HIGH POINT FINANCE COMMITTEE MEETING
Thursday, February 27, 2025 - 4:00 PM
Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

Finance Committee - Britt W. Moore, Chair

CALL TO ORDER

Chair Moore called the Meeting of the High Point Finance Committee to order at 4:00 p.m. and stated the following members were present.

Present: Chair Britt Moore, Council Member Michael Holmes, Council Member Tim Andrew, and Council Member Monica Peters

Absent: None

PRESENTATION OF ITEMS

2025-067 **Consideration of an Easement Agreement with AMTRAK to Operate at the High Point Depot**
City Council is requested to consider an Easement Agreement with Amtrak and authorize the appropriate City Official(s) to execute all necessary documents.

Greg Venable, Transportation Director, provided the staff report for this item and stated this Easement Agreement between the City and Amatrak will allow Amtrak to continue to use the Depot to conduct passenger rail service in High Point. He noted there is no budget impact for this agreement.

A motion was made by Chair Moore, seconded by Council Member Holmes, to approve agenda item 2025-067.

The motion passed with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-068 **Consideration of a Purchase of Five (5) Police Vehicles from Capital Chevrolet**
City Council is requested to approve the purchase of five (5) vehicles from Capital Chevrolet in the amount of $262,869, a budget ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Kevin Rogers, Fleet Director, provided the staff report for this item and stated the Police Department has lost several vehicles due to total loss and mechanical failures, including reclassified ones. Fleet Services recommends purchasing five replacement vehicles—two Chevrolet Tahoe, two Chevrolet Equinoxes, and one Chevrolet 2500 Truck—through the NC State Contract. The total cost, including necessary equipment, is $262,869, with delivery expected within six months. The purchase will be funded through a budget ordinance amendment using the general fund balance.

Council Member Andrew requested information regarding the breakdown of the vehicles.

A motion was made by Chair Moore, seconded by Council Member Andrew, to approve agenda item 2025-068.

The motion passed with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-069 **Consideration of a Purchase of five (5) Police Vehicles from Deacon Jones Ford**

City Council is requested to approve the purchase of five (5) police vehicles from Deacon Jones Ford in the amount of $240,485, a budget ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Kevin Rogers, Fleet Director, provided the staff report and stated the Police Department has experienced a loss of several vehicles due to total loss and major mechanical failures. To address this gap, Fleet Services recommends purchasing five (5) 2025 Ford Interceptors, along with necessary equipment, through the NC State Contract #2510A. The total cost of $240,485 will be covered through a budget ordinance amendment appropriating general fund balance. The vehicles will be purchased from Deacon Jones Ford, with an estimated delivery time of six months.

A motion was made by Chair Moore, seconded by Council Member Andrew, to approve agenda item 2025-069.

The motion carried with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-070 **Consideration of a Contract with Four (4) Vendors for Water and Wastewater Chemicals**

City Council is requested to consider contracts with four (4) vendors for a total amount of $1,436,249 for the purchase of water and wastewater treatment chemicals and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, provided the staff report and stated this item is to contract with four vendors for the purchase of water and wastewater treatment chemicals. Following an eBridge-sponsored Reverse Bid Auction, the lowest bids were submitted by Chemtrade Chemicals US LLC for Aluminum Sulfate at $777,924, Univar Solutions USA LLC for Sodium Hydroxide at $236,075, Coyne Chemical for Corrosion Inhibitor at $375,000, and JCI Jones Chemicals for Sodium Hypochlorite at $47,250. The total contract amount is $1,436,249, with agreements set for one year and the option to renew for up to four additional years if terms remain favorable.

Chair Moore made a motion, seconded by Council Member Andrew, to approve agenda item 2025-070.

The motion carried with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-074 **Consideration of a Sole Source Purchase from Charles R. Underwood, Inc.**

City Council is requested to consider a sole source purchase from Charles R. Underwood, Inc. in the amount of $89,685 for a fine bar screen and compactor for the Westside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, stated this item is requesting a sole source purchase of a fine bar screen and compactor for the Westside Wastewater Treatment Plant (WWTP) from Charles R. Underwood Inc. due to an urgent need. Fine bar screen #1 and compactor #1 have failed, and an assessment revealed that fine bar screen #2 and compactor #2 are also in poor condition, posing a risk of failure. Since both systems cannot be down simultaneously without impacting wastewater treatment operations, the immediate replacement of fine bar screen #1 and compactor #1 is necessary at a total cost of $89,685, including shipping. Charles R. Underwood Inc. is the authorized service representative for MN Equipment. The replacement of fine bar screen and compactor #2 will be budgeted for in the FY 2025-2026 operating budget.

A motion was made by Chair Moore, seconded by Council Member Andrew to approve agenda item 2025-075.

The motion carried with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters

Nay: None

2025-071 **<u>Consideration of a Sole Source Purchase from Badger Meter, Inc.</u>**

City Council is requested to consider a sole source purchase from Badger Meter, Inc. in the amount of $179,907.40 for water meters and authorize the appropriate City Official(s) to execute all necessary documents.

Jeremy Coble, Customer Servivce Director, stated the City is upgrading its water meters to improve accuracy, efficiency, and monitoring capabilities while preparing for the deployment of an Advanced Metering Infrastructure (AMI) system. The current meters are outdated and lack precision, impacting billing accuracy and water conservation efforts. The new meters incorporate advanced technology that enhances data collection, integrates with existing meter reading software (Itron), and aligns with future AMI communication systems. This investment supports responsible water management, ensures compliance with regulations, and provides residents with real-time consumption data for better resources.

A motion was made by Chair Moore, seconded by Council Member Andrew, to approve agenda item 2025-071.

The motion carried with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-072 **<u>Consideration of a Community Change Grant Sub-recipient Agreement with the Southwest Renewal Foundation of High Point, Inc. (SWRF)</u>**

City Council is requested to consider a Community Change Grant Sub-recipient Agreement with SWRF and authorize the appropriate City Official(s) to execute all necessary documents.

Damon Dequenne, Assistant City Manager, stated the City seeks to establish an agreement with the Southwest Renewal Foundation of High Point, Inc. (SWRF) to outline requirements and reimbursement standards for its role in the SWRF's Community Change Grant (CCG) awarded by the U.S. Environmental Protection Agency (EPA). In December 2024, SWRF received an $18.5 million grant, with approximately $5,065,600 allocated for the city to evaluate, repair, replace, or rehabilitate sewer infrastructure in the southwest area and install cameras to address illegal dumping. The funding also covers administrative and implementation costs, with no budget impact for the city.

A motion was made by Chair Moore, seconded by Council Member Holmes to approve agenda item 2025-072.

The motion carried with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-076 **<u>Consideration of Exchange of City Owned Property Easements</u>**

City Council is requested to adopt the resolution approving the exchange of property and amendment of easement deed pursuant to N.C.G.S. §160A- 271 and authorize the appropriate City Official(s) to execute all necessary documents.

Meghan Maguire, City Attorney, provided the staff report and explained that the City of High Point owns 120 West Commerce Avenue, which includes the Plaza Deck public parking garage. Natuzzi Americas, Inc., owner of 151 West High Avenue, recently discovered that a portion of its building overhangs the City's property. Natuzzi also holds an air space easement over a 99-square-foot section of the property. To resolve this issue, Natuzzi proposes amending the existing easement deed, returning its original easement rights to the City in exchange for a new air space easement over a different 99-square-foot section of the property. She introduced Paul Arena, Attorney for Natuzzi.

Mr. Arena stated a portion of the building was constructed in 1989, and in 1990, a few encroachments along city-owned properties were identified, leading the city to grant an easement. An additional encroachment, created in 1996 or 1997, was only recently discovered a few months ago. As the building is now being sold, a survey was conducted, revealing a minor encroachment. The proposed resolution includes addressing the current encroachment while relinquishing the previously granted easement.

A motion was made by Chair Moore, seconded by Council Member Andrew, to approve agenda item 2025-076.

The motion carried with the following vote:

Aye: Chair Moore, Council Member Andrew, Council Member Holmes, and Council Member Peters
Nay: None

2025-066 **<u>Information Regarding Series 2025 Limited Obligation Bonds for Stadium Modifications and Related Authorizations</u>**

City Council is requested to hold a public hearing on March 3, 2025 at 5:30pm as required by state law on the issuance of the referenced Limited Obligation Bonds, adopt the Resolution Authorizing the Negotiation Of An Amendment To An Installment Financing Contract And Providing For Certain Other Related Matters Thereto, and authorize the appropriate City Official(s) to execute all necessary documents.

Bobby Fitzjohn, Financial Services Director, provided the staff report for this item. He stated The Financial Services Department recommends that the City Council initiate the process to issue up to $6.8 million in Series 2025 Limited Obligation Bonds to reimburse the City for previously authorized stadium modifications and equipment. Following consultation with the City's Financial Advisor and the Local Government Commission, a Direct Bank Loan RFP was issued in January 2025 to over 50 lending institutions. Six proposals were received, with TD Bank offering the most favorable terms—a 5.53% interest rate on a 15-year loan with a call date of April 1, 2028. The City Council will consider a Final Resolution for bond issuance on March 17, with the Local Government Commission reviewing it on April 1st and on April 10th the city will close with the winning lender. He noted a Public Hearing will be held at the March 3, 2025, City Council Meeting.

This item was for information only.

ADJOURNMENT

There being no further business to come before the Finance Committee, the meeting adjourned at 4:21 p.m.

Respectfully Submitted,

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Britt Moore, Chairman

Attest:

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Sandra Keeney, City Clerk