-CB Districts and a CZ-CB District to the CB District.

Required Action

Planning and Zoning Commission:

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City's Land Use Plan, and any other officially adopted plan that may be applicable. This may be done by adopting the statement(s) as written in this report or with any additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

City Council:

Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or changes as agreed upon by the Council, or, if the Council is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

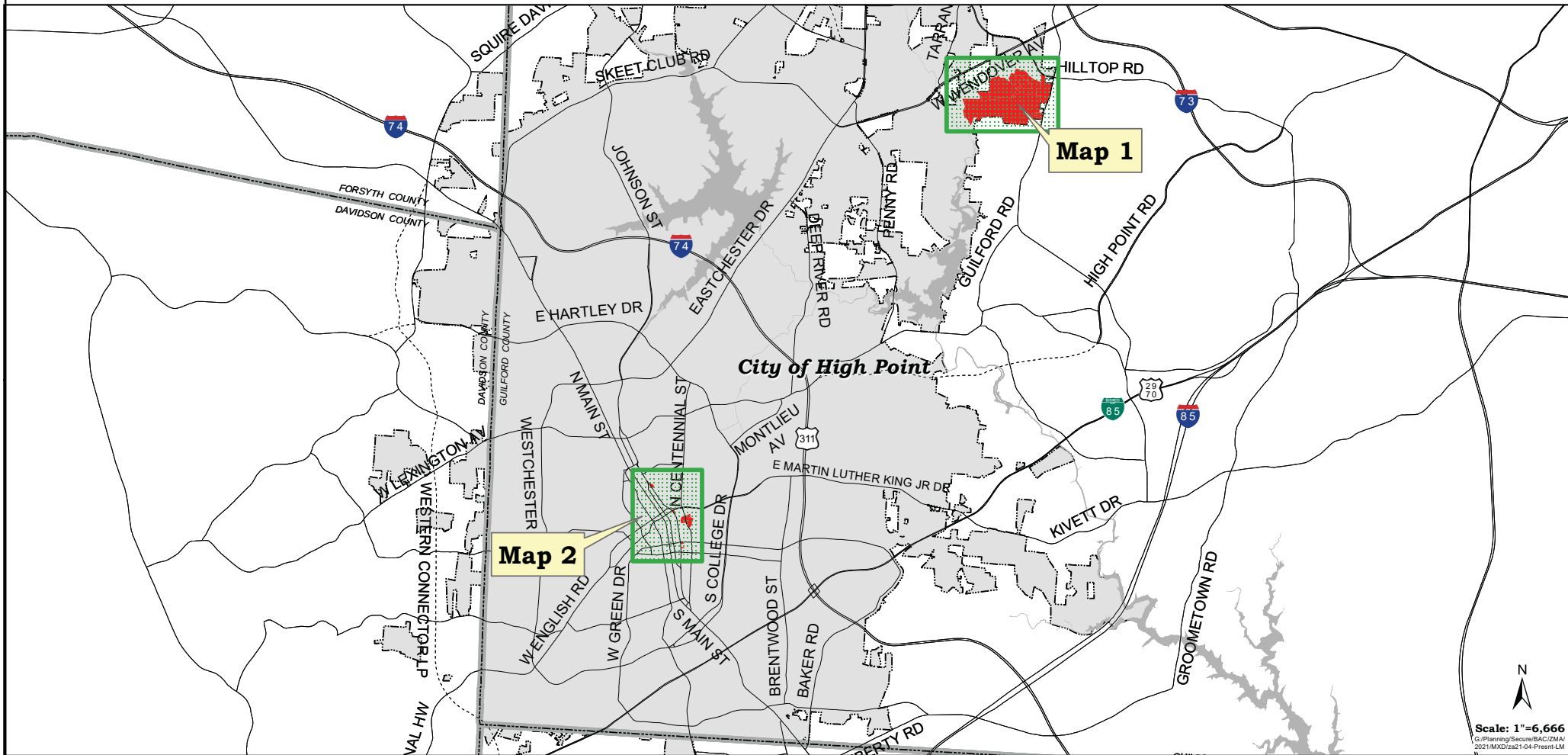
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-04

Applicant: City of High Point



MAP #1

Location: **Barrington Place subdivision** (Located south of Piedmont Parkway and west of the intersection of Guilford College Road and Barrington Place Court.)

Friendly Hills Presbyterian Church (1450 Guilford College Road. Located along the west side of Guilford College Road, approximately 900 feet south of Piedmont Parkway).

James Landing subdivision and the Peninsula at James Landings subdivision
(Located north of the intersection of Akela Trail and Weston Place)

Akela Cove at James Landing subdivision (Located north of the intersection of Akela Trail and Camp Range Lane)

Jameswood Subdivision (Located west of the intersection of Lodge Drive and Lake Drive, and south of Joy Drive.

Jamesford Meadows Subdivision (Located west of the intersection of Guilford College Road and Akela Trail, and west of the intersection of Guilford College Road and Jamesford Drive)

Current Use: Except for the Friendly Hills Presbyterian Church property, which has developed as a religious institution, all of the land area associated with Map #1 has developed as a single family detached subdivision.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Single Family-3 (CU R-3) District	Residential Single Family – 3 (R-3) District
	Conditional Use Residential Single Family-5 (CU R-5) District	Residential Single Family – 5 (CU R-5) District
<i>Purpose & Intent:</i>	<u>R-3 District</u> The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district. <u>R-5 District</u> The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public	<u>R-3 District</u> Same <u>R-5 District</u> Same

	water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.	
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Barrington Place subdivision and Friendly Hills Presbyterian Church</u> 1995 Zoning Approval (CU 95-23) • Annexation • Lot combination • Right-of-way dedication and location and number of vehicular access points. <u>James Landing, Peninsula at James Landings and Akela Cove at James Landing subdivisions</u> 1993 Zoning Approval (CU 93-04) • Location and number of access points • Street connectivity, street circulation network and driveway access • Signage • Master watershed control plan. <u>Jameswoods subdivision</u> 1995 Zoning Approval (CU 95-15) • Street connectivity and street circulation network • Dedication of open space for greenway construction <u>Jamesford Meadows subdivision</u> 1988 and 1991 Zoning Approval (CU 88-01 and CU 91-07) • Density • Watershed Performance Overlay • Right-of-way dedication, road improvements and location and number of vehicular access points.	None

	Adjacent Zoning	Adjacent Land Use
North:	Planned Development Residential (PDR) District Conditional Use Office Institutional (CU-OI) District	Single family dwellings, multifamily dwelling and office park development

South:	Conditional Use Residential Multifamily-5 (CU RM-5) District Conditional Use Residential Single Family-15 (CU-RS-15) District Residential Single Family-40 (RS-40) District (<i>All within Guilford County</i>)	Single family attached (townhome) dwellings and single family dwellings
East:	Residential Multifamily- 5 (RM-5) District Residential Single Family-7 (RS-7) District (<i>both within the City of Greensboro</i>) Residential Single Family-40 (RS-40) District (<i>Guilford County</i>)	Single family attached (townhome) dwellings and single family dwellings
West:	Residential Single Family-40 (RS-40) District (<i>Guilford County</i>) Residential Single Family-3 (R-3) District Parks and Natural Resources (PNR) District	Single family dwellings and northern portion of City Lake Park

Land Use Plan Classification

The area is designated as follows:

- **Low-Density Residential:** The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.

Analysis/Recommendation

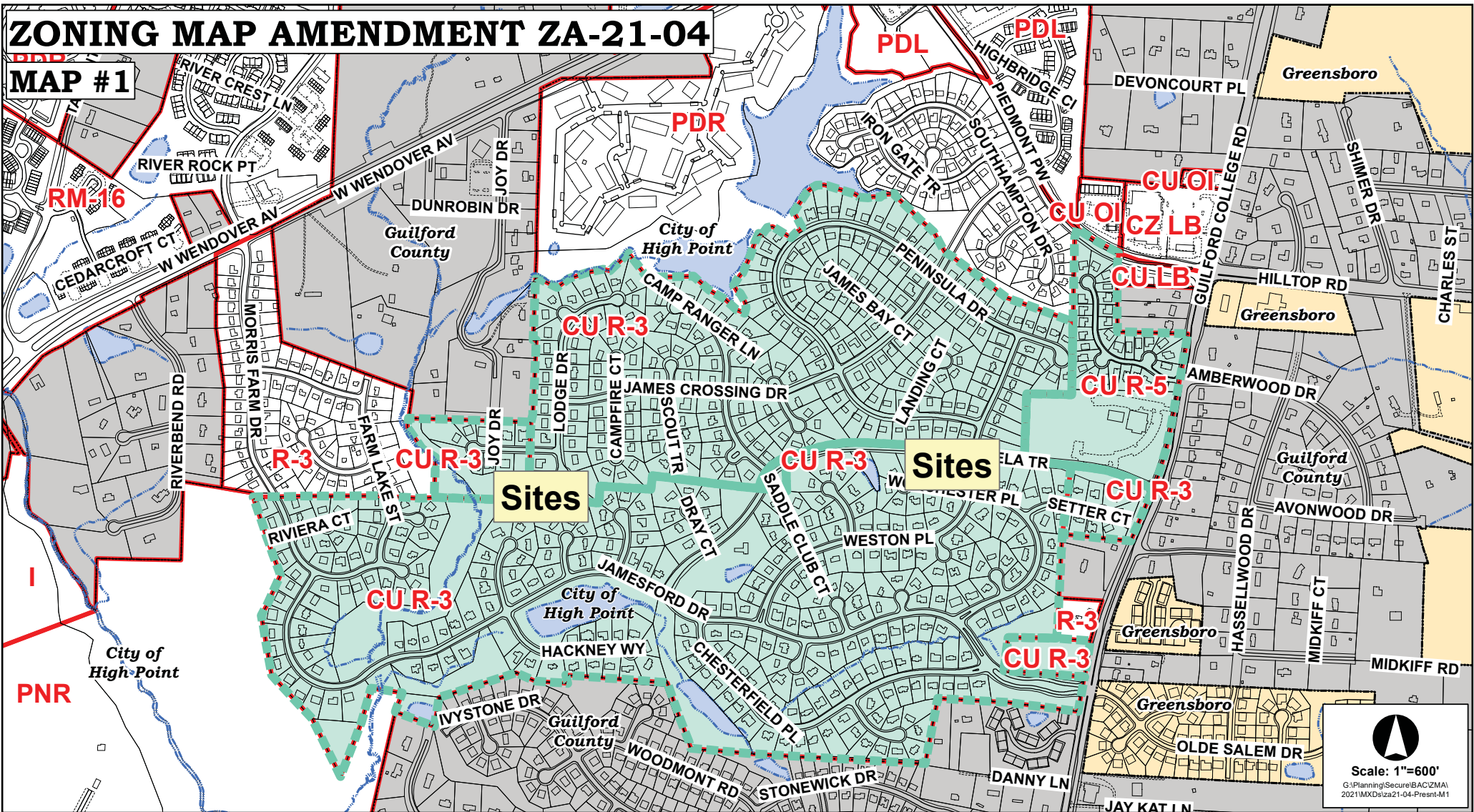
These various single family subdivisions and the institutional use were all part of a series of annexations and zoning map amendments that occurred between 1988 to 1995. There are five Conditional Use (CU) zoning approvals governing this area and the various developments have been completed, except for two undeveloped lots in the Jameswood subdivision. The primary purpose of this rezoning is to remove the CU designation as conditions from their zoning approvals were met upon the completion of these developments, or are now governed by the Development Ordinance. Furthermore, rezoning to the base zoning district, R-3 and R-5 Districts, does not impact any deed restrictions the various Homeowners Association may impose over their individual developments.

Staff recommends rezoning the following:

1. Rezone the Barrington Place subdivision and 1450 Guilford College Road (Tax Parcel 207350 - Friendly Hills Presbyterian Church) from the CU R-5 District to a R-5 District.
2. Rezone the James Landing subdivision, Peninsula at James Landings subdivision, Akela Cove at James Landing subdivision, Jameswood subdivision and the Jamesford Meadows subdivision from the CU R-3 District to a R-3 District.

ZONING MAP AMENDMENT ZA-21-04

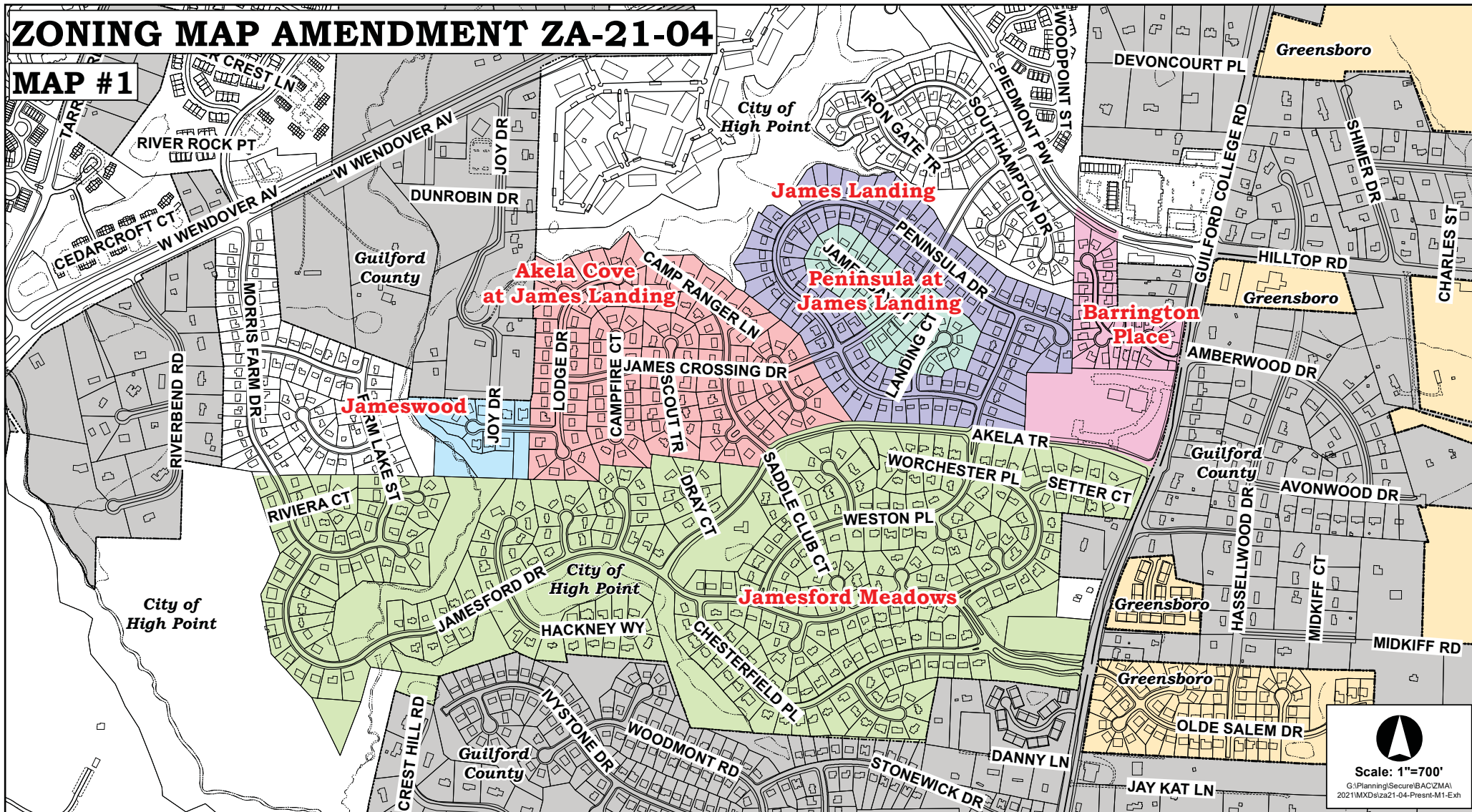
MAP #1



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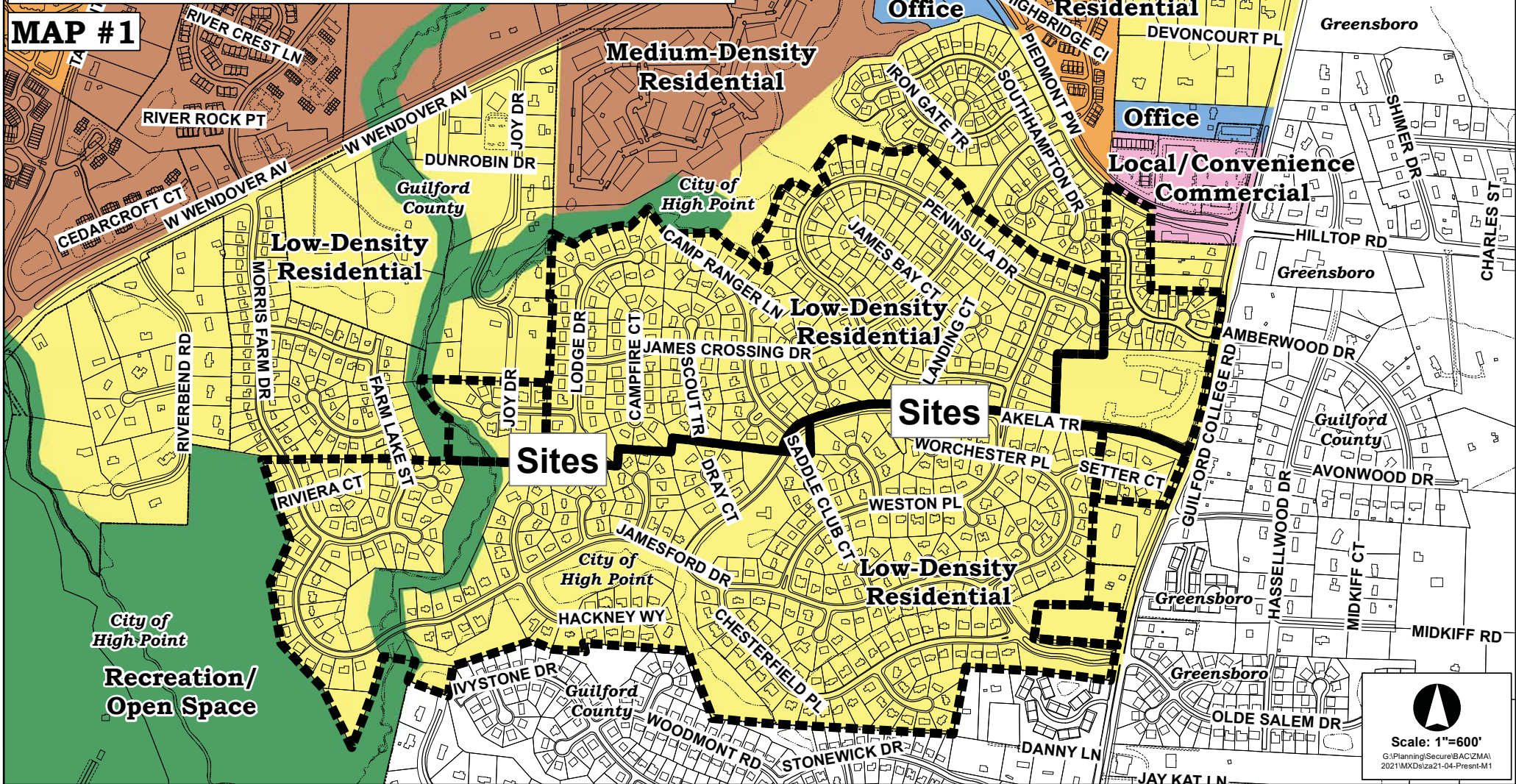
ZONING MAP AMENDMENT ZA-21-04

MAP #1



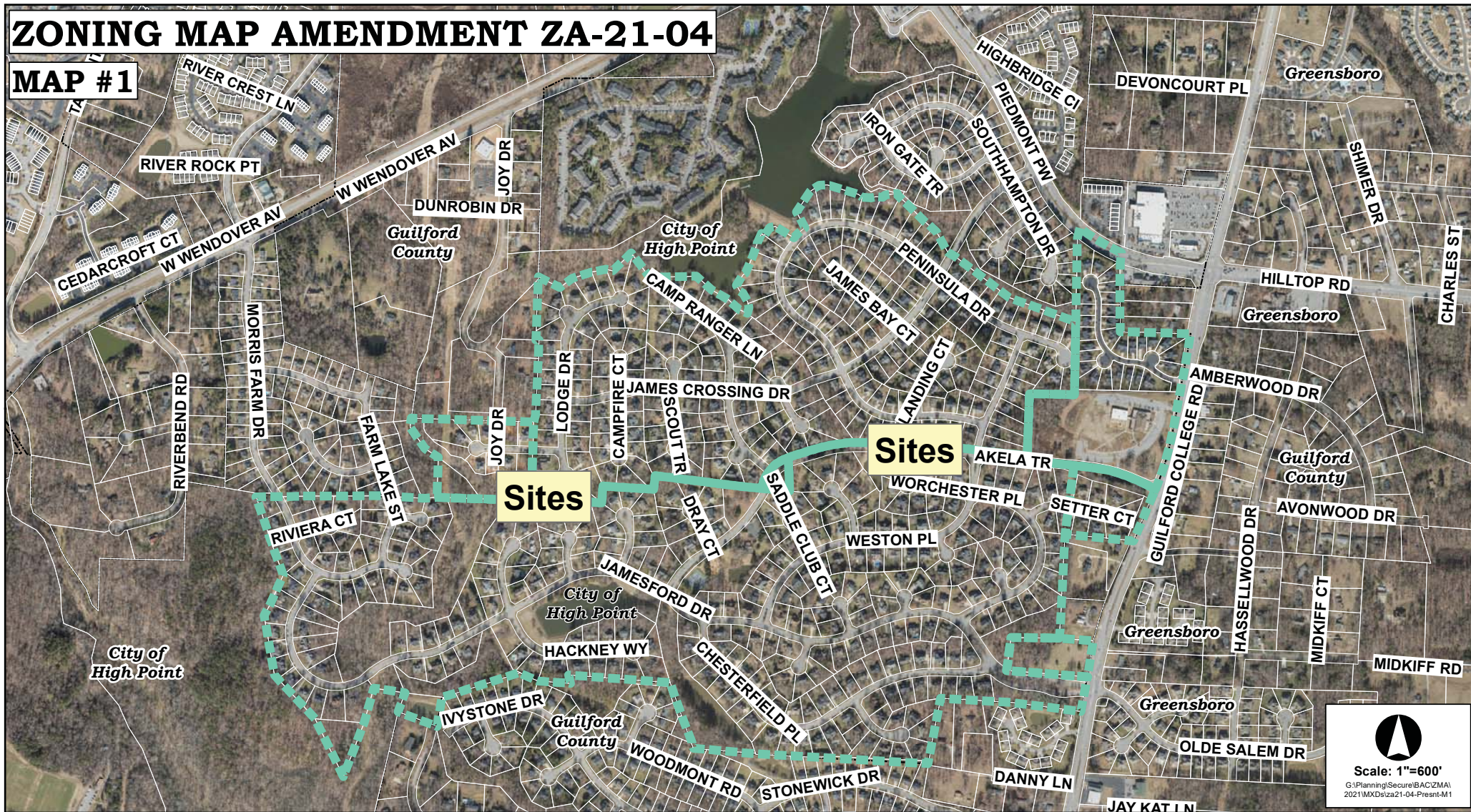
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MAP #1



ZONING MAP AMENDMENT ZA-21-04

MAP #1



MAP #2

Location: That portion of the downtown area lying east of North & South Main Street

520 N. Hamilton Street (portion) (Locate at the southeast corner of N. Hamilton Street and E. Ray Avenue)

122 N. Hamilton Street (portion) (Located at the southeast corner of E. Martin Luther King Jr. Drive and N. Hamilton Street.)

311 S. Hamilton Street (Located along the east side of S. Hamilton Street, approximately 325 feet south of E. Green Drive.)

300 E. Green Drive (Located at the southeast corner of S. Hamilton Street and E. Green Drive.)

121 S. Centennial Street (Located east of S. Centennial Street, between the northern and southern loop of Depot Place.)

126 S. Centennial Street (Located west of the intersection of S. Centennial Street Leonard Avenue.)

105 Depot Place (Located east of S. Centennial Street, south of Leonard Avenue and north of Depot Place.)

Current Use: The property at 121 S. Centennial Street is a combination major assembly use (dinner theater/entertainment venue) and market showroom use. All the other parcels are developed with a market showroom use.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Central Business (CU-CB) District	Central Business (CU-CB) District
<i>Purpose & Intent:</i>	<u>CB District</u> The CB district is established and intended to encourage the urban form and architectural character found in the traditional downtown area as well as promote redevelopment that will make the downtown area, a more diverse and vibrant mixed-use urban center. The CB district is intended to accommodate a well-balanced mix of uses (e.g., office, retail, service, high-density residential, and market showroom development), promote a strong pedestrian-oriented environment (with a reduced need for parking), and preserve and protect the downtown's historical and architectural scale and character. The district is subject to flexible standards intended to support a mixed use urban context.	<u>CB District</u> Same
<i>Current Uses:</i>	Permitted	Permitted

<i>Conditions</i>	<u>520 N. Hamilton Street</u> 2000 Zoning Approval (CU 00-17) • Prohibited uses • Off-street parking requirement • Vehicular access • Screening standards. <u>121 N. Hamilton Street</u> 2006 Zoning Approval (CU 06-11) • Vehicular access <u>311 S. Hamilton Street</u> 1996 Zoning Approval (CU 96-21) • Street yard landscaping and building foundation landscaping standards. <u>300 E. Green Drive</u> 1996 Zoning Approval (CU 96-107) • Vehicular access and access to loading dock areas. <u>121 S. Centennial Street</u> 2002 Zoning Approval (CU 02-28) • Prohibited uses • Off-street parking requirement • Right-of-way dedication <u>126 S. Centennial Street</u> 2004 Zoning Approval (CU 04-23) • Prohibited uses • Off-street parking requirement • Sidewalk installation • Vehicular access <u>105 Depot Place</u> 2015 Zoning Approval (CZ 15-03) • Prohibited uses • Off-street parking requirement	None
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	Adjacent Zoning	Adjacent Land Use
Except as described below, all of these properties are surrounded by the CB District zoning designation and market showroom uses.		
<u>520 N. Hamilton Street:</u> Abuts the Main Street District (Sub Area B) to the north (across E. Ray Avenue) and is developed with a Senior Center facility. To the east is an Office Institutional (OI) District zoned area developed with single family home and duplexes.		
<u>121 S. Centennial Street:</u> Abuts Residential Multifamily-26 (RM-26) District to the east that is developed with an apartment complex.		

Land Use Plan Classification

The area is designated as follows:

- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

Analysis/Recommendation

These various market showrooms were granted their current CU-CB and CZ-CB District zoning between 1996 and 2015. At the time of rezoning, the Conditional Use (CU) or Conditional Zoning (CZ) zoning districts were recommended because prior zoning conditions were being updated by the applicant or the conditions were to address concerns from City Council where the CB District was being expanded.

Concerns raised by the former City Councils were addressed by:

- Establishment of the Main Street (MS) District and Mixed Use (MX) District on lands adjacent to the traditional downtown areas;
- Establishment of the Core City Area and its more flexible development standards for lands in the central area of the City; and
- Adoption of the current Development Ordinance in 2017, which relaxed parking standards and provided greater flexibility of uses.

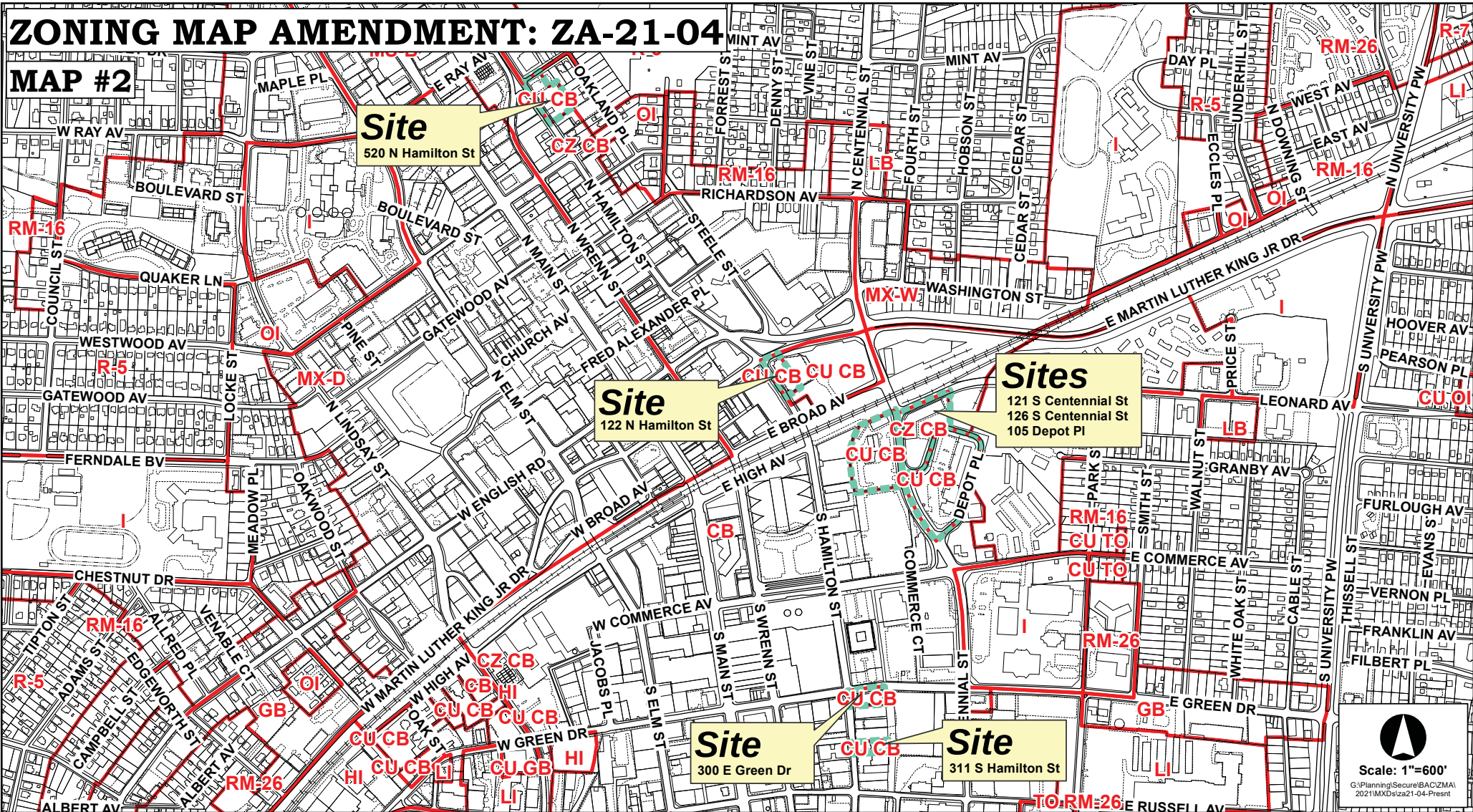
The primary purpose of this rezoning is to remove the CU and CZ designation as conditions from their zoning approvals were met upon the completion of these developments or are now governed by the Development Ordinance.

Staff recommends approval of the following zoning map amendments:

1. Rezone a portion of property at 520 N. Hamilton Street from a CU-CB District to the CB District. Abutting land added to the rear of this site after its 2000 zoning approval is not part of this request.
2. Rezone the N. Hamilton Street frontage of 122 N. Hamilton Street (approximate 78 feet depth) from a CU-CB District to the CB District. The remaining portion of this parcel is governed by a separate CU Ordinance that needs to remain in effect until the remainder of this block is developed.
3. Rezone properties located at 311 S. Hamilton Street, 300 E. Green Drive, 121 S. Centennial Street, 126 S. Centennial Street and 105 Depot Place from a CU-CB District and a CZ-CB District to the CB District.

ZONING MAP AMENDMENT: ZA-21-04

MAP #2



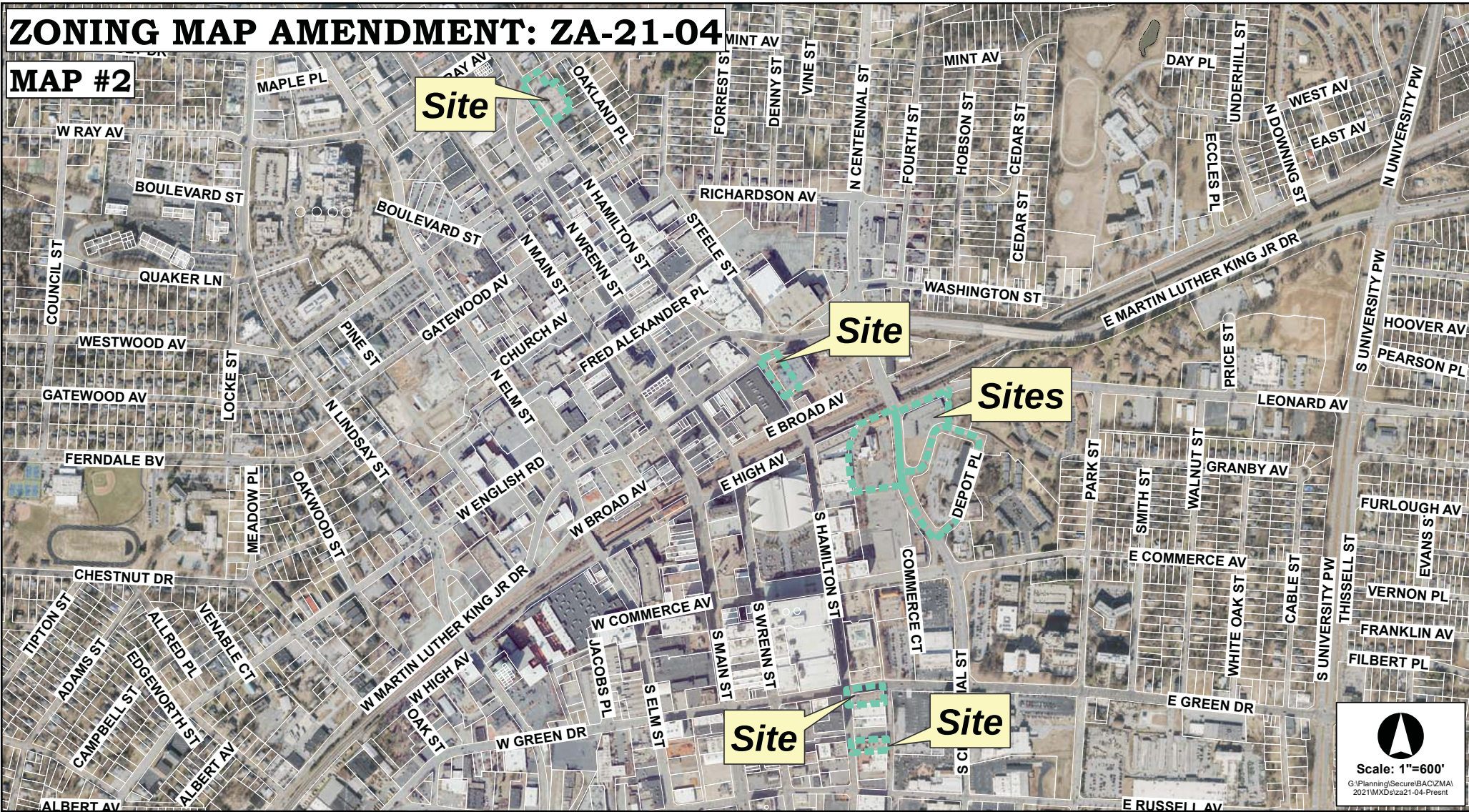
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MAP #2



ZONING MAP AMENDMENT: ZA-21-04

MAP #2



Scale: 1"=600'

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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 13, 2021 and before the City Council of the City of High Point on April 19, 2021 regarding **Zoning Map Amendment Case ZA-21-04 (ZA-21-04)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on March 14, 2021, for the Planning and Zoning Commission public hearing and on April 7, 2021 and April 14, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **April 21, 2021**.

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

SECTION 1

Barrington Place Subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 18.915 acres located south of Piedmont Parkway and west of the intersection of Guilford College Road and Barrington Place Court. A description of this development is recorded in PB 122 - PG 81 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 207351, 207352, 207353, 207354, 207355, 207356, 207357, 207358, 207359, 207360, 207361, 207362, 207363, 207364, 207365, 207366, 207367, 207368, 207369, 207370, 207371, 207372, 207373, 207374, 207375, 207376, 207377, 207378, 207379.

SECTION 2

Friendly Hills Presbyterian Church (1450 Guilford College Road)

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 9.854 acres located along the west side of Guilford College Road, approximately 900 feet south of Piedmont Parkway. A description of this development is recorded in PB 122 - PG 82 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcel 207350.

SECTION 3

James Landing subdivision and the Peninsula at James Landings subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District**. Approximately 51.97 acres located north of the intersection of Akela Trail and Weston Place. A description of these developments are recorded in PB 110 - PG 117, PB 116 - PG 110, PB 116 - PG 141, and PB 121 - PG 2 of the Guilford County Register of Deeds Office. These developments are also known as Guilford County Tax Parcels 208463, 208464, 208466, 208467, 208468, 208469, 208470, 208471, 208472, 208473, 208474, 208475, 208476, 208477, 208478, 208479, 208480, 208481, 208482, 208483, 208484, 208485, 208486, 208487, 208488, 208489, 208490, 208491, 208492, 208493, 208494, 208495, 208496, 208497, 208498, 208499, 208500, 208501, 208502, 208503, 208504, 208505, 208506, 208507, 208508, 208509, 208510, 208511, 208512, 208513, 208514, 208599, 208664, 208665, 208666, 208667, 208668, 208669, 208670, 208671, 208672, 208673, 208674, 208675, 208676, 208677, 208678, 208679, 208680, 208681, 208682, 208683, 208684, 208685, 208686, 208687, 208688, 208689, 208690, 208691, 208692, 208693, 208694, 208695, 208696, 208697, 208698, 208699, 208700, 208701, 208702, 208703, 208704, 208705, 208706, 208707, 208708, 208709, 208710, 208711, 208712, 208713, 208714, 208715, 208716, 208768, 208769, 208770, 208771, 208772, 208773, 208774, 208775, 208776, 208777, 208778, 208779, 208780, 208781, 208782, 208783, 208784, 208785, 208786, 208787, 208788, 208789, 208790, 208791, 208792, 208793.

SECTION 4

Akela Cove at James Landing subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District**. Approximately 50.319 acres located north of the intersection of Akela Trail and Camp Range Lane. A description of the development is recorded in PB 111 - PG 08, PB 111 - PG 119 and PB 116 - PG 75 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208465, 208542, 208543, 208544, 208545, 208546, 208547, 208548, 208549, 208550, 208551, 208552, 208553, 208554, 208555, 208556, 208557, 208558, 208559, 208560, 208561, 208562, 208563, 208564, 208565, 208566, 208567, 208568, 208569, 208570, 208571, 208572, 208573, 208574, 208575, 208576, 208577, 208578, 208579, 208580, 208581, 208582, 208583, 208584, 208585, 208586, 208587, 208588, 208589, 208590, 208591, 208592, 208593, 208594, 208595, 208596, 208597, 208598, 208717, 208718, 208719, 208720, 208721, 208722, 208723, 208724, 208725, 208726, 208727, 208728, 208729, 208730, 208731, 208732, 208733, 208734, 208735, 208736, 208737, 208738, 208739, 208740, 208741, 208742, 208743, 208744, 208745, 208746, 208747, 208748, 208749, 208750, 208751, 208752, 208753, 208754, 208755, 208756, 208757, 208758, 208759, 208760, 208761, 208762, 208763, 208764, 208765, 208766.

SECTION 5

Jameswood Subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District**. Approximately 7.582 acres located west of the intersection of Lodge Drive and Lake Drive, and south of Joy Drive. A description of the development is recorded in PB 190 - PG 80 of the Guilford County Register

of Deeds Office. The development is also known as Guilford County Tax Parcels 206599, 223563, 223564, 223565, 223566, 223567, 223816, 224290, 225804, 225805, 225806, 231097.

SECTION 6

Jamesford Meadows Subdivision

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 3 (R-3) District**. Approximately 174.36 acres located west of the intersection of Guilford College Road and Akela Trail, and west of the intersection of Guilford College Road and Jamesford Drive. A description of the development is recorded in PB 99 - PG 66, PB 99 – PG 63; PB 990 – PG 62; PB 99 - PG 61; PB 97 – PG 143; PB 92 – PG 133, PB 92 - PG 132, PB 92 – PG 131; PB 150 - PG 50; PB 131 – PG 144; PB 118 – PG 68; PB 114 - PG 108, PB 113 – PG 7; PB 113 – PG 118; PB 111 - PG 78; PB 110 – PG 98; PB 110 – PG 96, PB 109 - PG 82, PB 109 – PG 67; PB 109 - PG 124; PB 108 – PG 86; PB 107 – PG 28, PB 107 - PG 27, PB 107 – PG 26; PB 103 – PG 63; PB 103 - PG 62; PB 103 – PG 61; PB 103 – PG 60, and PB 101 - PG 130. The development is also known as Guilford County Tax Parcels 207053, 207054, 207055, 207056, 207057, 207058, 207059, 207060, 207061, 207062, 207063, 207064, 207065, 207066, 207067, 207068, 207069, 207070, 207071, 207072, 207073, 207074, 207075, 207076, 207077, 207078, 207079, 207080, 207081, 207082, 207083, 207084, 207085, 207086, 207087, 207088, 207089, 207090, 207091, 207092, 207093, 207094, 207095, 207096, 207097, 207098, 207099, 207100, 207101, 207102, 207103, 207104, 207105, 207106, 207107, 207108, 207109, 207110, 207111, 207112, 207113, 207114, 207115, 207116, 207117, 207118, 207119, 207120, 207121, 207122, 207123, 207124, 207125, 207126, 207127, 207128, 207129, 207130, 207131, 207132, 207133, 207134, 207135, 207136, 207137, 207138, 207139, 207140, 207141, 207142, 207143, 207144, 207145, 207146, 207147, 207148, 207149, 207150, 207151, 207152, 207153, 207154, 207155, 207156, 207157, 207158, 207159, 207160, 207161, 207162, 207163, 207164, 207165, 207166, 207167, 207168, 207169, 207170, 207171, 207172, 207173, 207174, 207175, 207176, 207177, 207178, 207179, 207180, 207181, 207182, 207183, 207184, 207185, 207186, 207187, 207188, 207189, 207190, 207191, 207192, 207193, 207194, 207195, 207196, 207197, 207198, 207199, 207200, 207201, 207202, 207203, 207204, 207205, 207206, 207207, 207208, 207209, 207210, 207211, 207212, 207213, 207214, 207215, 207216, 207217, 207218, 207219, 207220, 207221, 207222, 207223, 207224, 207225, 207226, 207227, 207228, 207229, 207230, 207231, 207232, 207233, 207234, 207235, 207236, 207237, 207238, 207239, 207240, 207241, 207242, 207243, 207244, 207245, 207246, 207247, 207248, 207249, 207250, 207251, 207252, 207253, 207254, 207255, 207256, 207257, 207258, 207259, 207260, 207261, 207262, 207263, 207264, 207265, 207266, 207267, 207268, 207269, 207270, 207271, 207272, 207273, 207274, 207275, 207276, 207277, 207278, 207279, 207280, 207281, 207282, 207283, 207284, 207285, 207286, 207287, 207288, 207289, 207290, 207291, 207292, 207293, 207294, 207295, 207296, 207297, 207298, 207299, 207300, 207301, 207302, 207303, 207304, 207305, 207306, 207307, 207308, 207309, 207310, 207311, 207312, 207313, 207314, 207315, 207316, 207317, 207318, 207319, 207320, 207321, 207322, 207323, 207324, 207325, 207326, 207327, 207328, 207329, 207330, 207331, 207332, 207333, 207334, 207335, 207336, 207337, 207338, 207339, 207340, 207341, 207342, 207343, 207344, 207345, 207346, 207347.

SECTION 7

520 N. Hamilton Street (portion)

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.916 acres located at the southeast corner of N. Hamilton Street and E. Ray Avenue. A description of the site is recorded in PB 138 - PG 46 (New Lot A), of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 189772 (portion).

SECTION 8

122 N. Hamilton Street (portion)

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.412 acres located at the southeast corner of E. Martin Luther King Jr. Drive and N. Hamilton Street. A description of the site is recorded in PB 167 - PG 57 (the 0.412 acres area prior to recombination formerly known as Tax Map 208-Block 1-Parcel 9) also known as Guilford County Tax Parcel 187008 (portion).

SECTION 9

311 S. Hamilton Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.36 acres located along the east side of S. Hamilton Street, approximately 325 feet south of E. Green Drive. A description of the site is recorded in PB 2 - PG 6 (Lot 6), of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171523.

SECTION 10

300 E. Green Drive

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 0.33 acres located at the southeast corner of S. Hamilton Street and E. Green Drive. A description of the site is recorded in PB 2 - PG 6 (Lot 1), of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171527.

SECTION 11

121 S. Centennial Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 3.25 acres located east of S. Centennial Street, between the northern and southern loop of Depot Place. A description of the site is recorded in PB 150 - PG 65 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171553.

SECTION 12

126 S. Centennial Street

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 2.287 acres located west of the intersection of S. Centennial Street Leonard Avenue. A description of the site is recorded in

Deed Book 7662 Page 22 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171411.

SECTION 13

105 Depot Place

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Central Business (CB) District**. Approximately 1.47 acres located east of S. Centennial Street, south of Leonard Avenue and north of Depot Place. A description of the site is recorded in Deed Book 7367 Page 2782 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 171550.

SECTION 14

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

SECTION 15

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

SECTION 16.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 21st day of **April, 2021**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Adoption of the 2021-22 Annual Action Plan

From: Michael E. McNair, Director

Public Hearing: Yes

Attachments: Advertisement

Meeting Date: May 3, 2021

Advertising Date: April 18, 2021

Advertised By: High Point Enterprise

PURPOSE:

The Community Development and Housing Department (CD&H) has completed necessary activities for preparation of the 2021-22 Annual Action Plan. A public hearing is required before the 2021-22 Annual Action Plan can be adopted. The required public comment period concluded on April 30th, 2021. The next step in the process is for City Council to hold a public hearing and approve the Annual Action Plan prior to submission to HUD. The current draft of the full document can be seen on the CD&H department website at:

<https://www.highpointnc.gov/DocumentCenter/View/16472/Draft-2021-Annual-Action-Plan>

BACKGROUND:

HUD awards grants to eligible grantees to carry out a wide range of community development activities such as strengthening neighborhoods, affordable housing, and public services. The City of High Point is required to submit an annual action plan to HUD to qualify for an allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. A public hearing before Council is required before submission to HUD.

BUDGET IMPACT:

The City has recently received official notice of its HUD allocations for the next fiscal year. Upon approval of the plan by HUD, the City will receive an allocation of \$920,963.00 (a decrease of approximately 2% from prior year) for CDBG and \$548,617.00 for the HOME program (an increase of approximately 1% from prior year). Staff reviewed the annual action plan with estimated budget amounts with the CAC at their regularly scheduled meeting on March 25, 2021; the action plan was unanimously recommended for Council approval.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the 2021-22 Annual Action Plan after the public hearing is held and authorize the appropriate City official and/or employee to execute all necessary documents.

**CITY OF HIGH POINT
NOTICE OF PUBLIC HEARING
2021 ANNUAL ACTION PLAN**

Notice is hereby given that the City of High Point, Guilford County, North Carolina has prepared a draft FY 2021-2022 Annual Action Plan. This document is required by the U.S. Department of Housing and Urban Development (HUD) for the receipt of entitlement funding. On an annual basis the City of High Point receives Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds to carry out specific activities within the City.

The Annual Action Plan outlines the strategic plan for addressing community needs identified in the 5-year Consolidated Plan, with an emphasis on low to moderate income and special needs populations. For FY2021, the City anticipates receiving \$920,963 in CDBG funding, and \$548,617 in HOME funds.

The Annual Plan has been made available for a 30-day public review and comment period beginning on Thursday, April 1, 2021 through April 30, 2021. A copy of the document is available on the City's website at: www.highpointnc.gov/cd.

Public Hearing

A virtual public hearing will be held before the City of High Point City Council on May 3, 2021 at 5:30 p.m. To maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the City will be live streaming the meeting and public hearing. Once the City Council is in session, please use the following link to listen to the meeting: www.HighPointNC.gov/VirtualPublicMeeting.

In accordance with recently adopted legislation regarding public hearings at remote meetings, after the public hearing is held, the required 24-hour waiting period will be open before a vote can be taken on the matter, and the public can submit any additional comments on the budget during that time.

Public comments on this matter can be submitted by:

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to publiccomment@highpointnc.gov.

All comments must be received by 5:00 p.m., April 30, 2021. Persons with disabilities or who otherwise need assistance should contact Kyeisha Maitland Hicks at 336-883-3349 in advance of the public hearing.

Si necesita esta información en español, por favor póngase en contacto con Kyeisha Maitland Hicks 336-883-3349.

CITY OF HIGH POINT

AGENDA ITEM



Title: FY 2021-22 Proposed Budget Presentation

From: Eric Olmedo, Assistant City Manager

Public Hearing: No

Meeting Date: May 3, 2021

Advertising Date / N/A

Advertised By: -

Attachments:

PURPOSE:

Presentation of the proposed budget for FY 2021-22 and establishing public hearing date for Monday, May 17, 2021 at 5:30 p.m.

BACKGROUND:

The Budget Staff has worked in conjunction with the City Council, City Management and City Departments to prepare the FY 2021-22 Proposed Budget.

BUDGET IMPACT:

n/a

RECOMMENDATION / ACTIONS REQUESTED:

Staff recommends the Council establish the Budget Public Hearing for Monday, May 17, 2021 at 5:30 p.m. and establish the following dates for City Council budget work sessions:

Monday, May 10, 3pm-5pm,
Tuesday May 11, 3pm-5pm, and
Wednesday May 12, 3pm-5pm (if needed)

Community Development & Housing Department

Public Hearing

2021-22 Annual Action Plan

May 3, 2021



Annual Action Plan

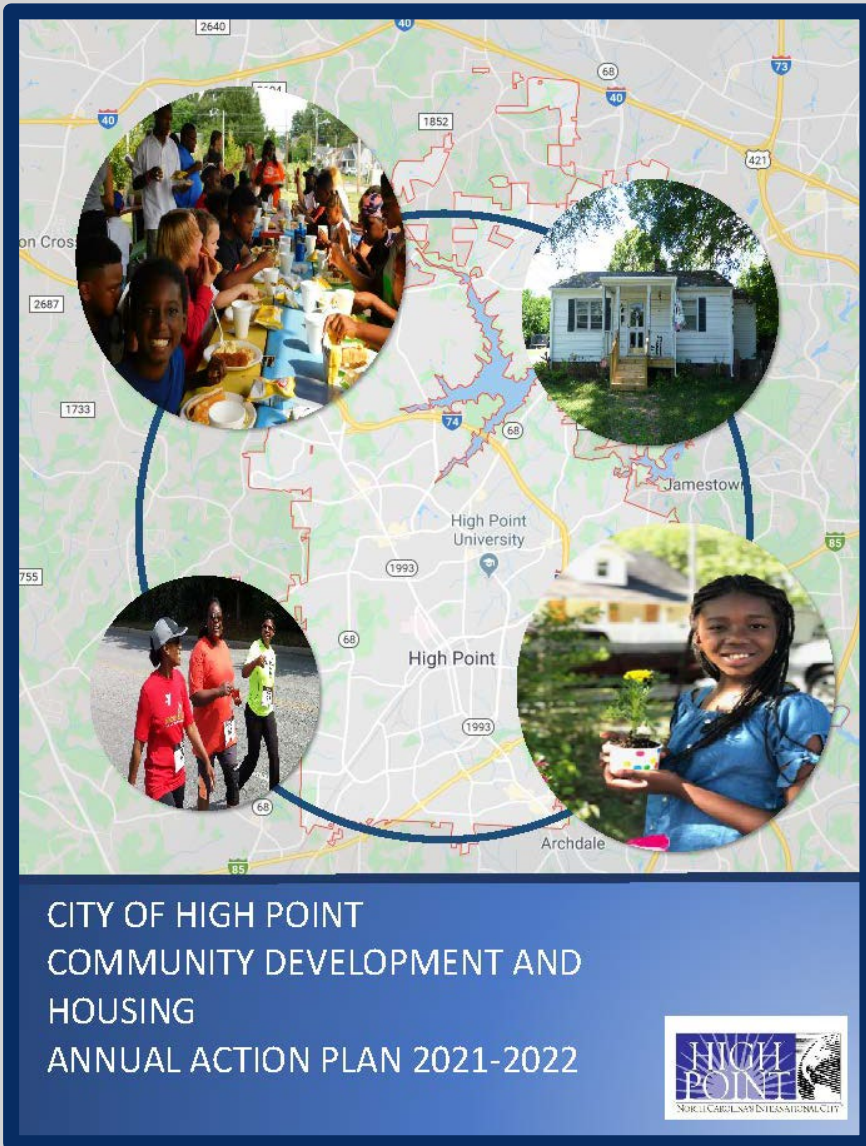
Describes sources, uses and beneficiaries

Identifies activities that strengthen neighborhoods such as:

- Affordable Housing
- Community Capacity Building and
- Strategic Code Enforcement

Ensures consistency with the 5-year Consolidated Plan

<https://www.highpointnc.gov/DocumentCenter/View/16472/Draft-2021-Annual-Action-Plan>



HUD 2020 Income Guidelines

	Extremely Low Income	Very Low Income	Low Income	Area Median Income
Persons in Household	30% Median	50% Median	80% Median	100% Median
1	13,900	23,150	37,050	46,600
2	17,240	26,450	42,350	53,300
3	21,720	29,750	47,650	59,900
4	26,200	33,050	52,900	66,600
5	30,680	35,700	57,150	71,900
6	35,160	38,350	61,400	77,300
7	39,640	41,000	65,600	82,600
8	43,650	43,650	69,850	87,900

2021-22 Proposed Budget

Proposed Sources

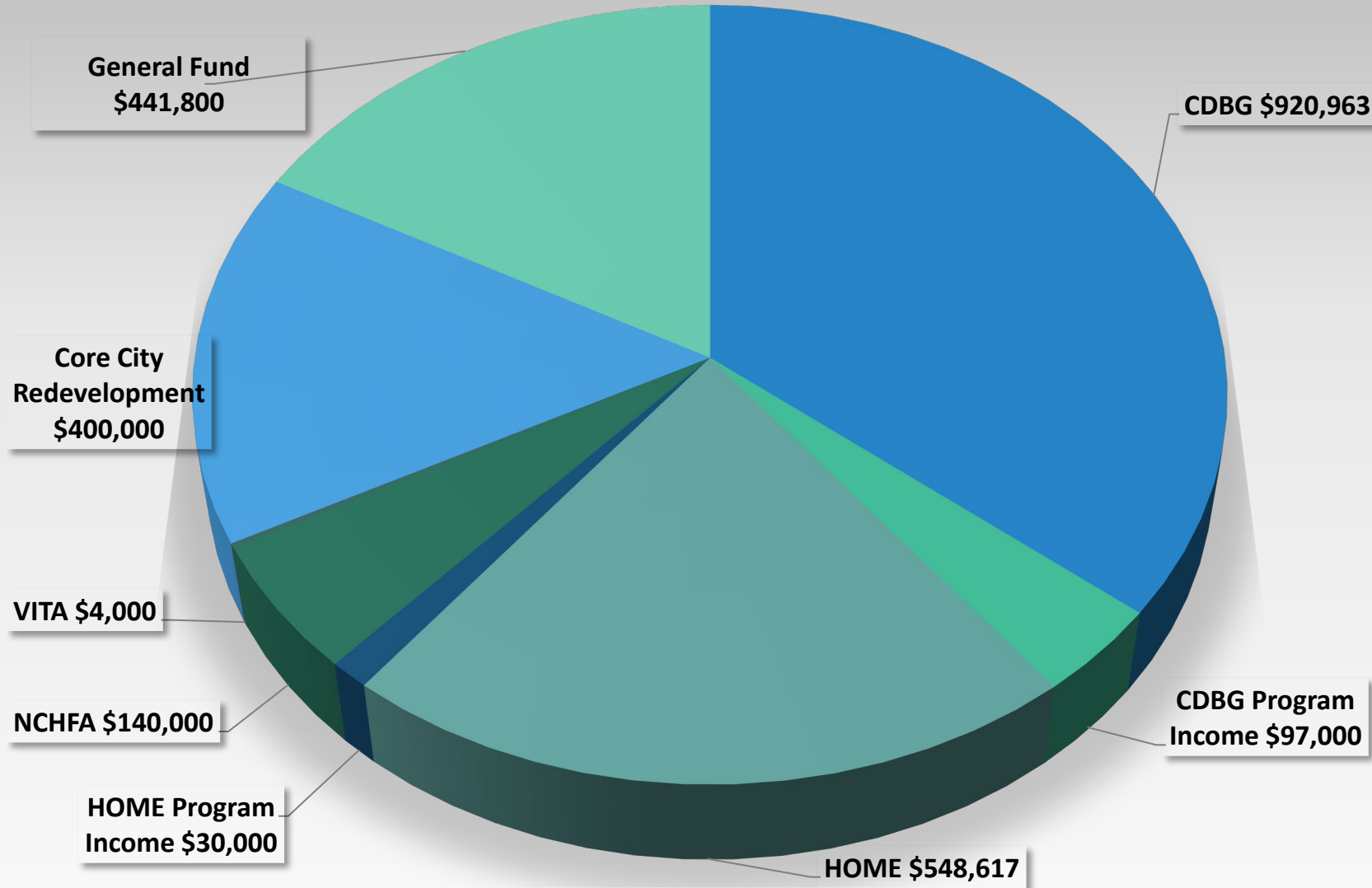
CDBG & CDBG Program Income	1,017,963
HOME & HOME Program Income	578,617
City Infill Development (GF)	120,000
City General Fund (Program support)	321,800
North Carolina Housing Finance Agency	140,000
Volunteer Income Tax Assistance	4,000
Core City Redevelopment*	<u>400,000</u>
TOTAL	2,582,380

* - Subject to change depending upon City budget

Proposed Uses

Emergency/Urgent Repair/Housing Rehab	220,000
Operation Inasmuch	200,000
Community Housing Development Organizations	121,055
Homebuyer Assist./Individual Development Account	237,500
Infill Housing	45,000
Hartley Meadows Apartments	300,000
Construction Training Partnership	130,000
Code Enforcement Activities	27,500
Public Service Grants/SOAR Expansion	120,600
Volunteer Income Tax Assistance	4,000
HUD Section 108 Loan Repayment	165,013
Affordable Housing Program Delivery	461,265
Community Capacity Building Program Delivery	171,085
Program Administration	<u>379,362</u>
TOTAL	2,582,380

Funding Sources

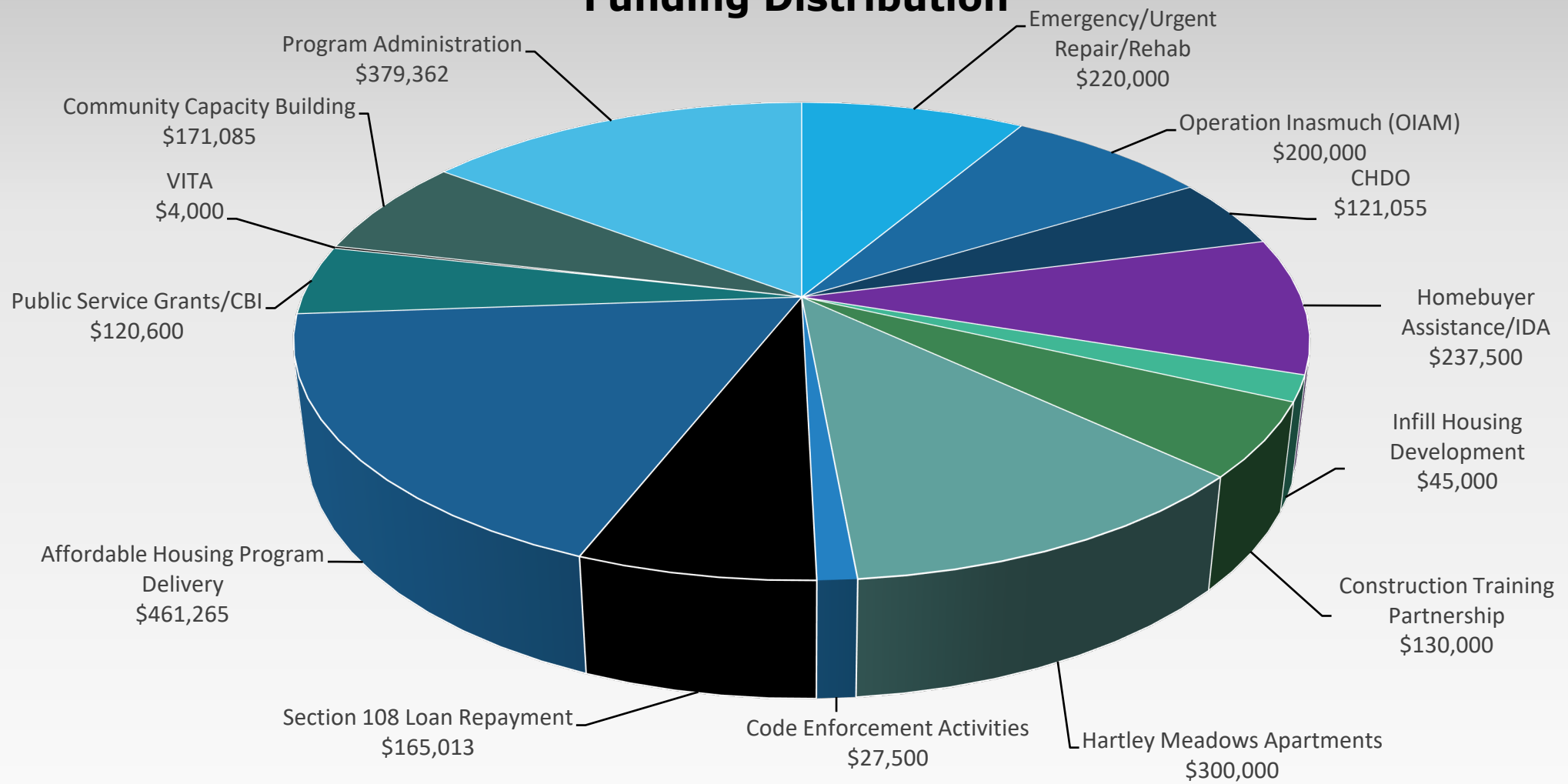


Budget \$2,582,380

CDBG : -\$18,586

HOME: +\$4,548

Funding Distribution





Proposed Activities

- Affordable Housing
 - ☐ Emergency/Urgent Repair
 - ☐ Down Payment Assistance
 - ☐ New Construction – Single- and Multi-family
 - ☐ Operation Inasmuch
- Community Capacity Building
 - ☐ Public Service Grants
 - ☐ Technical Assistance to Neighborhood Associations/Groups
 - ☐ Volunteer Income Tax Assistance (VITA)
 - ☐ Community Gardens
- Code Enforcement
 - ☐ Public Nuisance Abatement
 - ☐ Minimum Housing Code Enforcement

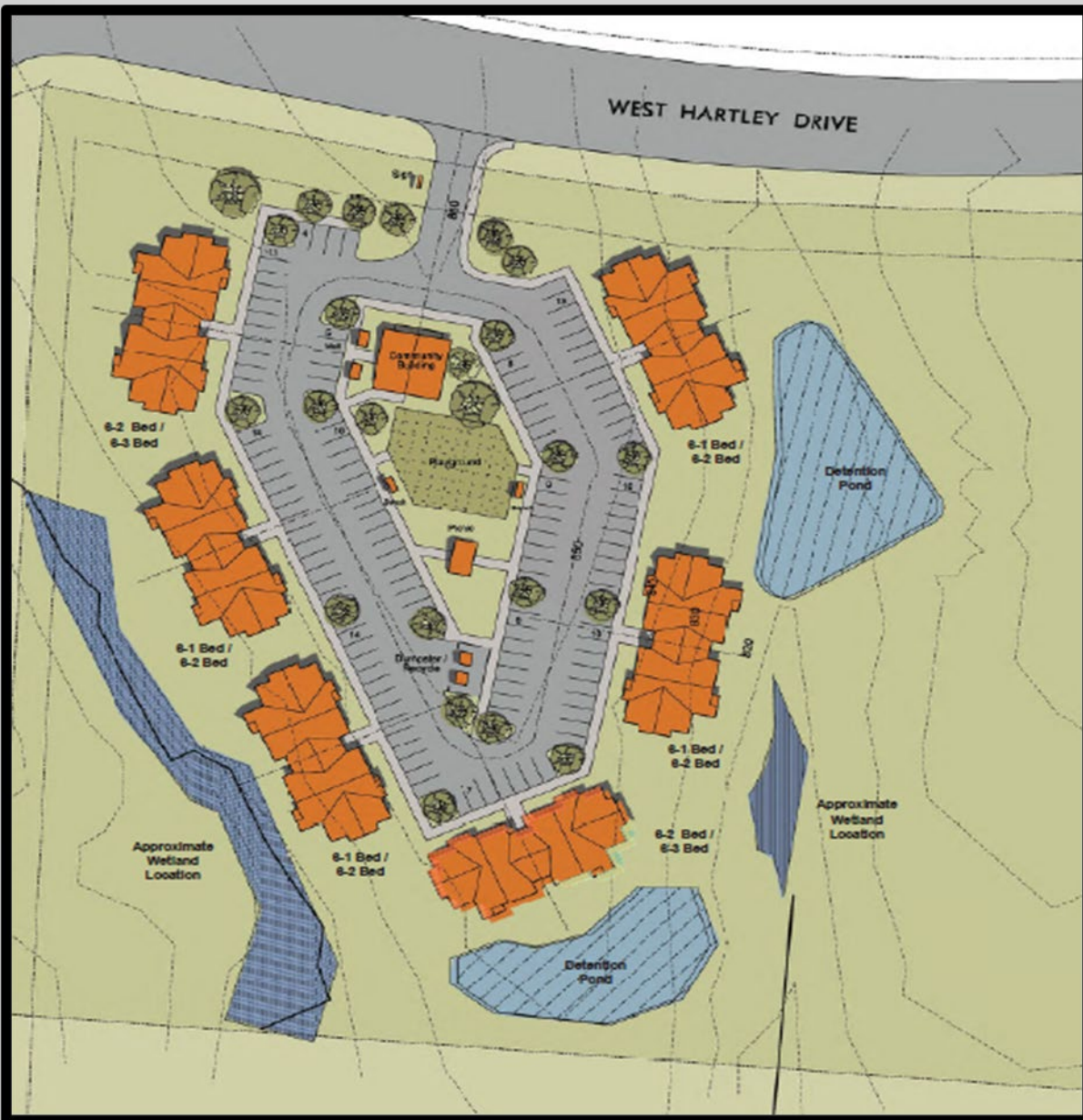
2021 Public Service Grant Recommendations

Agency	Project & Funding Request
West End Ministries	Residents shed at Leslie's House – \$5,300
Senior Resoures of Guilford	Feeding Seniors in the HP Community – \$5,950
YMCA Carl Chavis	Senior Club – \$11,550
High Point Housing Authority	FSS Occupational Training – \$1,944
Theatre Art Galleries (TAG)	ARTSMART Expansion Program – \$6,400
The Arc of High Point	Transitional/Educational/Art Therapy & Health Program – \$16,000
Growing High Point	Southside Community Orchard – \$6,000
Communities in Schools	Youth & Character Leadership Development Interactive Website Creation - \$5,000
Open Door Ministries	Feed the Community - \$11,856
Total Funding Recommended	\$70,000



SSI/SSDI Outreach, Access, and Recovery – SOAR

- Eligibility for the SOAR program hinges on two factors:
 - homelessness and
 - the presence of a disabling condition.
- Expansion Project Objective: to assist individuals with filing for benefits, focusing on veterans
- Program increases access to Social Security disability benefits for:
 - eligible children and adults who are experiencing or at risk of homelessness
 - have a serious mental illness, medical impairment, and/or co-occurring substance use disorder.
- Proposed funding allows TSC to expand into High Point
- Program will build relationships in High Point with referral partners and medical providers
- Projects to file 20-25 claims for High Point referrals with a 60% approval rate (Year 1),
- In subsequent years, file a minimum of 36 claims per year.
- Funding request= \$50,600



Hartley Meadows

- 501 W. Hartley Drive
- 72 multi-family apartments
- (24) 1-BR, (36) 2-BR and (12) 3-BR units
- Estimated cost = \$11,506,285
- Proposed CHP loan = \$300,000 from HOME funds
- Monthly rents range from \$282 to \$855
- Project received highest site score (60)

Wendover Heights

- Located @ 5000 W. Wendover Avenue
- 216 units - Proposed Unit Mix
 - 1BR/1BA – 36 Units – Rents up to \$807
 - 2BR/2BA – 108 Units – Rents up to \$965
 - 3BR/2BA – 72 Units – Rents up to \$1,111
- Submitted in the preliminary NCHFA application round in January 2021.
- Estimated development costs =\$30.5 million
- City will be asked to issue approximately \$20 million in tax exempt bonds



2021 ANNUAL ACTION PLAN SCHEDULE

February 25th	Virtual citizen participation meeting 10:00 a.m.
March 2nd	Virtual citizen participation meeting 6:30 p.m.
March 9th	Virtual citizen participation meeting 6:30 p.m.
March 25th	Review with CAC
April 1st-30th	Draft plan available for 30-day review and comment period
April 13th	Presentation to Community Development Committee
May 3rd	Public hearing before Council
May 5th	Request Council approval
May 15th	Action Plan Submitted to HUD
July - August	Plan approval by HUD

Thank You

Michael E. McNair, M.P.A.

Director, Community Development & Housing Department

336-883-3676

michael.mcnaire@highpointnc.gov



**FINANCE COMMITTEE
(Virtual Meeting)
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
April 15, 2021 – 4:00 p.m.**

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER (Virtual Roll Call)

Chairman Moore called the meeting to order at 4:00 p.m. He advised that Committee Member Jones was absent due to the passing of his father yesterday evening. On behalf of the City Council and staff, he expressed condolences and extended prayers to Committee Member Jones and his family during this time of bereavement.

Following a virtual roll call by Chairman Moore, the following Committee Members were **Present (4)**:

Chairman Britt W. Moore (remote participation)
Committee Member Monica Peters (remote participation [joined at 4:05 p.m.])
Committee Member Michael Holmes (remote participation)
Committee Member Victor Jones (remote participation)

Staff Members Remotely Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Derrick Boone, Public Services Assistant Director; Stephen Hawryluk, Budget & Performance Manager; Travis Stroud, Interim Chief of Police; Courtney Hemphill, Police Finance Specialist; Lee Tillery, Parks & Recreation Director; Tracy Pegram, Parks & Recreation Assistant Director; Terry Houk, Public Services Director; Tyler Berrier, Electric Utilities Assistant Director; Sandy Dunbeck, Interim Economic Development Director; Marshall Yandle, Economic Development Manager; Bob Martin, Customer Services Director; Michael McNair, Community Development Director; Bobby Fitzjohn, Financial Services Director; Robby Stone, Public Services Deputy Director; Kim Thore, Right of Way Coordinator; Mary S. Brooks, Deputy City Clerk; and Lisa B. Vierling, City Clerk

PRESENTATION OF ITEMS**2021-137 Resolution - High Point Police Department Donation - West End Ministries**

City Council is requested to adopt a resolution approving the donation of surplus appliance and office furniture to West End Ministries for use at the community women's homeless shelter and authorize the City Manager or his designee to execute all necessary documents.

Travis Stroud, Interim Chief of Police, reported that the High Point Police Department (HPPD) was requesting consideration for approval to donate surplus appliances and office furniture to West End Ministries for use at their community women's homeless shelter; advised that the HPPD was currently leasing a facility on Habersham Road that holds the appliances, and office furniture; the lease will be expiring soon; and that the HPPD has no use for the new location of the High Point Police Headquarters.

Chairman Moore voiced the generosity of the HPPD; and spoke to the wonderful work the West End Ministries did for the city.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Jones

Absent (1): Committee Member Peters

2021-138 Ordinance - Budget Amendment - Sale of Property

City Council is requested to approve a budget amendment in the amount of \$140,101.00 to appropriate funds from the sale of property to cover additional expenses and purchases of foreclosed properties as part of the Core City Redevelopment program.

Stephen Hawryluk Budget and Performance Manager reported that for the period July 1, 2020 through March 31, 2021, the City of High Point had received \$140,101 in revenue from the sale of property. The proposed amendment appropriates these funds to cover additional expenses and purchases of foreclosed properties as part of the Core City Redevelopment program. There would be no budget impact; and the Financial Services Department is requesting the approval of the budget amendment.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-139 Resolution - Authorization of Installment Financing Contract for Fleet Vehicle Equipment Replacement

City Council is requested to adopt a resolution authorizing the execution of an installment financing contract for Fleet Services to replace various public service fleet vehicles.

Bobby Fitzjohn, Financial Services Director reported the issuance of any debt of the City requires the authorization of the City Council. Installment financing contracts were authorized pursuant to G.S. 160A-20. The FY 2020-2021 Budget identified the need for replacement of public service fleet vehicles, and this equipment has been ordered. This equipment would be financed over a 5-year period. It was recommended that City Council accept the bid with the lowest total cost of financing to Banc of America Public Capital Corporation. Banc of America Public Capital Corporation provided the City with an interest rate of 0.8558%, which was the lowest bidder. A summary of the bid results is attached in Legistar, and is hereby made a part of these minutes as a matter of information. The bid results were evaluated on the initial proposal which requested estimated funding not to exceed \$1,846,000.00 as budgeted. The repayment would be over ten years for a total repayment of \$1,887,750.40. Staff is requesting approval authorizing the execution and delivery of an installment financing agreement, a security agreement, and related documents in connection with the financing of various vehicles.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-140 Contract - Matt's Janitorial Services, Inc.

City Council is requested to award a contract extension for one (1) year to Matt's Janitorial Services, Inc. in the amount of \$100,560.00 to provide custodial services at eight (8) Parks & Recreation facilities.

Lee Tillery, Parks and Recreation Director reported that the request was for an extension of an expiring contract with Matt's Janitorial Services, Inc. to provide custodial services at eight different Parks and Recreation facilities. The extended contract would represent one additional year from July 1, 2021 to June 30, 2022 at a cost of \$100,560.00. Staff is recommending the approval of the contract extension for one year to Matt's Janitorial Services, Inc in the amount of \$100,560.00.

Chairman Moore inquired on the cost for services for last year. Mr. Tillery replied that one facility was added for janitorial services; and that the price did not go up, it remained the same.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion.

Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-141 Grant Application - PARTF Parks & Recreation Trust Fund

City Council is requested to certify and approve a PARTF Grant application in the amount of \$500,000 to assist with funding for the City Lake Park Phase 1 renovations.

Lee Tillery, Parks and Recreation Director reported that staff was preparing a grant application for \$500,000 to submit for a PARTF grant due on May 3, 2021. The application called for authorization of the High Point City Council endorsing the application and ensuring a local match would be provided should we be awarded the grant. The funds would be directed to the City Lake Park Phase 1 renovations. The PARTF grants required local governments applying for a grant to match the amount requested; and we would utilize bond funding for (\$500,000) as the required match. Staff is recommending the that council support the PARTF Grant application for \$500,000 that, if awarded, would assist with funding for the City Lake Park Phase 1 renovations.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-142 Contract - Sharpe Brothers - Street Resurfacing

City Council is requested to award a contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of \$2,773,980.09 for the resurfacing of specific streets identified and that the appropriate City official be authorized to execute all necessary documents.

Terry Houk, Public Services Director reported that the city performs Street Resurfacing on an annual basis for routine maintenance. The list of roads to be resurfaced was generated from a pavement condition survey which was performed every three years that assesses the City's road/pavement ratings. There was a total of three (3) bidders for the advertised project. Shape Brothers, A Division of Vecellio & Grogan Inc. was the lowest bidder when bids were opened on April 1, 2021. The Public Services Department is recommending approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of \$2,773,980.09.

Chairman Moore inquired on the progress of catching up on inventory. Mr. Houk replied that the progress was improving.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-143 Contract - Summit Design & Engineering Services - (CEI) Contract Administration & Construction Engineering & Inspection - City of High Point Streets Resurfacing Project

City Council is requested to award a contract to Summit Design and Engineering Services in the amount of \$116,200.00 for Contract Administration and Construction Engineering & Inspection (CEI) services for the annual City of High Point Streets Resurfacing Project.

Terry Houk, Public Services Director reported that the Public Services Department would require Contract Administration and Construction Engineering & Inspection (CEI) services for the annual City of High Point Streets Resurfacing Project and would like for Summit Design and Engineering Services to perform these duties; said that staff had traditionally performed CEI for the annual Streets Resurfacing project. The contract completion date would be on October 1, 2021. The Public Services Department is recommending that this request under the On-Call Master Agreement RFQ 09-090617 (approved by Council 10/02/2017) for Summit Design and Engineering Services in the amount of \$116,200.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-144 Resolution - Upset Bid - Sale of City Owned Property - 1523 Willard Ave & 1002 Gordon St

City Council is requested to adopt a resolution accepting an offer of \$16,500.00 and authorize the sale of the properties located at 1523 Willard Avenue and 1002 Gordon Street through the upset bid procedure of N.C.G.S. 160A-269 and directs the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Kim Thore, Right of Way (ROW) Coordinator reported that the city received an offer of \$16,500 from Sterling Real Estate Development of NC, LLC for two City owned properties located at 1523 Willard Avenue (Parcel No. 193298) consisting of 9,147 square feet (0.21 ac), and 1002 Gordon Street (Parcel No. 183836) consisting of 10,454 square feet (0.24 ac). Staff is requesting the approval to adopt a resolution accepting the offer of \$16,500.00 and authorizing the sale of the properties located at 1523 Willard Avenue and 1002 Gordon Street through the upset bid procedure of N.C.G.S. 160A-269, and directed the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-153 Resolution - Support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee

City Council is requested to adopt a resolution in support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee.

Greg Ferguson, Assistant City Manager reported staff had submitted two projects under the newly open federal Community Project Funding process (Congressional Earmarks). The deadline did not allow a resolution of support to be considered by City Council prior to the submittal. Representative Manning's office had indicated that a resolution could still be submitted; and that the City would need to provide a match and staff had identified those funds, should the projects be funded. Staff is requesting approval to adopt a resolution in support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee that the appropriate City official and/or employee be authorized to execute all necessary documents.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2021-154 Resolution - Support of the High Point Multi-Modal Connector Greenway in the US House Appropriations Committee

City Council is requested to adopt a resolution in support of the Community Funding Project for the High Point Multi-Modal Connector Greenway.

Greg Ferguson, Assistant City Manager reported staff has submitted two projects under the newly open federal Community Project Funding process (Congressional Earmarks). The deadline did not allow a resolution of support to be considered by City Council prior to the submittal. Representative Manning's office had indicated that a resolution could still be submitted; and that the City would need to provide a match and staff had identified those funds, should the projects be funded. Staff is requesting approval to adopt a resolution a in support of the Community Project Funding for the High Point Multi-Modal Connector Greenway in the US House Appropriations Committee and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the April 19, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

PUBLIC HEARING

2021-145 Public Hearing - Project Fleet - High Point Economic Development Corporation

Monday, April 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance based incentives up to the amount of \$320,000 for RUD Fleet Corporation project to be located at 209 N. Main Street and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives.

Sandy Dunbeck, Interim Economic Development Director reported that she was pleased to announce that city was asked to consider a request from RUD Fleet Corporation, to authorize performance-based incentives based upon the targeted downtown office policy for a project at 209 North Main Street in the amount of \$320,000. RUD Fleet is a current High Point business focused in the transportation and logistics industry. The company is currently located at 1200 Eastchester Drive and provides services to make vehicles ready upon delivery; that a representative from RUD Fleet would be at the April 19th City Council meeting to make a presentation; and would provide more details.

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 4:28 p.m.

Respectfully Submitted,

Britt W. Moore, Chairman

Attest:

Mary S. Brooks, Deputy City Clerk