

City of High Point

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



Minutes

Monday, September 16, 2013

4:45 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

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

Present 9 - Mayor Bernita Sims, Mayor Pro Tem Britt Moore, Council Member James Davis, Council Member Foster Douglas, Council Member Jason Ewing, Council Member Jeffrey Golden, Council Member Judy Mendenhall, Council Member Rebecca Smothers, and Council Member Jay Wagner

SPECIAL PRESENTATIONS/RECOGNITIONS**PROCLAMATION: Alcohol & Drug Addiction Recovery Month**

Mayor Sims read the Proclamation into the record proclaiming the month of September 2013 as Alcohol and Drug Addiction Recovery Month. Al Heggins, Director of the High Point Human Relations Department was present to accept the Proclamation on behalf of Jason Yates (Caring Services) who could not be present.

PROCLAMATION: National Welcoming Week

Mayor Sims read the Proclamation into the record proclaiming the week of September 15, 2013 as "Welcoming Week in High Point." Al Heggins, Director of the High Point Human Relations Department was present to accept the Proclamation on behalf of Michelle Matthews, Chairwoman of the Human Relations Commission, who could not be present due to sickness.

Kids, Cans and Cash Program

Mark Bacon with Republic Waste presented a check to the High Point Beautiful staff to be used for the city's Kids, Cans, and Cash Program. On hand to accept the check were Melanie Bruton, Richard McMillan and Rebecca Coplin. Ms. Coplin shared some details as to how a decision is made for this award. The new program will kick off on October 28th and they will start collecting cans from November 1, 2013 through November 15, 2013.

ACHIEVEMENT OF EAGLE SCOUT STATUS

Mayor Sims recognized and congratulated Austin Garmer for achieving the status of Eagle Scout. Mr. Garmer is with Troop #26 which is sponsored by Immaculate Heart of Mary Catholic Church. His Court of Honor will be October 5th at IMC Catholic Church. Mr. Garmer shared some details about his project which involved video interviews he facilitated for veterans. He informed Council that his project has been submitted to the Library of Congress.

REGULAR MEETING ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**Members: Wagner, Davis and Sims****(all were present)**[130239](#)**Ordinance - Budget Ordinance - Continuum of Care Funds**

Council is requested to adopt a budget ordinance amending the 2013-2014 Budget Ordinance to appropriate funds in the amount of \$42,552.00 received from a grant award of Continuum of Care Funds from HUD through Open Door Ministries of High Point.

Attachments: [Budget Ordinance Amendment - Continuum of Care Permanent Supportive H-](#)

Ordinance No. 7007/13-39**Introduced 9/16/2013; Adopted 9/16/2013****Ordinance Book Volume XVIII, Page 39**

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Adopted Budget Ordinance amending the 2013-2014 Budget Ordinance appropriating funds in the amount of \$42,552.00 received from a grant award of Continuum of Care Funds from HUD through Open Door Ministries of High Point.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Budget Ordinance Amendment be adopted. The motion PASSED by a 9-0 unanimous vote.

[130240](#)**Contract - Bid No. 11 - Pad Mount Switches**

Approval of award of contract for Bid No. 11 for the purchase of eight (8) pad mount switches for use by the Electric Department. Purchasing and the Electric Department recommends that contract be awarded to Trayer Engineering in the amount of \$324,430.00 which is the lowest responsive and responsible bidder meeting specifications.

Attachments: [Bid No. 11 - Electric Switches](#)

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved contract with Trayer Engineering in the amount of \$324,430.00 which is the lowest responsive and responsible bidder meeting specifications.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

[130241](#)**Contract - Bid No. 13- Electric Distribution Crews**

Approval of contract awarding Bid No. 13 for Electric Distribution Crews. Purchasing and the Electric Department recommends that contract be awarded to Pike Electric in the amount of \$2,152,544.64 which is the lowest responsive and responsible bidder meeting specifications.

Attachments: [Contract - Bid No. 13 - Electric Distribution Crews](#)

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved contract with Pike Electric in the amount of \$2,152,544.64 which is the lowest responsive and responsible bidder meeting specifications.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

[130242](#)**Contract - Kubota Mini Excavator**

Approval of contract for the purchase of a new Kubota Mini excavator for use by the Water Sewer Mains Department. Purchasing and Fleet Services recommends that contract be awarded to Kubota Tractor at the NJPA contract price of \$113,562.81.

Attachments: [Contract - Purchase of Kubota Mini Excavator](#)

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved contract with Kubota Tractor at the NJPA contract price of \$113,562.81 for the purchase of a new Kubota Mini excavator.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

[130243](#)**Contract - Tandem Axle Dump Trucks**

Approval of contract for the purchase of two (2) new tandem axle dump trucks to be used at the Landfill and Water and Sewer Plant. Purchasing and Fleet Services recommends that these trucks be purchased from Piedmont Truck Center at the contract price of \$122,224.00 each for a total contract of \$224,448.00.

Attachments: [Contract - Purchase of Dump Trucks](#)

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved contract with Piedmont Truck Center at the contract price of \$122,224.00 each for a total contract of \$224,448.00 for the purchase of two (2) new tandem axle dump trucks.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

[130244](#)**Contract Extension - Sewer Line Chemical Root Control**

Consideration of approval of extension of contract to Municipal Sales, Inc. for Sewer Line Chemical Root Control in the amount of \$110,450.00.

Attachments: [Contract Extension - Chemical Root Control](#)

This matter was discussed during a Finance Committee held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Approved an extension to the contract with Municipal Sales, Inc. in the amount of \$110,450.00.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

[130245](#)

Purchase of Property - Future Westchester Park - 910 Burton Road

Council is requested to authorize the City Attorney's office to proceed with the purchase of property located at 910 Burton Road belonging to Billy Hardy and R. Diane Fann in the amount of \$26,000.00. This property is being purchased for the Parks and Recreation Department for the development of the proposed Westchester Park.

Attachments: [Purchase of Property - Future Westchester Park](#)

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. The Committee recommended approval.

Authorized the City Attorney's office to proceed with the purchase of property located at 910 Burton Road belonging to Billy Hardy and R. Diane Fann in the amount of \$26,000.00 for development of the proposed Westchester Park.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, approving the purchase of the property at 910 Burton Road and authorize the city attorney to proceed with the purchase. The motion PASSED by a 9-0 unanimous vote.

[130256](#)

Ordinance Amendment - Concealed Carry Restrictions - Parks & Recreation Facilities

Council is requested to adopt an amendment to the City of High Point Code of Ordinance Sec. 12-1-5 to follow new revisions to the Concealed Carry restrictions included in State Law (H.937, S.2013-369). These restrictions regulate where concealed weapons can legally be carried in Parks and Recreation Facilities.

Attachments: [Revised - Concealed Weapons Ordinance - P & R Facilities](#)
[Fire Arms Ordinance- final](#)

This matter was discussed during a Finance Committee meeting held at 4:00 p.m. prior to this meeting. During the Finance Committee meeting, City Attorney JoAnne Carlyle advised that they are not prepared to act on this matter at today's meeting and recommended that it be referred back to the Finance Committee.

Referred matter to the Finance Committee. Matter will remain on the Pending List until it is brought out for action.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this matter be referred to the Finance Committee. The motion PASSED by a 9-0 unanimous vote.

Pending Items

130230

Review of Health Insurance Coverage for City Council Members

At the request of Council Member Mendenhall, Council is being asked to review the current council-established policy regarding health insurance coverage and costs associated with the same.

At the High Point City Council Meeting held on August 19, 2013, this matter was referred to the Finance Committee for further discussion.

130217

Budget Ordinance Amendment - Planning and Development Inspections Staff

Adoption of an ordinance amending the 2013-2014 Budget Ordinance to appropriate funds in the amount of \$88,000.00 for additional Planning and Development Inspections Staff.

Attachments: [Budget Ordinance Amendment - Additional Inspections Staff](#)
[Budget Ordinance Amendment-Planning positions - Adopted](#)

Ordinance No. 7008/13-40

Introduced 9/16/2013; Adopted 9/16/2013

Ordinance Book, Volume XVIII, Page 40

This matter was initially heard and discussed by the City Council on August 19, 2013. At that time, Council took action to refer it to the Finance Committee for further discussion. The Finance Committee discussed it further during a meeting held at 4:00 p.m. prior to this meeting and recommended it be removed from the Pending List and also recommended approval of the Budget Ordinance Amendment to include the minor revision regarding changing the funding revenue source from the hold harmless funds to the general fund as discussed in committee.

Finance Committee Chair Britt Moore asked if there were any comments or further discussion. Council Member Smothers suggested that the Budget Ordinance Amendment should identify the correct revenue source [General Fund- appropriated fund balance, not the Hold Harmless Reimbursement funds] and also pointed out the sections in the Ordinance need to be renumbered because there are two Section 2s. Council Member Smothers felt the record should also reflect that the hiring of these two people would hopefully enhance the ability of the city to process commercial permits for construction and that is the primary reason for these additional staff persons. City Manager Strib Boynton explained it may have a minor impact on it, but pointed out the residential plan reviewers will still be reviewing residential plans. He pointed out that this recommendation is the result of staff's professional opinion stemming from concerns that have been expressed to staff and the Council from the business community about delays in plan

reviews. He further stated that staff is trying to be attentive and responsive to these concerns and clearly understands the importance of timely plan review and inspections albeit commercial or residential. Council Member Mendenhall asked the City Clerk to forward a revised copy of the Budget Ordinance Amendment to the City Council.

Adopted the Budget Ordinance Amendment appropriating funds in the amount of \$88,000.00 for additional Planning and Development Inspections staff to include the revisions as discussed in this meeting.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Golden, that this Budget Ordinance Amendment be adopted. The motion carried by the following 8-1 vote:

Aye: 8 - Mayor Sims, Mayor Pro Tem Moore, Council Member Davis, Council Member Douglas, Council Member Ewing, Council Member Golden, Council Member Mendenhall, and Council Member Smothers

Nay: 1 - Council Member Wagner

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130246

Resolution of Intent - Street Abandonment Case 13-14 - City of High Point

Approval of a Resolution of Intent that establishes a public hearing date of Monday, October 21, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon a partially improved portion of the Davidson Avenue right-of-way, lying approximately 290 feet south of S. College Drive and east of Surrett Drive.

Attachments: [02. ROI SA13-14](#)

Resolution No. 1330/13-53

Introduced 9/16/2013; Adopted 9/16/2013

Resolution Book, Volume XVIII, Page 53

Adopted a Resolution of Intent establishing a public hearing date of Monday, October 21, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon partially improved portion of the Davidson Avenue right-of-way, lying approximately 290 feet south of S. College Drive and east of Surrett Drive.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Resolution of Intent be adopted. The motion PASSED by a 9-0 unanimous vote.

130247

Resolution of Intent - Street Abandonment Case 13-15 - City of High Point

Approval of a Resolution of Intent that establishes a public hearing date of Monday, October 21, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon an unimproved portion of the W. Springfield Road right-of-way lying west of Robbins Street.

Attachments: [03. ROI SA13-15](#)

Resolution No. 1331/13-54
Introduced 9/16/2013; Adopted 9/16/2013
Resolution Book, Volume XVIII, Page 54

Adopted a Resolution of Intent establishing a public hearing date of Monday, October 21, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon an unimproved portion of the W. Springfield Road right-of-way lying west of Robbins Street.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Resolution of Intent be adopted. The motion PASSED by a 9-0 unanimous vote.

[130255](#)

Resolution - Residential Building Permit Process

Council is requested to adopt a Resolution directing the establishment of a residential building permit process for NC Licensed General Contractors.

Attachments: [Resolution-GC Residential Process.pdf](#)
[Resolution-GC Residential Process -Adopted](#)

Chairwoman Smothers explained this matter has come to Council as a result of multiple past conversations and prompted a desire for action after froms that were being used by another city were brought to Council's attention by Council Member Wagner. She felt it would work with the proper safeguards and provisions and pointed out Council Member Davis has been very helpful in sharing things that could help streamline the process. Chairwoman Smothers thanked staff for the willingness to try it. Council Member Wagner noted there may be a couple of changes on the resolution that may warrant some discussion before adoption.

Council Member Wagner explained there were a couple of changes. One was eliminating a portion of Section 7 after the comma "for a six-month period" and another was to eliminate Section 5 as well, and direct staff to report back to Council after six months as to how the new process was working. He shared that he has talked with several builders regarding the proposed Residential Building Permit Process and all have been enthusiastically in favor of this change with one contractor requesting it to be voluntary. Lee Burnette, Director of Planning and Development explained this would pose a problem because staff does not have a way to track the process, so it would be helpful for all general contractors to follow the same process. Council Member Wagner stated he had no problems with it and recommended moving forward with adoption with the inclusion of the previously suggested changes.

Chairwoman Smothers asked if it could be reflected in Section 5 that that the process would be monitored with periodic reports back to staff because she felt it would be helpful. City Manager Strib Boynton suggested that staff could report to Council on a quarterly basis on how well the new process and any issues that may arise. Council Member Wagner commented that he did not want a situation where Council might be at odds with staff over what would

have or would not have been caught in plan review and agreed that it might be easier just for staff to come back with a report to Council on how things are going.

Adopted the **RESOLUTION DIRECTING THE ESTABLISHMENT OF A RESIDENTIAL BUILDING PERMIT PROCESS FOR NC LICENSED GENERAL CONTRACTORS** with revisions to Section 5 to state "That staff shall measure the effectiveness of this application process and shall report to City Council on a periodic basis as needed and that Section 7 be revised to state "That the process begins October 1, 2013.

A motion was made by Council Member Wagner, seconded by Council Member Mendenhall, to adopt the **RESOLUTION DIRECTING THE ESTABLISHMENT OF A RESIDENTIAL BUILDING PERMIT PROCESS FOR NC LICENSED GENERAL CONTRACTORS** with the revisions to Section 5 and Section 7 as discussed. The motion PASSED by a 9-0 unanimous vote.

PUBLIC HEARINGS - 5:30 P.M.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

Members: Wagner, Davis and Sims

(all were present)

130248

Public Hearing - EDC Incentives - Buzzispace - 1200 Redding Drive

Monday, September 16, 2013 at 5:30 p.m. is the date and time established to receive public input on a respective funding request by a company that expects to expand at 1200 Redding Drive, High Point, NC.

Attachments: [Economic Dev Incentive Public Hearing September 16 2013](#)
[Loren Hill's Comments 130248 BuzziSpace Incentive Request](#)

[Note: Mr. Hill's written remarks will be attached in Legistar as a permanent part of these proceedings]

_____ Transcript of Public
Hearing _____

Chairman Moore: We'll open the public hearing at this time and entertain Item **130248 Economic Development Corporation incentives for Buzzispace at 1200 Redding Drive**. Mr. Loren Hill is here with us to fill us all in on the details.

***Loren Hill:** I'm happy to be here with you this evening. I'm Loren Hill, President of the High Point Economic Development Corporation. I'm here tonight with our Senior Vice President Sandy Dunbeck and we're very pleased to bring this project to you. It's excited many people in our*

community. Our office would be happy if we were with you tonight just to bring you a furniture manufacturing project. It would be gratifying to our office if we were bringing you just 113 jobs for you to consider. If we brought you a company expanding in South High Point, that would get your attention. And if we had a project where we were bringing to you the possibility of revitalizing a 100-year old empty building and its neighborhood, that alone would be an important day in High Point. As you've heard, all four of those aspects are part of the project we have before you tonight. BuzziSpace is a Belgian company which designs and manufactures furniture and acoustical treatments. I'm not going to explain what all that means. We have someone from the company that will explain that and show you some of the products in a few minutes. They make the products for a collaborative work environment-an open space work environment and they pride themselves on being a green company. It's very important for them to use recycled and recyclable materials. They are considering the empty 105,000 square foot building at 1200 Redding Drive at the corner of Redding and Triumph. That approximately 100-year-old building in southwest High Point is best known as the former Pickett Cotton Mill, which most recently was home to Claude Gable Company. The facility fits in perfectly with a company that is green-focused by, in fact, recycling an older unused Mill. Sandy selected a host of buildings for them to look at when they were first coming to High Point and they saw the buildings and considered them carefully. But when they toured the Pickett Cotton Mill, their interest immediately heightened. They told us that they did not want to wait until the neighborhood begins to revitalize before considering this location. Instead they want their company to lead the way in turning around the neighborhood and bringing life back to that magnificent old building. You can bet that got our attention. If the company picks High Point for this expansion, 113 full-time jobs will be added in High Point over the next five years. The average wage of those new jobs will be approximately \$41,000. Two-thirds of the jobs will be manufacturing and distribution jobs. The other jobs are customer service, office and management positions. The company would also add \$1.6 million to our tax base. High Point is the front runner for the project, but it's not ours. Two other states are in consideration for the project as well.

We ask tonight that you consider authorizing up to \$162,000 in performance-based financial incentives for the project. Any such incentives will be subject to the company meeting benchmarks, spelled out in the performance agreement in order to receive installments of the incentives. On Thursday, the Guilford County Board of Commissioners will also consider financial-based incentives for up to \$113,000 and the State of North Carolina is also considering this project as well. The company understands that per our incentives policy, it would need to hold a job fair in central High Point to help with the city's goal to employ as many High Pointers as possible. Such a job fair will be coordinated among the company along with the Guilford Workforce Board, the State Employment Security Office, and our office. After this week's two public hearings, we

expect the company could make its decision within a few weeks and if High Point is chosen we expect that February, March, April of 2014 the cotton mill will be back in use. I'm pleased now to introduce to you an official of the company-one of the owners-Tom Van Dessel. He'll tell you more about BuzziSpace, its products, its potential project, what they like about the mill and why High Point might work for them. After he speaks, I am aware of two or three members of the public who also want to speak in favor of this project. Ladies and gentlemen, I bring you Tom Van Dessel.

Tom Van Dessel: *Good evening and thank you very much for having me here and a special thank you to Loren and Sandy who have been exceptional in moving this project along. They have shown a true, civic collaborative spirit in terms of working together with enterprise, which being European, we're not really used to it. So this has been a wonderful experience up to this moment and I hope to continue that wonderful experience.*

But let me go back and talk a little bit about BuzziSpace and who we are as a business and what BuzziSpace is from a product standpoint. We're a manufacturer and designer of furniture, but with a difference and the difference is that we recognize, you know back in the late 90s, a trend that because of technology and because of behavior in the workplace people were expecting different solutions for the workplace. Those solutions meant WiFi and cell phones meant the people no longer had to be stuck to a desk or a desktop computer because people were working with laptops and working with iPads. So people began to roam around the office. So we noticed at that time, wow, that's interesting. So people are roaming about the office and they no longer are sitting at a desk, but all the traditional office furniture is still desks and chairs. We also found that as people go to open, planned spaces acoustics become more and more of an issue. So we said, ahh..... so we have acoustics and we have people roaming around the office. That's the different behavior set. That is no longer how people, you know, have been working for the last 50 years I'd say. And certainly the early stages of that new way of working are the people hiring Generation Y, Generation X folks, the Googles, the Facebooks and those people that are coming with these requests and saying give us something that we can put in our environment because some of the traditional items are not working. And that was really the birth of BuzziSpace. It was all about finding solutions that would allow the commercial works of today to be able to collaborate, have creative conversation within a less formal setting and also with cubicles disappearing and walls coming down, we needed to manage the acoustics at the same time. And I think Herb has at least one shot which we'll put up here just to get an idea of what it is. This is the BuzziMe. It's a chair, but as you can see a chair embodied in more of an acoustical cocoon. When you face them one to one, you can have a semi-private conversation environment. But it's a lot less formal than what you would expect in a traditional office space. It's not a desk chair-it's a chair that would be in the corner or a collaborative area. You could put

four or six of them together and that becomes your new meeting space as opposed to the traditional breakout rooms with desk and chairs. You can flick through those just a little bit. They are shots of the same product. So those are the types of things. Again, I'm not going to do a whole product demonstration, but just to give you an idea of the concept of what it is we do as a company. And it's been very successful because there was a real need there, you know that hadn't been answered by the traditional companies in the marketplace. So it's a niche that we saw and managed to jump on straightaway and it's been very successful so far.

The ideas for this started you know, it was actually a product line, but then the company called TechnoSpace-that company dates back to '95, but these first products weren't brought to life until about 2007 or 2008. So BuzziSpace as such is about 5 years old. We've now spun it off into a separate business because it's actually growing much more rapidly than the original business where the seeds were first planted. So you may ask well what is a Belgian company's interest in coming to the US or even planting roots in the US. That....from the moment when we first started looking at the business plan for the US and what we want to do here....it was a business plan. But if this works, we want to be in the US and there's a very specific reason why we want to be in the US. First of all, logistics. You know, Service. Customers want good service and they want reliable service. We could probably manage our cash flow and our cost better if we are local as opposed to being, you know, thousands of miles away and having to have furniture on a container for six weeks before it actually gets to the customer's location. Green....Loren mentioned, we are a sustainable company who prides ourselves on having every intent to be as green as we can be, reducing our carbon footprint as a part of that. So you have to be close to the market that you're serving-marketing in general. It's a good story. When you can say our brand...it's a European design, but it's made in the USA. For the US market, that's a great story. That's something that we say, okay we can use that. So it's a good marketing story as well. But then we look at the moral imperative as well.

If we are going to be having a significant market in this country, then would it not be to everybody's advantage for us to give back to the community and the economy that is providing business for us? Can we create employment? Can we increase the tax base? We feel that is the right thing for us to do as a company at this juncture. Why High Point? Well we're looking at a number of different places. But like I said, we've been charmed by High Point for a number of reasons. Not the least of which is great skill base. Obviously this area has a tradition in furniture making. There is skilled labor. There are components and raw materials that are available within short distances. Those are all the clear economic factors that play into something of why High Point might be an interesting place to invest in. More so, on top of that, we've been charmed with the collaborative spirit here. When I first came, we also met with Wendy Fuscoe, in terms of what's going on in the area. The work, the private

capital that was raised to get Andres Duany come in and do the study on the city and how it can be revitalized or how you can get these big spikes to be a more even influx of people and just economic wealth there. Those are extremely interesting things that make us say, wow, we want to be a part of that. We'd like to be a part of that. If we can lead the way in a certain area or be part of that revival, that would be a great position for BuzziSpace to be in. So that spirit of collaboration with both the city itself and with all the things that are being tried out, you know, we were very charmed by that. You know I think the last point that I want to make is about the Pickett mill-an extremely interesting building and also one where we see from a vision, we see how can this enhance the brand. We're reusing this old building that we can turn into something that also exemplifies what we stand for as a brand. We see the building and location as an extension of our brand and the Pickett Mill just embodies all of that. So we're very interested in that location. So those are really all the things of the Why. Why we're here today. We worked up to this moment for a couple of months now. Well I think it was last February when we first made contact. So it's been a while going through this and understanding the process. And we're very excited to have this opportunity. So if you have any questions, I'm right here.

Chairman Moore: *I've got a couple of questions. First of all, thank you. That's a great presentation and a great story. Some of my comments....you don't know me yet, but the fact that you're a manufacturer is very important to me. You certainly make a great presentation and hit all of the good points. I support your company and I support your decision to come here. I struggle with incentives, deeply, across-the-board. But this is a great community and its great people. And we do have some momentum going. We have a lot of people that care deeply about it and it's no surprise to anybody in this room that, you know, the revival-in my opinion-won't happen without restoring the manufacturing piece of the economy. So I appreciate the fact that you seem to understand the importance of that. I just have a couple of basic questions. In this deal, will you be taking ownership of the building?*

Tom Van Dessel: *That is still under discussion, so we're in the process right now with the owners, property owners and attorneys to figure out what is the best way to go about this. But that's certainly the long-term plan-absolutely.*

Chairman Moore: *Right, and based on your website which I've looked at, you're a contract manufacturer. I assume that's the term that we....your customer base is whom?*

Tom Van Dessel: *Our customer base....I'm sorry.*

Chairman Moore: *What is your customer base? It's not residential furniture.*

Tom Van Dessel: *its contract office furniture, so it's definitely corporate, institutional, healthcare, but definitely office spaces is our sweet spot where we supply 95% of our product.*

Chairman Moore: *Okay. Well you make some good comments. I respect and appreciate the words about moral commitment to the community and giving back. We don't here that quite enough. And I can certainly relate to the frustration on furniture and containers as we've watched them come over the last 30 years. But I appreciate you and the presentation and I look forward to the consideration of the presentation from EDC. So thank you.*

Council Member Mendenhall: *I think it's wonderful that you have identified the potential in the old Pickett Mill building because so often those kinds of buildings get abandoned and have weeds growing up around them and nobody sees the potential. And of course, I also am thrilled that it's located where it is which happens to be in my ward. So I'm particularly excited about it, but I think the potential for jobs and the potential for reclaiming that building and putting it back to good use is wonderful. So I thank you for that.*

Council Member Smothers: *I talked to Mr. Moore I guess it was last week. I'm not sure when it was now and we were talking briefly about this project and the opportunity that we have to reverse what has been somewhat of a trend in furniture manufacturing which is American dollars being invested in foreign markets to make products. So hopefully that will be the banner headline that accompanies this project if you do choose High Point because we are certainly delighted about that the value of this marketplace is recognized. And I think the investment that you would make would solidify that 100%.*

Chairman Moore: *Is there any other discussion at this point? Loren you had some others to speak.*

Charles Cain: *Madam Mayor, Mr. City Manager, Council Members, my name is Charles Cain. I chair Loren's board at the EDC. Very briefly, I just wanted to say that when Sandy and Loren presented this project to the EDC Board, it was enthusiastically received for obvious points. Obviously \$1.6 million to the tax base, 113 jobs, 100 year old factory building, but most importantly because of the dramatic impact we think it could have on the south side of High Point. So I strongly would encourage you to consider what we think is a compelling example of a good incentives project. Thanks very much.*

Chairman Moore: *Thank you.*

Tom Conley: *Members of City Council, Mr. Manager, thank you and good evening. My name is Tom Conley and I'm with the High Point Market*

Authority. The timing of this evening is very, very good from my perspective because just this morning we received a draft document of the economic impact study for the High Point Market. The study was conducted by the Center on Globalization, Governance and Competitiveness at Duke University and we're looking forward to sharing some of the highlights of this study with the Council at the appropriate time. I can assure you that you will be very pleased with the results. One of the results that rings really true for me....based on my first reading of the study this morning....is that location matters when it comes to economic impact. So for High Point to get the maximum benefit from being the Furniture Capital of the World, not the residential or the contract, but the Furniture Capital of the World, I urge the Council to strongly consider the request from the High Point Economic Development Corporation. Thank you.

Chairman Moore: Thank you, Tom.

Dot Kearns: Good evening Honorable Councilmen and Mayor. I'm Dot Kearns and I'm unabashedly excited about this project. As you know, several of us including Dorothy Darr, who is back here, has been interested and working in the southwest area of High Point for about two years now. We have hoped that we could see revitalization there hoping to do some things environmentally that would help the area and help the school, the high poverty schools in that area. We've always known, however, Tom that we could not cause real revitalization without-as Councilman Moore has said-economic development and jobs in the area. And so this is just a gift, I think, to the community. Of course I grew up here in High Point always knowing where Pickett Cotton Mill is and a lot of my friends parents worked in the mill, so I've always known it was there, but it was only when we went into the building and looked around that I realized what great structure that building is. It is in so much better condition than many buildings we see. As some of you know, my main work with revitalization was with the William Penn High School Building and I can tell you that Pickett Cotton Mill is in 100% better condition than that building was when we went into it. I was up to my knees in glass, all the copper was pulled out of it, the birds were flying in and out of the building. That is not true with Pickett. You know, though, how valued a building Penn Griffin High School and Middle School at this point. So in closing, I want to say to you, Council, that you have helped us bring goats to the area and they are eating away at that kudzu down there. So now we hope you will provide the help to this company to come in and bring economic development to it. Thank you so much.

Chairman Moore: Thank you, Dot. Is there anybody else to speak on this matter? [none] Seeing none, then at this time we will close this public hearing. Is there anybody on Council that has further comment or questions on this?

Council Member Ewing: *Yes. I think all of you know that I'm certainly passionate about economic development and creating jobs within our city. That's why when I was elected to serve, I asked to serve on Loren's board. We have a great economic development team and I think our whole area is really built with the infrastructure in place to thrive and not only manufacturing coming back, but a number of the other industries we've seen focus in on High Point. And I certainly have a hesitancy towards economic incentives and I'd like to have a greater focus on the assets that we have in High Point with the infrastructure in place, the support we give as a city to the businesses within to be more of an attracting component than just writing a check in exchange for some jobs. Now, of course, more jobs I think we all can agree that we need more jobs in High Point. But, I fully support the company-it's a great company in looking at the website and seeing the presentation. I think it fits into a great niche with some of the more green businesses that are coming about, but unfortunately I just cannot support the incentive package that's been proposed. But I certainly support the business itself and hope that you will see the other assets that we have here in High Point and still choose to come here.*

Council Member Mendenhall: *I think that there often is some reluctance on the part of elected officials when the word incentives comes up because it is viewed as giving away something. I tend to look at incentives as an investment in the future of the community. I think we have a lot of guidelines in place before money is given out. For me, personally, an incentive with those kinds of stipulations that can bring not only revitalization of an existing building or even new construction, but jobs and additions to the tax base is a worthy investment for elected officials to make. I think it's very short-sided to deny incentives for whatever reason and Jason I'm not just taking an argument with you, but I think that as I said for me personally, it is an investment and an investment that we need to make in our community if we are going to attract businesses and going to attract jobs that our people so desperately need.*

Mayor Sims: *I'd like to agree with Council Member Mendenhall. I do believe that the work that Loren and Sandy have done in this whole arena around attracting businesses to our community, particularly in those area of the community that are feeling I guess the pain more so than other parts. I look at the revitalization efforts that are going on in the south part of High Point and this just fits right in with that whole process of what we need to do to get those individuals and that part of the community re-employed. It looks at that whole base of individuals who, when the demise of furniture happened they lost jobs, and it's been very difficult to bring that back and to get those individuals gainfully re-employed. So, again, I thank you all for being persistent and working this. I would hope that you don't have to go back and make any other decisions and that you've pretty much already made your decision about where you're going to be. You do great PSAs-I must give you that. At some point in time, when you do make the decision and I do believe that High Point is the place that you need to be, that you*

will consider being one of those spokespersons for how great it is to work in our city and how great a town it is and what we have to offer in terms of our buildings and just the idea of who we are as a community. So, again, I will be supporting this request. I think that it's the right thing to do and I would hope that other members of Council will feel the very same way. Thank you so much.

Council Member Wagner: *I, too, have philosophical struggles with incentives, but I think as we're looking at it, the ideal-at least for me looking at an incentive for the City of High Point is recruiting a company to come here who is going to bring jobs that we need, manufacturing jobs, the type of jobs we need to an area of the city that has really struggled with attracting new jobs and where it's been, I'm sure Loren can say, where it's been really tough to find companies who want to take an old building especially and bring it back to life. So for me and also being coupled with, as Bernita said, with the efforts for revitalizing the area, to me even for a guy who doesn't really like incentives all that much, this one for me meets all the checkboxes of something I can support and I will support it. I think it's the right type of jobs and the right location and also in the right area of town where we really need them. So I will be supporting it.*

Chairman Moore: *Thank you, Jay. Jim....*

Council Member Davis: *I've never been a fan of incentives either but I understand to be competitive sometimes we have to do it. I'm excited about this company. A few weeks ago when we were asked to consider these incentives, it was stated to us that they would increase our tax base and they would be purchasing the building. It also says in our packet tonight, but....I'm sorry I'm bad with names. I know your first name is Tom, but Tom said he didn't know for sure if he was buying the building or leasing the building that they were working those details out and some of them conflicted with that.*

Loren Hill: *They are still in negotiations. I'll let him talk to add what he needs to, but they are still in negotiations. Lease to Purchase is what they are leaning towards right now. They do eventually want to purchase it, but they are still going through the whole series of discussions and I think we are using language that his company feels is the appropriate way to do it.*

Council Member Smothers: *I think it's probably important to note that if they had already bought the building, they wouldn't qualify to be before us for incentives because they would have made that decision about where they are going to be unless they're going into real estate. I doubt that's what they want to do.*

Chairman Moore: *Any other comments at this time? I want to say one thing as we move forward to those in the public here....you can see I think*

through the discussion on this panel that these aren't easy decisions. We certainly hope for the best anytime incentives come up here, but you are dealing with taxpayer's money and I've heard it several times at the commissioners level and the state level and everything else, that these incentives are a tool out there now whether you like them or you don't. So it's a card in the hands of the companies that are out there and it's up to us that find ourselves in these seats to try to make the best decisions that we can and hope that they're right and that's not always an enviable position to be in. But if there's no further discussion on this particular matter, I would like to make a motion that 130248, the EDC incentives.....I move it forward for approval.

Council Member Mendenhall: Second.

Mayor Sims: I have a motion and a second to approve our Economic Development incentive to BuzzSpace in the amount up to \$162,000. All those in favor, please signify by saying Aye. Aye. Any opposed?

Council Member Ewing: No.

Mayor Sims: Motion passes. [8-1 vote]

[end of transcript]

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that these EDC incentives for Buzzspace be approved in an amount up to \$162,000. The motion carried by the following 8-1 vote:

Aye: 8 - Mayor Sims, Mayor Pro Tem Moore, Council Member Davis, Council Member Douglas, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner

Nay: 1 - Council Member Ewing

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130249

High Point University - Amendment to Zoning Case 12-06

A request by High Point University to amend Conditional Zoning Case 12-06 (CZ12-06) to:

Add a 0.22 acre parcel lying northeast of the intersection of Boundary Avenue and Meadowbrook Boulevard. Rezone a 0.22 acre parcel from the Residential Single Family-9 (RS-9) District to a Conditional Zoning Public & Institutional (CZ-PI) District.

Attachments: [04. Z12-06](#)

Ordinance No. 7009/13-41
Introduced 9/16/2013; Adopted 9/16/2013
Ordinance Book, Volume XVIII, Page 41

The public hearing for this matter was duly held on Monday, September 16, 2013 at 5:30 p.m.

Chairwoman Smothers asked staff to come forward to present the information .

Herb Shannon with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Following the presentation of the staff report, Chairwoman Smothers opened the public hearing and asked if there was anyone present who would like to comment.

Don Scarborough, Vice President for Community Relations at High Point University, spoke in favor of the request and entertained any questions.

Mayor Sims inquired about Harrison Street and if the street name would change. Mr. Shannon explained that Harrison Street has already been abandoned.

Chairwoman Smothers asked if there were any additional comments. There being none, the public hearing was closed.

Adopted Ordinance Amendment to Zoning Case 12-06 based on consistency of the City's adopted plans. Additionally, the City Council considers this action to be reasonable and in the public interest and does hereby adopt the statements in the Staff Analysis section of the Staff report..

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that the Amendment to Zoning Case 12-06 be adopted. The motion PASSED by a 9-0 unanimous vote.

[130250](#)

Resolution - Street Abandonment Case 13-11 - High Point University

A request by High Point University to abandon all of the remaining right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue.

Attachments: [05. Staff Report SA13-11](#)

Resolution No. 1333/13-56
Introduced 9/16/2013; Adopted 9/16/2013
Resolution Book, Volume XVIII, Page 56

The public hearing for this matter was duly held on Monday, September 16,

2013 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Following the presentation of the staff report, Chairwoman Smothers opened the public hearing and asked if there were any comments.

Don Scarborough, Vice President of Community Relations at High Point University spoke in favor and stated he would be happy to answer any questions.

Chairwoman Smothers asked if there were any questions of Mr. Scarborough. There being none, she asked if there was anyone else present who would like to offer comment. There being no further comments, the public hearing was declared closed.

Adopted Resolution authorizing the abandonment of the remaining right-of-way of Meadowbrook Boulevard, lying west of N. College Drive and north of Boundary Avenue with the retention of a utility easement covering the entire area of the right-of-way.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Resolution be adopted. The motion PASSED by a 9-0 unanimous vote.

[130251](#)

Resolution - Street Abandonment Case 13-12 - City of High Point

A request by the Technical Review Committee to abandon an unimproved right-of-way, lying approximately 300 feet west of Francis Street, running in a north to south direction between Model Farm Road and Jay Place.

Attachments: [06. Staff Report SA13-12](#)
[2013-10-01 Model Farm Unopen ROW Letter](#)

The public hearing for this matter was duly held on Monday, September 16, 2013 at 5:30 p.m.

Herb Shannon of Planning and Development presented the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Mayor Sims asked staff about the structure that appears to be located in the right-of-way. Mr. Shannon confirmed that the structure is in the right-of-way and explained the research at the Tax Assessors office noted that it was constructed in the 1940s, but it was unclear if it was the main structure or an addition that is within the right-of-way.

Following the presentation of the staff report, Chairwoman Sims opened the public hearing and asked if there were any comments.

Russell Spencer, 226 Model Farm Road, expressed concerns about water run off (flooding) in this area and noted the backyards are downhill causing the water to collect and flow that way. He also expressed concerns that if the right-of-way is abandoned, the city will cease any maintenance. He informed Council that he has always maintained it, but pointed out it is still the City's responsibility to keep it cleaned out. Lee Burnette of Planning and Development stated this is the first that staff has heard this issue since it did not come up in any of the prior meetings. Chairwoman Smothers felt further investigation of this issue was in order.

Referred Street Abandonment Case 13-12 to Committee.

A motion was made by Council Member Smothers, seconded by Mayor Pro Tem Moore, Street Abandonment Case 13-12 be referred to Committee for further investigation and discussion. The motion PASSED by a 9-0 unanimous vote.

[130252](#)

Resolution - - Street Abandonment Case 13-13 - City of High Point

A request by the Technical Review Committee to abandon the unimproved portion of the Oaklawn Street right-of-way lying south of Meridian Avenue.

Attachments: [07. Staff Report SA13-13](#)

Resolution No. 1334/13-57

Introduced 9/16/2013; Adopted 9/16/2013

Resolution Book, Volume XVIII, Page 57

The public hearing for this matter was duly held on Monday, September 16, 2013 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Following the presentation of the staff report, Chairwoman Smothers opened the public hearing and asked if there was anyone present to speak regarding this matter. There being none, the public hearing was closed.

Adopted Resolution authorizing abandonment of the unimproved portion of the Oaklawn Street right-of-way lying south of Meridian Avenue.

A motion was made by Council Member Smothers, seconded by Mayor Pro Tem Moore, that this Resolution be adopted. The motion PASSED by a 9-0 unanimous vote.

CLOSED SESSION- PERSONNEL

At this time, Mayor Sims moved to suspend the rules so Council could enter into Closed Session regarding a couple of personnel-related issues. Council Member Ewing made a second to the motion which carried unanimously. [9-0 vote]

Council reconvened into open session at 6:50 p.m. upon motion duly made by Council Member Mendenhall and second by Council Member Wagner.

Establishment of Date to Hold Annual Performance Evaluations for the City Manager & City Clerk

Mayor Sims announced that Council needs to set a date for the Annual Performance Evaluations for the City Manager and City Clerk and suggested it be done sometime within the next week.

By consensus, Council agreed to the date of Friday, September 27, 2013 at 9:00 a.m. to hold the Annual Performance Evaluations for the City Manager and City Clerk.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

130253

Approval of the following Minutes

Joint Meeting the Planning and Zoning Commission held Tuesday, August 27th @ 3:00 p.m.

Finance Committee meeting held Tuesday, September 3rd @ 4:00 p.m.

High Point City Council Regular Meeting held Tuesday, September 3rd @ 4:45/5:30 p.m.

Adjourned Session of City Council held Thursday, September 5th @ 9:00 a.m.

City Manager's Briefing Session held Thursday, September 5th @ 9:20 a.m.

Attachments: [August 27 2013 Joint Meeting HPCC and P & Z \(DO Rewrite Update\).pdf](#)

[September 3 2013 Finance Committee.pdf](#)

[September 3 2013 High Point City Council.pdf](#)

[september 5 23013 adjourned session minutes.pdf](#)

[september 5 2013 city manager's briefing minutes](#)

The minutes of the preceding meeting were unanimously approved as submitted upon motion by Mayor Pro Tem Moore and second by Council Member Wagner.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Wagner, that the preceding minutes be approved as submitted. The motion PASSED by a 9-0 unanimous vote.

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

130260

APPOINTMENT TO ABC BOARD

Mayor Sims has submitted the name of Mary Lou Blakeney to serve on the High Point

Board of Alcoholic & Beverage Control (ABC) Board. Ms. Blakeney will fill the expired term of Veronica Armstrong. Appointment effective immediately and will expire 2/8/2015.

Motion by Council Member Mendenhall, second by Mayor Pro Tem Moore to suspend the rules to add the appointment of Mary Lou Blakeney to the ABC Board to the agenda for consideration at tonight's meeting. The motion carried unanimously.

Mayor Sims is recommending the appointment of Mary Lou Blakeney to the High Point Board of Alcoholic & Beverage Control. She will fill the expired term of Veronica Armstrong. Appointment to be effective immediately and will expire on February 8, 2015.

Council Member Smothers asked if there was not another vacancy on the ABC Board and pointed out Ms. Armstrong's area of expertise while serving on the ABC Board was merchandising and retail. Mayor Sims explained that she did reach out to Rosalind Stewart with the ABC Board to see if there was a specific area of expertise they felt the board needed and they did not have a specific type skill set in mind for the board. The City Clerk shared there would be an additional vacancy on the ABC Board from a term expiring on November 15th.

Approved the appointment of Mary Lou Blakeney to the High Point ABC Board.

A motion was made by Mayor Sims, seconded by Council Member Mendenhall, that this appointment be approved. The motion PASSED by a 9-0 unanimous vote.

[130254](#)

Boards and Commissions - Vacancies

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

Attachments: [Vacancy Report \(September 16 2013 agenda\).pdf](#)

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

ATTENDANCE REPORT

Mayor Sims called Council's attention to the boards and commissions attendance report that was compiled by staff at her request from the last meeting. She asked that they review the information and share their thoughts regarding the attendance.

ADJOURNMENT