

**HIGH POINT CITY COUNCIL
REGULAR MEETING
January 16, 2024 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING
211 South Hamilton Street**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Jefferson called the meeting to order at 5:31 p.m. and stated all members of Council were present. He called for a moment of silence and the Pledge of Allegiance followed.

Present: Mayor Cyril Jefferson, Mayor Pro Tem Michael Holmes, Ward 6; At-Large Council Member Britt Moore, At-Large Council Member Amanda Cook, Council Member Vickie McKiver, Ward 1; Council Member Tyrone Johnson, Ward 2; Council Member Monica Peters, Ward 3; Council Member Patrick Harman, Ward 4 and Council Member Tim Andrew, Ward 5

ADOPTION OF AGENDA

A motion was made by Council Member Cook, seconded by Mayor Pro Tempore Holmes, to adopt the agenda as presented.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

RECOGNITIONS AND PRESENTATIONS

2024-017 Resolution - Federal AmeriCorps Volunteers in Service to America (VISTA)

Mayor Jefferson will present a resolution recognizing the Federal AmeriCorps Volunteers in Service to America (VISTA).

Mayor Jefferson presented the Resolution to AmeriCorps Volunteers that were in attendance and thanked them for their service to the community.

Lovelle McMichael, thanked the Mayor and City Council for their support.

PUBLIC COMMENT PERIOD

2024-023 Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards, and presentations. Our policy states persons may speak on any item not on the agenda.

* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

* Persons addressing City Council are asked to limit their comments to 3 minutes.

- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

Elder Samuel Whitley Jr. 400 N. Main Street High Point, spoke to housing issues regarding low-income housing, illegal drugs, and gang activities.

CONSENT AGENDA ITEMS

A motion was made by Mayor Pro Tempore Holmes, seconded by Council Member Johnson, to approve the Consent Agenda as presented.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2023-581 Consideration of a Contract with Breece Enterprises, Inc.

City Council is requested to approve a contract with Breece Enterprises, Inc. in the amount of \$530,000.00 for the Water Valve Replacement Project and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-008 Consideration of a Contract with Withers Ravenel for a Pavement Condition Survey

City Council is requested to approve a contract with Withers Ravenel in the amount of \$104,000.00 for a Pavement Condition Survey and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-001 Consideration of a Bid Award to Wesco, Inc.

City Council is requested to award a bid to Wesco, Inc. in the amount of \$1,153,647.96 for steel poles to build a 110kV Transmission line from Penny Station to Deep River Substation and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-002 Consideration of a Service Agreement with Constant Technologies, Inc.

City Council is requested to authorize a service agreement with Constant Technologies, Inc. for AV & Furniture in the amount of \$422,467.43 and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-004 Consideration of the Purchase of Light-Duty Tires from Colony Tire

City Council is requested to approve the purchase of light-duty tires from Colony Tire through the NC State Contract#7517-A in the amount of approximately \$135,000 per year and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-005 Consideration of the Purchase of Heavy-Duty Tires from McCarthy Tire

City Council is requested to approve the purchase of heavy-duty tires from McCarthy Tire through the NC State Contract#7517-A in the amount of approximately \$125,000 per year and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-006 Consideration of Change Order #2 for the Washington Street Realignment Project

City Council is requested to approve change order #2 for \$205,047.00 to increase the contract amount with Baker Underground, Inc. from \$2,991,540.00 to the amount of \$3,196,587.00, approve the new contract completion date of June 10, 2024, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2024-016 Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Finance Committee Minutes - December 14, 2023, at 4:00 p.m.

Special Meeting of the High Point City Council Minutes - December 18, 2023, at 4:30 p.m.

Regular Meeting of the High Point City Council Minutes - December 18, 2023, at 5:30 p.m.

Approved by the Consent Vote.

GENERAL BUSINESS AGENDA

2024-003 Consideration of an Appointment to the High Point Housing Authority Board

City Council is requested to confirm the appointment of Chris Williams to the High Point Housing Authority Board to fill an unexpired term. The appointment will be effective February 1, 2024, and will expire on December 22, 2027.

A motion was made by Council Member Moore, seconded by Council Member Johnson, to approve agenda item 2024-003.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2024-009 Resolution of Intent, Annexation 23-04

Approval of a Resolution of Intent to establish a public hearing date of February 19, 2024, to consider a voluntary contiguous annexation petition for an approximate 0.32 acre parcel (806 Pinecroft Street). The site is located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue, and also known as Guilford County Tax Parcel 155267.

A motion was made by Council Member Peters, seconded by Mayor Pro Tempore Holmes, to approve agenda item 2024-009.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2024-010 National Register Nomination - One Plaza Center Property

Council is requested to provide an opportunity for public comment and provide a recommendation to the NC National Register Advisory Committee that the One Plaza Center property located at 101 S. Main Street be listed on the National Register of Historic Places as the nomination meets the required criteria.

David Fencl, Senior Planner, provided the staff report for this item.

A discussion ensued regarding future renovations, tax credits, and development limitations.

Mayor Jefferson asked if anyone would like to speak regarding this item. No one spoke.

A motion was made by Council Member Andrew, seconded by Council Member McKiver, to approve agenda item 2024-010.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2024-011 Public Hearing on City of High Point, Text Amendment 23-04

A request by the City of High Point to amend Section 2.5.10; 6.3.5, and Sections 9.10 and 9.10.1 pertaining to Land Disturbance and Erosion Control.

Mayor Jefferson opened the Public Hearing.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item.

Mayor Jefferson asked if anyone wished to speak regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Mayor Jefferson, seconded by Mayor Pro Tempore Holmes, to approve agenda item 2024-011 and adopt the Consistency and Reasonableness Statements as stated in the staff report.

Consistency and Reasonableness Statements

That Text Amendment 23-04 is consistent with the City's adopted policy guidance because the proposed amendments support goals and objectives in the Land Use Plan to ensure development respects the natural environment and protects and preserves environmentally sensitive locations, including watershed critical areas. Furthermore, the request is in the public interest because the amendments are necessary to implement changes to comply with the General Statutes.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2024-012 Public Hearing on High Point University, Zoning Map Amendment 23-28

A request by High Point University to rezone approximately 22.2 acres from a Conditional Zoning Institutional (CZ-I) District and the Retail Center (RC) District to an amended Conditional Zoning Institutional (CZ-I) District. The site is located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.

Mayor Jefferson opened the Public Hearing.

Herb Shannon, Senior Planner, provided the staff report for this item.

A discussion ensued regarding split zoning, property taxes, the future of the Food Lion, and street abandonment.

Michael Qubein, Project Coordinator and University Relations, High Point University, spoke in favor of this item.

Mayor Jefferson asked if anyone else wished to speak regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Mayor Jefferson, seconded by Council Member Peters to approve agenda item 2024-012 and adopt the Consistency and Reasonableness Statements as stated in the staff report.

Council Member Cook thanked the constituents for reaching out and noted her promise not to support anything that would increase the food deserts in High Point and confirmed this item would not affect the Food Lion.

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-28 is consistent with the City's adopted policy guidance because the requested Institutional zoning does not conflict with goals and objectives of the adopted policy guidance documents. Furthermore, the request is reasonable as the site abuts the High Point University campus on two sides.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2024-013 Public Hearing on City of High Point, Zoning Map Amendment 23-30

A request by the City of High Point to rezone approximately 36.1 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Westover Park Subdivision from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District. The subdivision lies along both sides of Shadow Valley Road, between Hartley Drive and Londonderry Drive (both sides).

Mayor Jefferson opened the Public Hearing.

Herb Shannon, Senior Planner, provided the staff report for this item.

A discussion ensued regarding how parcels of land that cannot be developed are handled, reactions from property owners, compatibility of the current apartment complexes near this location, a history of the development ordinance, and the process for the Planning and Zoning Commission in the future regarding zoning map amendments and appeals.

Mayor Jefferson asked if anyone would like to speak regarding this matter. Seeing none, he closed the Public Hearing.

A motion was made by Mayor Jefferson, seconded by Council Member Peters, to approve agenda item 2024-013 and adopt the Consistency and Reasonableness Statements as stated in the staff report.

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-30 is consistent with the City's adopted policy guidance because the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods. Furthermore, the amendments are needed to better match the way this subdivision has developed.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2024-014 Public Hearing on City of High Point, Zoning Map Amendment 23-31

A request by the City of High Point to rezone approximately 16 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Vineyard Townhome Subdivision and 3827 Johnson Street from a Conditional Use Residential Multifamily - 5 (CU RM-5) District to the Residential Multifamily - 5 (CU RM-5) District and the Residential Single Family - 3 (R-3) District. The site is located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road.

Mayor Jefferson opened the Public Hearing.

Herb Shannon, Senior Planner, provided the staff report for this item.

A discussion ensued regarding future developments.

Grant Swaim, 706 Vinebury, President of the Vinebury Homeowners Association spoke in favor of this item.

Mayor Jefferson asked if anyone else would like to speak regarding this item. Seeing none, he closed the Public Hearing.

Mayor Jefferson made a motion, seconded by Mayor Pro Tempore Holmes, to approve agenda item 2024-014 and adopt the Consistency and Reasonableness Statements as stated in the Staff Report.

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-31 is consistent with the City's adopted policy guidance because the zoning map amendment is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods. Furthermore, the amendments are needed to better match the way this subdivision has developed.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

ADJOURNMENT

Mayor Pro Tempore Holmes thanked everyone for participating in the Dr. Martin Luther King, Jr. events and asked for continued support.

Council Member Dr. Harman announced the first meeting of the Transparency, Engagement, and Communication Committee will be held on Wednesday, January 17, 2024, at 9:00 a.m. in Council Chambers.

Council Member Peters thanked Elder Sam Whitely, Jr. for his comments during Public Comment Period.

There being no further business to come before the City Council, the meeting adjourned at 6:27 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk