

City of High Point

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



Minutes

Monday, November 3, 2014

5:30 PM

Council Chambers

City Council

*James C. Davis, Mayor
Foster L. Douglas, Jason P. Ewing,
Jeffrey J. Golden, Judith P. Mendenhall,
Britt W. Moore, Rebecca R. Smothers,
Jay W. Wagner*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Upon call of the roll, the following Council Members were present. Council Member Moore offered the invocation; the Pledge of Allegiance followed.

Present 8 - Council Member Foster Douglas, Council Member Jason Ewing, Council Member Jeffrey Golden, Council Member Judy Mendenhall, Council Member Rebecca Smothers, Council Member Jay Wagner, Council Member Britt Moore, and Mayor James Davis

RECOGNITIONS AND PRESENTATIONS**Introduction of Deputy City Clerk**

Mayor Davis introduced Tom Vincent, the new Deputy City Clerk.

Proclamation- "Movember Month"

Council Member Jason Ewing read a Proclamation into the record declaring the month of November as "Movember Month" in the City of High Point. The Movember Foundation has issued a challenge to men to grow moustaches during Movember (the month formerly known as November) to spark conversation and raise funds for prostate cancer, testicular cancer and mental health problems.

REGULAR AGENDA ITEMS**FINANCE COMMITTEE - Council Member Moore, Chair****[140327](#)****Upgrade of High Point Police Department Pistols**

City Council is requested to authorize the upgrade of the High Point Police Department pistols to the SIG Sauer P320 as outlined in the attached offer from Lawmen's.

Attachments: [1. Upgrade of Police Issued Pistols](#)

Council Member Ewing asked if there was a difference between the cost of maintenance and ammo and Chief Sumner stated there was not.

Authorized the upgrade of the High Point Police Department pistols to the SIG Sauer P320 as outlined in the attached offer from Lawmen's.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by an 8-0 unanimous vote.

[140328](#)**Budget Ordinance Amendment - Brownfields Grant**

Council is requested to adopt a budget ordinance amending the 2014-2015 Budget Ordinance to appropriate funds for the Environmental Protection Agency Brownfields Grant in the amount of \$400,000.00.

Attachments: [2. Brownfields Grant Budget Amendment](#)

Ordinance No. 1803/14-82**Introduced 11/3/2014; Adopted 11/3/2014****Ordinance Book, Volume XVIII, Page 135**

Adopted Ordinance amending the 2014-2015 Budget Ordinance appropriating funds for the Environmental Protection Agency Brownfield Grant in the amount of \$400,000.00.

A motion was made by Council Member Moore, seconded by Council Member Golden, that this Budget Ordinance Amendment be adopted. The motion PASSED by an 8-0 unanimous vote.

[140329](#)**Contract - Brownfield Assessment Grant - ECS Carolinas, LLC**

Approval of award of contract with ECS Carolinas, LLC for Bid No. 04 for the Brownfield Assessment professional services in an amount not to exceed \$387,000.00.

Attachments: [3. Brownfields Assessment Grant - ECS Carolinas, LLC](#)

Council Member Smothers mentioned the close proximity of some of the sites and asked if there would be any attempt to clean or assess these with Phase 1 and Phase 2. Given Council's interest in trying to assemble land to create larger sized lots for redevelopment, she asked if staff would look at this as a possibility. Wendy Fuscoe, Core City Administrator, explained these sites were submitted four to five years ago and once these are approved by the City Council, a Brownfield Advisory Committee will be formed. She further explained that these sites would be reviewed and assessed and the Committee would identify properties with a high opportunity for redevelopment. Council Member Smothers felt the City was very fortunate to have obtained this grant and while the consultant does commit to try to help find additional funding to do the clean-up, just identifying the sites without cleaning them up will not accomplish anything.

Approved award of contract with ECS Carolinas, LLC for the Brownfield Assessment professional services in an amount not to exceed \$387,000.00.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this Contract be approved. The motion PASSED by an 8-0 unanimous vote.

[140330](#)**Budget Ordinance Amendment - Internal Auditor Position**

Council is requested to adopt a budget ordinance amending the 2014-2015 Budget Ordinance to appropriate funds in the amount of \$53,000.00 to add an Internal Auditor position.

Attachments: [4. Budget Ordinance - Internal Auditor Position](#)

Ordinance No. 1804/14-83**Introduced 11/3/2014; Adopted 11/3/2014****Ordinance Book, Volume XVIII, Page 136**

Council Member Smothers stated she fully supports the internal auditor position, but did not recall the salary range previously given to Council to be in this neighborhood and pointed out this just covers six months of the salary. Eric Olmedo, Budget & Evaluation Manager, explained that the salary range was presented at the last meeting as a Range 32 (\$50,970-\$87,389; mid-point range \$53,000.00). Interim City Manager Randy McCaslin confirmed that the salary

was slightly increased. Council Member Douglas asked about support for this position. Mr. Olmedo pointed out that Council has indicated their desire to get the internal audit program started back with the first step being to hire someone to fill the position; then it could be reassessed after it has been in a place for a while.

Adopted Ordinance amending the 2014-2015 Budget to appropriate funds in the amount of \$53,000.00 to add an Internal Auditor position.

A motion was made by Council Member Moore, seconded by Council Member Golden, that this Budget Ordinance Amendment be adopted. The motion PASSED by an 8-0 unanimous vote.

140335

Resolution - Endorsing Application - NCDOT Bicycle and Pedestrian Grant

Initiative

Council is requested to adopt a Resolution endorsing the application by the City of High Point for the North Carolina Department of Transportation (NCDOT) Bicycle and Pedestrian Grant Initiative plan.

Attachments: [5. Resolution - NCDOT Bicycle and Pedestrian Planning Grant Application](#)
[Resolution - Bicycle Pedestrian Grant Endorsement - signed](#)

Resolution No. 1416/14-56

Introduced 11/3/2014; Adopted 11/2/2014

Resolution Book, Volume XVIII, page 138

Council Member Mendenhall pointed out that a match would not be required unless the City is successful in obtaining the grant and the objective was to do some planning to fill in some of the greenway areas and gaps throughout the City. If successful, the application will be for a \$70,000 grant (\$35,000 from the City and \$35,000 from NCDOT).

Adopted Resolution Endorsing Application - NCDOT Bicycle and Pedestrian Grant Initiative.

A motion was made by Council Member Moore, seconded by Council Member Mendenhall, that this Resolution be adopted. The motion PASSED by a 8-0 unanimous vote.

140336

Memorandum of Understanding between the City of High Point and ShowPlace AC I, LLC

Consideration of a Memorandum of Understanding between the City of High Point and ShowPlace AC I, LLC for Project Lotus, a public-private project which would provide a park and outdoor venue with a permanent stage, and to authorize the Mayor to execute the MOU on behalf of the City of High Point.

Motion by Council Member Moore seconded by Council Member Mendenhall to suspend the rules so this matter could be added to the agenda for consideration. The motion carried unanimously.

Mayor Davis explained the City and ShowPlace AC I, LLC are ready to move forward with the Lotus project and pointed out it is a non-binding agreement.

Council Member Smothers explained it is somewhat binding due to this having to be addressed in a six month period. Council Member Ewing asked about the revisionary clause and what type of occurrences would cause it to revert back to ShowPlace. It was noted that one reason might be if they had use for the property (i.e. a new building), or if the City did not have need for it.

Approved the Memorandum of Understanding (MOU) between the City of High Point and ShowPlace ACI, LLC and to authorize the Mayor to execute the MOU on behalf of the City of High Point.

A motion was made by Council Member Mendenhall, seconded by Council Member Moore, that the Memorandum of Understanding be approved. The motion PASSED by an 8-0 unanimous vote.

Pending Items

[140296](#)

Contract - Washington Street Streetscape Project

Engineering Services recommends that Council approve the base bid with both alternates and award contract ENG2014-003 Washington Street Streetscape Project to Atlantic Contracting at the bid amount of \$438,327.50. At the October 2nd City Council meeting this item was referred back to committee to receive further information.)

Attachments: [2014-003 Washington Street - Oct 17 2014](#)

Awaiting bids, then there will be further discussion.

[140297](#)

Budget Ordinance Amendment - Washington Street Streetscape Project

Council is requested to adopt a budget ordinance amending the 2014-2015 Budget Ordinance to appropriate funds for the Washington Street Streetscape Project.

Attachments: [8. Budget Amendment - Washington Street Scapescape Project](#)

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Council Member Douglas, Chair

[140331](#)

Core City Homebuyer Assistance Program

Council is requested to authorize the implementation of the Core City Homebuyer Assistance Program.

Attachments: [1. Core City Homebuyer Assistance Program](#)

Mike McNair, Director of Community Development, explained the purpose of the program was to help diversify incomes in the Core City by dividing incentive to middle-income homebuyers to buy homes in the Core City. It will utilize general fund dollars already budgeted in the current Action Plan that were set aside earlier on in the year, but have not yet been programmed. Pending City Council's approval tonight, staff will hold a public workshop for first-time homebuyers. This pilot program will follow the existing down payment assistance program and it will not displace those funds; it would be adding

another layer of assistance to whatever is presently available.

Chairman Douglas inquired about the criteria for the program. Staff explained there will be no income limit, but would have to be geographically situated in the Core City and would only be available to owner/occupants. The owner would be required to provide \$500.00 of their own funds.

Chairman Douglas asked if there is a plan if the requests exceed the amount budgeted. Council Member Mendenhall stated the committee was very excited diversifying residential development in the Core City and she would love to see staff have to ask for additional funding.

Council Member Ewing pointed this is a loan, not free money.

Authorized the implementation of the Core City Homebuyer Assistance Program.

A motion was made by Council Member Douglas, seconded by Council Member Mendenhall, to authorize the implementation of the Core City Homebuyer Assistance Program be approved. The motion PASSED by a 8-0 unanimous vote.

[140278](#)

Resolution - Regional Assessment of Fair Housing & Analysis of Impediments

Council is requested to approve the City of High Point's Regional Assessment of Fair Housing and Analysis of Impediments as required by the Department of Housing and Urban Development (HUD). At the September 15, 2014 Regular Council Meeting this item was referred to Committee to receive additional information. At the October 28th Community Housing and Neighborhood Development Committee meeting this item was discussed and referred to the November 3rd Regular Council Meeting with a favorable recommendation for adoption.

Attachments: [7. Regional Assessment of Fair Housing and Analysis of Impediments](#)

[2. Analysis of Impediments to Fair Housing Choice](#)

[Resolution - Analysis of Impediments to Fair Housing Choice - Signed](#)

Resolution No. 1417/14-57

Introduced 11/3/2014; adopted 11/3/2014

Resolution Book, Volume XVIII, page 139

This matter was initially heard by City Council at the September 15, 2014 regular meeting and was referred to the Community and Neighborhood Development Committee at that time to receive additional information.

Mike McNair, Director of Community Development, reported that the consultants did a presentation before the Community Housing and Neighborhood Development Committee on October 28, 2014. The Committee is forwarding this to the City Council with a favorable recommendation for adoption.

Council Member Mendenhall pointed out there were some suggestions outlined

in the Executive Summary, many of which the Council has already put in place. One was related to public transportation and the Committee clearly felt the study that is currently underway would address some of those issues with many of these relating to things in the Core City Plan. She reported the Committee felt strongly that Council already had some programs/initiatives underway for addressing some of these impediments.

Adopted the Resolution approving the City of High Point's Regional Assessment of the Fair Housing and Analysis of Impediments as required by the Department of Housing and Urban Development (HUD).

A motion was made by Council Member Douglas, seconded by Council Member Mendenhall, that this Resolution be adopted. The motion PASSED by a 8-0 unanimous vote.

PUBLIC COMMENT PERIOD - 6:00 P.M.

Charity Jackson, 226 Hobson Street. Invited Council to the Unity Festival sponsored by the Washington Street Business Association that will be held Saturday, November 22 from 1:00 - 6:00 p.m. She shared that will be incorporating a new theme for this year's Unity Festival: "Unifying the Mind, Body and Soul."

Ross Lackey, 500 Lindell Drive, addressed Council regarding two issues. One was the lack of bicycle racks at the Library and other City facilities and the other was livestreaming the Council meetings to allow the public to keep up actions/discussions by Council.

Council Member Smothers pointed out this is the second request by a resident for bicycle racks and asked if staff has looked into it. Mr. Lackey shared that there are some bicycle racks around, but there is nothing substantial to fasten the bicycle to. Interim City Manager Randy McCaslin assured Council that staff would look at all public buildings to see what could be done.

Council Member Smothers shared that in the past, Council has talked about renovating the Chamber (to accommodate the type of audio visual equipment needed, improve the lighting, etc...). She noted this would be something the City's communication officer could possibly look into. Council Member Moore stated he agreed with Mr. Lackey's comment regarding the communication and noted he would like the Council to certainly look into it.

Larry Diggs, 1127 Biltmore Street, agreed that it would be a good idea to tape the Council meetings. He also mentioned the Council's recent decision to reject the N. Main Street road diet and asked Council to possibly consider another site that may work.

Bill Phillips, President of the High Point Historical Society, issued an invitation

to Council to attend the unveiling ceremony for the Capus Waynick Historical Marker. The event will be held at the High Point Museum on Wednesday, November 5th at 10:00 a.m.

Mayor Davis asked if there were any additional comments from those in the audience. There being none, the public comment period was closed.

PUBLIC HEARINGS - 6:15 P.M. - No Public Hearings scheduled for this meeting

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

[140333](#)

Reappointment - ABC Board - Elizabeth Koonce

Mayor Davis is requesting that Council confirm the reappointment of Elizabeth Koonce to the Board of Alcoholic Control. Appointment to be effective immediately and will expire November 15, 2017.

Approved the reappointment of Elizabeth Koonce to the ABC Board.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this appointment be approved. The motion PASSED by an 8-0 unanimous vote.

[140304](#)

Boards and Commissions - Vacancy Report

Attached is the current list of vacancies for all Boards and Commissions.

Attachments: [Vacancy Report](#)

This information is attached for informational purposes only. No action is required on this item.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

[140334](#)

Minutes to be Approved

Comprehensive Planning Committee: Wednesday, October 15th @ 9:00 a.m.

Finance Committee Meeting: Monday, October 20th @ 4:30 p.m.

Regular Council Committee: Monday, October 20th @ 5:30 p.m.

Comprehensive Planning Committee (N. Main Street Road Diet Study): Tuesday, October 21st @ 4:00 p.m.

Adjourned Session of City Council: Thursday, October 23rd @ 9:00 a.m.

Attachments: [1. October 15 2014 Comprehensive Planning Committee](#)

[2. October 20 2014 Finance Committee](#)

[3. October 20 2014 High Point City Council](#)

[4. October 23 2014 HPCC Adjourned Session](#)

A motion was made by Council Member Moore, seconded by Council Member

Mendenhall, that the preceding minutes be approved as submitted. The motion
PASSED by an 8-0 unanimous vote.

CLOSED SESSION

Council Member Moore moved to go into Closed Session at 6:15 p.m. pursuant to North Carolina General Statute 143-318.11(a)(4) to discuss economic development. Council Member Wagner made a second to the motion, which carried by an 8-0 unanimous vote.

Council reconvened into Open Session at 6:50 p.m. upon motion duly made and seconded. There was no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:50 p.m. upon motion duly made and seconded.

Respectfully Submitted,

James C. Davis, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk